



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION
CC: TOM HATCH, BARRY CURTIS, AND PEGGY SCHNEBLE
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: AUGUST 24, 2017
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

A handwritten signature in black ink, appearing to read "Willa", 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. Project descriptions have been kept brief for this notice. 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-17-20 **1185 GLENEAGLES TERRACE**

Minor Conditional Use Permit to replace an existing 12 foot by 60-foot deck that overhangs the bluff crest 4 feet. The existing deck will be replaced with new structural supports that meet today's engineering standards. The new deck will be the same size, shape, elevation, and location as the existing deck.

Approved, subject to conditions of approval.

Comments received: None.

PA-16-52 A1
(ZA-17-30) **2860 HARBOR BOULEVARD**

First amendment to Planning Application PA-16-52 which allowed a physical fitness facility (UFC Gym) to operate in the former Mitsubishi Car Dealership. The purpose of the amendment is to allow a reduction in the required number of on-site parking spaces approved under Planning Application PA-16-52 (148 on-site parking spaces required; 121 on-site parking spaces provided). The Gym is currently approved to operate 24 hours a day, seven days a week.

Approved, subject to conditions of approval.

Comments received: None.

ZA-17-31

2995 AIRWAY AVENUE

Minor Conditional Use Permit to allow the encroachment of a children's playground into the street setback adjacent to Airway Avenue and to allow for a deviation from shared parking requirements due to unusual operating characteristics for St. James Church to include Sunday services as well as weekly and once-a-year activities.

Approved, subject to conditions of approval.

Comments received: None.



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

August 24, 2017

John C. Fletcher
2725 Sandpiper Dr.
Costa Mesa, CA 92626

**RE: ZONING APPLICATION ZA-17-20
MINOR CONDITIONAL USE PERMIT TO REPLACE AN EXISTING NON-
CONFORMING DECK WITH A NEW DECK WITHIN BLUFF CREST
SETBACK
1185 GLENEAGLES TERRACE, COSTA MESA**

Dear Mr. Fletcher:

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 August 31, 2017, 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, Johnwilly Aglupos, at either johnwilly.aglupos@costamesaca.gov or 714.754.5692.

Sincerely,

WILLA BOUWENS-KILLEEN
Zoning Administrator

Attachments: Project Description, Analysis, Findings, Conditions of Approval, Code Requirements, Applicant Letter, and Plans.

cc: Engineering
Fire Protection Analyst
Building Safety Division

Gale Bouk
1185 Gleneagles Terrace
Costa Mesa, CA 92626

PROJECT DESCRIPTION

Location

The property is zoned R1 (Single-Family Residential) and has a General Plan land use designation of Low Density Residential. To the east, west, and north across Gleneagles Terrace are residentially zoned and developed properties; to the south is Talbert Regional Park, which is zoned I&R (Institutional and Recreational) with a land use designation of Public / Institutional. The site contains a single family residence with an existing legal non-conforming deck overlooking Talbert Regional Park and the Pacific Ocean.

Proposed Project

The applicant requests approval of a minor conditional use permit (MCUP) to replace the existing 12-foot wide by 60-foot long deck, projecting 4 feet beyond the bluff crest. Per Section 13-34 of Title 13, no building or structure may be constructed closer than 10 feet from a bluff crest, unless permitted by an MCUP. The new deck would be within the required 10 feet setback from the bluff crest line, but it would maintain a minimum 10-foot setback from the rear property line and five-foot setbacks from the side property line. According to the applicant, the existing deck has been in place for 40 years. The intent is to replace the structure with new structural supports that meet today's engineering standards. The new deck will be generally the same size, shape, elevation, and location.

Setbacks for Decks			
	Side Property Line	Rear Property Line	Bluff Crest Line
Requirement	5 ft.	10 ft.	10 ft.
Existing	10 ft. and 32 ft.	>10 ft.	-4 ft.*
Proposed	10 ft. and 32 ft.	>10 ft.	Same, no change

*Within the 10 feet required setback with an additional 4 feet projection.

ANALYSIS

Legal Nonconforming

The existing deck was permitted concurrently with the construction of the two-story single-family residence on January 1, 1977 under permit number 40314. This permit was issued prior to the City's requirement for a 10-foot bluff setback; therefore, the existing home and deck is legal nonconforming.

While the project proposes a replacement of a new deck that protrudes past the bluff crest by four feet, Code allows buildings or structures to be constructed closer than 10 feet from a bluff crest when permitted under a minor conditional use permit if 1) the building or structure will not endanger the stability of the slope, 2) does not substantially interfere with access for fire protection and, 3) does not detract from the visual identity and integrity of the bluffs.

- *The proposed project satisfies the performance standards contained within Costa Mesa Municipal Code Section 13-34.*

To allow a deck with sufficient structural support that will not endanger the stability of the slope; a geotechnical study was required by staff and produced by a third party, Applied Geotechnical, Inc. This study provides site specific recommendations to address the necessary support structures for the new deck. A condition of approval requires the developer to adhere to the geotechnical study recommendations including but not limited to the method, dimensions, and any stipulations of the presence of experts on site during construction.

Access for fire protection will not be compromised since a minimum five-foot setback is shown on both sides of the property and a minimum 10-foot setback from the rear property line. A condition of approval was added to require that the side setback must stay free and clear from obstruction on both sides of the proposed deck so that emergency responders have clear and open access to the deck and the back of the residence as well as the bluffs below the deck.

So the deck will not detract from the visual identity and integrity of the bluffs, the project is conditioned to provide caissons that are setback from the edge of the deck to minimize visual impact from Talbert Regional Park. Furthermore, any natural vegetation past the bluff crest will be required to be protected during construction. The deck material will be a grey Trex type material which is within the earth tone color palette.

- *The project, as proposed, is consistent with the General Plan.*

As proposed and with the inclusion of the proposed conditions of approval (the same conditions of approval have been placed on similar projects in the area) the project would meet policies CD-5.1 and CD-5.2 from the Community Design Element:

- *CD-5.1 Preserve and optimize natural views and open spaces in Costa Mesa.*
- *CD-5.2 Control the visual impacts of new development on natural views of the coast and the wetlands.*
- *The project will be developed to be consistent with the neighborhood character.*

The proposed project exceeds the minimum required rear and side yard setbacks for R1 properties. While the project is requesting to encroach over the bluff crest, there are at least four other properties on Avimore Terrace which extend past the bluff crest. This project does not exceed the current encroachment found on other "view" properties on Avimore Terrace or Gleneagles Terrace.

FINDINGS

A. 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 improvements 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. The subject property is a residential development, and the proposed deck replacement will not exceed the size, location, and shape of the existing deck. The replacement of the existing deck is in keeping with typical improvements to other R1 properties in the neighborhood.
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, emergency personnel, and pedestrian circulation have been considered and will not be affected by the new structure.
3. The structure complies with performance standards described elsewhere in the Zoning Code. All development standards are met and the proposed improvements will be appropriately screened from view from Talbert Regional Park.
4. The proposed additions are consistent with the General Plan, specifically Community Design Element Objectives: CD-5.1 and CD-5.2.
5. This zoning application is for a project-specific case and is not to be construed to be setting a precedent for future development.

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

1. The proposed deck is compatible and harmonious to the surrounding developments and will not be materially detrimental to other developments within the area because the new deck will maintain the same size, location, and shape of the existing deck and is in keeping with other similar encroachments along Avimore Terrace.
2. Granting the Minor Conditional Use Permit will neither be detrimental to the health, safety and general welfare of the public within the immediate vicinity nor will it endanger the stability of the slope because the new structures will be required to comply with all requirements of the California Building Code and the proposed recommendations within the geotechnical engineering investigation. Additionally, adequate access will remain available so that access for fire protection is maintained.
3. Granting the minor conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation for

the property since R1 allows for the construction of decks. The deck replacement will not alter the density or intensity of the site.

- B. 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 15301, Existing Facilities, of the CEQA Guidelines.

CONDITIONS OF APPROVAL

- Plng
1. The project shall be limited to the type of improvements as described in this staff report and in the attached plans. Any change in the use, size, or design and / or location of the deck shall require review by the Planning Division and may require an amendment to the Minor Conditional Use Permit.
 2. Any portion of the aboveground deck and support structures shall maintain a five-foot setback from each side of the property line.
 3. The proposed caissons or support posts shall be of a cylindrical shape and shall be located a minimum of two feet behind the deck's edge to minimize visual impacts to the bluff.
 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. Existing landscaping on the bluff edge shall be protected during construction. If any existing plants are disrupted during construction, applicant shall contact planning to ensure that plants are replaced with the same species or drought-tolerant and ecologically appropriate plants for Talbert Regional Park.
 6. The side setback shall remain clear and unobstructed on both sides the proposed deck and pool so that emergency responders have clear and open access to the bluffs below the deck.
 7. The 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.
 8. If any section, division, sentence, clause, phrase or portion of this approval is 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.
- Bldg
9. Prior to issuing the Building permit for improvements, the conditions of approval shall be required to be incorporated on the approved Architectural plans.

10. Prior to issuance of Certificate of Occupancy (C of O) the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on either a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.

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 zoning application is valid for <u>one</u> year from the effective date of this approval (August 31, 2017) and will expire at the end of that period (August 31, 2018) unless applicant establishes the use by one of the following actions: 1) obtains building permits 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.2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. |
| Bldg | <ol style="list-style-type: none">3. Comply with the requirements of the following adopted codes: 2016 California Building Code, 2016 California Electrical code, 2016 California Mechanical code, 2016 California Plumbing code and 2016 California Energy Code (or the applicable adopted, California Building code California Electrical code, California Mechanical code California Plumbing Code and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2016 California Building Code. |
| Bus.
Lic. | <ol style="list-style-type: none">4. 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. |



Bouk Project

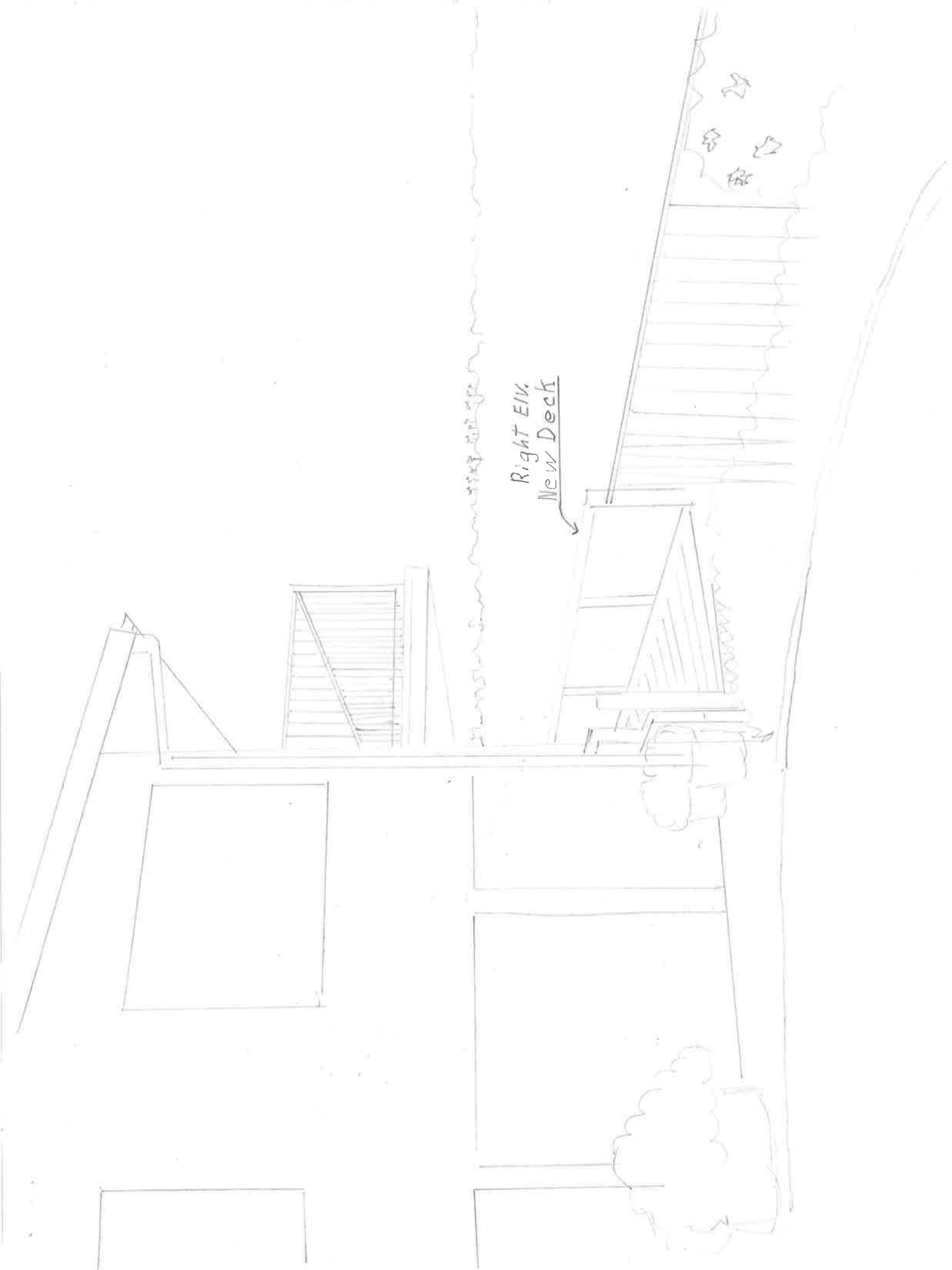
John Fletcher <fletcherjohn4@gmail.com>
To: john fletcher <fletcherjohn4@gmail.com>

Tue, Apr 18, 2017 at 2:53 PM

We are replacing the existing permitted deck with a new deck as the existing deck has run its life of 40 years. The new deck will be the same size, shape, elevation and the new piers will be in the same placement as the existing except the new piers will meet today's engineering standards. The decking material will be a Trex type material and color to be red, brown, saddle or grey.

The new deck will be substantially compatible with uses permitted in the same area as all the adjoining houses along the bluff have decks, patios and in some cases pools. Given the low profile of our new replacement deck with its updated materials we see our deck as an enhancement to our neighbors and the bluffs.

Sent from my iPad

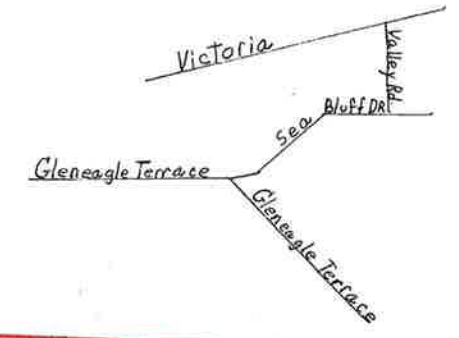
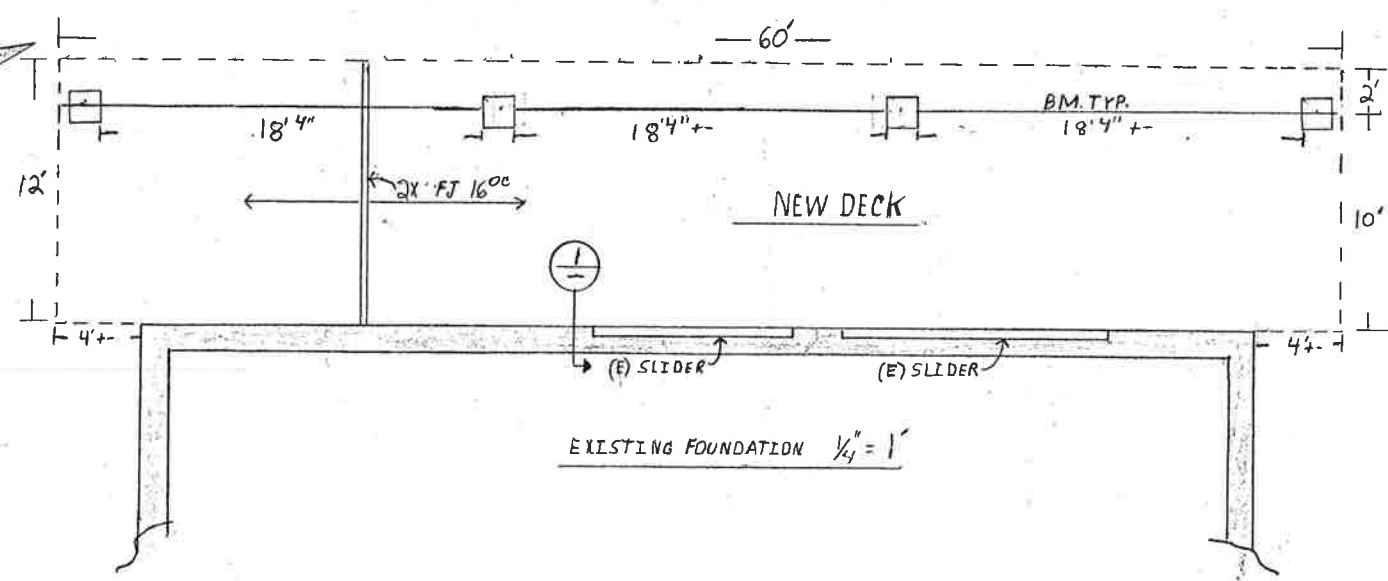
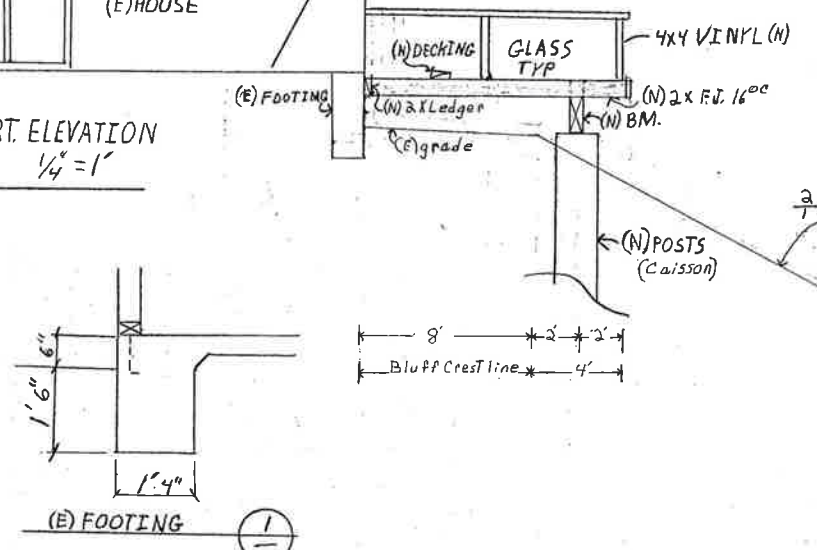
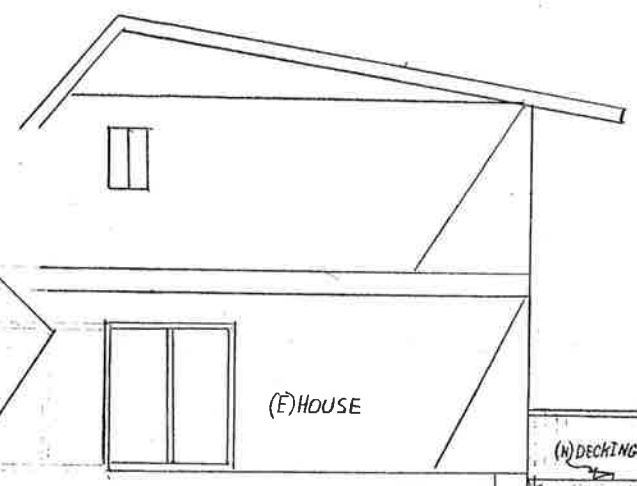
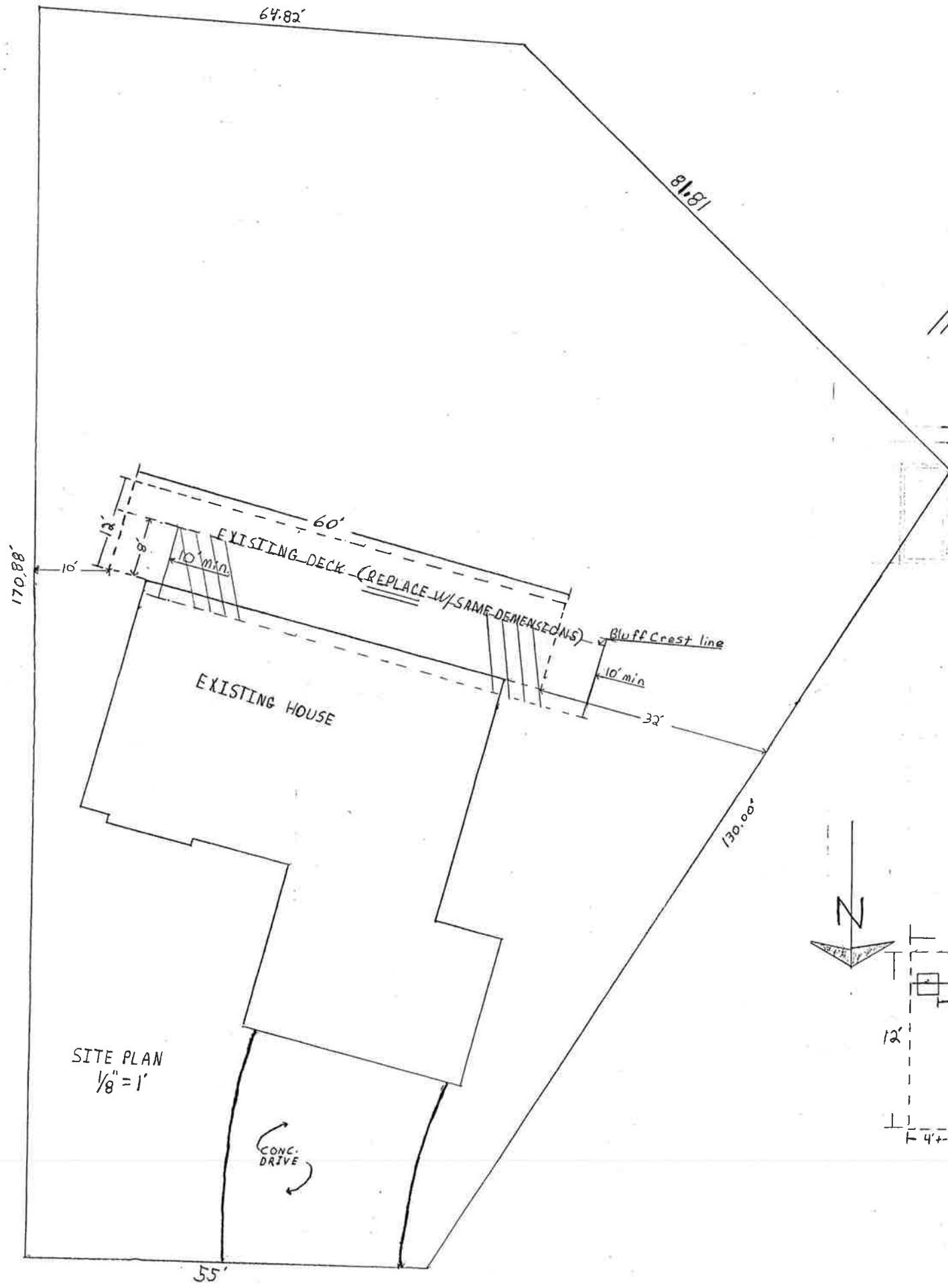


Right EIK.
New Deck



BOUK RESIDENCE
 1185 GLENEAGLES TERRACE
 COSTA MESA CA. 92626
JOB SCOPE
 ① DEMO EXISTING DECK &
 REPLACE W/ NEW DECK,
 SAME DIMENSIONS.
 ② USE EXISTING RAILING
 SYSTEM
 Chris Bouk
 714-276-5475

NEW DECK PLAN.



MINOR CONDITIONAL USE PERMIT/
 ADMINISTRATIVE ADJUSTMENT NO. 24-17-20
Approval in Concept
 SUBJECT TO CONDITIONS
 CITY OF COSTA MESA
 PLANNING DEPT.
 BY: *[Signature]* DATE: 08/20/17

GENERAL

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK AND NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL DISCREPANCIES AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH ANY UNRESOLVED WORK.
- RESOLVE ANY CONFLICTS ON THE DRAWINGS WITH THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICES IN THE AREA TO BE EXCAVATED PRIOR TO BEGINNING EXCAVATION.
- NO PIPES, DUCTS, SLEEVES, CHASES, ETC., SHALL BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED. NO SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC., UNLESS OTHERWISE NOTED. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE 2016 C.B.C.
- CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE TEMPORARY ERECTION BRACING ON ALL BEAMS, WALLS, ETC. TO PROVIDE FULL STRUCTURAL STABILITY BRACING SHALL NOT BE REMOVED UNTIL THE COMPLETED STRUCTURE IS CAPABLE OF SUPPORTING EACH TEMPORARILY BRACED ELEMENT FOR ITS FULL LOADING.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR DURING THE COURSE OF CONSTRUCTION TO VERIFY UNIFORM DISTRIBUTION OF BUILDING MATERIALS ABOVE FRAMED FLOORS AND/OR ROOFS TO PREVENT DEFLECTIONS OF FRAMING MEMBERS.
- THE STRUCTURAL DRAWINGS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS OR FIT OF MATERIALS.
- THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHODS OF CONSTRUCTION UNLESS SO STATED OR NOTED. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORKMEN AND OTHER PERSONS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

FOUNDATION NOTES

- SOILS ENGINEER: APPLIED GEOTECHNICAL INC. W.O. 1612-21 DATED MARCH 30, 2017.
- SOIL ENGINEER SHALL VERIFY THAT CONSTRUCTION AT THE SITE IS IN ACCORDANCE WITH THE RECOMMENDATIONS AND CONCLUSIONS OF HIS REPORT.
- THE FOUNDATION PLAN IS TO BE REVIEWED AND SIGNED BY THE SOILS ENGINEER.
- FINISH EXCAVATION FOR FOUNDATION SHALL BE NEAT AND TRUE TO LINE WITH ALL LOOSE MATERIAL REMOVED FROM EXCAVATIONS.
- THE FOOTING EXCAVATIONS SHALL BE KEPT FREE FROM LOOSE MATERIAL AND STANDING WATER. BEFORE ANY CONCRETE IS PLACED, EXCAVATION SHALL BE CHECKED AND APPROVED BY A QUALIFIED SOILS ENGINEER TO INSURE COMPLIANCE WITH THE REQUIREMENTS.
- CAISSON DESIGN:
 - 24" x 15" MINIMUM BELOW THE SLOPED SURFACE.
 - CREEP LOAD = 900#/FT (3 FT VERTICAL ZONE BELOW THE SLOPED SURFACE).
 - POINT OF FIXITY = 7' MAX FROM TOP OF CAISSON.
 - PASSIVE RESISTANCE = 200 PCF
 - ALLOWABLE AXIAL TIP CAPACITY = 5000 PSF

CONCRETE

- CEMENT SHALL CONFORM TO ASTM C-150, TYPE II, MAXIMUM WATER-CEMENT RATIO = 0.5
- AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C-33.
- READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS:
 - A. CONCRETE CAISSON: 3000 PSI;
- ADMIXTURES MAY BE USED WITH PROPER APPROVAL OF THE ENGINEER. ADMIXTURE USED TO INCREASE THE WORKABILITY OF THE CONCRETE SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT.
- PROJECTING CORNERS OF SLABS, BEAMS, WALLS, COLUMNS, ETC. SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL DRAWINGS FOR MOULDS, GROOVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE CAST INTO CONCRETE AND FOR EXTENT OF DEPRESSIONS, CURBS AND RAMPS.
- CONCRETE FORM TOLERANCES SHALL BE WITHIN THE STANDARDS SET BY THE AMERICAN CONCRETE INSTITUTE.
- NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS.

REINFORCING STEEL

- BAR REINFORCEMENT SHALL BE ASTM A615 GRADE 40 FOR #4 AND SMALLER, AND GRADE 60 FOR #5 AND LARGER.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- LAPS AT BAR SLICES SHALL BE #8 BAR DIAMETERS FOR #6 BARS OR SMALLER IN CONCRETE AND #9 BAR DIAMETERS FOR #7 BARS OR LARGER IN CONCRETE AND 40 BAR DIAMETER FOR MASONRY.
- VERTICAL BARS IN WALLS SHALL BE ACCURATELY POSITIONED AT THE CENTER OF WALL, UNLESS OTHERWISE NOTED ON DETAILS, AND SHALL BE TIED IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 192 BAR DIAMETER.
- REINFORCING DETAILING, BENDING AND PLACING SHALL BE IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE "MANUAL OF STANDARD PRACTICE", LATEST EDITION.
- REINFORCING STEEL SHALL BE PROVIDED WITH THE FOLLOWING AMOUNTS OF CONCRETE COVER: FOR CAST-IN-PLACE CONCRETE:

FOOTINGS (CONCRETE DEPOSITED AGAINST EARTH) CONCRETE SURFACE (FORMED) EXPOSED TO EARTH OR WEATHER	3"
COLUMN REINFORCING (INCLUDING COLUMN TIES) BEAMS AND CROSS SLABS (#1 OR SMALLER)	1 1/2"
CONCRETE TILT-UP PANELS CAST AGAINST A RIGID HORIZONTAL SURFACE SUCH AS CONCRETE SLAB	1 1/2"
#8 AND SMALLER	1"
#9 THROUGH #18	2"
- ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS AND INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE OR GROUT.
- DOWELS BETWEEN FOOTINGS AND WALLS SHALL BE THE SAME GRADE SIZE AND SPACING AS VERTICAL WALL REINFORCING.
- UNLESS OTHERWISE NOTED IN DETAILS, FURNISH #3 SPACER TIES AT APPROXIMATELY 2'-6" ON CENTER IN ALL MEMBERS TO SECURE REINFORCING IN PLACE.
- ALL CHORD BARS AND REINFORCING STEEL TO BE WELDED SHALL BE ASTM A706.

STRUCTURAL STEEL

- ALL WORKMANSHIP AND MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE A.I.S.C. SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
- MACHINE BOLTS AND ANCHOR BOLTS SHALL BE GRADE "A" CONFORMING TO ASTM A307 UNLESS NOTED OTHERWISE.

STRUCTURAL WOOD

- ALL WOOD MEMBERS SHALL BE DOUGLAS FIR LARCH (DF) GRADE MARKED BY A RECOGNIZED GRADING AGENCY (W.C.L.L.B.).
- WOOD GRADES (UNLESS NOTED):
 - (A) FOR HORIZONTAL MEMBERS: JOISTS & RAFTER - GRADE #2 BEAMS & STRINGERS - GRADE #1
 - (B) FOR VERTICAL MEMBERS: 2x4 STUDS - GRADE #2 2x6 AND LARGER STUDS - GRADE #2 POST & TIMBERS - GRADE #1
- PLYWOOD SHEATHING SHALL BE DOUGLAS FIR CONFORMING TO COMMERCIAL PRODUCTS STANDARD, AND SHALL BE MARKED IN ACCORDANCE WITH APA OR TECO PERFORMANCE-RATED WOOD STRUCTURAL PANELS (DOC PS-1 OR PS-2)
- CUTTING, NOTCHING OR DRILLING OF BEAMS OR JOISTS TO BE PERMITTED ONLY AS DETAILED OR APPROVED BY THE ENGINEER.
- UNLESS OTHERWISE SPECIFIED, ALL NAILING SHALL CONFORM TO TABLE 2304.10.1 (2016 CBC).
- ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR. BOLTS SHALL BE PLACED 9" FROM THE END OF A BOARD OR FROM A NOTCH AND SPACED AT INTERVALS NOTED.
- ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE A MINIMUM OF 3" x 3" x 0.229" PLATE WASHERS WITH DIAGONALLY SLOTTED HOLE. ALL BOLT HOLES IN WOOD SHALL BE DRILLED 1/32" DIAMETER LARGER THAN NORMAL BOLT DIAMETER.
- ALL FRAMING ANCHORS, POST CAPS, COLUMN BASES, ETC. SHALL BE AS MANUFACTURED BY "SIMPSON COMPANY" OR EQUAL.
- PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
- PROVIDE BLOCKING OR BRIDGING PER CHAPTER 23 OF CBC.
- TOP PLATES OF ALL WOOD STUD WALLS TO BE TWO 2x (SAME WIDTH AS STUDS), UNLESS OTHERWISE NOTED. LAP 48" (MINIMUM) WITH NOT LESS THAN SIX 16d NAILS AT EACH LAP AND NOT MORE THAN 12" BETWEEN NAILS.
- FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. FASTENERS OTHER THAN NAILS, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, CLASS 55 MINIMUM. CONNECTORS THAT ARE USED IN EXTERIOR APPLICATIONS AND IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL HAVE COATING TYPES AND WEIGHTS IN ACCORDANCE WITH THE TREATED WOOD OR CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, A MINIMUM OF ASTM A 653, TYPE G 185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED.

MICROLAM, PARALLAM AND TIMBERSTRAND LUMBER

- MICROLAM, PARALLAM AND TIMBERSTRAND LUMBER SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST LOCAL BUILDING CODE FOR ALL LOADS.
- ALL MICROLAM, PARALLAM PSI AND TIMBERSTRAND LUMBER SHALL BE DESIGNED WITH A MODULUS OF ELASTICITY (E) OF 2.0 x 10⁶ PSI AND A BENDING STRESS OF (F_b) OF 2600 PSI (MIN.) FOR MICROLAM AND PARALLAM LUMBER AND A MODULUS OF ELASTICITY (E) OF 1.8 x 10⁶ PSI AND A BENDING STRESS OF (F_b) OF 2600 PSI (MIN.) FOR TIMBERSTRAND LUMBER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS TO THE ENGINEER INDICATING ALL SIZES, SPECIFICATIONS, HARDWARE, BLOCKING, BRACING AND BRIDGING AS REQUIRED FOR CONSTRUCTION, PRIOR TO DELIVERY TO JOB SITE.
- NOTCHING AND BORING OF MICROLAM BEAMS, PARALLAM JOISTS OR TIMBERSTRAND LUMBER IS NOT ALLOWED.
- ESR-1210 (ROSEBURG FOREST PRODUCTS CO.) ESR-1387 (WEYERHAEUSER) ESR-2993 (REDBUILT LLC)

WASHERS

- WASHERS SHALL BE USED UNDER HEADS AND NUTS OF ALL BOLTS BEARING ON WOOD. WASHERS SHALL BE USED IN THE FOLLOWING LOCATIONS:
 - (A) SOLE PLATES TO FOUNDATION.
 - (B) WOOD LEDGERS AND CAPS TO CONCRETE AND MASONRY WALLS.
 - (C) AGAINST 2x MEMBER WHEN 2x MEMBER IS BOLTED TO A HEAVIER MEMBER.
 - (D) A PROPERLY SIZED NUT AND 3" x 3" x 0.229" THICK WASHER PLATE WITH DIAGONALLY SLOTTED HOLE MAY BE USED ELSEWHERE UNLESS NOTED ON THE DRAWINGS.

EPOXY ANCHORS

- SIMPSON EPOXY ANCHORS SYSTEM - SET/SET-XP SPECIAL INSPECTION CONCRETE: ESR-2508 FULLY-GROUTED AND HOLLOW CONCRETE MASONRY: ER-265 UNREINFORCED MASONRY: ESR-1772
- ADHESIVE ANCHOR INSTALLATIONS REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1704 OF THE IBC. THE SPECIAL INSPECTOR MUST RECORD STRENGTH AND AGE OF THE BASE MATERIAL, DRILL BIT COMPLIANCE WITH ANSI B212.15-1994; HOLE DIAMETER, DEPTH AND CLEANLINESS; HOLE LOCATION IN CONCRETE MASONRY CONSTRUCTION; HOLE EDGE DISTANCE AND SPACING; INSTALLATION TEMPERATURE; ADHESIVE PRODUCT DESCRIPTION; INCLUDING PRODUCT NAME; ADHESIVE EXPIRATION DATE; ADHESIVE MIXING PROCEDURE (SET-PACK); USE OF PROPER NOZZELS; VERIFICATION OF PROPERLY MIXED ADHESIVE PRIOR TO INJECTION OF ADHESIVE IN ANCHOR HOLE; ANCHORS UNDISTURBED GEL TIME; ROD TYPE, GRADE, DIAMETER, LENGTH AND CLEANLINESS; AND VERIFICATION OF ANCHOR INSTALLATION IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS AND THIS REPORT.

STRUCTURAL TESTS AND INSPECTIONS

- ALL TESTS AND INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT TESTING AND INSPECTION AGENCY EMPLOYED BY THE OWNER OR ARCHITECT AND NOT THE CONTRACTOR PER CBC SECTION 1704. JOB SITE VISITS BY THE STRUCTURAL ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION. COPIES OF THE TEST RESULTS SHALL BE FURNISHED TO THE STRUCTURAL ENGINEER IN ADDITION TO OTHER NORMAL DISTRIBUTIONS. REFER TO SECTION 1704 OF THE CALIFORNIA BUILDING CODE. ALL SPECIAL INSPECTORS MUST SUBMIT FINAL REPORTS.

	YES	NO	N/A
FOUNDATION:			
A. COMPACTED FILL INCLUDING UTILITY TRENCHES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. VISUAL EXAMINATION AND APPROVAL OF ALL FOUNDATION EXCAVATIONS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. CONTINUOUS INSPECTION OF PILE DRIVING AND/OR CAISSONS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONCRETE:			
A. CONTINUOUS INSPECTION AND TEST CYLINDERS FOR STRUCTURAL CONCRETE EXCEPT FOUNDATION CONCRETE OF 2500 PSI OR LESS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. CONTINUOUS INSPECTION FOR SLAB-ON-GRADES CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. TEST CYLINDERS FOR SLAB-ON-GRADES CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REINFORCING STEEL:			
A. PLACING OF REINFORCING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. PLACING AND STRESSING OF TENDONS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. SAMPLING AND TESTING OF STEEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. MILL REPORTS AND IDENTIFICATION OF STEEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOLTING:			
A. HIGH STRENGTH BOLTING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. EXPANSION/ADHESIVE ANCHORS IN CONCRETE OR MASONRY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. ANCHOR BOLTS IN CONCRETE (BOLT INSTALLATION AND CONCRETE PLACEMENT)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STRUCTURAL STEEL:			
A. MILL REPORTS AND IDENTIFICATION OF STEEL (AFFIDAVIT OF COMPLIANCE)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. SAMPLING AND TESTING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
APPROVED FABRICATORS: (MUST SUBMIT CERTIFICATE OF COMPLIANCE FOR ALL OFFSITE FABRICATION SUCH AS STRUCTURAL STEEL, GLU-LAMS, PRECAST CONCRETE, ETC.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WELDING:			
A. ALL STRUCTURAL FIELD WELDING (INCLUDES DECKING AND WELDED STUDS)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. NON-DESTRUCTIVE TESTING OF FULL PENETRATION WELD CONNECTIONS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. STRUCTURAL LIGHT GAGE METAL FRAMING WELDING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DESIGN FACTORS		
FLOOR DEAD LOAD		8 PSF
FLOOR LIVE LOAD		40 PSF
SITE CLASSIFICATION		D
EARTHQUAKE RESPONSE SPECTRA S _s		1.68
EARTHQUAKE RESPONSE SPECTRA S ₁		0.62
SEISMIC IMPORTANCE FACTOR		1
OCCUPANCY CATEGORY		GROUP R
S _{DS}		1.12
S _{D1}		0.62
SEISMIC DESIGN CATEGORY		D
BASIC WIND SPEED		V _{ULTIMATE} = 110 MPH
RISK CATEGORY		II
EXPOSURE		C
COMPONENTS AND CLADDING: WIND PRESSURE		16 PSF

REVISIONS	BY

LANGSTON & ASSOCIATES
 STRUCTURAL CONSULTANTS
 1810 E. 14TH STREET
 SANTA ANA, CA 92701
 PH (714) 836-8655
 FAX (714) 836-8687
 office@langston-se.com



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NEW DECK FOR:
 BOUK RESIDENCE
 185 GLENEAGLES TERRACE
 COSTA MESA, CA

DRAWN
 RLR
 CHECKED
 KP
 DATE
 5/17
 SCALE
 NOTED
 JOB NO.
 1317
 SHEET



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

August 24, 2017

Bill Fancher
3195 Haiti Circle
Costa Mesa, CA 92626

**RE: PLANNING APPLICATION PA-16-52 A1 (ZA-17-30)
MINOR CONDITIONAL USE PERMIT TO MODIFY AN EXISTING
CONDITIONAL USE PERMIT PA-16-52 TO DEVAITE FROM PARKING
REQUIREMENTS FOR A PHYSICAL FITNESS FACILITY LOCATED AT
2860 HARBOR BOULEVARD, COSTA MESA**

Dear Mr. Fancher:

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 August 31, 2017, 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, Katelyn Walsh, at (714) 754-5276, or at katelyn.walsh@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description and Analysis
 Findings
 Conditions of Approval and Code Requirements
 Applicant Letter
 Approved Conceptual Plans
 Staff Site Photos of Parking Areas

cc: Engineering Borchard Harbor LP
 Fire Protection Analyst 21916 Japatul Lane
 Building Safety Division Alpine, CA 91901

PROJECT DESCRIPTION

Location

The property is located on the east side of Harbor Boulevard, between Adams Avenue (to the south) and Village Way (to the north). The site has a zoning designation of C1 (Local Business District) and a General Plan land use designation of General Commercial (GC). Properties abutting the project site include C1 zone and General Commercial (GC) General Plan land use designation to the north, south, east, and west. Although not abutting the property, PDR-HD zoned property lies approximately 60 feet (to the northeast) beyond the rear property line. The property has two points of ingress/egress off Harbor Boulevard. The site contains a one-story, 15,675 square-foot commercial building and surface level parking.

On September 2, 2016 the Planning Commission approved, on a 5-0 vote, Planning Application PA-16-52 for a physical fitness facility, UFC Gym, to operate 24 hours a day, seven days a week at the subject property and allowed a reduction in parking requirements (157 parking spaces required, 148 parking spaces proposed), as well as 15 compact parking spaces.

The applicant requests approval of a Minor Conditional Use Permit (MCUP) to modify PA-16-52 to allow a further reduction in parking to 121 parking stalls, including 100 standard parking stalls, 15 compact parking stalls, and 6 handicapped stalls.

ANALYSIS

Parking and Circulation

The required parking ratio for a physical fitness facility is 10 spaces per 1,000 square feet of floor area, or 157 parking spaces for a 15,675 square-foot building. PA-16-52 allowed a reduction in parking requirements from 157 parking spaces required by code to 148 parking spaces. The deviation in parking did not include 920 square feet of building area unused by the gym in calculating the parking requirements.

The staff report for the previous project can be found at the following link:

<http://www.costamesaca.gov/ftp/planningcommission/agenda/2016/2016-09-12/PH-1.pdf>

The applicant is requesting an amendment to the planning application to allow a further reduction in parking; an additional 27 spaces. These spaces are located near the front of the commercial building on the south side. These spaces could be accommodated; however, it would require removal of a large amount of a raised area of concrete at a significant expense.

Per the applicant's project request letter, the fitness facility has been operating under a Temporary Certificate of Occupancy for over 6 months with approximately 120 parking

spaces, and there has been an excess supply of parking, approximately 60 parking spaces, available in the rear parking lot. Since the UFC Gym has been in operation, there have been no Code Enforcement violations related to parking.

Planning staff conducted multiple site visits to investigate the onsite parking during various days and hours of operation of the UFC Gym. During the site visits, staff observed an excess supply of available parking spaces in the rear parking lot. During the daytime site visits, the rear parking lot was almost completely empty with additional parking available in the south parking lot. During the evenings, roughly half of the rear parking lot was empty, with additional parking spaces available throughout the site (primarily in the south parking lot). Staff site photos of the parking lot have been included as an attachment to this staff report.

To conclude, even with the reduction in parking from 148 parking spaces to 121 parking spaces for UFC Gym, it appears that an adequate amount of parking is available for gym patrons and employees. However, if parking shortages or other parking-related problems develop, the business operator will be required to install the additional 27 parking spaces as originally approved under PA-16-52. As a reminder, the conditions of approval from Planning Application PA-16-52 shall remain in effect.

General Plan Consistency

The General Plan land use designation for the site is General Commercial which is intended to apply to large districts that contain a variety of businesses by providing a wide range of goods and services. The proposed reduction in parking from 148 parking spaces to 121 parking spaces is requested by the applicant due to an excess supply of parking available in the rear parking lot. The proposed parking is determined to be adequate for the site based on several site visits of the property at peak operating times. Therefore, the reduction in parking should not generate parking impacts on the subject or surrounding properties. Additionally, if parking shortages do occur, adequate space exists on site to provide the additional 27 parking spaces required under the original approval of the gym under PA-16-52.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
 1. As proposed and conditioned, the proposed reduction in parking is compatible and harmonious to the surrounding site developments that exist or have been approved for the general neighborhood based on several site visits of the property at peak operating times, adequate parking appears to exist to support the gym use. Therefore, the reduction in parking will not generate parking impacts on the subject or surrounding properties. Additionally, if parking shortages do occur, adequate space exists on site to provide the additional 27 parking spaces required under the original approval of the

gym under PA-16-52.

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.

3. The proposed reduction in parking does not impact or conflict with any performance standards as described elsewhere in the Zoning Code, and as conditioned to operate as described in this staff report.

4. The physical fitness studio is considered a general business use. The General Plan permits a wide range of commercial uses within the property's General Commercial land use designation. Therefore, approval of the minor conditional use permit to reduce parking for the physical fitness facility supports a use consistent with the General Plan. This is also based on the ability to provide the parking if demand increases in the future.

5. The Minor Conditional Use Permit to deviate from parking is for a project-specific case and is not to be construed to be setting a precedent for future development.

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

1. The proposed use is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. Based on several site visits of the property at peak operating times, adequate parking appears to exist to support the gym use. Therefore, the reduction in parking will not generate parking impacts on the subject or surrounding properties. Additionally, if parking shortages do occur, adequate space exists on site to provide the additional 27 parking spaces required under the original approval of the gym under PA-16-52.

2. It is anticipated that the request for reduction in parking requirements will have no effect on the neighboring properties in the same general area, or be detrimental to the health, safety, and welfare of surrounding neighborhood. Conditions of approval require UFC Gym to institute whatever operational or construction measures are necessary to minimize or eliminate any future parking problem.

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. The proposed parking reduction supports a physical fitness facility use which is a permitted use in the General Commercial land use designation for the property. This is also based on the ability to provide the parking if demand increases in the future.

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 15301, Existing Facilities, of the CEQA Guidelines.

- D. The project is exempt from Chapter IX, Article 12, Transportation Demand 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 described in this staff report: a physical fitness facility (UFC Gym) with hours of operation 24 hours a day, seven days a week, and 121 onsite parking spaces to include 100 standard parking stalls, 15 compact parking stalls, and 6 handicapped parking stalls. Any change in the operational characteristics including, but not limited to, outdoor training, live entertainment, reduction of parking shall require approval of an amendment to the conditional use permit PA-16-52, subject to Planning Commission or Zoning Administrator approval depending on the nature of the change.
 2. A copy of the conditions of approval for the minor conditional use permit shall 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. With the exception of the number of parking spaces, all other conditions of Approval of Planning Application PA-16-52 shall remain in effect.
 4. If parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to, reducing the size or length of classes provided and/or providing free on-site valet service.
 5. The applicant shall contact the Planning Division to arrange a Planning inspection of the site. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 6. Prior to issuance of the permanent Certificate of Occupancy (C of O) the applicant must ensure **all** parking spaces are appropriately striped in accordance to the site plan. Any existing parking spaces that are not included in the site plan, shall have hatched striping to indicate no parking.

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 planning application is valid for one year from the effective date of this approval (August 24, 2017) and will expire at the end of that period (August 24, 2018) unless applicant establishes the use by obtaining a certificate of occupancy (C of O) for the use. If the applicant is unable to obtain

the C of O 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 planning application.

2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
- Bldg. 3. Comply with the requirements of the following adopted codes: 2016 California Residential Code, 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code and 2016 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2016 California Building Code.
- Bus. 4. All contractors and subcontractors must have valid business licenses to do
Lic. 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.

FANCHER
LAND DEVELOPMENT CONSULTANTS
SERVICES

June 5, 2017

The City of Costa Mesa
77 Fair Drive
Costa Mesa, Ca 92626

Attn: Ryan Loomis
Re: UFC Gym - 2860 Harbor Drive
CUP # - PA-16-52

Dear Ryan

Please be advised it is our desire to seek relief from the strict interpretation of the parking ordinance. We are currently operating with a Temporary Certificate of Occupancy (TCO) in order to open for business while we resolve the issue of the parking spaces located in the front of our building. The mentioned parking spaces located in the front of our building will require a large amount of concrete demo at a significant expense. We have been under operation for at least 6 months with approximately 120 parking spaces. In that time we have not had a single person park in our rear parking lot which has roughly half of our total parking inventory. Given the fact that we have approximately 60 unused parking spaces it seems like a waste of resources and expense to construct the parking spaces in question. It would only add further to our unused inventory while costing us a tremendous amount of money and wasting a tremendous amount of natural resources for no reason.

Please review and let me know if you require any additional information or anything else. I'm available to meet or discuss any time. My phone # is (714) 323-3311. Thanks for your help on this and the entire project.

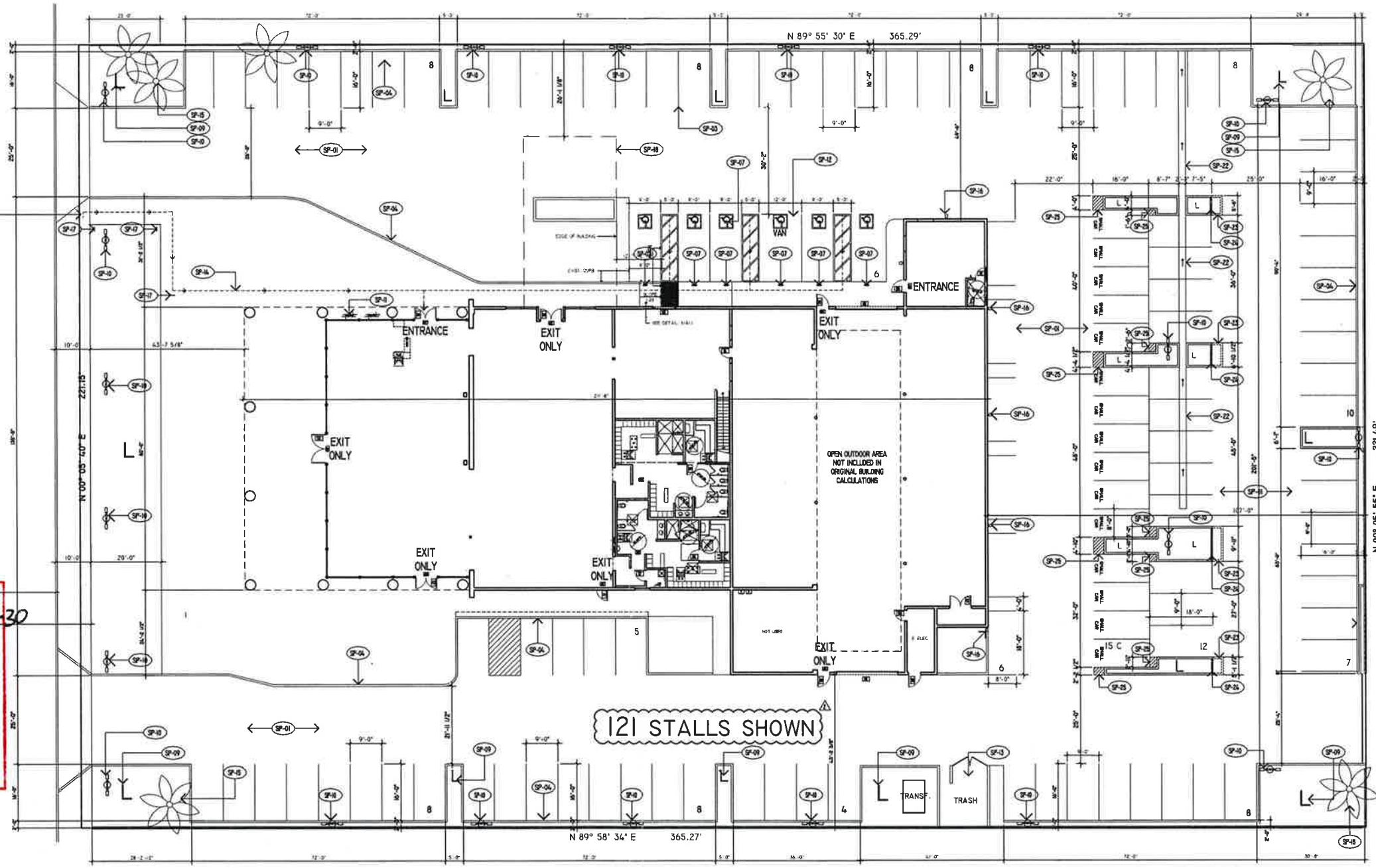
Bill

Bill Fancher
Fancher Development Services, Inc.
3195 Haiti Circle
Costa Mesa, Ca 92626
(714) 323-3311

NOTE:
NO ABRUPT CHANGES IN ELEVATION
ALONG THE PATH OF TRAVEL SHOWN.
THE SLOPE AND CROSS-SLOPE ALONG THE
PATH OF TRAVEL SHALL NOT EXCEED 5%
AND 2% RESPECTIVELY. INSPECTOR TO
VERIFY IN FIELD.

**MINOR CONDITIONAL USE PERMIT/
ADMINISTRATIVE ADJUSTMENT NO. 2A-17-30**
Approval in Concept
SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.
BY KW/ZA DATE 8/24/17

HARBOR BLVD.



PARKING CALCULATIONS

PARKING REQUIRED:
14,775 S.F. @ 10 STALLS/1,000 S.F. = 148 PARKING STALLS REQUIRED

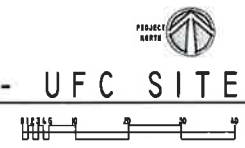
PARKING PROVIDED:
121 PARKING STALLS PROVIDED

SITE	
SITE AREA	81,022 SF
BUILDING SUMMARY	
TOTAL EXIST. BLDG. AREA (INCLUDES OUTDOOR COVERED AREA)	15,180 SF
MEZZANINE	495 SF
TOTAL EXIST. BLDG. AREA (INCLUDES MEZZANINE AREA)	15,675 SF
INDOOR AREA NOT USED BY UFC	160 SF
OUTDOOR AREA NOT USED BY UFC	760 SF
TOTAL BUILDING AREA USED BY UFC	14,755 SF
FAR	
MAXIMUM FAR ALLOWED	= 0.30 FAR (81,022 X 0.30 = 24,307 SF MAX. BUILDING)
PROPOSED FAR	= 0.18 FAR (14,755 SF / 81,022 SF)
EXISTING FAR	= 0.19 FAR (15,675 SF / 81,022 SF)

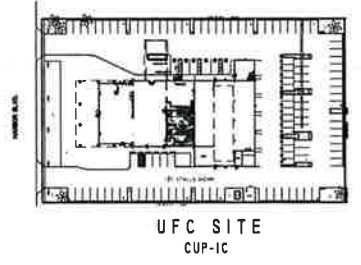
TOTAL PARKING PROVIDED	
100 STANDARD STALLS	
6 ADA STALLS	
15 COMPACT STALLS	
121 TOTAL SPACES PROVIDED	
LANDSCAPING REQUIREMENTS	
LANDSCAPING REQUIREMENTS = 25 SF/PARKING SPACE	
TOTAL PARKING PROVIDED = 148 SPACES	
TOTAL LANDSCAPING REQUIRED = 3,700 SF	
TOTAL EXISTING LANDSCAPE = 4452 SF	
SURPLUS DEFICIT LANDSCAPING = + 752 SF	

SITE KEY NOTES	
SP-01: EXISTING ASPHALTIC CONCRETE PAVING OVER SUB-BASE	SP-11: BICYCLE RACK
SP-02: INTERNAL CONCRETE SIDEWALK RAMP	SP-12: VAN ACCESSIBLE PARKING STALL - CONFORM COMPLIANCE WITH DETAIL VAR.3
SP-03: 3 INCH WIDE PAINTED STRIPES TO DESIGNATE PARKING SPACES	SP-13: EXISTING CHU TRASH ENCLOSURE WITH METAL GATES
SP-04: EXISTING CONCRETE CURB TO REMAIN - PROTECT IN PLACE	SP-14: ACCESSIBLE PATH OF TRAVEL
SP-05: ACCESSIBLE PARKING SPACE SIGNAGE	SP-15: EXISTING PALM TREES TO REMAIN
SP-06: ZERO INCH FLUSH CURB FACE AND TRIANGULAR DOWN DETECTABLE WARNING DEVICE	SP-16: EXISTING WALL MOUNTED PARKING LOT LIGHTING TO REMAIN
SP-07: PAINTED DISABLED ACCESS SYMBOL	SP-18: EXISTING ROOF OVERHANG TO REMAIN
SP-08: EXISTING AC PAVING TO REMAIN	SP-19: PROPOSED PARKING STALLS DEDICATED TO UFC
SP-09: LANDSCAPING AND IRRIGATION SYSTEM TO BE REPAIRED AS REQUIRED	SP-20: PROPOSED DRIVE ISLE FOR UFC PARKING STALLS
SP-10: POLE MOUNTED PARKING LOT LIGHT FIXTURE TO REMAIN - PROTECT IN PLACE	SP-21: EXISTING SECURITY GATE TO REMAIN
	SP-22: EXISTING CONCRETE SMALE TO REMAIN

PROPOSED SITE PLAN - UFC SITE



KEY PLAN



tanaka + riley architects
22855-E SAVI RANCH PKWY
YORBA LINDA, CA 92887
PH: 714.283.1905
FX: 714.455.1313

SCALES AS STATED ARE VALID ONLY ON ORIGINAL DRAWING - THE DIMENSIONS OF WHICH ARE 1/8" INCHES & 3/16" INCHES
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UFCGYM
2860 HARBOR BLVD.
COSTA MESA, CA

SUBMITTAL DATES:	
DESCRIPTION	DATE
CLIP SUBMITTAL	6.23.16
CLIP SUBMITTAL	8.03.16
CLIP SUBMITTAL	1.09.17
CLIP SUBMITTAL	1.24.17
CLIP SUBMITTAL	6.09.17

REVISION DATES:		
NO.	DESCRIPTION	DATE
1	PLANNING CORRECTIONS	01.24.17
2	PLANNING CORRECTIONS	06.09.17



PROJECT NUMBER:
TRA JOB NO. 16068

TITLE:
PROPOSED SITE PLAN - UFC SITE

SHEET NUMBER:

CUP-IC

UFC Gym Parking -June 5 at 6pm





UFC Gym Parking - June 7 at 12pm





UFC Gym Parking—Friday, August 11th 2017 at 12:00 PM



Rear Parking Lot



UFC Gym Parking—Saturday, August 12th at 12:00 PM



Rear Parking Lot



UFC Gym Parking—Tuesday, August 16th 2017 at 5:30 PM



Rear Parking Lot





CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

August 24, 2017

Bill Dunlap
P.O. Box 1654
Newport Beach, CA 92659

**RE: ZONING APPLICATION ZA-17-31
MINOR CONDITIONAL USE PERMIT FOR THE ENCROACHMENT OF A
CHILDREN'S PLAYGROUND INTO THE STREET SETBACK AND TO
DEVIATE FROM SHARED PARKING REQUIREMENTS DUE TO UNUSUAL
OPERATING CHARACTERISTICS
2995 AIRWAY AVENUE, COSTA MESA**

Dear Mr. Dunlap:

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 August 31, 2017, 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, Katelyn Walsh, at (714) 754-5276, or at katelyn.walsh@costamesaca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Willa Bouwens-Killeen".

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description and Analysis
 Findings
 Conditions of Approval, Code Requirements
 Applicant Letter
 Approved Conceptual Plans

cc: Engineering 2995 Airway LLC
 Fire Protection Analyst 365 Clinton Street #B
 Building Safety Division Costa Mesa, CA 92626

PROJECT DESCRIPTION/BACKGROUND

The subject property is located on the corner of Kalmus Drive and Airway Avenue. The project site is zoned MP (Industrial Park), and has a General Plan land use designation of Industrial Park. Properties abutting the project site on all four sides have an Industrial Park General Plan designation and are zoned Industrial Park (MP) zone. Physical on-site improvements include a 45,600 square foot multi-tenant building and 86 on-site parking spaces. The property has two points of ingress/egress off Kalmus Drive and one off Airway Avenue.

On June 22, 2015, a tenant improvement under building permit BC15-00204, approved a church use to operate at the subject property, subject to compliance with conditions contained in a Land Use Restriction (LUR) recorded specifically in response to this use. The LUR specified that a minimum of 74 parking spaces be available for the church during "specified assembly hours" (Sundays from 7:30 AM to 1:00 PM), leaving a balance of 12 parking spaces for use by other tenants. The LUR is to remain in effect unless a release and termination of the LUR is initiated by the City and recorded. However, the church has other activities that occur during the week that, in staff's opinion, are not covered by the LUR.

The applicant requests approval of a Minor Conditional Use Permit (MCUP) to allow for the encroachment of a children's playground into the street setback. Additionally, to allow formal recognition of the church and all its activities – including those that occur during weekdays and Saturdays – a MCUP to deviate from shared parking requirements due to unusual operating characteristics, has been included as well.

ANALYSIS

Proposed Use of Outdoor Play Area

According to Article 4.5 *Development Standards for Churches and Other Places of Religious Assembly*, outdoor activity areas are permitted provided that the area does not encroach into the required street setback, parking and circulation, or interior landscaped areas except as approved through issuance of a minor conditional use permit. Therefore, the applicant is requesting approval of a MCUP to allow the encroachment of a children's playground 8 feet into the required 20-foot deep street setback.

The proposed playground, located directly east of the main building, facing Airway Avenue, will occupy a total area of 1,558 square feet. Per the applicant letter, the play equipment requires a safety zone around the play equipment of 23 feet, 6 inches by 28 feet, 5 inches. Therefore, a 40 percent encroachment into the street setback is necessary to accommodate the play yard. Proposed hours of operation of the play yard are 7:30 to 1:00 PM on Sunday and concurrent with special church events only.

Several years ago, the City adopted a set of review criteria for outdoor play yards for children at private schools. Because this play yard is similar in nature, staff is applying the same review criteria. The applicable review criteria and response regarding compliance is detailed below:

- *Reinforced perimeter barrier for play yards in proximity to a street.* The proposed playground will be completely enclosed by a six-foot high combination tube steel fence between concrete filled bollards; review criteria requires a minimum height of 42 inches. On the north portion of the barrier, an existing, 40.5-inch-high monument sign will provide an additional barrier in addition to the tube steel fence. Furthermore, the applicant has stated that the proposed design of the fence provides adequate vehicle barrier protection per ASCE 7-10 Section 4.4.3.

As proposed, a matching gate with a lock or latching device not accessible to children will provide ingress/egress to the play yard and will be provided on the south side of the barrier.

- *Number of children on the play yard at any one time and possible noise impacts.* The applicant letter states that the number of children on the play yard shall not exceed 20 at any given time. Further, condition number 13 requires that adult supervision be present at all times that the play yard is in use. Per the applicant letter, the number of supervisors on the playground at any given time will comply with Section 18291 of Title 5 of the California Code of Regulations. The play yard is subject to the exterior noise standards of the City of Costa Mesa as set forth in Section 13-280 of the Zoning Code (condition number 14); however, because of the location of the property in a MP zoned area, noise impacts on the subject and surrounding properties are not anticipated.
- *A variety of play experiences should be provided; no metal slides or merry-go-rounds.* A variety of experiences are provided and the play equipment does not include a merry-go-round and the slide is plastic.
- *Play equipment should be ADA compliant.* The proposed equipment is ADA compliant.
- *The play yard should be visible from the street for surveillance.* The play yard is visible from Airway Avenue and is enclosed by a tube steel fence that allows for visibility of the interior of the play yard.
- *Play surface; installation requirements.* Condition of approval will be included requiring the equipment to be located on turf, sand, or other treated surface to the satisfaction of the Economic and Development Services Director. Additionally, a letter will be required to confirm that the equipment has been installed per manufacturer's specification 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).

Although 510 square feet of landscaping within the setback area will be lost with the encroachment of the play yard, the existing street setback is deeper than required by Code (in some places the building is setback 34 feet versus the 20 feet required by Code); consequently, an additional 867 square feet of landscaping is provided along the Airway Avenue frontage to offset the encroachment.

Parking and Circulation

Normal hours of operation for St. James Church are Monday through Friday 9:00 AM to 4:00 PM (office use only) and Sunday from 7:30 AM to 1:00 PM. Other weekly church events include Bible studies, workshops, and other small church-related activities. In addition, an annual business meeting (October 19th), Easter service and other Lent season events, Thanksgiving and Christmas services, are held throughout the year. Attached to this staff report is a list of all special church events to occur per the applicant.

A church use may be permitted by right in the MP zone; however, the existing approval was contingent on the conditions contained within the LUR including, but not limited to, maintaining 86 total on-site parking spaces and a church assembly area of no greater than 2,352 square feet. However, based on the Zoning Code's parking ratio of 1 space per 35 square feet for assembly areas, Saint James actually requires only 74 parking spaces, leaving 12 parking spaces for use by other tenants during "specified assembly hours."

Twenty-four of the 86 on-site spaces exist at the rear of the building. Currently, another tenant on the site, Skyco Inc., uses up to 11 of these 24 spaces for storage on palettes. While code requires 74 spaces for church use during assembly hours, 75 spaces are open and available on-site, not including the additional 11 spaces for storage on palettes. And while there are 13 parking spaces available at the rear of the property, in the last two years since the church was established at this location, the applicant has stated that the congregants have never used these 13 parking spaces.

Based on the ratio of tenant space to existing on-site parking, the church is allocated 19 parking spaces. As part of the deviation from shared parking requirements, the applicant is also requesting a deviation to allow the use of the 19 parking spaces Monday through Friday from 7:00 AM to 4:00 PM (excluding three Lent season events) and 30 parking spaces on weekdays after 4:00 PM and on Saturdays, all outside of the "specified assembly hours".

The church occupies a 9,856 square foot suite in the multi-tenant building. To the west, Skyco Inc. (hours of operation Monday to Friday from 7:00 AM to 4:00 PM) occupies a 20,375 square foot suite and is credited with 39 parking spaces. The suite located at the rear of the property, accessible off Airway Avenue, is used by the property owner as a private self-storage for automobiles. Based on the ratio of existing parking to tenant

space, the self-storage facility is allocated 28 parking spaces; however, due to the private nature of the use, the self-storage does not generate any parking demand. Therefore, the applicant requests use of 30 parking spaces after 4:00 PM weekdays and on Saturdays as well as during the following Lent season events that overlap with the operating hours for Skyco Inc. when 47 spaces are available (19 allocated for the church and 28 allocated for the storage area).

Hours	Capacity
Holy Week (Monday through Friday); 7:30 AM to 1:00 PM	30-40 people
Soup Lunches (Wednesday)	40 people
Good Friday (12:00 PM to 3:00 PM)	40-50 people

Thanksgiving and Christmas services can also occur on weekdays but are national holidays when Skyco is closed, allowing for the 74 spaces needed for the assembly use to be provided.

Based on the above schedule, adequate parking is available for all activities but Good Friday. It is anticipated for Good Friday services, congregants will carpool. The church has been in operation for two years – with these additional activities – without any complaints regarding parking or other impacts. Conditions of approval to ensure the parking remains open and available for the church as detailed above have been included. However, the applicant has stated that if parking shortages or other parking-related problems arise, the church is willing to providing free valet parking and/or to install additional parking spaces in the rear parking lot to mitigate any shortages.

General Plan Consistency

The Industrial Park General Plan land use designation is intended to apply to large districts that contain a variety of industrial and compatible office and support commercial uses. The proposed use and hours of operation of the church and adjacent playground, as conditioned will allow operation of the church and related activities without generating noise or parking impacts on the subject or surrounding properties.

The proposed project satisfies Policy N-2.4 of the Noise Element of the 2015-2035 General Plan that “require(s) that all proposed projects are compatible with adopted noise/land use compatibility criteria”. Condition of approval number 14 requires that the outdoor play area satisfy exterior noise standards of the City of Costa Mesa as set forth in Section 13-280 of the Zoning Code.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. There is a compatible and harmonious relationship between the proposed building and site developments, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. The proposed use and hours of operation of the church and adjacent play yard, as conditioned, will allow operation of the church and related activities without generating noise or parking impacts on the subject or surrounding properties.
 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 are not impacted by the proposed project. As conditioned, the fence proposed to enclose the play yard provides adequate vehicle barrier protection per ASCE 7-10 Section 4.4.3. In addition, the encroachment of the play yard 510 square feet into the landscaped area is mitigated by an additional 867 square feet of landscaping provided between the property line and physical improvements on the property.
 3. The proposed play yard complies with any performance standards as described elsewhere in the Zoning Code, and is conditioned to operate as described in this staff report.
 4. The use is consistent with the General Plan in that a church is considered a compatible use in the Industrial Park land use designation. In addition, the encroachment of the play yard is permitted with the approval of a minor conditional use permit. The proposed play yard is adjacent to industrial land uses and, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the included conditions of approval, the outdoor play area should not adversely impact the subject and surrounding uses.
 5. The zoning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
1. The proposed use is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. The use of the play yard and operation of the church use has been limited through conditions of approval to minimize impacts to the surrounding businesses.

2. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The hours of operation of the church and proposed play yard are conditioned to operate to mitigate any impacts as specified in this staff report. As conditioned, the outdoor play yard is subject to the exterior noise standards of the City of Costa Mesa as set forth in Section 13-280 of the Zoning Code.
 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 and any applicable specific plan for the property. The subject property is in the Industrial Park General Plan land use area and the deviation will not result in a use, density, or intensity that is not in accordance with this land use designation.
- 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 15301, Existing Facilities, of the CEQA Guidelines.
- D. The project is exempt from Chapter IX, Article 12, Transportation Demand 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 described in this staff report: a church use (St. James Church) with hours of operation limited to: Monday through Friday 9:00 AM to 4:00 PM (office use only) and Sunday from 7:30 AM to 1:00 PM. Other weekly church events include Bible studies, workshops, and other small church-related activities not to exceed 19 parking spaces Monday through Friday from 7:00 AM to 4:00 PM (excluding Lent season events) and 30 parking spaces on weekdays after 4:00 PM or on Saturdays, except during "specified assembly hours" or special church events, in which case, 74 parking spaces are required. In addition, an Annual Business Meeting, Christmas service, Thanksgiving service, Easter service and various Lent Season events will be held throughout the year. All of these special church events, excluding the Lent Season events, will occur during national holidays or during off-set hours of operation. Proposed hours of operation of the play yard are Sunday from 7:30 AM to 1:00 PM and during special church events only. Any change in the operational characteristics including, but not limited to, change in the hours of operation of the church and/or play yard, type of service provided, modified assembly hours, will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.

2. The Land Use Restrictions affecting the real property shall remain in effect unless and until recordation of the release and termination of Land Use Restrictions.
3. The property owner acknowledges that the approval of this minor conditional use permit may prevent any future industrial use from replacing the self-storage facility, unless additional parking is secured at another location through issuance of a conditional use permit or this minor conditional use permit is amended.
4. A copy of the conditions of approval for Minor Conditional Use Permit ZA-17-31 shall 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.
5. The outdoor play area shall be enclosed with a six-foot high fence 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.
6. A street barrier, as depicted on the submitted plans shall include a six-foot high combination tube steel fence between six-inch tube steel posts filled with concrete and embedded in a three-foot concrete footing. The concrete filled bollards shall be approximately six feet apart, except on the north portion of the barrier, where an existing 40.5-inch-high monument sign will provide an additional barrier in addition to the tube steel fence.
7. The side door immediately adjacent to the play yard shall remain unlocked at all times the play yard is in use to ensure adequate ingress/egress from the main building.
8. Stationary play equipment shall be located on turf, sand, or other treated surface to the satisfaction of the Economic and Development Services Director.
9. The maximum number of children on the playground at any one time shall not exceed 20.
10. Chain link fences visible from a public right of way are prohibited.
11. Canopies are prohibited in the setback area.
12. No metal slides or merry-go-rounds are allowed.
13. The use of the play area shall only be permitted with adult supervision.
14. The outdoor play area is subject to the exterior noise standards of the City of Costa Mesa as set forth in Section 13-280 of the Zoning Code.

15. Thirty nine parking spaces shall be available for use by neighboring tenants at all times during normal business hours from Monday to Friday, 7:00 AM to 4:00 PM.
16. If parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to, modifying hours of operation, relocating the outdoor storage, installing additional on-site parking, providing free valet parking, acquiring of off-site parking, and/or any other measures as deemed appropriate by the Economic and Development Services Director.
17. The applicant shall contact the Planning Division to arrange a Planning inspection of the site. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
18. Prior to building permit issuance, the applicant shall submit a final play yard plan for review and approval, which includes detailed play yard specifications of manufactured play equipment. The play yard plan shall depict safety fall zones, safety surfacing materials and construction specifications, manufacturer and model numbers of equipment and equipment deck heights.
19. 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).

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 year from the effective date of this approval (August 31, 2017) and will expire at the end of that period (August 31, 2018) unless applicant establishes the use by obtaining building permits for the use. 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 prior to the expiration of the planning application. |
| Bldg. | 2. Comply with the requirements of the following adopted codes Code: 2016 California Building Code, 2016 California Green Building Standards (or the |

applicable adopted, California Building code California Green Building Standards at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2016 California Building Code specifically with section 11B-240 for children play areas. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved Architectural plans.

3. 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.

Bus.
Lic.

4. 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.

Katelyn Walsh
Principal Planner/Zoning Administrator
Planning Department
City of Costa mesa
77 Fair Drive, CA 92628

July 20th 2017

RE: St. James Anglican Church 2995-A Airway Ave. /Minor CUP Application-Play Yard

Ms. Katelyn Walsh,

Please consider this letter as our formal request to obtain an Minor CUP for the construction of a play yard adjacent and directly east of our building (see Exhibit A). The city setback on Airway Ave. is 20' from the property line which is 8' from the curb face. Because of the existing setback we are left with only an area that is between 18' and 14' 8" wide to create a play yard and install our play equipment.

The play yard area and equipment are the only facilities that would encroach into the setback area. There are no other buildings or structures involved. The play equipment requires a safety zone of 23'6" x 28'5'. There is ample length for the play equipment, approx. 56" but the width is 6' to 8" short (see exhibit B)

A Minor CUP would allow a 40% encroachment into the setback would give us the necessary dimensions to install the play equipment and meet the required safety zone criteria. The area in question is currently grass and slopes away from the building at approx. 2%. The play yard will be enclosed by a city approved fence made of wrought iron. Please see the enclosed exhibits.

The building that St. James is leasing which is adjacent to the play yard has an open area (grass) between the 20' setback and the building. The additional open space is approx. 56' long and an average of 16' wide and totals 1,915 sq. ft. The total amount of encroachment requested by this application is 510 sq. ft. There is a large lawn area that will not be used as part of the play yard of approx. 650 sq. ft. to the north (see Exhibit C)

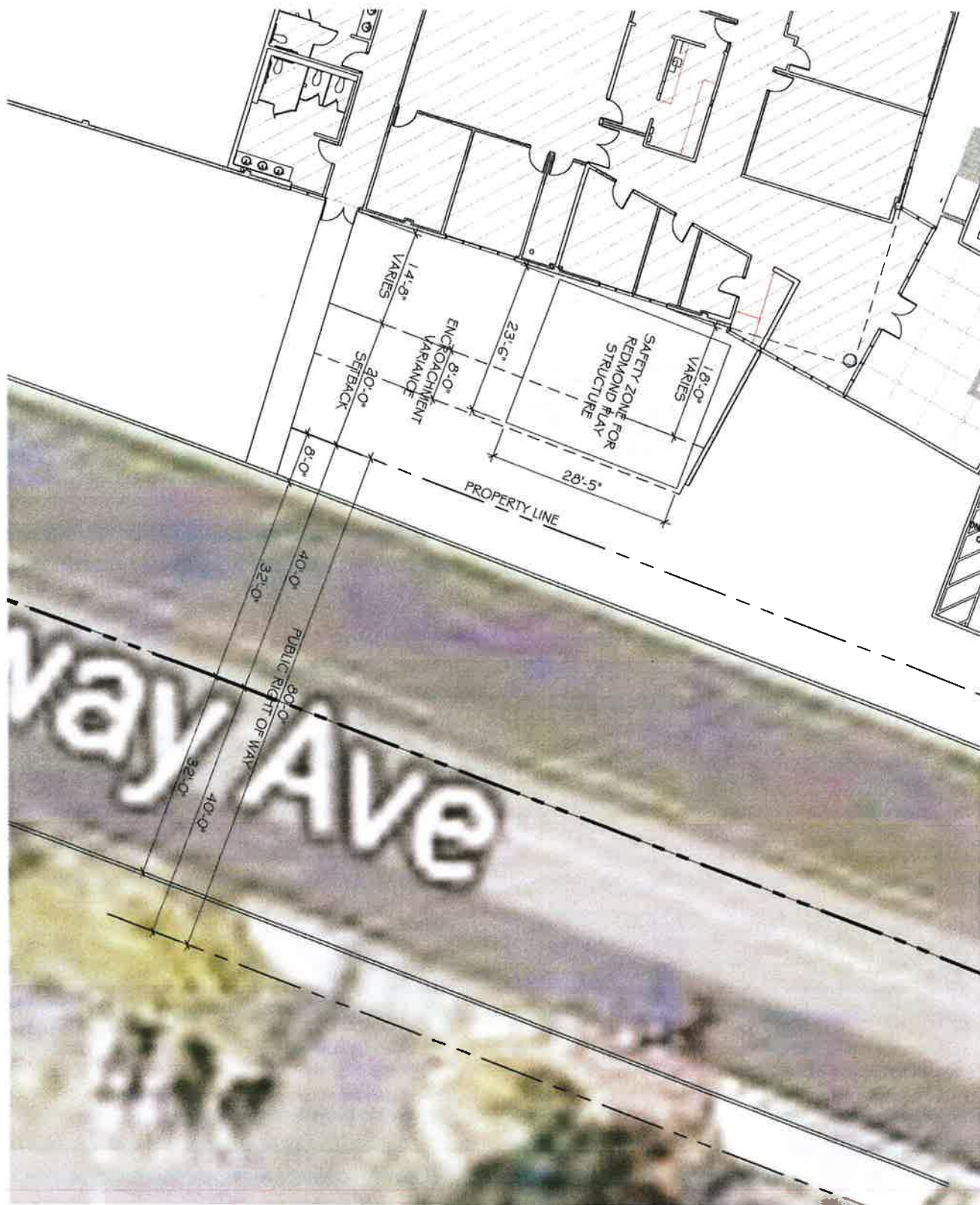
Should you have any question please due call.

Sincerely,



Bill Dunlap

Exhibit A



Redmond



Price: \$6,960.00

Model Number: PKP173

Brand: Dot-Com

Weight: 975.00 LBS

Age Range: 2-12 years

Child Capacity: 16-19

Fall Height: 4'

Post Diameter: 3.5-inch

Safety Zone: 23' 6" x 28' 5"

Product Description

The Redmond play structure is will the hub of excitement on the playground that children will love to gather at. Made up of two triangular 48" elevated platforms that are connected by a tube bridge, this play structure is accessible by a number climber, a pod climber, or by stairs. Children can take a right turn slide that attaches itself to one of the triangular elevated platforms off of the play structure. A rain wheel and a single drum found on the ground level provide opportunities for on-ground play and also make the Redmond play structure ADA compliant. This play structure is sure to be one of the most popular places on the playground, and children will love to gather around it as well as play on it. It is a great deal. This play structure is designed for children who are between the ages of 2 and 12 years old.

Willa Bouwens-Killeen
Principal Planner/Zoning Administrator
Planning Department
City of Costa mesa
77 Fair Drive, CA 92628

July 7th 2017

RE: St. James Anglican Church 2995-A Airway Ave. /Administrative Adjustment
Application-Play yard

Ms. Bouwens-Killeen
Katelyn Walsh

Please consider this letter as our response to your corrections noted in your
correspondence dated June 29th 2017.

1. The owner is the applicant, 2995 Airway, LLC . They signed the application
as owner.
2. The hours of operation for the proposed play yard are: Sundays 7:30am to
1pm. Weekday operation will only take place if there is a special event. At
all times the play yard will only operate with proper supervision. The only
other tenant in the building is Skyco Skylights to the west of St. James.
3. I have attached plans that designate the use of the rooms associated with
the play yard.

Should you have any question please due call.

Sincerely,



Bill Dunlap

Katelyn Walsh
Assistant Planner
City of Costa Mesa
77 Fair Drive, CA 92628

July 18th 2017

RE: St. James Anglican Church 2995-A Airway Ave. /Administrative Adjustment
Application-Play yard

Katelyn Walsh,

Please consider this letter as our response to your request as outlined in your e-mail of July 12th 2017 for additional items to complete the processing of our application. Here are the following responses:

1. Relocate gate closer to bldg. / show swing outward from play yard – Please see Attachment A included.
2. Research of alternate to a block wall – We are now proposing a fence detail that would incorporate 6” steel tube post that would be concrete filled and embedded in a 3’ concrete footing . Please see Attachment A included.
3. The monument sign is 6” thick, 40.5” high and 23’6” long. It is made of poured in place concrete and abuts the east elevation of the building.
4. Hours of Operation, Number of Children and Supervisors –

Hours of Outside Play

Sundays (7:30 -- 1:30 PM)

Sunday Evenings (Based on Church Events)

Weekdays/Nights/Saturdays (Based on Church Events)

Children on Playground (Max 20 Children)

Supervisors on Playground

Minimum of 2 supervisors always

Infant (Birth-6 months) 1:1 supervisor-child ratio

Infant (7-18 months) 1:2 supervisor-child ratio

Toddler (19-36 months) 1:4 supervisor-child ratio

Preschool (37-60 months) 1:8 supervisor-child ratio

Grade School (5-12 years) 1:12 supervisor-child ratio

Note 1: Whenever groups of children of two (2) categories are comingled and the younger age group exceeds fifty percent (50%) of the total number of children present, the ratios for the entire group must meet the ratios required for the younger age group. *(Section 18291 of Title 5 of the California Code of Regulations)*

Note 2: If the younger age group does not exceed fifty percent (50%) of the total number of children present, the supervisor-child ratios shall be computed separately for each group. *(Section 18291 of Title 5 of the California Code of Regulations)*

Sincerely,

A handwritten signature in blue ink that reads "Bill Dunlap". The signature is written in a cursive style with a large, stylized "B" and "D".

Bill Dunlap

ST. James Church – 2995 A Airway Ave. Costa Mesa, CA 92626

Additional Activities Info:

(07-27-2017)

- Periodically Seminars on Saturday Mornings (30-40 people)
- 2 x Yearly Alpha Program for 13 straight weeks on Monday Evenings (40-50 people)
- Monday Nights - Prayer Group (10-15 people)
- Various Weekly Bible Studies either Mornings or Evenings (10-15 people)
- 3-4 Yearly Workshops either Weeknights or Sunday Evenings (40-50 people)
- Quarterly Diocese Meetings on Saturday Mornings (15-20 people)
- Summer Events: Women's Bible Studies (8-12 people); Quarterly Men's Breakfast on Saturdays (35-45 people)
- Quarterly Seminars on Saturday Mornings (30-40 people)
- 2 x Yearly Alpha Program on Monday Evenings/12 weeks (40-50 people)

- **Lent Season:**

- Weekly Evenings Bible Studies; Palm Sunday

7:30 - 1:00 PM); Holy Week (Monday-Friday @ 12:00 Noon Service

30-40 people; Soup Lunches – Wed.

40 people); Maundy Thursday @ 7:00 PM

40 people); Good Friday 12:00 Noon - 3:00 pm

40-50 people) Good Friday Service @ 7:00 pm

60-70 people); Easter Sunday Services (7:30 am - 1:00 pm)

Willa Bouwens-Killeen
Principal Planner/Zoning Administrator
Planning Department
City of Costa mesa
77 Fair Drive, CA 92628

August 21st 2017

RE: St. James Anglican Church 2995-A Airway Ave. /Minor CUP Application-Play
Yard

Ms. Willa,

Please find enclosed the information you requested regarding the parking at the rear of the building. In the almost two years we have been at this location we have never needed or used the parking at the rear of the building of which 13 stalls are open every Sunday for potential use. The other 11 are used for storage by our neighbor Skyco. In addition to the 13 stalls, there is additional space against the building for 4 more parallel stalls. We would be open to valet park this area if the need should arise.

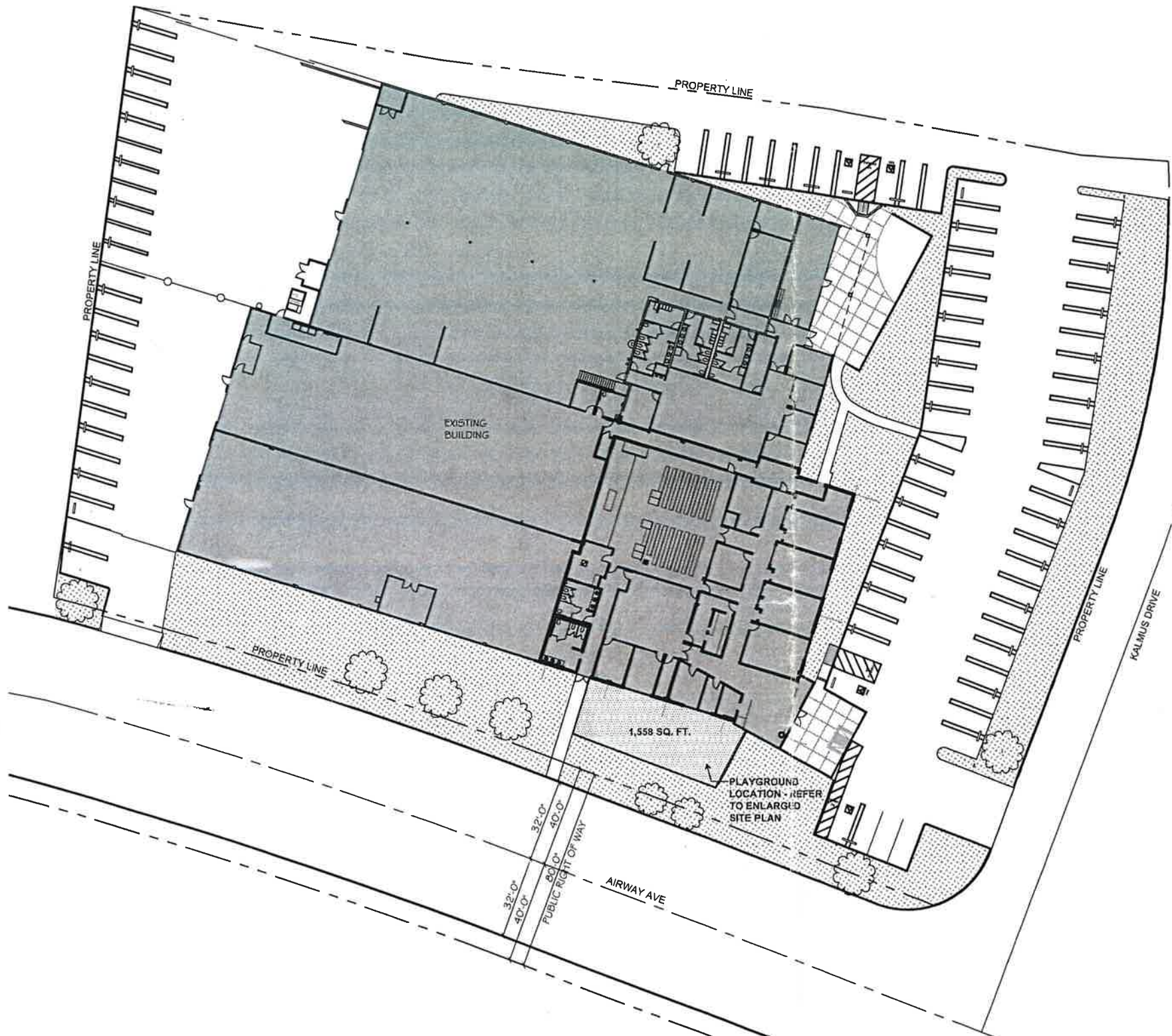
Thank you for the review of this issue,

Should you have any question please due call.

Sincerely,



Bill Dunlap



Site Plan

St. James Anglican Church Playground
 2995 Airway Ave, Costa Mesa, CA 92626


 Carlile Coatsworth Architects, Inc
 2495 Campus Dr. - Second Floor - Irvine, CA 92612 - Phone: 949.833.1930 - Fax: 949.833.1140

PARKING TABULATION

WEEKDAY USE

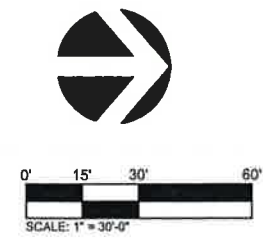
PARKING CALCULATIONS	
TOTAL AREA OF TENANT SPACE	9,356 SQ. FT.
TOTAL GROSS BUILDING FLOOR AREA	45,600 SQ. FT.
$9,356 \text{ SQ. FT.} / 45,600 \text{ SQ. FT.} = 0.216$	
$0.216 \times 86 \text{ EXISTING PARKING SPACES} = 19 \text{ REQUIRED PARKING SPACES}$	

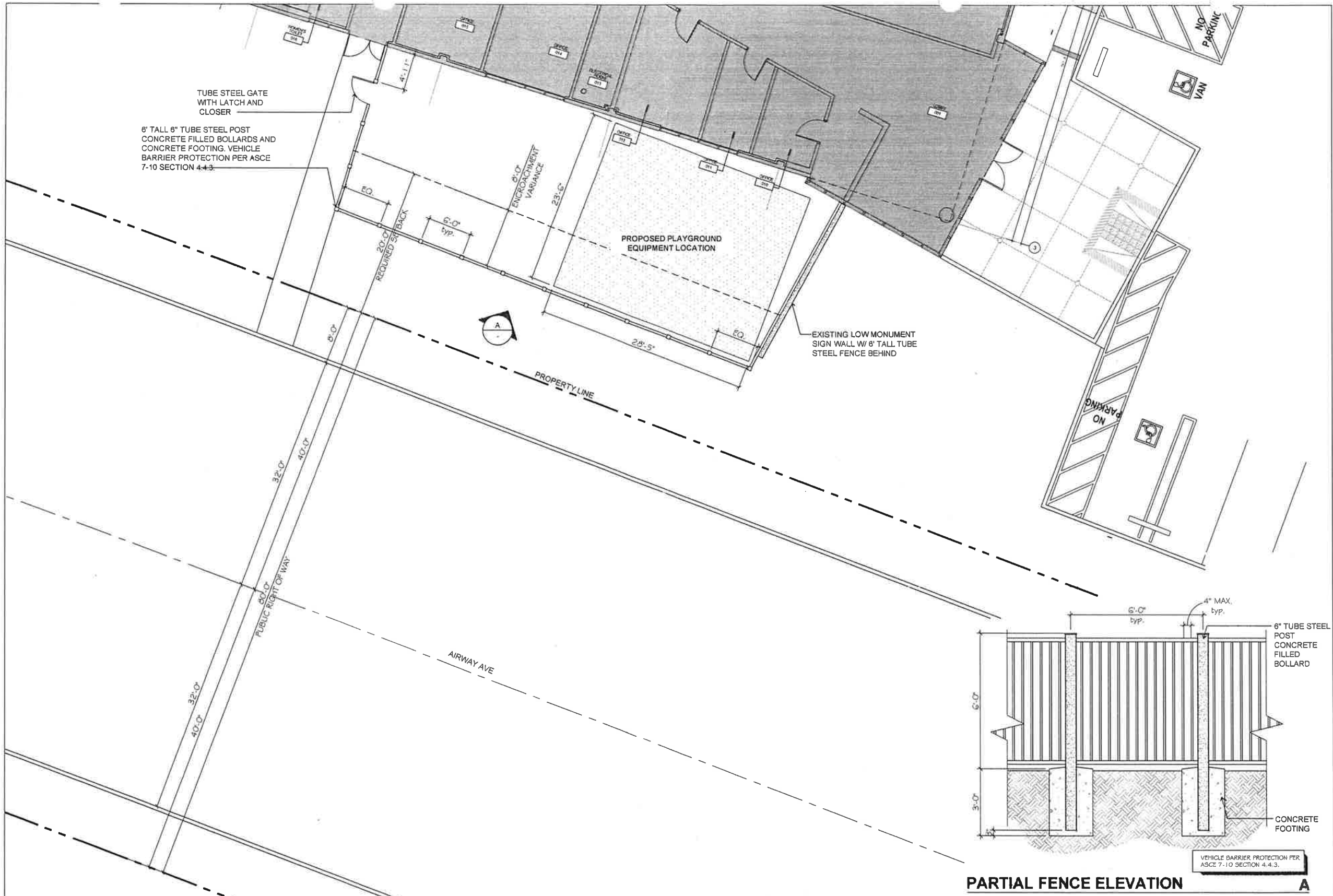
WEEKEND USE

PARKING CALCULATIONS	
FIXED SEATING - SANCTUARY AREA	$2,356'' \text{ OF FIXED SEATS} / 13 = 159 \text{ SEATS}$
CLASSROOMS + 2 OPEN OFFICES	2,715 SQ. FT.
PARKING REQUIREMENT = 1 SPACE FOR EVERY 35 SQ. FT. OF SEATING AREA	
$1,900 \text{ SQ. FT.} / 35 \text{ SQ. FT.} = 55 \text{ PARKING SPACES}$	
PARKING REQUIREMENT = 4 SPACES PER 1,000 SQ. FT. WITH A MIN. OF 6 SPACES	
$2,715 \text{ SQ. FT.} / 250 \text{ SQ. FT.} = 11 \text{ PARKING SPACES}$	
NON-CONCURRENT: MULTIPURPOSE = 967 SQ. FT.	
REQUIRED # OF PARKING SPACES = 55 + 11 = 66	
EXISTING # OF PARKING SPACES = 86	

 LANDSCAPE - REFER TO LANDSCAPE DRAWINGS

MINOR CONDITIONAL USE PERMIT/
 ADMINISTRATIVE ADJUSTMENT NO. 2A-17-31
Approval in Concept
 SUBJECT TO CONDITIONS
 CITY OF COSTA MESA
 PLANNING DEPT.
 BY KW DATE 8/24/17

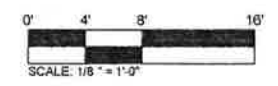


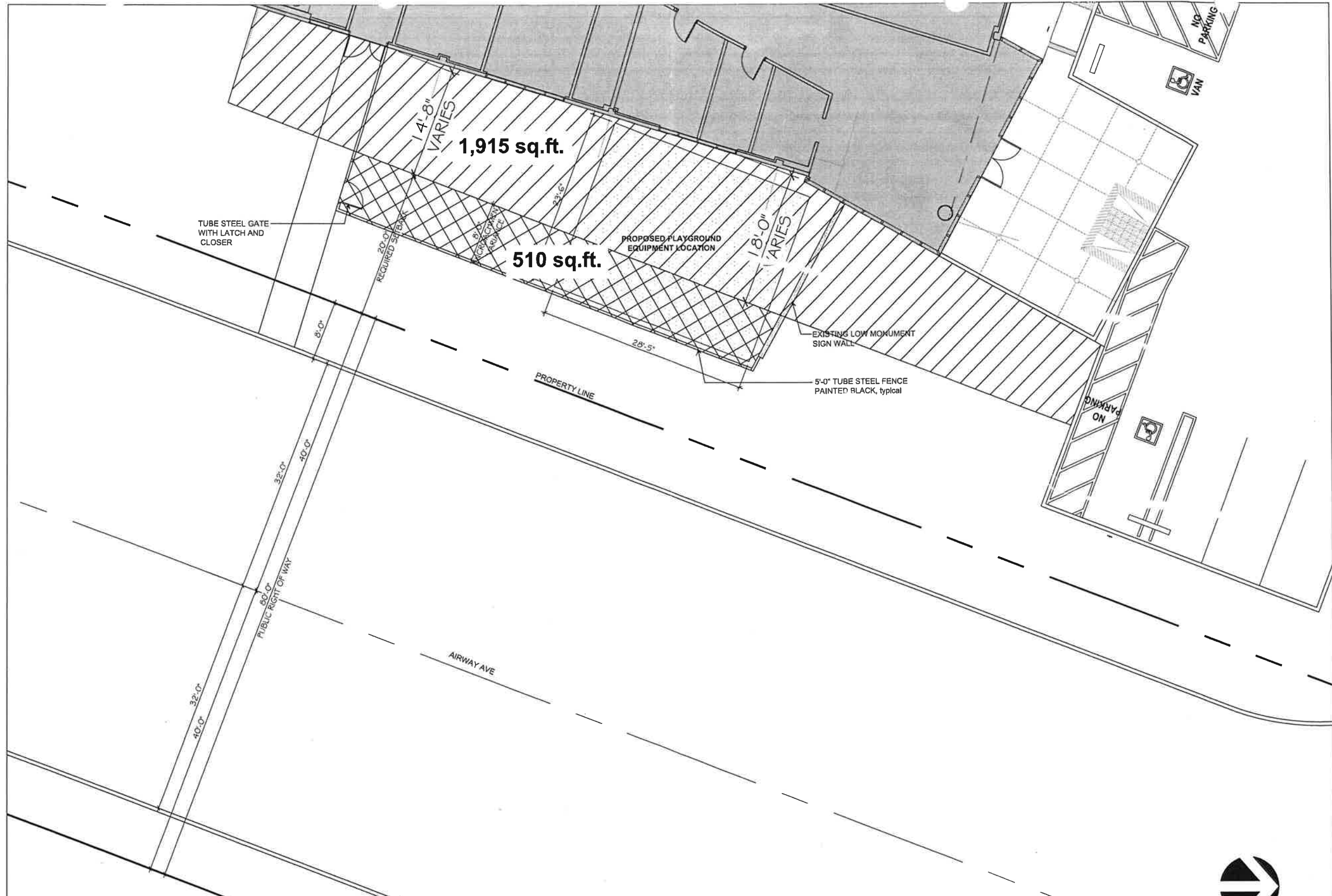


Enlarged Playground Site Plan
St. James Anglican Church Playground
2995 Airway Ave, Costa Mesa, CA 92626

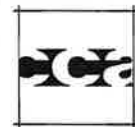


Carlile Coatsworth Architects, Inc
 2466 Campus Dr. - Second Floor - Irvine, CA 92612 - Phone: 949.833.1930 - Fax: 949.833.1140





Enlarged Encroachment Site Plan
St. James Anglican Church Playground
2995 Airway Ave, Costa Mesa, CA 92626



Carlile Coatsworth Architects, Inc
 2496 Campus Dr. - Second Floor - Irvine, CA 92612 - Phone: 949.833.1930 - Fax: 949.833.1140

