



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION
CC: TOM HATCH, GARY ARMSTRONG, AND JERRY GUARRACINO
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: APRIL 10, 2014
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in blue ink, likely belonging to Willa Bouwens-Killeen, is written over the "FROM" line of the memorandum.

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. The decision(s) will become final unless a member of the Planning Commission or City Council requests a review of the decision(s) or an interested party files an appeal by 5:00 p.m. on April 17, 2014. Project descriptions have been kept brief for this notice. As a result, there may be details to the project or conditions of approval that would be of interest to you in deciding whether to request a review of a decision. Please feel free to contact me by e-mail at willa.bouwens-killeen@costamesaca.gov if you have any questions or would like further details.

ZA-14-06 2175 Placentia Ave
Minor conditional use permit to allow a detached two-story, four-car garage over 700 sq. ft. (928 sq. ft. proposed) to be constructed next to an existing single family residence.

Approved, subject to conditions.

Comments received: One Against.

PA-94-38 A1 300 Fischer Avenue
Modify conditional use permit for an existing school (Mariners Christian School) to allow an increase in enrollment from 648 students to 750 students. No increase or change in building square footage is proposed.

Approved, subject to conditions.

Comments received: One In Support.

COLGAN, JULIE

From: Elinor Courvoisier <couvymom@gmail.com>
Sent: Wednesday, April 09, 2014 11:16 AM
To: PLANNING COMMISSION
Subject: 2175 Placentia

This email is in response to the Official Public Notice regarding construction of a detached two-story, four-car garage over 700 sq.ft. at 2175 Placentia Avenue.

As a property owner at 804 Congress Street, this addition concerns me. I cannot understand any positive value to our neighborhood. There are no multiple story residences in this section of the neighborhood so this two-story structure would change the footprint of the area. Although the idea of a garage to pull cars off the streets would be positive, (there are a high volume of cars on these side streets due in large part to the high density on the other side of Placentia and lack of adequate parking available for those residences) there is also a huge concern that the garage and/or second story would eventually be turned into illegal housing adding to the density of people and vehicles in the area. This is already a concern on the street where I live.

Thank you for your consideration of our neighborhood. This might not be the fanciest or most expensive part of Costa Mesa to showcase, but it is our neighborhood and we love it. We want it to be a positive, welcoming place for residents for a long time to come.

Elinor Courvoisier
804 Congress Street



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

April 10, 2014

Rick Wallace
30100 Town Center Drive, Suite 301
Laguna Niguel, CA 92677

**RE: ZONING APPLICATION ZA-14-06
MINOR CONDITIONAL USE PERMIT TO CONSTRUCT AN OVERSIZE
GARAGE AND SECOND STORY GAME ROOM
2175 PLACENTIA AVENUE, COSTA MESA**

Dear Mr. Wallace:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on April 17, 2014, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Chelsea Crager, at (714) 754-5609, or at chelsea.crager@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description
 Findings
 Conditions of Approval, Code Requirements, and Special District
 Requirements
 Approved Conceptual Plans

cc: Engineering
 Fire Protection Analyst
 Building Safety Division

PROJECT DESCRIPTION

Location

The subject property (2175 Placentia Avenue) is located on the northwest corner of Placentia Avenue and Governor Street in an R1 (Single Family Residential) zone. The lot is 8,276 square feet and is improved with an existing one-story single family residence and one covered carport that takes access from Placentia Avenue. The subject property is surrounded by similar properties also zoned R1 to the north, south, and west. Across Placentia Avenue to the east are R2-MD (Multiple Family Residential Medium Density) zoned properties.

Proposed Project

The applicant proposes to construct a 928 square foot detached garage (700 square foot maximum allowed) with a second story game room at the interior side of the property, setback 5 feet from the left side property line and 40 feet from the rear property line. The proposed garage will take access from Governor Street, the front of the property. The garage will provide four covered parking spaces (two tandem) and a laundry area. The 753 square foot, second story, game room will contain a powder room and a 193 square foot deck on the south side of the structure facing Governor Street.

A minor conditional use permit is required for the excess garage area; all other development standards are to be satisfied.

ANALYSIS

The oversized garage will provide four covered parking spaces for the residence. The garage, though oversized, meets all required setback and building separation requirements. A land use restriction will be required for the game room to ensure it is not utilized as a second unit on the property.

The proposed garage and second story game room, when developed in conjunction with the proposed remodel of the home, will provide safer access for vehicles parking on the property. The existing carport be replaced by a master bedroom suite addition and the driveway on Placentia Avenue, a primary street, will be removed. The property will instead take access from Governor Street, a neighborhood street.

The proposed garage, as conditioned, is consistent with the Zoning Code and the City's General Plan because the proposed oversized garage should not adversely impact the surrounding uses. The proposed structure is consistent with the City's General Plan and Residential Development Standards. Specifically, with the recommended conditions of approval and the code requirements, the use will be consistent with surrounding uses,

as specified in Objectives CD-7A.1 and CD-7A.2 and of the General Plan Community Design Element.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
1. The proposed use is compatible with developments in the same general area, specifically setback and building separation requirements are met.
 2. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity because the new structure will have to comply with all requirements of the California Building Code and garage access will be from Governor Street (a neighborhood street) instead of Placentia Avenue (designated a primary street on the City's Master Plan of Highways).
 3. Granting the minor conditional use permit will not allow a use, density or intensity that is not in accordance with the General Plan designation for the property since the garage is a permitted subordinate structure to the existing residence.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. There will be a compatible and harmonious relationship between the proposed building and the site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. Specifically, residential development standards, with the exception of the excess size, are met.
 2. 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 have been considered and will be improved by the new garage taking access from Governor Street instead of Placentia Avenue.
 3. The structure complies with performance standards described elsewhere in this Zoning Code. Specifically with the exception of the size of the garage, all development standards are met.
 4. The structure is consistent with the General Plan, specifically Community Design Element Objective CD-7A.1 and CD-7A.2.
 5. This zoning application is for a project-specific case and is not to be construed to

be setting a precedent for future development.

- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15303, Class 3(e), New Construction, of the CEQA Guidelines.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng.
- 1. The project shall be limited to the type of building as described in this staff report and in the attached plans. Any change in the use, size, or design shall require review by the Planning Division and may require an amendment to the minor conditional use Permit.
 - 2. A minimum 20 foot by 20 foot clear inside dimension shall be provided for the required two-car garage. The proposed garage shall be used only for non-habitable purposes.
 - 3. The conditions of approval, code requirements, and special district requirements of ZA-14-06 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 - 4. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to occupancy permit. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 - 5. All on-site utility services shall be installed underground or with the ability to be underground in the future.
 - 6. All new and existing construction shall be architecturally compatible with regard to building materials, style, colors, etc. with the existing structure. Plans submitted for plan check shall indicate how this will be accomplished.
 - 7. No modification(s) of the approved building elevations including, but not limited to, 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 such as a minor design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
 - 8. A land use restriction, executed by and between the applicant and the City of Costa Mesa, shall be recorded prior to the issuance of building permits. This land use restriction shall inform future property owners that the garage and second story game room may not be used as a second unit on the property. Applicant shall submit to the Planning Division a copy of the legal

description for the property, and either a lot book report or current title report identifying the current legal property owner so that the document may be prepared.

9. Deteriorated fences along the north and west property lines shall be replaced.

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. | <ol style="list-style-type: none">1. Approval of the planning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining building permits for the authorized construction and initiates construction. If the applicant is unable to obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension <u>prior</u> to the expiration of the planning application.2. All construction-related activity shall be limited to between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 9 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.3. Any new mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division. All roof-mounted equipment is prohibited.4. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box shall be installed under the direction of the Planning Division.5. The driveway on Placentia Avenue leading to the existing carport and approach shall be removed and replaced with landscaping. |
| Bldg. | <ol style="list-style-type: none">6. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.7. Submit grading plans, an erosion control study, 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 feet 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 feet in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
8. Submit soils report for this project. Soils report recommendations shall be blueprinted on both the architectural and grading plans.
 9. On graded sites the top 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. 2010 California Building Code CRC 403.1.7.3
 10. Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. CRC R401.3
 11. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the 5 foot setback (setback area from the property line). They may project a maximum of 12 inches beyond the 3 foot setback. CRC Tables R302.1(1) and R302.1(2).
- Bus. Lic. 12. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections will not be granted until all such licenses have been obtained.
- Pub. Svcs. 13. Obtain necessary permits and remove drive approach with full height curb and gutter. Replace sidewalk if necessary.

SPECIAL DISTRICT REQUIREMENTS

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

- Sani. 1. It is recommended that the applicant contact the Costa Mesa Sanitary District at 949.645.8400 for current district requirements.
2. Comply with the requirements of the California 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.
- AQMD 3. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.

PLANNING APPLICATION SUMMARY

Location: 2175 Placentia Avenue Permit No.: ZA-14-06

Request: Construct new detached garage and second story game room

SUBJECT PROPERTY:

Zone: R1
 General Plan: Low Density Residential
 Lot Dimensions: 67.5 FT x 105 FT
 Lot Area: 8,276 S.F.
 Original Development: One-story, single-family residence with carport

SURROUNDING PROPERTY:

North: Single-Family Residential
 South: Single-Family Residential
 East: Multiple-Family Residential Medium Density
 West: Single-Family Residential

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
Density:		
Zone	1 du: 6,000 S.F.	1 du: 8,276 S.F.
General Plan		
Building Coverage:		
Building – residence totals		
Building – garage	700 S.F. max.	928 S.F. ¹
Driveway		320 S.F.
TOTAL – coverage	4,966 S.F. max. (60%)	2,883 S.F. (34.8%)
Open Space	3,310 S.F. (40%)	5,393 (65.2%)
Building Height:	2 stories/27 FT max.	2 stories/22 FT 1 IN
Building Separation:	6 FT	6 FT 3 IN
Residence Setbacks:		
Front (Governor Street)	20 FT	27 FT
Side (left/right)	5 FT /10 FT	5 FT / 10 FT
Rear	10 FT	26 FT
Garage Setbacks:		
Front (first story)	20 FT	40 FT
Rear (second story)	20 FT	40 FT
Side (left)	5 FT	5 FT
Rear Yard Coverage:		
Building – Main Residence	338 S.F. (25%)	0 S.F.
Accessory Structure – Garage	675 S.F. (50%)	0 S.F.
Parking Totals:		
Covered	2	2 ²
Open	2	2
TOTAL	4	4

Final Action: Approved with conditions
 Environmental Determination: Exempt

1. Minor Conditional Use Permit requested
2. Tandem parking not counted towards provided parking

NEW GARAGE & GAME ROOM AND ROOM ADDITION FOR: the PRANIS RESIDENCE

W·D·G
WALLACE
DESIGN GROUP
30100 TOWN CENTER DR.
SUITE C301
LAQUINA NIGUEL, CA 92677
949/246-3688

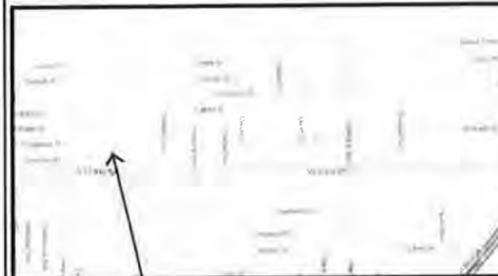
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30. CITY APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE GENERAL CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION ON COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
31. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL JOB IS COMPLETED.
32. SUBCONTRACTOR SHALL START HIS WORK PROMPTLY, PURSUE IT DILIGENTLY AND COMPLETE IT IN ACCORDANCE WITH GENERAL CONTRACTOR'S PROGRESS SCHEDULE. NORMALLY EXPECTED RAINFALL CONDITIONS SHALL NOT BE CAUSE FOR AUTHORIZED EXTENSION.
33. THE USE OF ALCOHOL OR ANY CONTROLLED SUBSTANCE IS PROHIBITED AT THE JOB SITE AND ANY PERSON FOUND TO BE UNDER THE INFLUENCE OF A CONTROLLED SUBSTANCE WILL BE DEBARRED ENTRY TO THE JOB SITE.
34. THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NO HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVE-MENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
35. FLAME-SPREAD REQUIREMENTS-ALL INTERIOR CEILING AND WALL FINISHES, EXCEPT TYPICAL WALL FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF CLASS C OR BETTER AS DETERMINED BY ASTM E 84 FLAME-SPREAD RATINGS OF 75-200.
36. PROVIDE SAFETY GLAZING IN LOCATIONS SPECIFIED IN CBC 2408 - GLASS TO BE ETCH MARKED.
37. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, BEAR THE UNDERWRITERS LABORATORY LABEL (UL) AND BE INSTALLED AS APPROVED AND PER MANUFACTURERS REQUIREMENTS.
38. TEST ALL NEWLY INSTALLED ELECTRICAL CIRCUITS FOR LINE TO GROUND FAULTS.
39. PROVIDE ONE-HOUR FIRE RESISTIVE CONSTRUCTION AT WALLS AND CEILING FOR ENCLOSED USABLE SPACE UNDER STAIRWAYS PER CBC REQUIREMENTS.
40. PROVIDE SMOKE DETECTORS IN EACH HALLWAY LEADING TO BEDROOMS OF NEW AND EXISTING CONSTRUCTION AND ON TOP OF STAIRWAY PER CBC 907.2.10.1.
41. FIRE-WARNING SYSTEM - PROVIDE APPROVED ELECTRONICALLY WIRED SMOKE DETECTOR AND ALARM COMPENSING TO CBC 907.2.10.1 ON CEILING NEAR SLEEPING ROOMS, AND ABOVE STAIRS. PROVIDE DETECTORS ON EACH FLOOR ADJACENT TO BEDROOMS WITH NO SWITCH ON CIRCUIT EXCEPT FOR OVERLOAD PROTECTION.
42. FLAME-SPREAD REQUIREMENTS-ALL INTERIOR CEILING AND WALL FINISHES, EXCEPT TYPICAL WALL FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF CLASS-C OR BETTER AS DETERMINED BY ASTM E 84 FLAME-SPREAD RATINGS OF 75-200.
43. PROVIDE SAFETY GLAZING IN LOCATIONS SPECIFIED IN CBC 2408. GLASS TO BE ETCH MARKED.
44. ALL GAS FIRE EQUIPMENT INCLUDING FURNACES, COOKING EQUIPMENT, WATER HEATERS AND CLOTHES DRYERS SHALL CONFORM TO TITLE 20 REGULATIONS FOR APPLIANCE EFFICIENCY STANDARDS. GAS COOKING APPLIANCES SHALL HAVE INTERMITTENT IGNITION DEVICES.
45. IT IS THE OWNERS INTENTION THAT PLUMBING SHALL NOT INTERFERE WITH THE AESTHETICS OF THE COMPLETED BUILDING. THEREFORE, ALL EXPOSED CLEAN-OUTS SHALL BE INSTALLED CLEAN WITH FINISHED WALLS WITH A FINISH COVER. IN KITCHENS, CLEAN-OUTS SHALL BE AT LEAST 6" OFF THE FLOOR. ALL SUD-OUTS, SHUT-OFFS, ETC., SHALL BE LOCATED WITH APPROVAL OF INSPECTING AUTHORITIES.
46. WATER HEATERS SHALL HAVE 6" UNOBSTRUCTED CLEARANCE IN FRONT OF UNIT AND 2" MINIMUM AT SIDES AND REAR. COMPARTMENT DOOR SHALL BE 2'-0" WIDE, MINIMUM. WHEN LOCATED IN GARAGE, PLACE ON 6" HIGH PLATFORM COVERED WITH 5/8" TYPE "X" GYPHUM BOARD PROTECTED WITH 1/2" PLYWOOD LAYER OVER. PROVIDE 80 SQ. IN. IN MINIMUM VENTS OR 1 SQ. IN. PER 1000 BTU WITHIN 12" OF BOTH FLOOR AND CEILING. DOO SQ. IN. TOTAL MINIMUM. WATER HEATERS WITH NON-RIBBED WATER CONNECTIONS SHALL BE STRAPPED FOR LATERAL SUPPORT.
47. WATER HEATERS SHALL HAVE INSULATION BLANKET OF R-3 MINIMUM. PIPES WITHIN 6 FEET SHALL BE INSULATED WITH R-3 MINIMUM AND PROVIDE INSULATION ON RETURN AND CIRCULATING HOT PIPES IN UNCONDITIONED SPACES.
48. PROVIDE CABLE T.V. PER MUNICIPAL CODES AND PUBLIC WORKS SPECIFICATIONS.
49. THE FOLLOWING ITEMS REQUIRE A SEPARATE PERMIT:
A. ALL FENCES REQUIRE A SEPARATE BUILDING PERMIT.
B. DETACHED WALLS.
40. SECTION 4584/4517 OF THE GOVERNMENT CODE REQUIRES A DIS ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL VALID. FOR DIS ALERT ID NUMBER CALL UNDERGROUND SERVICE ALERT. TOLL FREE 800 422-4193 TWO WORKING DAYS BEFORE YOU DIG.

GENERAL NOTES

GENERAL NOTES

VICINITY MAP



CITY PROJECT REQUIREMENTS:

1. PROVIDE HOME STREET NUMBER TO BE VISIBLE & LEGIBLE FROM STREET.
2. SEPARATE PERMITS/BLANKS REQUIRED FOR ACCESSORY BUILDING, PATIO COVERS, WALLS, SWIMMING POOL, RETAINING WALLS, DEMOLITION, ETC.

FIRE NOTES

FIRE DEPARTMENT NOTES

1. FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE ALL INSPECTIONS 24 HOURS IN ADVANCE.
2. EXTINGUISHER LOCATIONS AND RATINGS TO BE DETERMINED BY THE FIRE INSPECTOR. FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIELD INSPECTION. FIRE CODE 1.0306A.
3. BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY. SAID NUMBERS SHALL BE MIN. 6" HIGH AND CONTRAST WITH THEIR BACKGROUND. FIRE CODE 1.0306.
4. ORANGE COUNTY FIRE AUTHORITY MAIN OFFICE 714/ 675-9100 INSPECTIONS 714/ 675-9853

GENERAL NOTES

- THE FOLLOWING NOTES SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE SHOWN OR NOTED.
1. ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE, CBC, CPC, AND CEC AS AMENDED BY CITY ORDINANCE AND THE 2008 TITLE 24 ENERGY REGULATIONS. ALL WORK AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF LOCAL AND BUILDING CODES.
 2. THE SPECIFICATION MANUAL IS A PART OF THESE CONSTRUCTION DOCUMENTS. SEE SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
- ACCUSTICAL GENERAL NOTES:
- A. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 2-4". BACK AND SIDES OF BOXES TO BE SEALED WITH 5/8" RESILIENT SEALANT AND BACKED WITH 2" MINIMUM GENERAL FIBER INSULATION. (TV, TELEPHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY).
 - B. APPROVED ACCOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALL.
 - C. ALL PENETRATIONS INTO PARTITIONS OF FLOOR-CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT RESILIENT SEALANT.
 - D. ALL PLUMBING PIPES AND APPLIANCE VENTS SHALL BE SEALED WITH APPROVED RESILIENT MATERIAL. EXCEPT FOR GAS PIPING NEED NOT BE SEALED.
 - E. GENERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES TO A POINT 2" BEYOND THE PIPE OR DUCT, WHENEVER A PLUMBING PIPE, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL.

GENERAL NOTES

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PROJECT DATA

ADDRESS: 2175 PLACENTIA AVE.
LEGAL DESCRIPTION: NTR 1872, LOT 61 TRACT 13003
ASSESSOR'S PARCEL NO: 422 - 432 - 21
SITE DATA:

ZONING / DISTRICT:	R-1 LOW DENSITY RESIDENTIAL
LOT AREA:	6274.4 SF (0.14 ACRES)
ALLOWABLE LOT COVERAGE:	40% MAX. COVERAGE 2,509.8 SF.
PROPOSED LOT COVERAGE:	34.8% COVERAGE 2,185 SF.
EXISTING RESIDENCE AREA:	1456 SQ. FT. 1ST FLOOR 1228 SF. PORCH & CARPORT 228 SF.
PROPOSED GARAGE BLDG AREA:	888 SQ. FT.
PROPOSED DRIVEWAY AREA:	320 SQ. FT.
TOTAL SITE COVERAGE AREA:	3,885 SQ. FT.

BUILDING DATA:

APPLICABLE CODES:	2010 CBC 2010 CMC 2010 CEC AS AMENDED BY CITY ORDINANCE 2010 CPC 2008 TITLE 24 ENERGY
OCCUPANCY / USE:	R-3 & U-1 SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE:	V B
STORIES ALLOWED:	2-STORIES
FIRE SPRINKLERS:	NO

EXISTING RESIDENCE:

EXISTING RESIDENCE FLOOR AREA:	1456 SQ. FT.
ENCLOSED CAR PORT AREA ADDITION:	243 SQ. FT.
TOTAL RESIDENCE AREA:	1483 SQ. FT.

GARAGE & GAME ROOM:

NEW GARAGE 1ST FLR AREA:	828 SQ. FT.
NEW 2ND FLOOR AREA:	736 SQ. FT.
NEW 2ND FLOOR DECK AREA:	199 SQ. FT.
PROPOSED BUILDING AREA:	1456 SQ. FT.

PROJECT DESCRIPTION:

THE SCOPE OF THE IMPROVEMENT OF THE RESIDENTIAL ADDITION IS AS FOLLOWS:
1. NEW 4-CAR GARAGE AND 2ND FLOOR DECK & ENTERTAINMENT/GAME ROOM
2. ENCLOSE EXISTING CARPORT OF EXISTING RESIDENCE FOR MASTER SUITE ADDITION.

PROJECT DATA

MINOR CONDITIONAL USE PERMIT
ADMINISTRATIVE ADJUSTMENT NO. 24-14-06

Approval in Concept

SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.

BY *Chelsea Cragg* DATE 4/10/14

CONSULTANT

PROJECT TITLE

NEW ADDITION & REMODEL FOR:
the PRANIS RESIDENCE
2175 PLACENTIA, COSTA MESA, CA 92677

SHEET TITLE

SHEET INDEX
PROJECT DATA
GENERAL NOTES

REVISIONS

JOB NO. 13-0827
DATE 15 NOV 2013

SHEET NUMBER

T-1



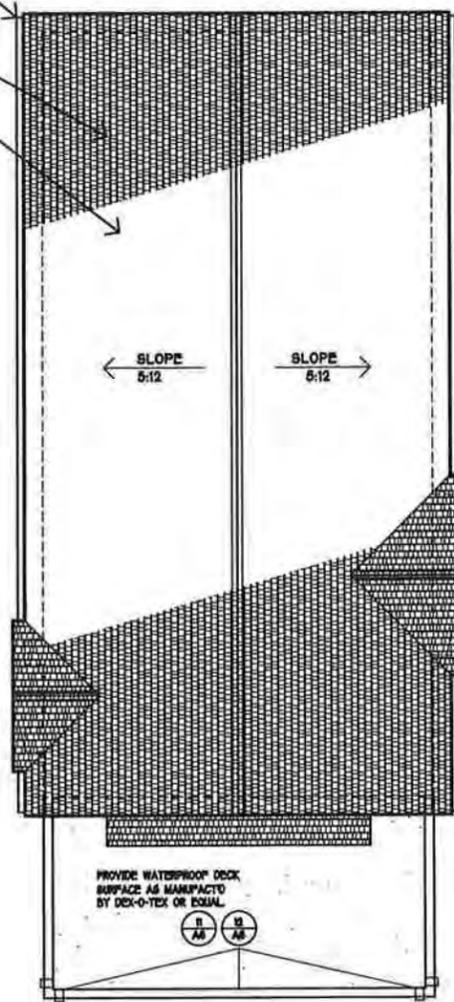
EXISTING ADJACENT PROPERTIES AS SEEN FROM THE SITE

3

NEW PAINTED GALV. MTL. GUTTERS. REVIEW DOWNSPOUT LOCATIONS W/ ARCHITECT PRIOR TO INSTALLATION (TYPICAL)

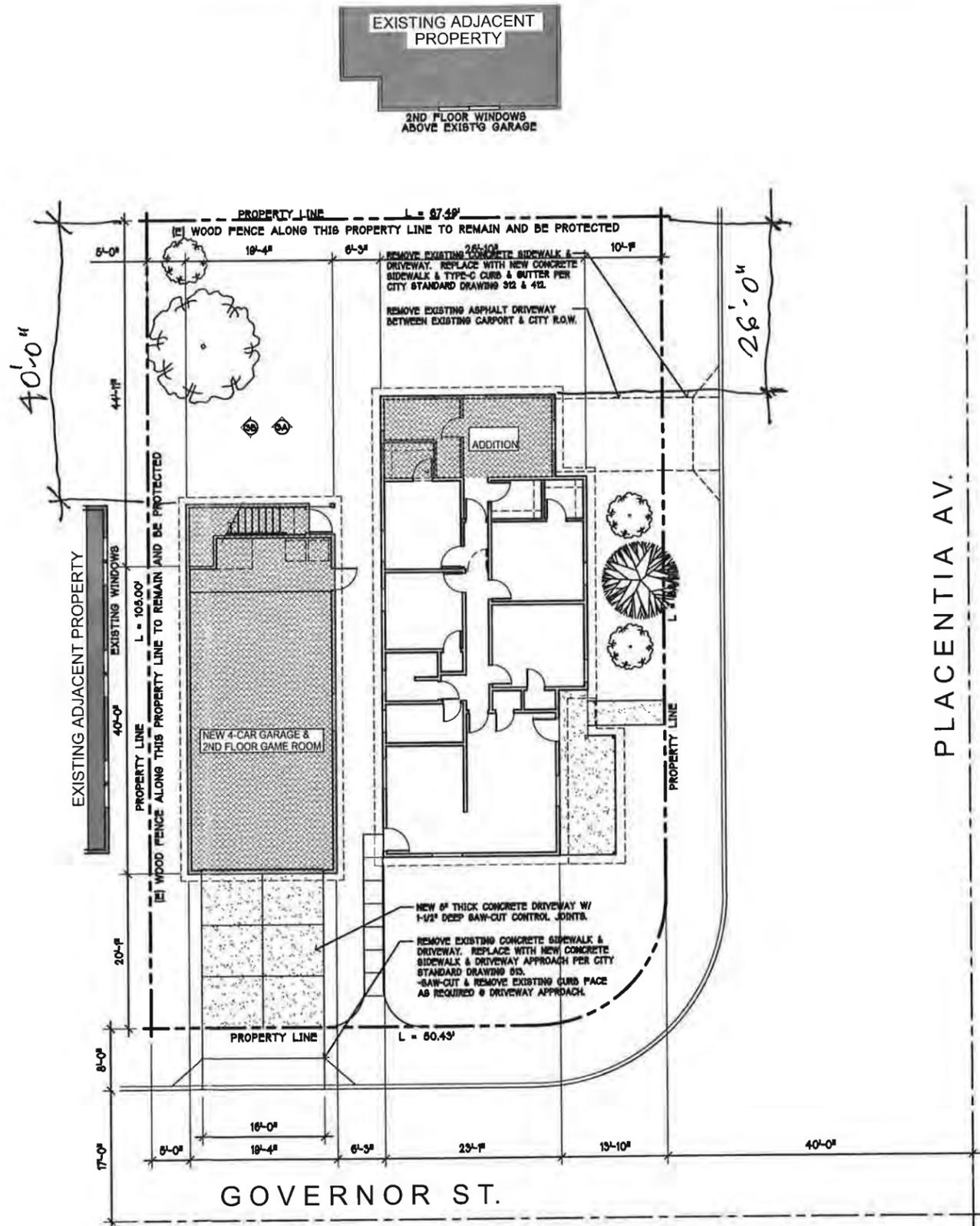
ASPHALT SHINGLE ROOF OF BASE SHTS & PLYWD SHTS. - SLOPE TO DRAIN SWFT. MIN.

ROOFING MATERIAL TO BE "BAP-ELC TIMBERLINE PRESTIGE GRADE 40P CLASS-A ROOF, 28A-1001 AS MANUFACTURED BY BAP MATERIALS CORP.



ROOF PLAN

SCALE: 1/8" = 1'-0" 2



SITE PLAN

SCALE: 1/8" = 1'-0" 1

W.D.G
WALLACE
DESIGN GROUP
30100 TOWN CENTER DR.
SUITE C801
LAGUNA HILLS, CA 92677
949/ 246-3683

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CONSULTANT

PROJECT TITLE

NEW ADDITION & REMODEL FOR:
the PRANIS RESIDENCE
2175 PLACENTIA, COSTA MESA, CA 92627

SHEET TITLE

SITE PLAN
&
ROOF PLAN

REVISIONS
17MAY14 ELEV REVISED

JOB NO. 13-0827
DATE 15 NOV 2013

SHEET NUMBER



A-1

CONSULTANT

PROJECT TITLE

NEW ADDITION & REMODEL FOR:
the PRANIS RESIDENCE
 2175 PLACENTIA, COSTA MESA, CA 92627

SHEET TITLE

FIRST FLOOR
 &
 SECOND FLOOR
 PLAN

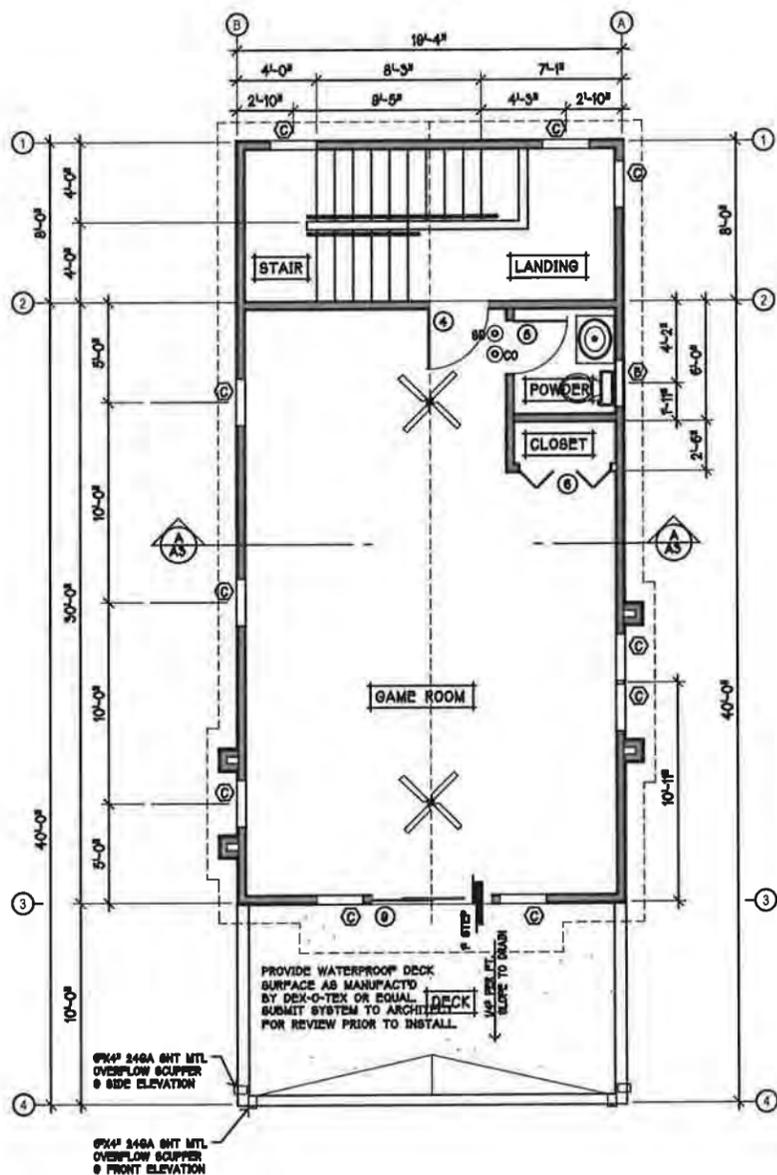
REVISIONS

27MAR14 ELEV REVISED

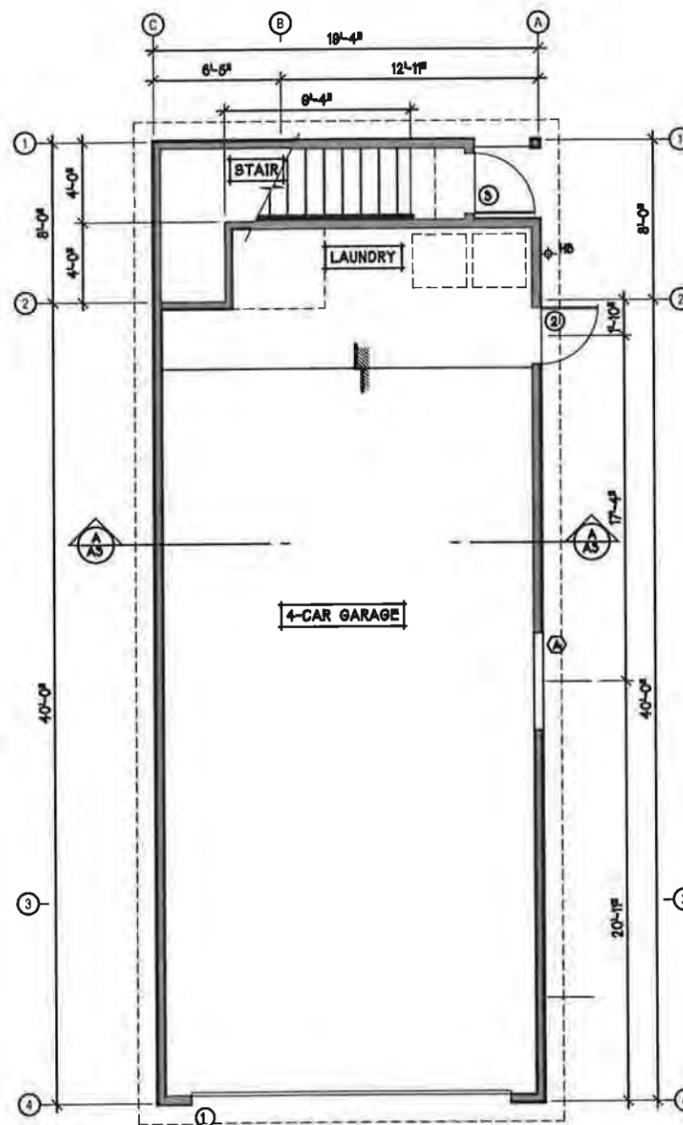
JOB NO. 13-0827

DATE 15 NOV 2013

SHEET NUMBER



SCALE: 1/4" = 1'-0" 2



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

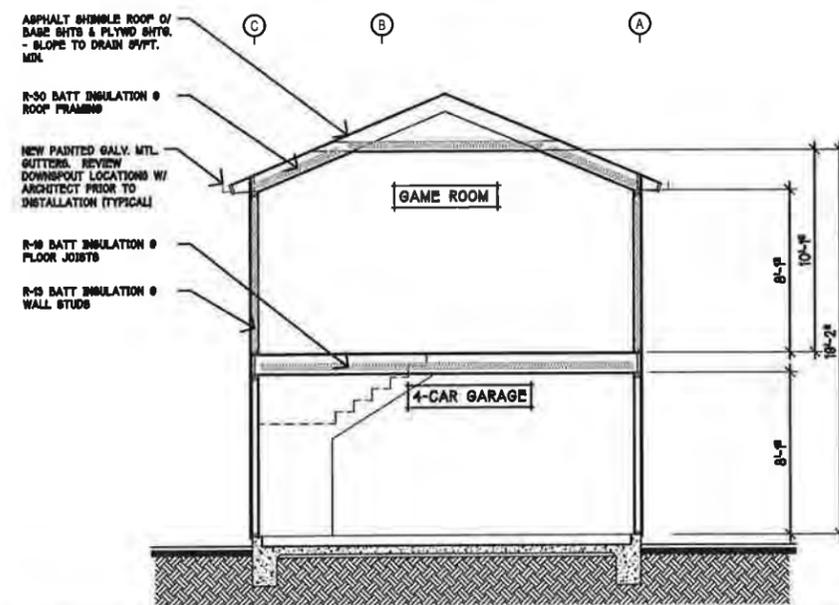


A-2

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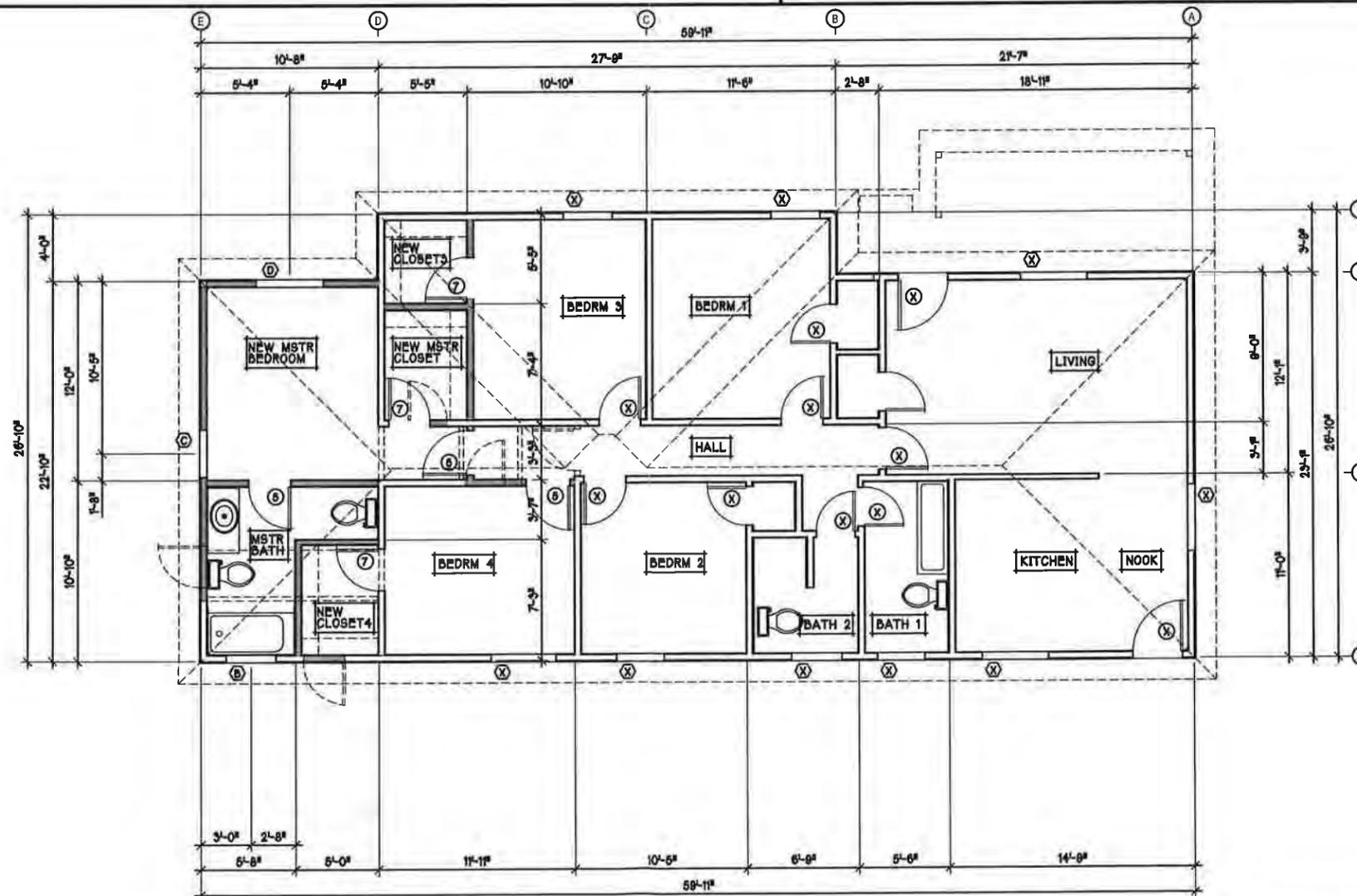
CONSULTANT

PROJECT TITLE



SECTION A - A

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



HOUSE FLOOR PLAN - ADDITION

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

NEW ADDITION & REMODEL FOR :

the PRANIS RESIDENCE

2775 PLACENTIA, COSTA MESA, CA 92627

SHEET TITLE

ADDITION
 FLOOR PLAN
 &
 SECTION

REVISIONS

JOB NO. 13-0827
 DATE 15 NOV 2013

SHEET NUMBER

A-3

CONSULTANT

PROJECT TITLE

NEW ADDITION & REMODEL FOR:
the PRANIS RESIDENCE
 2775 PLACENTIA, COSTA MESA, CA 92627

SHEET TITLE

ELEVATIONS

REVISIONS

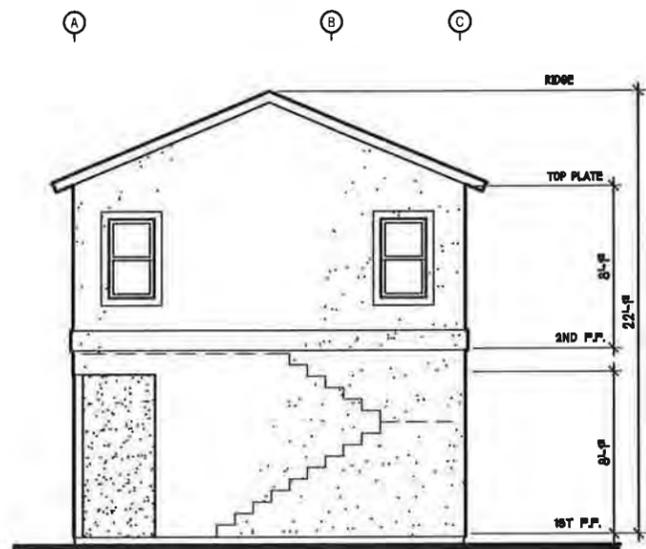
17MAR14 ELEV REVISED

JOB NO. 13-0827

DATE 15 NOV 2013

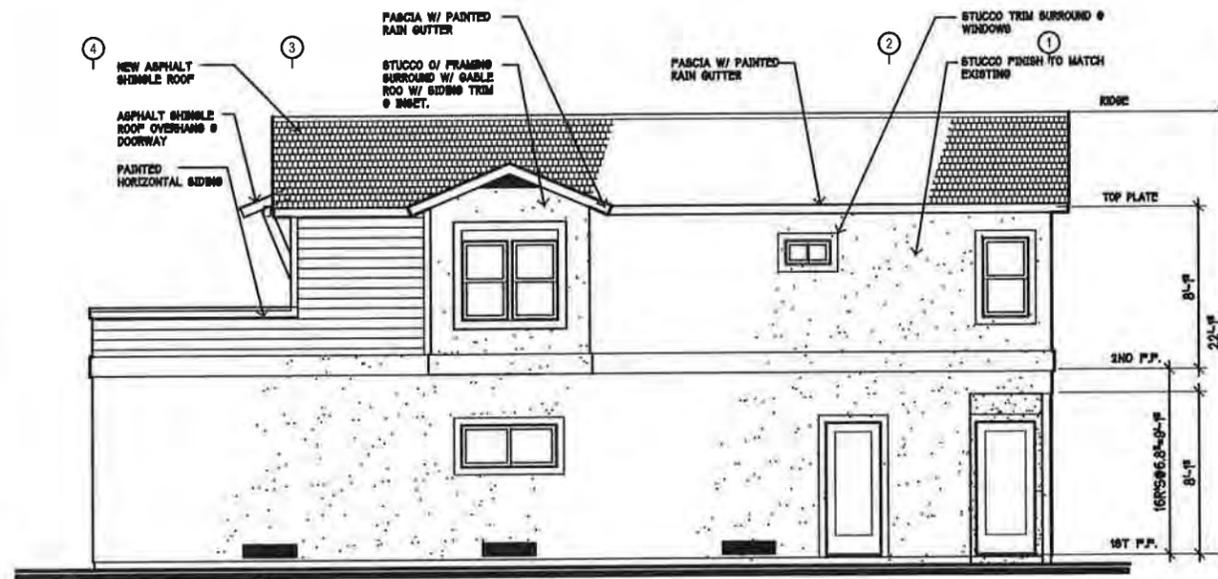
SHEET NUMBER

A-4



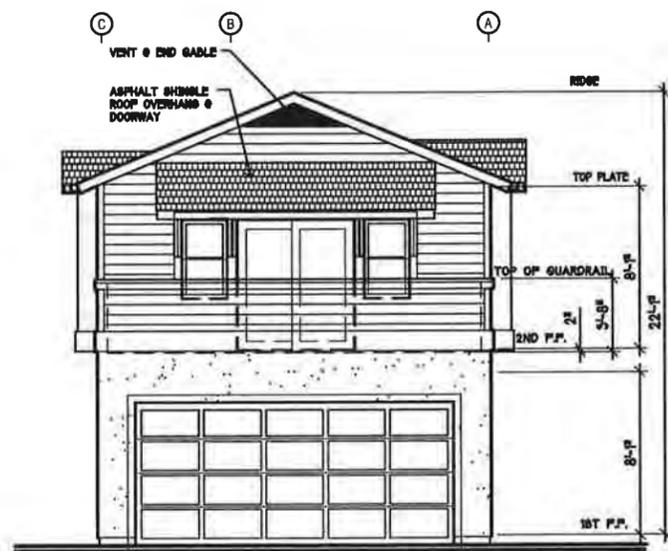
REAR NORTH ELEVATION

SCALE: 1/4" = 1'-0" 3



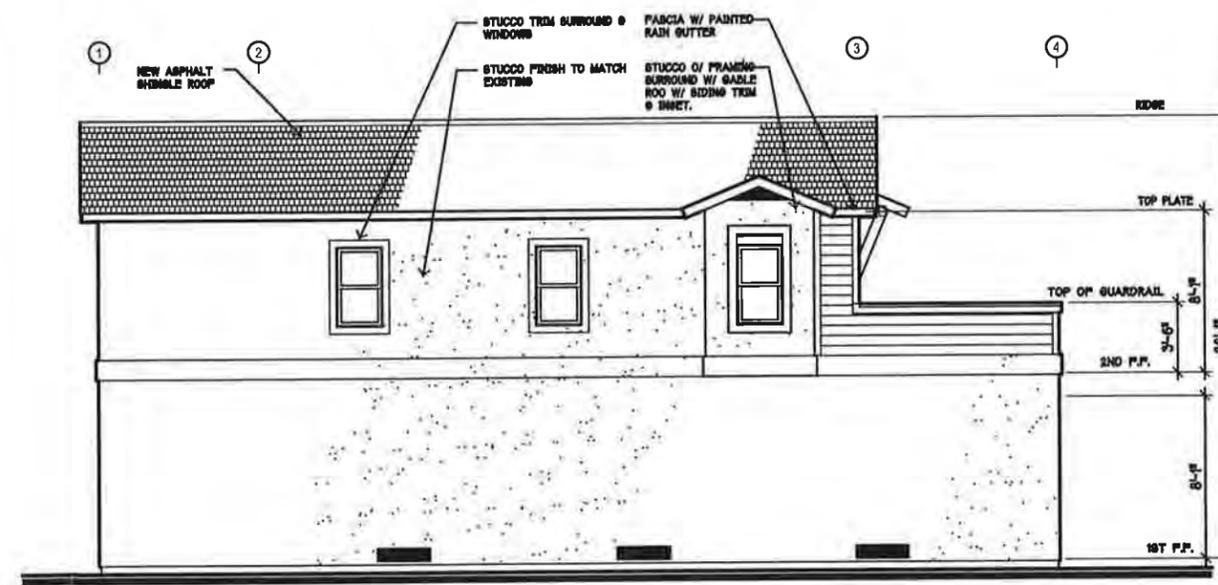
PARTIAL WEST SIDE ELEVATION

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



SOUTH SIDE ELEVATION

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



PARTIAL EAST ELEVATION

SCALE: 1/4" = 1'-0" 2



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

April 10, 2014

Anthony Massaro
2533 Greenbriar Lane
Costa Mesa, CA 92626

**RE: PLANNING APPLICATION AMENDMENT PA-94-38 A1 FOR MARINER'S
CHRISTIAN SCHOOL
300 FISCHER AVENUE, COSTA MESA**

Dear Mr. Massaro:

Staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on April 17, 2014, unless appealed by an affected party including filing of the necessary application and payment of the appropriate fee or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Mel Lee, at (714) 754-5611, or at mel.lee@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Background/Project Description
 Findings
 Conditions of Approval, Code Requirements, and Special District
 Requirements
 Applicant's Project Description Letter
 Transportation Services Memo
 Correspondence from Public
 Approved Conceptual Plans

cc: Director of Economic & Development / Deputy CEO
 Public Services Director
 City Engineer
 Transportation Services Manager
 Fire Protection Analyst

Mariner's Christian School
Attn: Todd Perkins
300 Fischer Avenue
Costa Mesa, CA 92627

BACKGROUND

Project Site/Environs

The property is located on the northeast corner of Fischer Avenue and Red Hill Avenue and contains a school (Mariner's Christian School) in an 81,460 square foot building on a 6 acre site. The property is zoned MP (Industrial Park) District) and has a General Plan Designation of Industrial Park. The site abuts properties containing industrial uses.

Prior Land Use Approvals

A summary of the previous entitlements granted for the property is described below:

Planning Application PA-94-38

Conditional use permit to operate the school on the property with a maximum enrollment of 648 students, which was approved by the Planning Commission on June 25, 1994.

Zoning Application ZA-00-11

Minor conditional use permit for interior alterations to the school's gymnasium area as well as a 5,558 square foot second floor addition consisting of science labs and art room, which was approved by the Zoning Administrator on May 4, 2000.

Planning Application PA-03-48

Conditional Use Permit for Rock Harbor Church at 345 Fischer Avenue to utilize the parking at the school for off-site overflow parking for the church, which was approved by the Planning Commission on January 12, 2004.

PROJECT DESCRIPTION

The applicant is proposing to modify the original conditional use permit to increase the maximum enrollment from the 648 currently approved students to 750 students (an increase of 102 students). According to the applicant, no increase or alteration in building floor area or other physical changes to the site is proposed.

ANALYSIS

Amendment to Planning Application PA-94-38

As noted earlier, the applicant is proposing to modify the original conditional use permit to increase the maximum enrollment from the 648 currently approved students to 750 students (an increase of 102 students). The increased enrollment will go into effect at the beginning of the school year in September 2014. Since no modifications to increase the floor area of the building is proposed, staff's primary focus was with the resulting traffic flow

from the increased enrollment. Consequently, at staff's request, the school hired a traffic engineer (Willdan Engineering) to evaluate traffic flow and ingress/egress for drop-off of students in the morning, when the traffic demand is at its peak (the pick-ups in the afternoon was not observed to be an issue due the already staggered pick-up times resulting from the day care operation and other after school activities). Based on the information provided by Willdan; a survey conducted by the City's Transportation Services Division (as outlined in the attached memo dated January 15, 2014); the traffic plan submitted by the applicant; and with the following recommended conditions of approval; the increase in enrollment should not result in increased queuing of vehicles on surrounding public streets during the morning drop off times.

1. Applicant shall make every reasonable effort to limit queuing and traffic congestion on City streets.
2. Once increased enrollment has taken effect, applicant shall conduct a comprehensive traffic study within two months to analyze effects of increased enrollment and submit to City for review. Traffic study shall address on-site circulation, parking, and any queuing on City streets.
3. If City determines mitigation measures are necessary, applicant shall formulate and implement a plan to address any traffic issues within thirty days of notice from City.

ENVIRONMENTAL DETERMINATION

If the request is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15314 for Minor Additions to Schools. The project site is an existing school where the proposed expansion will not result in an increase of more than 25% of the existing student enrollment (the existing student enrollment is 648; the proposed increase is 102 students, or a 16% increase).

GENERAL PLAN CONFORMITY

With the recommended conditions of approval, the project will be consistent with surrounding uses, as specified in Objective LU-1F.2 of the General Plan Land Use Element.

FINDINGS

- A. The proposed use complies with Costa Mesa Municipal Code Section 13-29(e) because:

Required Finding: A compatible and harmonious relationship exists between the proposed use and existing buildings, site development, and uses that exist or have been approved for the general neighborhood.

Response: With the implementation of the recommended conditions of approval, the proposed use will be compatible and harmonious with uses that exist within the general neighborhood.

Required Finding: Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.

Response: The applicant is proposing a traffic plan to limit queuing and traffic congestion on City streets. Once increased enrollment has taken effect, applicant shall conduct a comprehensive traffic study within two months to analyze effects of increased enrollment and submit to City for review. Traffic study shall address on-site circulation, parking, and any queuing on City streets.

Required Finding: The use complies with performance standards as prescribed elsewhere in the Zoning Code.

Response: The use complies with the City's Zoning Code as it pertains to building height and setbacks (no changes are proposed), and complies with the intent of the Zoning Code as it pertains to on-site parking spaces and overall project Floor Area Ratio (FAR).

Required Finding: The use is consistent with the General Plan.

Response: Because the project, if approved, is required to be operated in compliance with the recommended conditions of approval, the project would conform to the City's General Plan. The project also complies with the uses and development as allowed per the Industrial Park designation of the property and the maximum allowable Floor Area Ratio (FAR).

Required Finding: The cumulative effect of all the planning applications have been considered.

Response: The cumulative effects of the previous entitlements for this site (PA-94-38, ZA-00-11, and PA-03-48) have all been considered for this project and incorporated as conditions of approval for PA-93-38 A1 where appropriate.

B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) because:

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

Response: The applicant is proposing a traffic plan to limit queuing and traffic congestion on City streets. Once increased enrollment has taken effect, applicant shall conduct a comprehensive traffic study within two months to analyze effects of increased enrollment and submit to City for review. Traffic study shall address on-site circulation, parking, and any queuing on City streets.

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

Response: Per the original CUP approval, the applicant is required to prepare a quarterly list, commencing with the month of July 1994, of industries within 1,000-foot radius of the school. The list shall include the names, addresses and description of each industry/company identified. Any hazardous or toxic materials manufactured, stored, or used by the companies shall also be provided. This list shall be used by the school in conjunction with its evacuation plan to be used in an emergency. This requirement is part of the original

approval for PA-93-38 and remains unchanged by this request.

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

Response: The property is zoned MP (Industrial Park) District) and has a General Plan Designation of Industrial Park. The site abuts properties containing industrial uses. According to the applicant, no increase or alteration in building floor area or other physical changes to the site is proposed.

C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City environmental procedures, and has been found to be exempt from CEQA under Section 15314 for Minor Additions to Schools.

D. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng.
1. The use shall be limited to the type of operation as described herein. Any change in the operational characteristics shall require review by the Planning Division and may require an amendment to the 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. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
 3. All of the operating conditions of approval and/or mitigation measures for PA-94-38 shall continue to be complied with, with a special emphasis on the following three conditions:
 - a. Applicant shall prepare a quarterly list, commencing with the month of July 1994, of industries within 1,000-foot radius of the school. The list shall include the names, addresses and description of each industry/company identified. Any hazardous or toxic materials manufactured, stored, or used by the companies shall also be provided. This list shall be used by the school in conjunction with its evacuation plan to be used in an emergency.
 - b. The applicant shall keep on file for review by Planning Staff at any time, a notice to all parents and guardians of any students enrolled

- in the school of the possible locations of hazardous materials users within a 1,000-foot radius of the school.
- c. During special events, the athletic field shall be utilized for parking in order to limit overflow onto public streets and adjacent properties.
4. Maximum student enrollment shall not exceed 750. Any increase in student enrollment shall require an amendment to this conditional use permit.
 5. 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.
 6. Applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
- Trans. 7. Applicant shall make every reasonable effort to limit queuing and traffic congestion on City streets.
8. Once increased enrollment has taken effect, applicant shall conduct a comprehensive traffic study within two months to analyze effects of increased enrollment and submit to City for review. Traffic study shall address on-site circulation, parking, and any queuing on City streets. The study shall be submitted to the Transportation Services Division for review.
 9. If City determines mitigation measures are necessary, applicant shall formulate and implement a plan to address any traffic issues within thirty days of notice from City.

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. Approval of the zoning application is valid for one (1) year 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) obtains demo permit(s), grading permit(s), or building permit(s) for the authorized construction and initiates construction; and/or 2) obtains a business license and/or legally establishes the business. If the applicant is unable to establish the use/obtain building permits within the one-year

time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application.



City of Costa Mesa
Planning Department
77 Fair Drive
Costa Mesa, CA

July 11, 2013

Subject: Conditional Use Permit Modification
Mariners Christian School
Previous Use Permits PA-94-38 and ZA-00-11

Project Overview:

The applicant, Mariners Christian School is seeking to modify their existing Conditional Use Permit by increasing the maximum student enrollment from 648 to 750 (an increase in student enrollment of 102.)

This application proposes no changes to the existing building or site.

The lot is 262,667 square feet and is zoned for a maximum FAR of .300 with the ability to increase the FAR up to .350 with discretionary approval under General Plan Policy No. 255(b). In 2000 the school applied for and received the discretionary approval (Minor Conditional Use Permit ZA-00-11) to increase the FAR from .290 up to .310. (The building is currently 81,460 square feet, which yields the current FAR of .310).

The school has performed due diligence in examining how the increased student count would affect the site and building in the following areas:

1. Traffic flow and ingress/egress for drop off and pick up of students.
2. Fire exiting and the building's exiting system.
3. Classrooms and allowable occupant loads.
4. Toilet Fixture counts.

Traffic Impact Analysis

See attachment for the Traffic Impact Analysis report developed by Wildan Engineering.

Facility Analysis:

The current facility area breakdown is as follows:

First Floor: (60,150 square feet total)

34,054 square feet: Main Classroom Area with 20 Classrooms and four ancillary spaces (Library, Science Lab, Computer Lab and Chapel)
22,104 square feet: Gymnasium / Multi Purpose Room (these are also ancillary spaces)
3,992 square feet: Administration Area

Second Floor: (21,310 square feet total)

20,198 square feet: Main Classroom Area with 10 Classrooms and two ancillary spaces (Library and Science Lab)
1,112 square feet: Administration Area

See Architectural drawings A-2 and A-3, which show each classrooms area and maximum occupant load per the 2010 California Building Code. (Sheet A-1 was included to show a reference site plan.) These drawings also provide an egress plan and verifies the exit width required by code. Based on the amount of classrooms and occupant load as determined by the code, the building is in compliance and can easily accommodate the additional 102 students. All existing exit doors are equipped with panic hardware. The fire alarm system is also not impacted by the proposed increased occupant load because there is no change in building or classroom size and location.

Additionally, we have calculated the amount of toilet fixtures required based upon the 2010 California Plumbing Code. Based on the amount of classrooms and occupant load as determined by the code, the building is in compliance and can easily accommodate the additional 102 students.

Our conclusion is that the school's request to increase the student enrollment from 648 to 750 (an increase in student enrollment of 102) will not create any kind of building or exiting violations and that the building as currently designed is adequate to handle the proposed increase in occupant load.

Please review the information above and call me if you have any questions or comments at (714) 556-8299.

Best Regards,



Anthony P. Massaro
Architect

CITY OF COSTA MESA

INTER-OFFICE MEMORANDUM

TO: MEL LEE, SENIOR PLANNER

FROM: DAVID CHO, ASSISTANT ENGINEER

DATE: JANUARY 15, 2014

SUBJECT: MARINERS CHRISTIAN SCHOOL

Transportation staff visited Fischer Avenue between Red Hill Avenue and Airway Avenue on several occasions in 2013 to evaluate traffic conditions in response to Mariners Christian School's proposed plan for expansion. Staff visited the location during morning arrival times on January 15, March 21, June 11, and October 25, 2013. A brief summary of each survey follows.

January 15, 2013

Traffic cones were placed on Fischer Avenue to prevent left turns into the easterly driveway. Parents utilize the easterly driveway to access rear area of school and exit the same driveway when departing. Significant queuing in the westbound direction on Fischer Avenue was observed with traffic queued in the parking lane. The intersection of Fischer Avenue and Airway Avenue was impacted due to the length of the queue. School staff was not observed directing traffic. Parking on Fischer Avenue was sparse. Majority of parents arrived during a very short period of time.

March 21, 2013

Traffic cones were not placed on Fischer Avenue. Similar conditions were observed as the previous survey on January 15, 2013. No significant improvements or changes were apparent.

June 11, 2013

The number of parked vehicles on Fischer Avenue was higher than previous surveys due to school staff utilizing on-street parking. A secondary drop-off zone for parents was utilized at front of site. Although the duration for parents to arrive and depart after drop-off was slightly less, queuing on Fischer Avenue to Airway Avenue was still observed. On-street parking in vicinity of site was filled to capacity at school start time.

October 25, 2013

On-site traffic circulation was revised to accommodate longer queues and the front area was fully utilized for drop-off. Additionally Mr. Todd Perkins and other school staff was observed directing traffic at the easterly driveway and front area. Arrival and departure times for parents seemed much less than previously observed. Additionally, parent arrivals were much more staggered to preventing long queues from developing. No significant queuing or traffic issues were observed on Fischer Avenue.

Although the existing traffic issues have been addressed, expansion of the school will cause additional strain on the existing traffic network. If a new conditional use permit is approved, applicant shall implement a plan to lessen traffic impact as much as possible. A condition shall be placed on the permit for applicant to mitigate any traffic or parking issues caused by expansion to the City's satisfaction within a fixed timeframe.

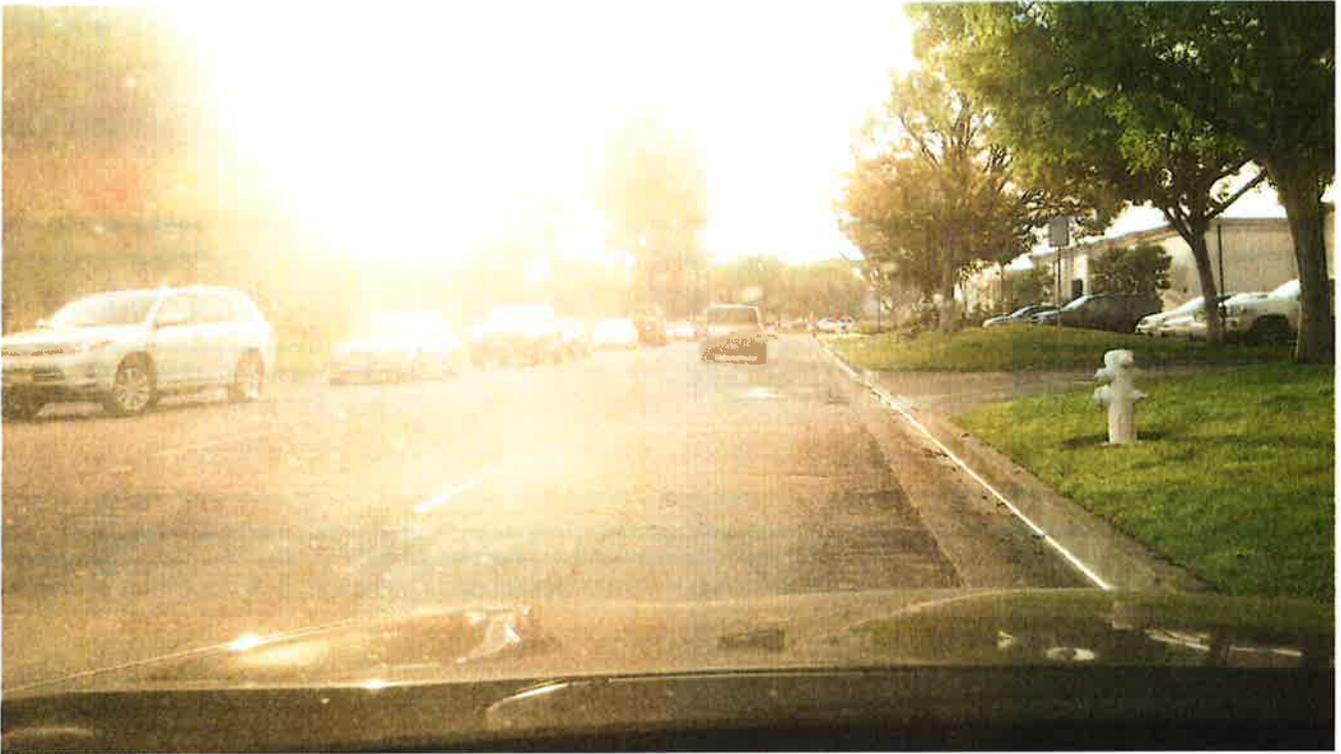
Please call me at extension 5017 if you have any questions.

Attachments

c Pritam Deshmukh, Associate Engineer

Mariners Christian School Survey 1-15-13











LEE, MEL

From: CHO, DAVID
Sent: Wednesday, April 02, 2014 5:30 PM
To: LEE, MEL
Cc: DESHMUKH, PRITAM
Subject: FW: Mariners Christian School Carpool
Attachments: MCS Carpool.pdf; AM Carpool Procedures 13-14.doc

Mel: please add the attached documents to the file. After they implemented this plan it relieved the traffic issues.

Thanks,
David

From: DESHMUKH, PRITAM
Sent: Friday, August 30, 2013 2:11 PM
To: CHO, DAVID
Subject: FW: Mariners Christian School Carpool

Let's talk.

Pritam Deshmukh
Associate Civil Engineer
Transportation Services Division
City of Costa Mesa
(714) 754-5183

From: Todd Perkins [<mailto:tperkins@mcs-school.org>]
Sent: Wednesday, August 28, 2013 3:10 PM
To: DESHMUKH, PRITAM
Cc: LEE, MEL; lgluesing@willdan.com; tony@marshillstudio.com
Subject: Mariners Christian School Carpool

Dear Pritam,

Attached, please find a diagram of our AM carpool and an outline of our procedures for 2013/14. We are planning to implement this plan when students return next week and look forward to having a return visit from David some time in mid/late September. Please note the following:

- The black lines on the aerial shot represent the areas we were using for drop off through the end of last year. The red areas are extensions we'll be making this year to accommodate an additional 12-15 cars per cycle.
- We are shifting our primary drop off area to the front of the building from 7:30-7:45. By doing so, we hope to encourage 20-30 additional families to arrive earlier than 7:45 as many families prefer dropping off in front. In so doing, we hope to reduce some of the volume during our peak period of 7:50-8:00.

Procedures for AM Carpool
2013/2014 School Year

The following procedures are to be followed each school morning to support an efficient system that will limit the school's impact on neighboring businesses while ensuring the safety of all students. Your cooperation is appreciated.

Beginning at 7:30 AM:

- Approach the school from the Airway/Fischer intersection. Do not approach the school from the Red Hill/Fischer intersection.
- Enter the AM carpool line by making a right turn into the far driveway (next to TRD). LEFT TURNS INTO THE SCHOOL PARKING LOT ARE NOT PERMITTED.

If you are directed to turn into the front parking lot, please observe the following:

- From 7:30 to 7:45, a staff member will direct the majority of traffic toward the front parking lot. The head of the line will be at a spot between the main school entrance and the flagpole.
- Proceed to the front of the line or as far forward as possible. Form one line just to the left of the double yellow line to maintain a safe walk zone on the right side of the line of cars.
- Once you have stopped, please have your child(ren) exit the car on the right side. Two staff members will be stationed in the front lot to help students move along the line to the front walk gate.
- Students are to enter the playground through the walk gate. Students are not to enter the school building through the main lobby.
- Do not pass the car(s) in front of you. Exit the school grounds by making a right turn out of either the middle or front driveway (near Red Hill).

If you are directed to proceed through the main carpool line, please observe the following:

- Beginning at 7:45, a staff member will direct the majority of traffic to continue through the far drive gate and onto the school playground.
- The main carpool line extends around the athletic field and back to a point near the entry gates. Please proceed to the front of the line or as far forward as possible. Follow the direction of staff members stationed along the length of the line.
- Form one line to maintain a safe walk zone on the right side of the line of cars. Once you have stopped, please have your child(ren) exit the car on the right side.
- Students will be supervised and guided by staff members stationed along the walk zone.
- Do not pass the car(s) in front of you. Exit the school grounds through the far drive gate.

- The attached guidelines will be sent to all families prior to the start of school. We will also communicate expectations for the afternoon (e.g., no double parking, arrival times) at the same time to make sure the afternoon continues to operate smoothly.

Thank you for meeting with us and I'm confident we'll continue to make good progress with these revised procedures.

Todd Perkins

Received
City of Costa Mesa
Development Services Department

March 31, 2014

APR 01 2014

City of Costa Mesa Zoning Administrator
City of Costa Mesa
77 Fair Drive
P.O. Box 1200
Costa Mesa, CA 92628-1200

RE: PA-94-38 A1 for the Mariners Christian School Premises at 300 Fischer Avenue,
Costa Mesa, CA

Dear Zoning Administrator:

I am in receipt of the notice for PA-94-38 A1 and comment as follows:

Our company owns industrially zoned buildings in close proximity to subject premises at 3095 Redhill Avenue and 3000 to 3050 Redhill Avenue. These properties are leased to high quality companies that are credits to the City of Costa Mesa.

Please be advised that Mariners Christian School has been a good neighbor for many years. When we have contacted administrators at the school regarding issues such as parking, they have immediately responded. We anticipate the school's continuing cooperation after its enrollment increase if the zoning action is approved.

Due to the fact that Mariners Christian School has been a good neighbor, we support the school's increase in student population and request that you approve PA-94-38 A1.

Please call me at (949) 752-2100, extension 14, if you have any questions regarding this matter. Thank you.

Sincerely,



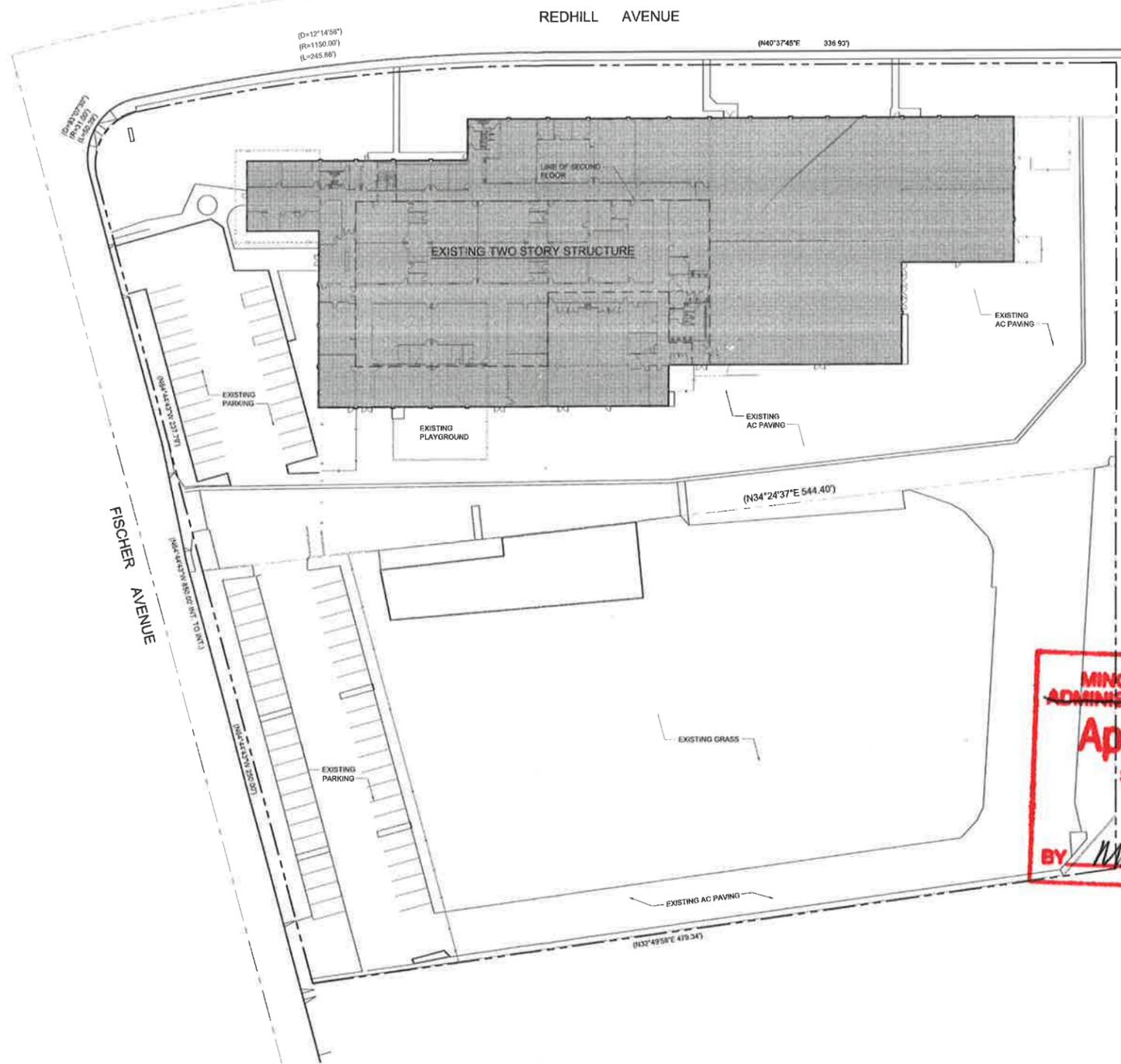
JOE ERICKSON
President

cc: Ms. Sheri McDonald, Principal – Mariners Christian School

AD-320.80 (150-6)

OWNERS ■ MANAGERS ■ DEVELOPERS

Revisions



PROJECT DATA:

APPLICANT: MARINERS CHRISTIAN SCHOOL
300 FISCHER AVENUE
COSTA MESA, CA 92626

PROJECT DESCRIPTION:

PROJECT ADDRESS: 300 FISCHER AVENUE
APN: 427-062-01, 02
GENERAL PLAN DESIGNATION: INDUSTRIAL PARK
ZONE: MP
CONDITIONAL USE PERMIT: PA-94-38
LOT LINE ADJUSTMENT: LL-94-03
TOTAL SITE AREA: 6.63 ACRES

BUILDING AREA ANALYSIS:

(EXISTING) 1ST FLOOR AREA: 80,150 S.F.
(EXISTING) 2ND FLOOR AREA: 21,310 S.F.
TOTAL EXISTING BUILDING AREA: 101,460 S.F.

TOTAL LOT AREA: 262,867 S.F. (6.03 ACRES)
EXISTING F.A.R.: 81,460 S.F. / 262,867 S.F. = 31% F.A.R.

CODE ANALYSIS:

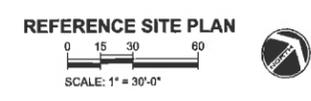
CONSTRUCTION TYPE: TYPE III-A
2010 CBC OCCUPANCY GROUP CLASSIFICATION: E (EDUCATIONAL)

**MINOR CONDITIONAL USE PERMIT/
ADMINISTRATIVE ADJUSTMENT NO. PA-94-38A-1**

Approval in Concept

**SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.**

BY: *[Signature]* / WBA DATE: 4/10/14



MARINERS CHRISTIAN SCHOOL
300 FISCHER AVE, COSTA MESA, CA

Revisions

MARINERS CHRISTIAN SCHOOL
 300 FISCHER AVE, COSTA MESA, CA



CLASSROOM AREAS AND OCCUPANT LOAD

1ST FLOOR		
CLASSROOM	AREA (S.F.)	OCCUPANTS
1	635	32
2	632	32
3	792	40
4	980	48
5	292	15
6	874	44
7	729	38
8	681	35
9	715	36
10	715	36
11	715	36
12	715	36
13	715	36
14	715	36
15	560	28
16	560	28
17	707	36
18	876	44
19	856	44
20	920	46
1F TOTALS	14,836	292
2ND FLOOR		
CLASSROOM	AREA (S.F.)	OCCUPANTS
21	777	39
22	777	39
23	777	39
24	777	39
25	814	41
26	545	28
27	545	28
28	693	35
29	693	35
30	693	35
2F TOTALS	7,071	357
TOTAL BUILDING	21,907	1109

PLUMBING FIXTURE ANALYSIS

Total Area S.F.	One Fixed Fixture per Table 29-A S.F.	One Fixed	Educational Area Occupant Load
21,907	50	438.14	Males: 229.07 Females: 229.07

WATER CLOSETS		
Water Closets Factor	Water Closets Required	Water Closets Provided
1 per 30	7	7
1 per 25	9	11

URINALS		
Urinals Factor	Urinals Required	Urinals Provided
1 per 35	6.26	7

LAVATORIES		
Lavatory Factor	Lavatories Required	Lavatories Provided
1 per 35	6.26	9
1 per 35	6.26	8

NOTE: FIXTURE COUNTS ARE CUMULATIVE FOR BOTH LEVELS

LEGEND

- EXIT #
- X EXIT WIDTH (INCHES)
- X EXIT CAPACITY
- X ACTUAL USE
- ⊕ EXIT SIGN
- XXX ROOM OCCUPANT LOAD
- XXX CUMULATIVE LOAD
- ← DIRECTION OF TRAVEL

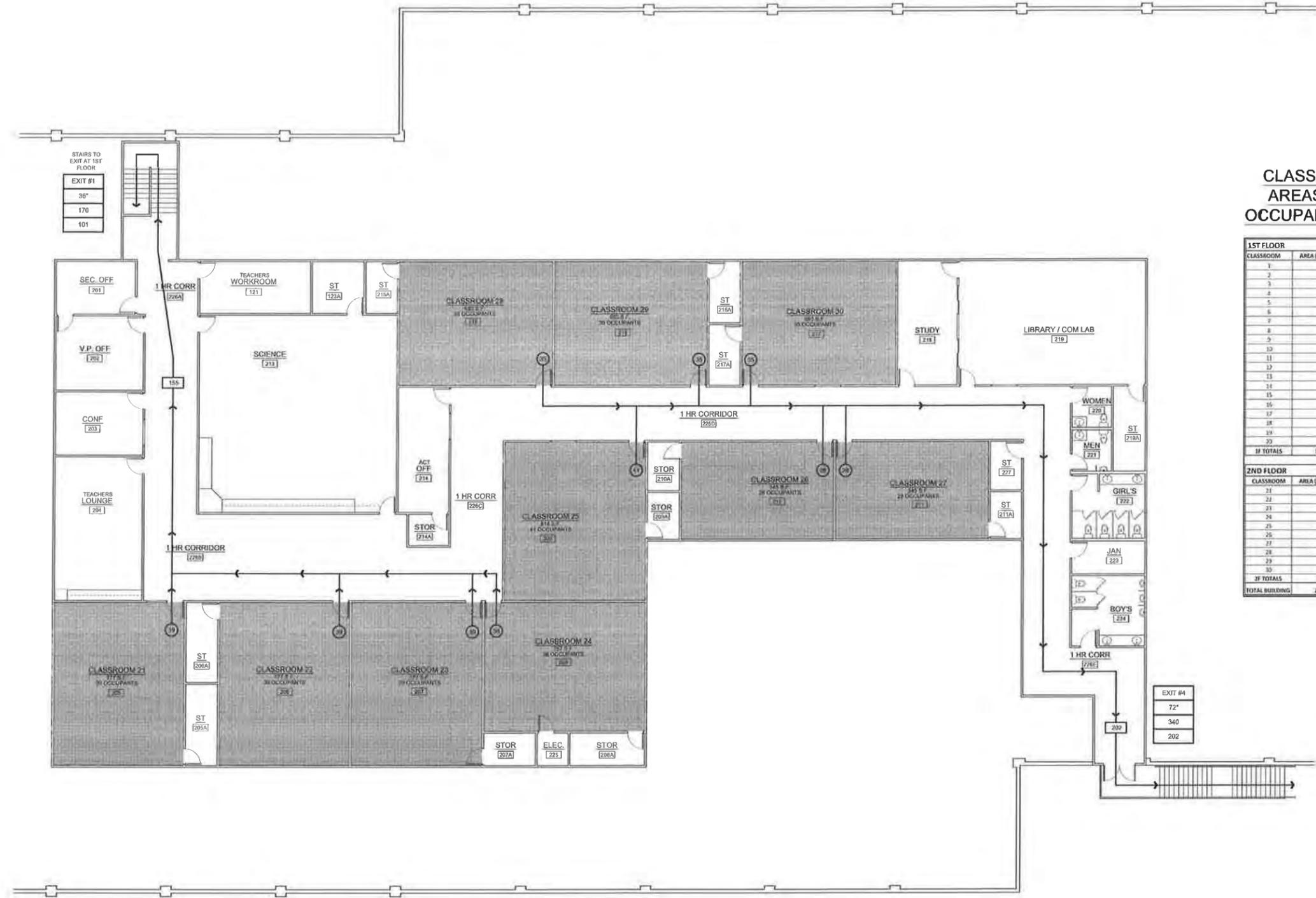
EXITING PLAN

0 4 8 16

SCALE: 1/8" = 1'-0"

Revisions

MARINERS CHRISTIAN SCHOOL
 300 FISCHER AVE, COSTA MESA, CA



CLASSROOM AREAS AND OCCUPANT LOAD

1ST FLOOR		
CLASSROOM	AREA (S.F.)	OCCUPANTS
1	635	30
2	632	30
3	793	40
4	983	45
5	793	40
6	574	30
7	700	35
8	683	35
9	715	35
10	715	35
11	715	35
12	715	35
13	715	35
14	715	35
15	592	30
16	560	28
17	707	35
18	876	40
19	876	40
20	930	45
IF TOTALS	14,856	712

2ND FLOOR		
CLASSROOM	AREA (S.F.)	OCCUPANTS
21	777	35
22	777	35
23	777	35
24	757	35
25	884	40
26	545	30
27	545	30
28	693	35
29	693	35
30	693	35
IF TOTALS	7,071	357
TOTAL BUILDING	21,927	1,069

PLUMBING FIXTURE ANALYSIS

Total Area	Occ Load Factor per Table 20-A	Occ Load	Edicational Area Occupant Load
21,927 S.F.	50	418.14	Males 219.07 Females 229.07

WATER CLOSETS		
Water Closets Factor	Water Closets Required	Water Closets Provided
1 per 30	7	7
1 per 25	9	11

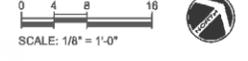
URINALS		
Urinals Factor	Urinals Required	Urinals Provided
1 per 35	6.29	14

LAVATORIES		
Lavatory Factor	Lavatories Required	Lavatories Provided
1 per 35	6.26	8
1 per 25	6.36	8

LEGEND

- EXIT # EXIT NUMBER
- x EXIT WIDTH (INCHES)
- x EXIT CAPACITY
- x ACTUAL USE
- EXIT SIGN
- ROOM OCCUPANT LOAD
- CUMULATIVE LOAD
- DIRECTION OF TRAVEL

EXITING PLAN



NOTE: FIXTURE COUNTS ARE CUMULATIVE FOR BOTH LEVELS