

**VISUAL STUDY
EXISTING CONDITIONS**

FUTURES ACADEMY

TO SUPPORT THE CUP APPLICATION

Project Site:

**3111 N. Tustin Avenue, Suite 240
City of Orange, CA 92865**

Prepared for:

***City of Orange*
Community Development Department**

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Introduction

Nine photographs are provided to assist City Staff with review of existing conditions of the two story, multi-tenant commercial office building on a single lot with no other buildings. Review of the photographs in combination with multiple application exhibits should enable staff to recommend approval of the CUP requested by Futures Academy for the continued use of a tenant suite as a local-serving one-to-one and small group instructional learning school and tutoring facility. Futures has been operating without land use impacts for 8 years under a 2012 CUP approved by the Planning Commission.

Site Description

Futures Academy operates within a 3,758 sq. ft. second-floor suite No. 240 in this two-story, 61,326 sq. ft. building within the C-1 – Limited Business zone. The Futures land use consists of middle and high school (MS, HS) students matriculating for degrees consistent with the State Department of Education and class-for-credit tutoring – all conducted with very low student to instructor ratios. The Futures land use is defined as “institutional use” (OMC S. 17.04.028) and is a permitted use with approval of a CUP by the Planning Commission (Personal Communication, Anna Pehoushek, Asst. Comm. Dev. Director, 8/12/19).

CUP History and Current CUP Request

Futures was granted a CUP by the Planning Commission in 2012 (Case No. 2847-12) to operate a One-to-One Instructional School and Tutoring Facility to be occupied by up to 6 students and 8 instructors at any time in the first floor 1,682 sq. ft suite No. 120.

The consistent, increased demand to accommodate additional students in the City of Orange and Anaheim areas is why Futures seeks an increase in student and staff occupancy beyond what was approved in the 2012 CUP. In 2014, Futures relocated from the 1,682 sq. ft suite No. 120 to the current location - the 3,758 sq. ft suite No. 240.

Land Use Impact Mitigation/CEQA Categorical Exemption

Futures will continue to operate entirely within its 3,758 sq. ft, located in the second-floor tenant suite secured by electronic key entry only, and without outdoor recreation, food service or assembly uses. Due to Futures' unique, personalized approach to education, no two students have the same schedule; therefore, not all students or staff arrive and depart at the same time. Futures offers classes and tutoring from 8:00 am – 8:00 pm which results in substantial spread of vehicle trips and decreased parking demand.

- a) Most students are picked-up and dropped-off by a caregiver and students' schedules are staggered, which ensures that there are no unmitigated impacts on circulation and parking to other tenants.
- b) Futures operates entirely within the tenant suite. There are no outdoor recreation or assembly uses. Futures utilizes its staff to insure there are no unmitigated impacts on circulation and parking, or on other tenants.
- c) Pickup and drop-off of students and parking takes place in the open parking areas or near the front of the building. Some staff and students have gated key access to the underground garage and can enter the building directly from the lower level elevator.
- d) Futures emphasizes to caregivers and any high school students that drive that they must be respectful of other tenants and visitors while circulating and parking. All parking is open with the exception of some marked visitor spaces, and there are wide drive aisles that enable easy pickup/drop-off without impeding other circulating vehicles.
- e) The Application Attachment summarizes these built-in measures that mitigate potential land use impacts.
- f) It is expected that the proposed CUP will again be deemed Categorical Exempt as a Class 1 Exemption – Existing Facilities.

Site and Area Photographs

Approximate distances between the vantage point and the subject are shown in () in text under each photograph.

View Vantage Map – Exterior Views 1-7



Exterior Photographs



View 1

- View looking northeast towards the two-story office building from the dedicated 231-space parking lot (200 ft.).
- The parking lot has ample parking and wide drive aisles that ensure fluid circulation.



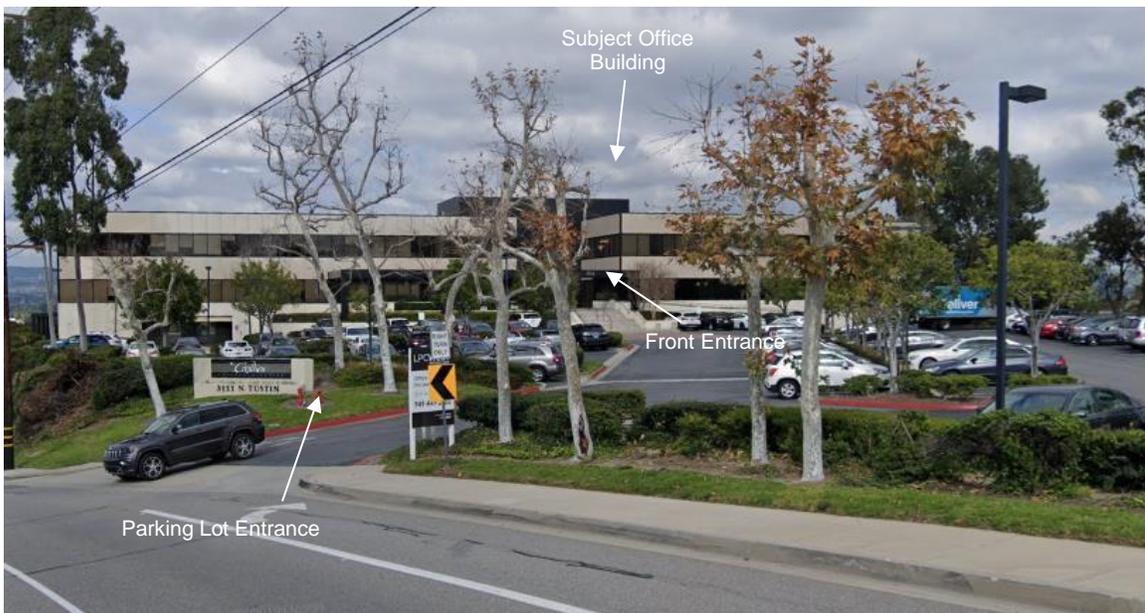
View 2

- View looking southeast towards subject office building and an offsite commercial building from E Santa Ana Canyon Rd. (120 ft.).
- The subject office building sits on an elevated 2.93 ac. parcel and is well buffered from adjacent uses.



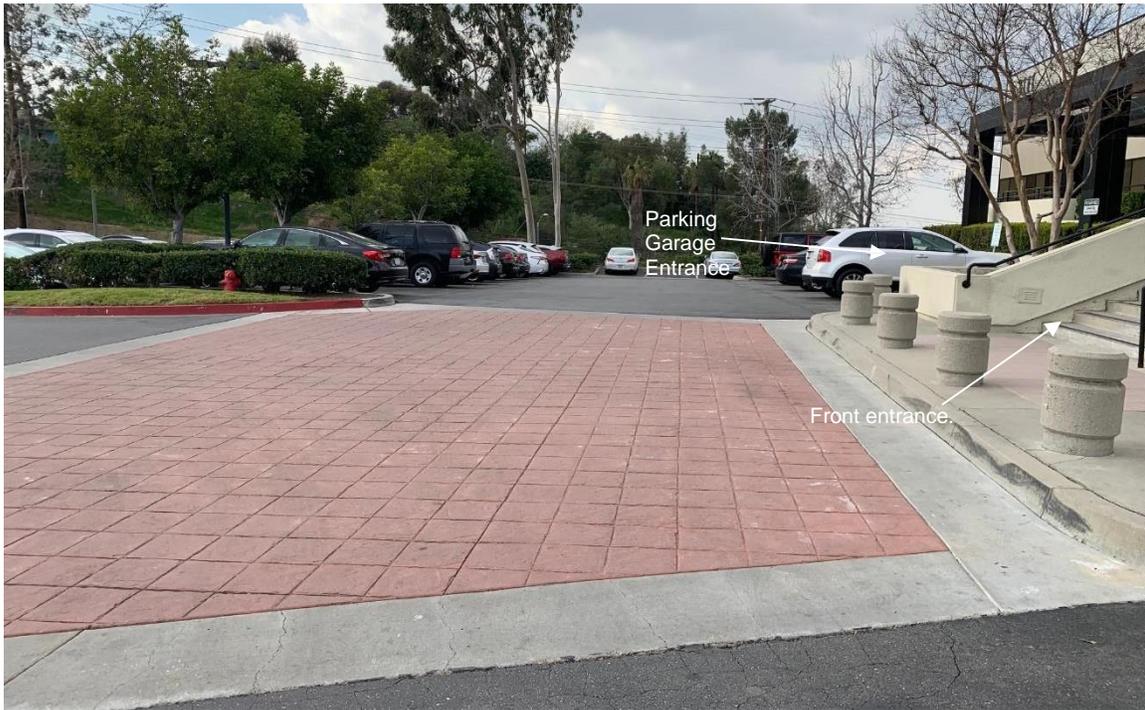
View 3

- View looking east across the subject parking lot – showing abundant light standards and ample parking.
- The on-site parking lot has mature landscaping; well positioned lighting throughout the parking lot provides a safe path of travel for staff and students from parked cars to the subject building.



View 4

- View looking north towards the office building from the N Tustin Ave (290 ft.) shows good line of sight for ingress/egress.
- Large, well maintained parking lot with abundant spaces and clearly identified circulation has enabled Futures to have seamless parking and pick-up/drop-off circulation for parents, HS students who are allowed to drive, teachers and administrative staff.



View 5

- View looking west across the building's front entrance (30 ft.).
- Caregivers are able to pick-up/drop-off by the front entrance though there is no specific pickup/drop-off location needed due to the low number of arrivals and departures throughout the day.



View 6

- View looking towards the front pedestrian and underground parking garage entrances.
- The building has an overall parking demand less than the number of the 231 total spaces, and very few of the spaces (13 visitor and 4 handicap) are restricted.



View 7

- View looking east across visitor and handicap parking areas.
- Wide drive aisles and consistently low overall parking demand help maintain smooth vehicular circulation throughout the parking lot.



View 8

- Typical small scale and low occupancy classroom.
- Classrooms are designed to facilitate one-to-one and small group instruction having low student/instructor ratio for MS and HS students with diverse and mostly non overlapping schedules.



View 9

- Lobby, stairway and corridor leading to second floor and Futures suite.
- The wide stairway enables easy access to the suite; the spacious lobby and lobby seating (not in view) provide a relaxed office atmosphere.