

CONDITIONAL USE PERMIT 1903-91

RESOLUTION NO. PC-15-91

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE GRANTING A CONDITIONAL USE PERMIT REQUEST TO ALLOW EXPANSION OF A CHURCH FACILITY UPON PROPERTY LOCATED ON THE WEST SIDE OF PROSPECT STREET BETWEEN ALMOND AVENUE AND PALMYRA AVENUE (250 S. PROSPECT STREET)

ORANGE COVENANT CHURCH

Moved by Commissioner Cathcart, and seconded by Commissioner Murphy that the following resolution be adopted:

WHEREAS, the Planning Commission has authority per Orange Municipal Code Section 17.10.040-B to take action on a Conditional Use Permit request to allow expansion of a church use in an R-1 district; and

WHEREAS, Negative Declaration 1380-91 has been prepared for this project and said Negative Declaration has been evaluated by the Planning Commission and has been determined to be adequate and complete;

WHEREAS, the Planning Commission makes a finding that there is no evidence in the record indicating that the proposed project will have any potential for adverse effect on wildlife resources; and

WHEREAS, the Planning Commission did hold one duly advertised hearing on May 6, 1991 for the purpose of considering Conditional Use Permit 1903-91 upon property described in attached Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission grants a request to expand an existing church facility for the following reasons:

1. The proposed structure and uses are compatible with surrounding land uses.
2. The proposed structure and uses will provide necessary services for the Community.

BE IT FURTHER RESOLVED that the following conditions are imposed with approval:

1. The project shall be in substantial conformance with plans approved by the Planning Commission and on file with the Department of Community Development.

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2. Prior to issuance of building permits, final landscaping and irrigation plans shall be reviewed and approved by city staff.
3. Structures having a floor area, as per Uniform Building Code Section 505, greater than 500 square feet but not greater than 5,000 square feet on any one story, shall have installed therein an approved supervised fire detection system (Heat Detectors). O.M.C. 15.32.010 Sec. 14.10 (J)
4. The applicant shall provide on-site fire hydrant's to the satisfaction of the City's Fire Department.
5. One 2A 10BC rated fire extinguisher shall be provided for every 3,000 square feet of the building or 75 feet of travel distance.
6. A Fire Department approved key box for Fire Department access shall be installed in a location approved by the Fire Department and shall contain keys to gain access to the building.
7. Fire Facility Fees will be required.
8. All structures shall comply with the requirements of Municipal Code - Chapter 15.52 (Building Security Standards, Ord. 7-79), which relates to hardware, doors, windows, lighting, etc. Approved structural drawings shall include sections of the security code that apply. Specifications, details, or security notes may be used to convey the compliance. This will be reviewed in a plan check by the Crime Prevention bureau prior to approval.
9. All conditions of approval will be complied with prior to occupancy of the proposed building.
10. Payment of the TSIP fee as required by the Public Works Department.
11. If not used, this Conditional Use Permit shall expire two (2) years from the date of Planning Commission approval.

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I, hereby certify that the foregoing resolution was adopted on May 6, 1991 by the Planning Commission of the City of Orange by the following vote:

AYES: Commissioners Bosch, Cathcart, Master, Murphy, Scott
NOES: Commissioners None
ABSENT: Commissioners None



Planning Commissioner

MAY 6, 1991
Date

ORANGE COVENANT CHURCH

PLANNING COMMISSION
STAFF REPORT
CONDITIONAL USE PERMIT 1903-91
NEGATIVE DECLARATION 1380-91

SITE, LOCATION AND DESCRIPTION:

1. The project site is a rectangular shaped parcel 3.48 acres in size located on the west side of Prospect Street between Almond Avenue and Palmyra Avenue (Orange Covenant Church, 250 S. Prospect Street).

REQUEST:

2. The applicant is requesting a conditional use permit to allow expansion of a church facility. The proposal is to construct a one story building approximately 2,050 square feet in size, to contain classrooms and offices.

Orange Municipal Code Section 17.10.040-B permits the operation of a church and an associated school in the R-1-7 District subject to issuance of a conditional use permit.

BACKGROUND:

3. The property is zoned R-1-7 (Residential, Single Family, minimum lot size of 7,000 square feet) and has a General Plan Land Use designation of "Low Density Residential, 2-6 dwelling units per acre".
4. The surrounding land uses and zoning consist of single family dwellings zoned R-1-7 to the south, east, and west, and a non-profit religious use zoned R-1-7 to the north.
5. Access to the site is via Prospect Street, which is designated as a "Secondary Arterial" by the City's Master Plan of Streets and Highways, and it is developed at its ultimate right-of-way width of 88 feet.
6. The site is presently used for a church and an accessory day care nursery that is open to the public. The Planning Commission approved Conditional Use Permit #135 in 1962 to permit the church use and construction of the existing church buildings. The Commission approved Conditional Use Permit #255 in 1964 to permit the church to operate a day care nursery for a maximum of 26 children.

The site is developed with a sanctuary building and three accompanying buildings used for offices, classrooms, and a day care nursery. The existing buildings are located towards the center of the site with parking lots to the north and south. The two parking lots are connected by a driveway across the rear of the site.

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7. To the north of the site is a one story office building that is used by Wycliffe Associates, a religious related non-profit institution. Wycliffe Associates is not part of the Orange Covenant Church. The Planning Commission approved Conditional Use Permits #502 in 1971 and #620 in 1973 to allow the institutional use and the construction of the office building, respectively. The Planning Commission approvals allowed shared parking between the weekday Wycliffe Associates office use, and the weekend evening Orange Covenant Church use. Furthermore, the Commission's approvals allowed the church to use portions of the Wycliffe office building on weekends as classrooms.
8. Existing church activities, by day and building, are as follows:

WEEKDAY	TIME	SANCTUARY 6,147 SQ. FT. <small>(INCLUDES 3,720 SQ.FT. ASSEMBLY AREA).</small>	FELLOWSHIP HALL 2,511 SQ. FT.	DAY NURSERY 3,648 SQ. FT.	CLASSROOM/ 5,400 SQ. FT. OFFICE 1,394 SQ. FT.
Monday	Day		Preschool / P.E.	Preschool	Office Activity
	Evening				
Tuesday	Day			Preschool	Office Activity
	Evening	Prayer Meeting	Music Rehearsal		Choir Practice
Wednesday	Day	Music Classes	Discussion Group	Preschool	Office Activity
	Evening				Bible Study Nursery
Thursday	Day			Preschool	Office Activity
	Evening	Bible Study Choir Rehearsal Prayer Meeting	Youth Group		Children Program Bible Study
Friday	Day			Preschool	Office Activity
	Evening				
Saturday	Day		Discussion Group		
	Evening				
Sunday	Day	Worship	Sunday School		Nursery
	Evening	Worship			Nursery

The Orange Covenant Church also uses a 1,170 sq.ft. meeting room and a 220 sq.ft. conference room in the Wycliffe Building. The meeting room is used for adult classes on Wednesday and Thursday evenings, and Sunday mornings, and the conference room is used Monday thru Fridays as needed.

9. The Sunday morning worship service is by far the largest activity on the site. The applicant has indicated that the worship service's average attendance is 150 to 185 persons.

DEVELOPMENT PROPOSAL:

10. The applicant is proposing to construct a one story building, approximately 2,050 square feet in size. The building will contain three offices, restrooms, and two classrooms, one of which can be divided into two classrooms.

The building is proposed to be located between the site's southern parking lot and an existing classroom building. The building will be located 106' from the eastern property line (Prospect Street), 120' from the southern property line, and 90 feet from the western property line. The proposed building will have a 7' building separation from the building to the north.

11. The new offices will be used from 8:00 A.M. to 5 :00 P.M. by the church pastor, his secretary, and another church administrator, all of whom presently have offices in the building between the Fellowship Hall and Sanctuary buildings. The new classrooms will be used for Sunday School classes and adult education classes on Sundays 9:00 A.M. to noon and Wednesdays 7:30 P.M. to 9:00 P.M., respectively.
12. The proposal includes the following site improvements:
 - A. Removal of a 4' wide strip of parking lot pavement adjacent to the proposed building. This strip will be used for landscaping area.
 - B. Restriping the existing southern parking lot area to the new universal parking space size of 18' long and 8.5' wide. The parking lot is being restriped to accommodate the removal of pavement to create landscaping area, and to create additional area for handicap parking spaces and a trash enclosure.

EVALUATION:

13. This project should not create additional traffic or require additional on-site parking since the new office and classroom space will be used to house existing church activities and are not an expansion of church use. The administrative offices will be moved from the existing classroom/office building and the office space being vacated shall be used for additional classrooms for Sunday School and for storage. The new classrooms will be used for adult discussion meetings that presently meet in the Wycliffe Associates building.
14. The present church facility is non-conforming to the City's Parking Ordinance in regard to providing off-street parking. In 1973, when the Planning Commission approved Conditional Use Permit #620 and allowed the construction of the Wycliffe Associates office building, the Commission determined that the existing 89 parking spaces on the church site provided adequate parking for the church. Furthermore, the Commission approved shared parking between the Wycliffe Associates building and the church site, since the Wycliffe building is used exclusively during the work week and the greatest parking demand for the church is on Sundays during worship services. The Church presently has 109 striped parking spaces.

If the City's present Parking Ordinance were applied to the church facility, the Church would be required to have 124 off-street parking spaces (largest assembly area, 3,720 square feet/30 square feet per parking space = 124 parking spaces). The Ordinance requires additional parking for church related office and classroom uses if used concurrently with assembly areas.

It is staff's opinion that the project would not increase the parking demand over that of the existing church operation since the new building will be used to replace smaller and older offices in another building and provide space for adult education classes on-site. Furthermore, since staff did not notice a parking problem while field checking the site on Sunday mornings, and the City's Code Enforcement Division does not have records of complaints regarding church related parking on surrounding residential streets, the existing 109 parking spaces appear to satisfy the church's present off-street parking needs.

15. This project was referred to the Design Review Board for their recommendation regarding the proposed building design and site plan. The Board recommended approval of the building design and site plan subject to a landscaping area being added between the parking lot pavement and the proposed building. The applicant has revised

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his site plan to add 4 feet of landscaping area between the building and the parking lot pavement, and to restripe the southerly parking lot to accommodate the reduction in area. Attached is copy of the Board's minutes regarding this project.

The southerly parking lot presently contains 63 spaces that are dimensioned 9' x 20' each. This lot will be restriped to utilize the universal parking space dimensions (18 feet in length by 8.5 feet width). The use of the universal parking space size allows for a more efficient parking design and increases the capacity of the lot by reduction in pavement area needed per parking space. The restriping will create space for an additional parking space, increasing the number of parking spaces in the southern parking lot from 63 to 64, and allowing for space for a new trash enclosure. The total number of on-site parking space will increase from 109 to 110.

16. The project should not impact surrounding residential areas since the proposed office and classroom uses shall be conducted within the building and the proposed building has wide setbacks from surrounding residential structures (120 feet from the southern property line and 90 feet from the western property line).
17. The Building Division and Fire Department reviewed the site plan and did not express any concerns. However, both commented that if the classrooms were to be used on a more full time basis (more than four hours a day), the Uniform Building Code occupancy use designation and requirements would change. Such changes could include more stringent requirements, such as fire suppression sprinklers through the building and increased fire ratings for exterior walls. When informed of the additional requirements if the classrooms were used more often, the applicant indicated the church does not intend to use the new building for their day care school or other long term educational purposes, and that the church did not want to add these features to the building.
18. The Orange Municipal Code Section 17.92.020 sets forth the following findings required to be made before a conditional use permit is granted by the Planning Commission:
 1. A conditional use permit should be granted upon sound principles of land use and in response to services required by the community.

2. A conditional use permit should not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.
3. A conditional use permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is to be located.
4. A conditional use permit, if granted, should be made subject to those conditions necessary to preserve the general welfare, not the individual welfare, of any particular applicant.

ENVIRONMENTAL DETERMINATION:

Negative Declaration 1380-91 has been prepared to analyze the potential environmental impacts of this project. The Environmental Review Board has found that this project will not have a significant adverse impact on the environment or wildlife resources. Prior to taking action on Conditional Use Permit 1903-91, the Planning Commission should consider and take action on the Environmental Review Board's findings regarding Negative Declaration 1380-91.

PROJECT DETERMINATION:

Planning Commission action is requested as follows:

Final action on Negative Declaration 1380-91 and Conditional Use Permit 1903-91

If the Planning Commission chooses to approve Conditional Use Permit 1903-91, the following conditions are recommended:

1. The project shall be in substantial conformance with plans approved by the Planning Commission and on file with the Department of Community Development.
2. Prior to issuance of building permits, the Design Review Board shall review the project's final building elevations and landscaping plans.

Conditions 3 - 7 shall be completed to the satisfaction of the Fire Department.

3. Structures having a floor area, as per Uniform Building Code Section 505, greater than 500 square feet but not greater than 5,000 square feet on any one story, shall have

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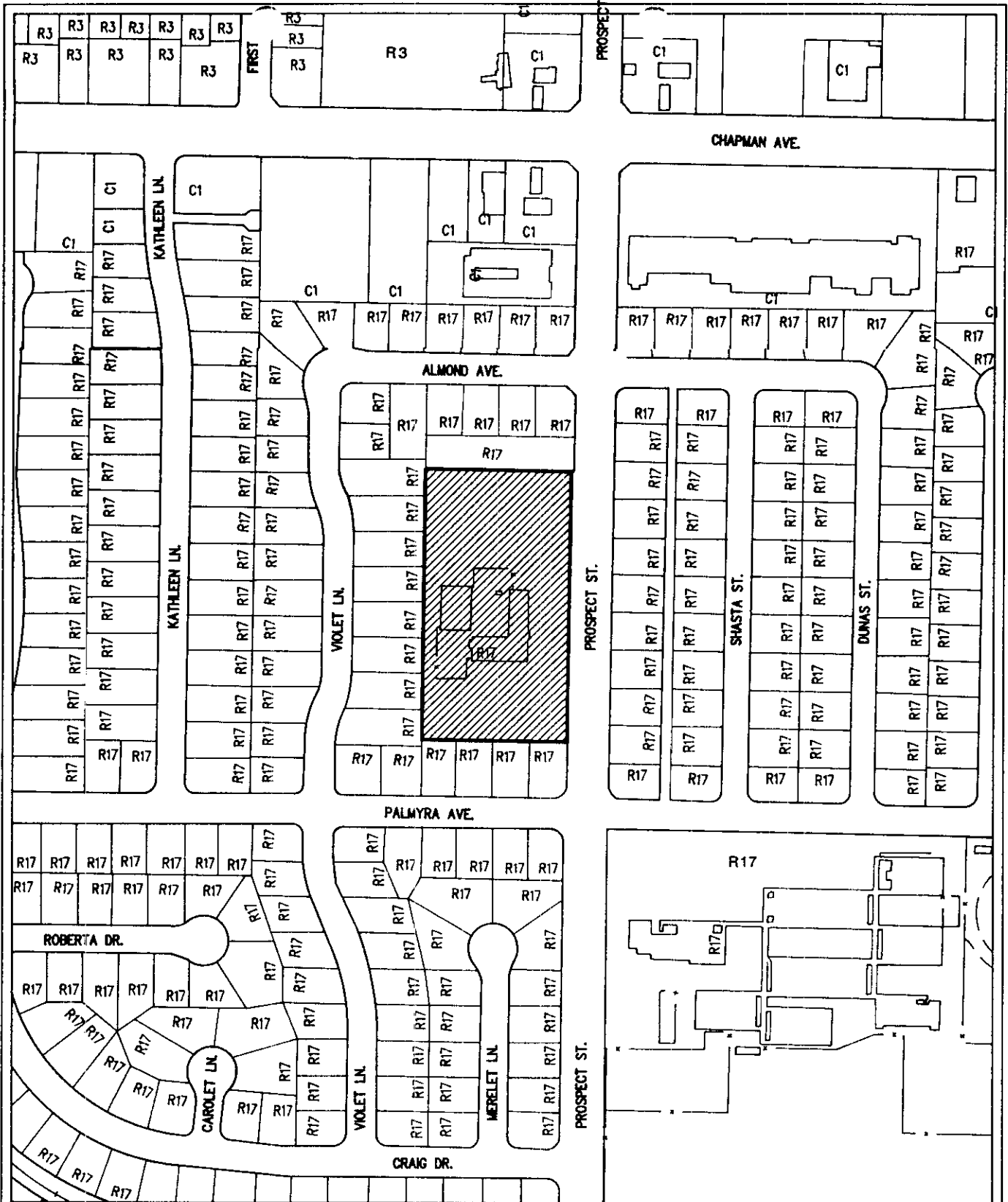
installed therein an approved supervised fire detection system (Heat Detectors).
O.M.C. 15.32.010 Sec. 14.10 (J)

4. The applicant shall provide on-site fire hydrant's to the satisfaction of the City's Fire Department.
5. One 2A 10BC rated fire extinguisher shall be provided for every 3,000 square feet of the building or 75 feet of travel distance.
6. A Fire Department approved key box for Fire Department access shall be installed in a location approved by the Fire Department and shall contain keys to gain access to the building.
7. Fire Facility Fees will be required.

The following condition shall be completed to the satisfaction of the Police Department's Crime Prevention Bureau:

8. All structures shall comply with the requirements of Municipal Code - Chapter 15.52 (Building Security Standards, Ord. 7-79), which relates to hardware, doors, windows, lighting, etc. Approved structural drawings shall include sections of the security code that apply. Specifications, details, or security notes may be used to convey the compliance. This will be reviewed in a plan check by the Crime Prevention bureau prior to approval.
9. All conditions of approval will be complied with prior to occupancy of the proposed building.
10. Payment of the TSIP fee as required by the Public Works Department.
11. If not used, this Conditional Use Permit shall expire two (2) years from the date of Planning Commission approval.

STAFF PLANNER: Christopher Carnes
HEARING DATE: May 6, 1990
FILE NAME: CUP1903S
/cw



250 S. Prospect Street
 Applicant: Orange Covenant Church

Conditional Use Permit 1903-91
 Negative Declaration 1380-91

PLANNING COMMISSION MINUTES

City of Orange
Orange, California

May 6, 1991
Monday - 7:00 p.m.

PRESENT: Commissioners Bosch, Cathcart, Master, Murphy, Scott

ABSENT: None

STAFF

PRESENT: Joan Wolff, Sr. Planner and Commission Secretary;
John Godlewski, Administrator of Current Planning;
Jack McGee, Director of Community Development;
Bob Herrick, Assistant City Attorney;
Gary Johnson, City Engineer; and
Sue Devlin, Recording Secretary

PLEDGE OF ALLEGIANCE

IN RE: MINUTES OF APRIL 15, 1991

Moved by Commissioner Murphy, seconded by Commissioner Master, to approve the Minutes of April 15, 1991 as recorded.

AYES: Commissioners Bosch, Cathcart, Master, Murphy, Scott
NOES: None MOTION CARRIED

IN RE: NEW HEARINGS

CONDITIONAL USE PERMIT 1903-91, NEGATIVE DECLARATION
1380-91 - ORANGE COVENANT CHURCH:

A request to allow the expansion of a church facility. The proposal is to construct a 2,047 square foot building to contain classrooms and offices. Subject property is located on the west side of Prospect Street between Almond Avenue and Palmyra Avenue, addressed 250 South Prospect Street.

NOTE: In compliance with the California Environmental Quality Act, Negative Declaration 1380-91 has been prepared for this project.

A staff report was not presented and the public hearing was opened.

Applicant

Darrell Davis, 1027 Mardell Avenue, asked for approval of this C.U.P. request. They have read the staff report and conditions of approval and did not have a problem with them.

The public hearing was closed.

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Commissioner Cathcart referred to Condition 2 because he disagreed with it. He would like to see the landscaping plans be reviewed by Planning staff rather than having to go back to the Design Review Board. The entire project is nicely landscaped at this time and staff is capable of handling this.

Moved by Chairman Bosch, seconded by Commissioner Master, to accept the findings of the Environmental Review Board to file Negative Declaration 1380-91 in that the project will not have a significant adverse impact on the environment or wildlife resources.

AYES: Commissioners Bosch, Cathcart, Master, Murphy, Scott
NOES: None MOTION CARRIED

Moved by Commissioner Cathcart, seconded by Commissioner Murphy, to approve Conditional Use Permit 1903-91, with all conditions, but amending Condition 2 -- landscaping plans to be reviewed by Planning staff without further review by the Design Review Board.

AYES: Commissioners Bosch, Cathcart, Master, Murphy, Scott
NOES: None MOTION CARRIED

IN RE: NEW HEARINGS

~~CONDITIONAL USE PERMIT 1905-91, NEGATIVE DECLARATION
1378-91 - CON-WAY WESTERN EXPRESS, INC.:~~

~~A request to allow the expansion of an existing truck terminal located in the M-2 Industrial Zone. Subject property is located on the west side of Batavia Street between Grove Avenue and Lincoln Avenue, addressed 2102 North Batavia Street.~~

~~NOTE: In compliance with the California Environmental Quality Act, Negative Declaration 1378-91 has been prepared for this project.~~

~~A full staff report was not presented as there was no opposition and the public hearing was opened.~~

~~Applicant~~

~~Lance Collins, 2123 Alexander, Pleasanton, Manager of Properties for Con-Way Transportation. He felt the staff report represented the issues and asked for approval of their request. He has read the staff report and takes no exception to the conditions of approval.~~

PLANNING COMMISSION MEETING MAY 6, 1991

3-15-91 FILING DEADLINE

_____ ITEM DISCUSSION (STAFF MEETING)

3-27 ERB

4-3 DRB *

4-5 DRAFT LEGAL

4-10 DRAFT NEGATIVE DECLARATION

4-12 MAIL NOTICES

4-17 DRAFT STAFF REPORT

4-17 VICINITY SKETCH

4-17 LEGAL AD TO PAPER

4-25 POST NOTICE ON SITE

4-26 AGENDA & STAFF REPORTS TO PLANNING COMMISSION

5-6-91 HEARING

5-7 DRAFT RESOLUTION AND NOTICE OF DETERMINATION
(AND COUNCIL TRANSMITTAL LETTER WHEN APPLICABLE)

STAFF: ITEMS:

CHRIS CUP 1903 - ORANGE COVENANT CHURCH (Expansion)

ED CUP 1905 - CON WAY WESTERN EXPRESS (Truck Terminal)



BACKGROUND: A. Name of Proponent: ORANGE COVENANT CHURCH
 B. Address and Phone Number of Proponent: 250 S. PROSPECT ST
ORANGE CA
92669
 C. Date of Checklist Submittal: APRIL 8, 1991

CHECKLIST OF ENVIRONMENTAL IMPACTS:

Environmental Resource Impacts

	YES	MAYBE	NO		YES	MAYBE	NO
1. <u>Earth</u> Will the proposal result in or be affected by:				4. <u>Biological Resources</u> Will the proposal result in:			
A. Unstable earth conditions or in changes in geologic substructures?			X	A. Change in the diversity of species, or number of any species of plants or animals (including trees, shrubs, grass, crops, microflora, aquatic plants, birds, land animals, reptiles, fish and shellfish, benthic organisms, insects or microfauna)?			X
B. Disruptions, displacements, compaction or overcovering of the soil?	X			B. Reduction of the numbers of any unique, aesthetically significant, rare or endangered species of plants or animals?			X
C. Change in topography or ground surface relief features?			X	C. Introduction of new species of plants or animals into an area, or in a barrier to the normal replenishment or migration of existing species?			X
D. The destruction, covering or modification of any unique geologic or physical features?			X	D. Reduction in acreage of any agricultural crop?			X
E. Any increase in wind or water erosion of soils, either on or off the site?			X	E. Deterioration of existing fish or wildlife habitat?			X
F. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?			X	5. <u>Cultural/Scientific Resources</u> Will the proposal result in an alteration of a significant archaeological or historical site, structure, object or building, paleontological site, or other important cultural/scientific resource?			
G. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?			X	6. <u>Natural Resources</u> Will the proposal result in:			
2. <u>Air</u> Will the proposal result in:				A. Increase in the rate of use of any natural resource?		X	
A. Increased air emissions or deterioration of ambient air quality?			X	B. Substantial depletion of any nonrenewable natural resource, including agricultural soils or open space?			X
B. The creation of objectionable odors?			X	7. <u>Aesthetics</u> Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?			X
C. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?			X	8. <u>Energy</u> Will the proposal result in:			
D. Exposure of persons to locally elevated levels or air pollution?			X	A. Use of substantial amounts of fuel or energy?			X
3. <u>Water</u> Will the proposal result in:				B. Increase demand upon existing sources of energy, or require the development of new sources of energy?			X
A. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?			X	<u>Socioeconomic Impacts</u>			
B. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?			X	9. <u>Land Use</u> Will the proposal result in:			
C. Alterations to the course or flow of flood waters?			X	A. Conflict with zoning or general plan designations for the property?			X
D. Change in the amount of surface water in any water body?			X	B. Conflict with adjacent, existing or planned land uses?			X
E. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?			X	C. Inducement of urban growth?			X
F. Alteration of the direction or rate of flow of ground waters?			X	10. <u>Transportation/Circulation</u> Will the proposal result in:			
G. Change in the quantity or quality of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?			X	A. Generation of substantial additional vehicular movement?			X
H. Substantial reduction in the amount of water otherwise available for public water supplies?			X	B. Effects on existing parking facilities or demand for new parking?			X
I. Exposure of people or property to water related hazards such as flooding or tidal waves?			X				

	YES	MAYBE	NO		YES	MAYBE	NO
C. Substantial impact upon existing or planned transportation systems?	—	—	X	15. <u>Noise</u> Will the proposal result in:			
D. Alter present patterns of circulation or movement of people and/or goods?	—	—	X	A. Increase of existing noise levels?	—	—	X
E. Alter waterborne, rail or air traffic?	—	—	X	B. Exposure of people to severe noise levels?	—	—	X
F. Increase traffic hazards to equestrians, motor vehicles, bicyclists, or pedestrians?	—	—	X	16. <u>Light and Glare</u> Will the proposal produce new light or glare?	—	—	X
G. Creation of internal circulation problems?	—	—	X	17. <u>Public Services and Utilities</u> Will the proposal have an effect upon, or result in a need for new or altered services in any of the following areas:			
11. <u>Population</u> Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	—	—	X	A. Fire protection?	—	—	X
12. <u>Housing</u> Will the proposal affect existing housing, or create a demand for additional housing?	—	—	X	B. Police protection?	—	—	X
13. <u>Recreation</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	—	—	X	C. Schools?	—	—	X
14. <u>Public Health and Safety</u> Will the proposal:				D. Parks or other recreational facilities?	—	—	X
A. Create any potential health hazard (excluding mental health)?	—	—	X	E. Maintenance of public facilities, including roads?	—	—	X
B. Expose people to potential health hazards?	—	—	X	F. Power or natural gas?	—	—	X
C. Involve the risk of explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	—	—	X	G. Communications systems?	—	—	X
				H. Water?	—	—	X
				I. Sewer or septic tanks or sewage treatment facilities?	—	—	X
				J. Storm water drainage?	—	—	X
				K. Solid waste and disposal?	—	—	X
				L. Other services?	—	—	X
				18. <u>Other Concerns</u>			

FINDINGS:

	YES	MAYBE	NO
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	—	—	X
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	—	—	X
C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	—	—	X
D. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	—	—	X

DETERMINATION:

On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

I find the proposed project may have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

By: Chris Carner

DATE: 4.8.91

ITEM 8)

DRB 2676 ORANGE COVENANT CHURCH
 250 S. PROSPECT ST.
 DARRELL DAVIS

An accessory building proposed for the expansion of a church in a residential zone. The Board will make a recommendation to the Planning Commission concerning design, in re C.U.P. 1903-91.

Motion: to recommend the approval of plans subject to the inclusion of a landscaped planter to separate the building from the pavement. Furthermore, the project shall be subject to final approval of building, landscape, and irrigation plans by the D.R.B.

(The Board has adopted guidelines that typically require a landscaped buffer between all buildings and parking areas, minimum width: 4 feet.)

MOTION: Beau Shigetomi
SECOND: Charles Sandberg
AYES: Robert Hornacek, Charles Sandberg and Beau Shigetomi

MOTION CARRIED



CITY OF ORANGE

FIRE DEPARTMENT—(714) 532-0377

FAX (714) 532-0437

CITY OF ORANGE FIRE DEPARTMENT New Construction Code Requirements

Date: 4-3-91
Project Name: Orange Covenant Church
Address/Tract No.: 257 S. Prospect
Reviewed by: W. Saunders

The following Fire Department requirements will apply to the above proposed Project:

- 1. An approved fire sprinkler system must be installed throughout the building per O.M.C. 15.32.080 section 10.306, Table 10.306(a). The system shall be designed per N.F.P.A. 13, U.B.C. Chapter 38 and U.B.C. Standard 38-1. The sprinkler system requires 24 hour supervision.
- 2. When fire sprinkler systems are required in buildings of undetermined use, they shall be designed and installed to have a sprinkler density of not less than that required for an Ordinary Hazard Group 3 use with a minimum design area of 3,000 square feet.
- 3. Structures having a floor area, as per Uniform Building Code Section 505, greater than 500 square feet but not greater than 5,000 square feet on any one story, shall have installed therein an approved supervised fire detection system (heat detectors). O.M.C. 15.32.010 Sec. 14.104(J).
- 4. The Fire Department connection shall not be affixed to the building. The Fire Department connection must be located at least 40 feet away from the building, within 40 feet of a fire hydrant, and on the address side of the building.
- 5. Provide ___ on-site fire hydrant(s) and mains capable of supplying the required fire flow. The hydrant model and on-site location shall be approved by the Fire Department and have a three (3) foot minimum clearance around the circumference of the fire hydrant. The on-site hydrants shall not be controlled by the control valve (P.I.V.) for the sprinkler system so that water flow to hydrants is not impaired should the sprinkler system be shut down for any reason. U.F.C. 10.206 and 10.301 Plans must be submitted to the Building Department. *Indicate the location of existing hydrants on the site plan.*

New Construction Code Requirements/Page 2

NOTE: _____

- ___ 6. Every building shall be accessible to Fire Department apparatus by an access roadway of not less than 20 feet of unobstructed width having a minimum of 13 feet 6 inches of vertical clearance. The access roadway shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building. U.F.C. 10.207

- ___ 7. Provide a secondary emergency access that is built and maintained in accordance with U.F.C. 10.207. O.M.C. 15.32.110

- ___ 8. Dead-end Fire Department access roads in excess of 150 feet long shall be provided with approved provisions for the turning radius of Fire Department apparatus. U.F.C. 10.207

- ___ 9. Dead-end Fire Department access roads shall not exceed 600 feet.
NOTE: _____

- ___ 10. The Fire Department access roadway shall be an all weather driving surface capable of supporting the imposed loads of fire apparatus. U.F.C. 10.207

- ___ 11. The Fire Department access roadway shall be provided with adequate turning radius for Fire Department apparatus. (A 40 foot outside radius is a minimum under most circumstances.) U.F.C. 10.207

- ___ 12. Fire Department emergency access must not exceed 12 percent grade. The total width must be continuously paved to accommodate 40,000 pounds and shall not exceed the angle of departure for fire apparatus on any slope.

- ___ 13. Fire access lanes are to be posted and red curbed. The sign which restricts parking shall be not less than 17 X 22 inches in size with lettering not less than one inch in height. The sign may also indicate that a citation may be issued for parking violations (22658CVC). The sign shall say "NO PARKING - TOW AWAY" and "UNAUTHORIZED VEHICLES WILL BE TOWED AWAY AT VEHICLE OWNERS EXPENSE". The sign or signs shall display the telephone number of the City of Orange Police Department, 532-0221. The sign shall also display the California Vehicle Code C.V.C. 22658 and O.M.C. Sec. 15.32.010

New Construction Code Requirements/Page 3

- 14. Approved numbers or addresses shall be placed on the building to be plainly visible and legible from the street or road fronting the property and contrast with their background. Addressing must comply with O.M.C. Sec. 15.52
- 15. One 2A 10BC rated fire extinguisher shall be provided for every 3000 square feet of the building or 75 feet of travel distance. U.F.C. Standard 10-1
- 16. Any and all mechanical gates shall be provided with a key-operated override per City of Orange Ordinance 9-84. Submit plans to Fire Department and Police Department for approval.
- 17. A Fire Department approved key box for Fire Department access shall be installed in a location approved by the Fire Department and shall contain keys to gain access to each building. O.M.C. 15.32.100 and U.F.C. 10.209
NOTE:

- 18. An approved high rise life safety system shall be provided per Title 24, California Administrative Code.
- 19. Provide a fire alarm system as required per U.F.C. Article 14. Plans must be submitted to the Building Department.
- 20. Provide standpipes as required per U.B.C. Table 38A. Plans must be submitted to the Building Department.
- 21. Provide a fire extinguishing system for the kitchen hood and duct. Plans must be submitted to Building Department.
- 22. Smoke removal is required for subterranean parking. The smoke control system must be designed as per N.F.P.A. 92A, 1988 edition. Plans must be submitted to Building Department.
- 23. The owner or a party signing a rental agreement on behalf of the owner shall disclose the name and address of the manager and a person on the property authorized to act for or on behalf of the owner. O.M.C. 15.32.095

New Construction Code Requirements/Page 4

- ____ 24. The installation of underground tanks, sumps, containers, etc. used for the storage of hazardous materials is regulated by the Fire Department. A Fire Department permit application must be completed and plans submitted to the Fire Department for approval prior to installation. O.M.C. 15.32.135; Cal. Health & Safety Code Sec. 25280; 1982 U.F.C. Article 79 Contact the Hazardous Materials division at (714) 532-0411
- ____ 25. Liquefied petroleum gas container shall be installed as per Uniform Fire Code Section 82. This code section relates to tank size, distances from buildings and property lines, crash post requirements, labeling, pump type, required zoning approval, and Fire Department permit issuance.
- ____ 26. Businesses storing, handling, or using more than 55 gallons, 500 pounds, or 200 cubic feet of a hazardous material during any one year, must comply with the disclosure requirements of Ordinance 40-85. O.M.C. 15.32.136 Contact the Hazardous Materials Division at (714) 532-0411.
- ____ 27. The proposed project shall meet the City of Orange Fuel Modification requirements. These requirements are addressed on a project by project basis which will be reviewed by the Parks Department.
- X 28. Fire Facility fees will be required.

NOTE: 1. The requirements listed are based on the building use as Sunday school classes and office only.

2. If the building is used as school class rooms through the 12th grade for more than 12 hours per week or four hours in any one day additional requirements will apply.

- 7) DRB 2675 CAREN HOWARD-REED
1431 E. CHAPMAN AVE.
FRANK REED

New face proposed for an existing freestanding sign.

- 8) DRB 2676 ORANGE COVENANT CHURCH
250 S. PROSPECT ST.
DARRELL DAVIS

An accessory building proposed for the expansion of a church in a residential zone. The Board will make a recommendation to the Planning Commission concerning design, in re C.U.P. 1903-91.

*Approved building subject to adding
landscape area between the
building & parking lot.*

RIGHTS OF APPEAL

The action taken by the Design Review Board shall be considered final unless an appeal is filed within 15 days from this date. The appeal shall be made through written form available at the Community Development Department. A filing fee of \$105.00 must accompany the application.

The City Clerk, upon filing of an appeal, will set a public hearing date before the City Council as early as possible. The appellant will be notified accordingly.

NEGATIVE DECLARATION 1380-91
(RE: CONDITIONAL USE PERMIT 1903-91)

PROJECT DESCRIPTION:

The applicant, Darrell Davis (representing Orange Covenant Church), is requesting a conditional use permit to allow expansion of an existing church facility. If approved, the church will construct a one story building, approximately 2,050 square feet in size over existing lawn area. The building is proposed to contain classrooms and offices.

PROJECT LOCATION:

The site is located on the west side of Prospect Street between Palmyra Avenue and Almond Avenue (250 S. Prospect Street).

PROJECT PROPONENT:

Orange Covenant Church

EXISTING ENVIRONMENTAL CONDITIONS:

The site is fully developed with buildings and parking areas used for the operation of the Orange Covenant Church. The site and the existing structures are not noted for having any historical significance. The site's existing landscaping species are non-native and are not significant in terms of size and/or type.

The surrounding area is developed with single family residential structures to the south, east, and west, and a non-profit, institutional use to the north.

INITIAL STUDY PREPARED BY AND AVAILABLE AT:

Department of Community Development
300 East Chapman Avenue
Orange, CA. 92666

STAFF CONTACT PERSON:

Christopher Carnes, Associate Planner

ANALYSIS OF ENVIRONMENTAL IMPACT:

The proposed building and expansion of church office and school use of the site should not have an adverse impact on the environment because the site has already been cleared of natural features and landscaping, and the proposed structure and uses are a small expansion of the existing church operation.

NEGATIVE DECLARATION 1380-91
(RE: CONDITIONAL USE PERMIT 1903-91)
PAGE 2

The only discernible impacts of the project on the environment would be the increase in site coverage due to the new structure and the increase in consumption of energy to operate the building's lighting and climate control systems. However, these impacts are insignificant when compared to the whole site and to the energy supplies available.

FINDINGS:

This project will not have a significant adverse impact on the environment or wildlife resources.

DATE OF FINDINGS OF ENVIRONMENTAL REVIEW BOARD:

March 27, 1991

DATE OF PLANNING COMMISSION PUBLIC HEARING:

May 6, 1991



Chairman, Environmental Review Board

NEGATIVE DECLARATION 1380-91
INITIAL STUDY
EXPLANATION TO RESPONSES APPENDIX I
(RE: CONDITIONAL USE PERMIT 1903-91)

ENVIRONMENTAL RESOURCE IMPACTS

1. EARTH, A-G

The project's only discernible impact on soils and/or erosion is that it will result in an increase in site coverage with impervious material. The proposed building and accompanying sidewalk and courtyard pavement will cover approximately 2,700 square feet of lawn area. However, the change in site coverage is not significant enough to have an adverse impact on the site's soils since the increase in site coverage is approximately 10 percent, and approximately 45 percent of the site would remain uncovered. Furthermore, the project includes removal of 880 square feet of parking lot pavement to create additional landscaping area.

The project will not have an impact on the site's geologic substructures, change in topography, rates of erosion, and/or create any geologic hazards, since the site is flat, and the proposed building will not require deep or major on-site grading.

2. AIR, A-D.

The project will not have any perceivable impact on the site's or regional air quality and/or air movement since the proposed building potentially would allow a small increase (approximately 10 percent) in the number of persons using the site. The site presently has an occupancy load of 385 persons, and if the proposed structure is built, the site occupancy load would be increased to 426.

Furthermore, the proposed office and classroom uses are not noted for creating objectionable odors.

3. WATER, A - I.

The project will not have any noticeable impacts on the regional water table or water courses since the proposed building will not require major excavation and the site is not located near a surface water feature.

4. BIOLOGICAL RESOURCES, A - E.

The project will not have an impact on the regions diversity of plant and animal species, and/or agricultural acreage, since the site does not contain unique and/or rare species and the project is not located on or near agricultural land.

NEGATIVE DECLARATION 1380-91
EXPLANATION TO RESPONSES APPENDIX I
(RE: CONDITIONAL USE PERMIT 1903-91)
PAGE 2

5. CULTURAL/SCIENTIFIC RESOURCES.

The project will not have an impact on a historical structure or archaeological site since the site does not contain such, nor is the project located near such.

6. NATURAL RESOURCES

Approval of the project will result in an increase in use of natural resources since it involves construction of a new structure and will require the use of energy for lighting and climate control. However, the increase in resource usage is insignificant when compared to supplies available and the ability of infrastructure to provide such to the site.

7. AESTHETICS.

The project will not have an impact on scenic vistas since the proposed building will be located 106 feet from a public street and is proposed to be built adjacent to existing buildings.

8. ENERGY, A & B.

The proposed building will increase the amount of natural resources used on-site since the building will require interior and exterior lighting, and interior temperature control. However, the increase is insignificant when compared to the supplies available, and the capacity of the existing utility infrastructure to provide it.

SOCIOECONOMIC IMPACTS

9. LAND USE, A - C.

The proposed expansion of the existing church is not anticipated to conflict with the surrounding residences due to the use of the proposed building, institutional offices and Sunday School, which is compatible with residential uses. Furthermore, the structure is proposed to be located towards the interior of the site and separated from surrounding residential uses by a parking lot and an existing playground yard.

NEGATIVE DECLARATION 1380-91
EXPLANATION TO RESPONSES APPENDIX I
(RE: CONDITIONAL USE PERMIT 1903-91)
PAGE 3

The project site is designated on the City's General Plan Land Use Policy Map as "Low Density Residential, 2-6 dwelling units per acre, is zoned R-1-7 (single family residential, minimum lot size 7,000 square feet), and the operation of a church is permitted subject to approval of a conditional use permit. In 1962, the City's Planning Commission approved a conditional use permit to allow the construction and operation of the existing church facility.

10. TRANSPORTATION/CIRCULATION, A - G.

The project will not have an impact on the site's or the city's circulation system since the proposed building will not require removal of the existing driveways and the building will not require construction of a new driveway onto the public street. Furthermore, the project's impact on public streets should be minimum since the proposed building will be located at least 90 feet from the street.

The project will not create additional traffic or require additional off-street parking since the proposed office and classroom spaces are not intended to allow for expansion of the church use, but will be used to house uses presently existing under old and crowded conditions on site. Furthermore, the classrooms will be used primarily for adult discussion groups that are presently conducted in the office building to the north of the church site, and whose participants already use the church's parking lot.

11. POPULATION.

The project will not have an impact on the City's population density or growth rate since the proposed building does not require the removal of residential structures and will be occupied by non-residential uses.

12. HOUSING.

The project will not have an impact on the availability of housing or remove housing since the proposed building will not require the removal of residential structures and the building will be used for non-residential purposes.

NEGATIVE DECLARATION 1380-91
EXPLANATION TO RESPONSES APPENDIX I
(RE: CONDITIONAL USE PERMIT 1903-91)
PAGE 4

13. RECREATION.

The project will not have an impact on the City's recreational facilities since the proposed building is located on ornamental lawn area and not on existing church recreational areas. Furthermore, the project does not increase the city's population, which would cause the need for additional recreational area.

14. PUBLIC HEALTH AND SAFETY, A - C.

The project will not have an impact on the surrounding residents mental or physical health since the proposed office and school uses are not associated with the use of hazardous materials or the creation of unhealthy conditions.

15. NOISE, A & B

The project is not anticipated to increase the noise level of the existing church site since the proposed building would allow only a small expansion in office and school use of the site. Furthermore, the proposed office and indoor Sunday school uses are not noted for creating loud or objectionable levels of noise.

16. LIGHT AND GLARE.

The project will not create excessive lighting levels that would have an impact on the surrounding residences or the public street since the building is not proposed to have any bright interior or exterior lighting fixtures, and the building is not located near any residential structures. The proposed building is located 120 feet from the residences to the south and 90 feet from the residences to the west of the site. Furthermore, the project will not create glare that could adversely affect surrounding residents since the majority of the building's exterior is covered with non-reflective material.

17. PUBLIC SERVICES AND UTILITIES.

The effects of the project on public services and utilities is insignificant because the project involves a small expansion of the existing church use of the site. Furthermore, the existing utilities infrastructure and level of public service can provide adequate service for the proposed structure and use.

ENVIRONMENTAL REVIEW BOARD
AGENDA

CITY OF ORANGE
CONFERENCE ROOM "C"

MARCH 27, 1991
WEDNESDAY, 9:00 A.M.

1. ~~CONDITIONAL USE PERMIT 1903-91 - ORANGE COVENANT CHURCH~~

Conditional Use Permit application to allow the expansion of an existing Church located on the west side of Prospect Street between Almond Avenue and Palmyra Avenue. The expansion consists of constructing a 2,047 sq.ft. building to be used for classrooms and offices. Property is zoned R-1-7 (Residential - Single Family District), addressed 250 S. Prospect Street.

STAFF: Christopher Carnes
PROJECT CONTACT: Darrell Davis

2. ~~CONDITIONAL USE PERMIT 1905-91, ENVIRONMENTAL STATEMENT 1378-91 - CON WAY WESTERN EXPRESS~~

Proposed expansion of an existing truck terminal located on the west side of Batavia Street between Grove Avenue and Fletcher Avenue. Property is zoned M-2 (Industrial District), addressed 2156 N. Batavia Street.

PLANNING COMMISSION HEARING DATE: May 6, 1991
STAFF REPORT CONDITIONS DUE DATE: April 17, 1991
STAFF: Edward Gala
PROJECT CONTACT: Ronald McMahon -
Architect (619)552-0308

3. SITE PLAN REVIEW - RICHARD ERICKSON

Proposed automotive oil change/lube facility located on the south side of Chapman Avenue between Park Street and Hewes Street. Property is zoned C-1 (Limited Business District).

STAFF: Edward Gala
PROJECT CONTACT: Rick Blomgren
(714)744-0600

ERB comments

Fire - need heat detectors, possible sprinklers. if use
for classrooms for day care (applicant has indicated
building will not be used for permanent classrooms,
sun day school only.
building - add handicap parking spaces
public works - street lights TSIP fees



MEMORANDUM

E. R. B.

To: _____

From: _____, Crime Prevention Bureau

Date: _____

Subject: _____

Location: _____

Map: (Yes) (No)

- 1. All structures shall comply with the requirements of Municipal Code - Chapter 15.52 (Building Security Standards, Ord. 7-79), which relates to hardware, doors, windows, lighting, etc. Approved structural drawings shall include sections of the security code that apply. Specifications, details, or security notes may be used to convey the compliance. This will be reviewed in a plan check by the Crime Prevention Bureau prior to approval.
- 2. Existing HARDWARE shall comply with, or be upgraded to meet current building security standards.
- 3. Existing LIGHTING shall comply with, or be upgraded to meet current building security standards.
- 4. Provide Crime Prevention Bureau with LIGHTING PHOTOMETRICS for required PARKING/ACCESS areas. This shows compliance with the minimum maintained (1) footcandle. Point to point, or contour analysis is accepted along with the data sheets, showing the luminaire, model/wattage/height.
- 5. Provide Crime Prevention Bureau with LIGHTING PHOTOMETRICS for required WALKWAY areas. This shows compliance with the minimum maintained .25 footcandle. Point to point, or contour analysis is accepted along with the data sheets, showing the luminaire, model/wattage/height.
- 6. An ILLUMINATED ADDRESS of _____ inches in height is required. Shall be contrasting in color to the background and visible to approaching vehicles (location to be determined during the plan check process).
- 7. A SECOND BUILDING/UNIT ADDRESS of _____ inches in height is required. Shall be ILLUMINATED/NON-ILLUMINATED, contrasting in color to the background and visible to approaching vehicles _____
- 8. MONUMENT ADDRESS signs of 8 inches in height is required. Shall be ILLUMINATED or constrasting in color in a location NOT obstructed by landscaping or cars and approved by Crime Prevention Bureau and D.R.B.
- 9. ALL LANDSCAPE shall be maintained not to interfere with required illumination/addressing.
- 10. Comply with requirements of RURAL AND PRIVATE STREET LIGHTING.
- 11. Comply with requirements for MECHANICAL PARKING GATES relating to KNOX over-ride emergency key, contact Orange Fire Prevention for appropriate application information.
- 12. Public recreation and circulation areas (RIDING/HIKING TRAILS) shall include motor vehicle barriers at entrances to discourage illegal use. Trails themselves shall be designed so that trespassing onto neighboring lands is minimized, thus reducing the opportunities for theft, vandalism, and burglary.
- 13. Perimeter FENCING shall be of a non-climbable design, minimum six (6) feet in height and of a SEE-THRU/SOLID construction.
- 14. STAIRWELL design shall be of a SEE-THRU construction, eliminating hiding places for possible criminal activities.
- 15. LAUNDRY FACILITIES shall be constructed so that areas inside are visible from outside, thus reducing the likelihood of vandalism, theft from coin machines, and possible personal assaults. This also applies to the placement of machines, tables, dividers/walls, windows, and landscaping.
- 16. ALL HANDICAPPED SUITES shall be required to have a second 180 degree door viewer, not to be mounted more than forty-four (44) inches from the bottom of the door.
- 17. (COMMENTS/CONDITIONS): VERIFY THE COMPLIANCE OF THE BUILDING / CONDITION'S 241
- 18. (COMMENTS/CONDITIONS): _____

PLEASE MAKE SURE THAT THESE ITEMS ARE CLEARLY SHOWN AND IDENTIFIED IN THE CONSTRUCTION DOCUMENTS FOR PLAN CHECKING.
 IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE CRIME PREVENTION BUREAU AT (714) 744-7327.

AFFIDAVIT OF POSTING LEGAL NOTICE
OF PUBLIC HEARING FOR PROPERTY
LOCATED AT 250 S. PROSPECT STREET

Conditional Use Permit 1903-01
Negative Declaration 1380-91

The undersigned states:

Chris Carnes is now, and during the times herein mentioned, was a duly appointed, qualified and acting employee of the Department of Community Development for the City of Orange.

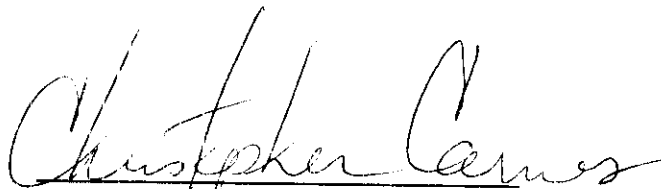
That, as required by law, he personally posted conspicuously a notice at 250 S. Prospect Street, containing notification of the Public Hearing to occur on May 6, 1991, regarding Conditional Use Permit 1903-91 and Negative Declaration 1380-91.

That he personally posted said notice by fastening them with metal tacks to a post, pole or standard, so that it would attract the attention of passersby and be easily readable.

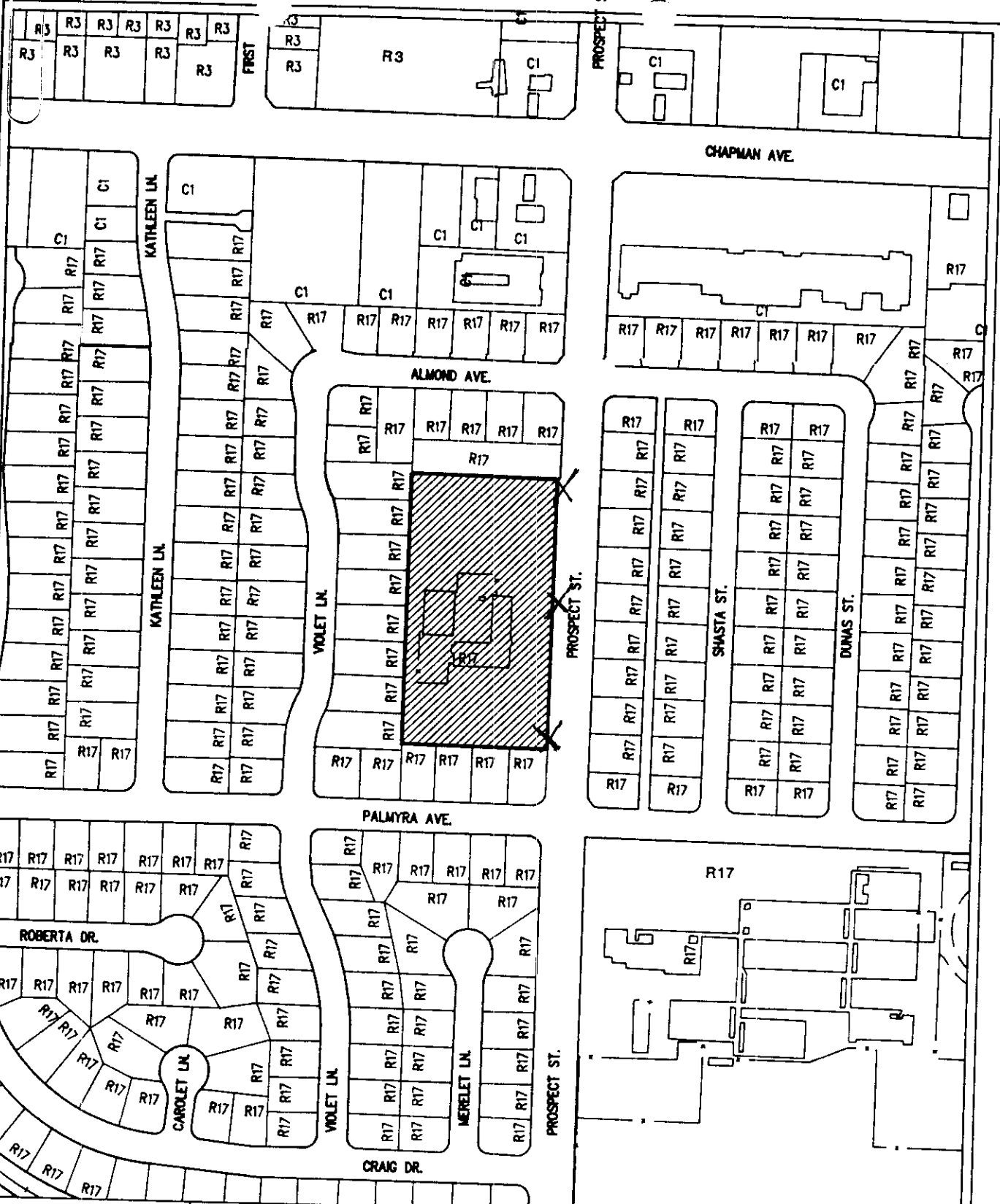
That he completed the work of posting said notice on April 26, 1991, whereupon he made this affidavit and filed it with the Secretary to the Planning Commission of the City of Orange.

DEPARTMENT OF
COMMUNITY DEVELOPMENT

CITY OF ORANGE

A handwritten signature in cursive script that reads "Christopher Carnes". The signature is written in dark ink and is positioned above the printed name and title.

Christopher Carnes
Associate Planner



250 S. Prospect Street
 Applicant: Orange Covenant Church

Conditional Use Permit 1903-91
 Negative Declaration 1380-91

X = post locations.

LEGAL NOTICE OF PUBLIC HEARING

Petition has been made to the City of Orange requesting approval of the following application:

CONDITIONAL USE PERMIT 1903-91
NEGATIVE DECLARATION 1380-91

PUBLIC HEARING:

The Planning Commission will hold public hearings in the City of Orange Council Chambers, 300 East Chapman Avenue, on Monday, May 6, 1991 at 7:00 p.m. to consider this application:

PROPERTY LOCATION:

The site is located on the west side of Prospect Street between Almond Avenue and Palmyra Avenue (Orange Covenant Church, 250 S. Prospect Street).

REQUEST:

The applicant is requesting a conditional use permit to allow expansion of a church facility. The proposal is to construct a two story building 2,047 square feet in size. The building is proposed to contain classrooms and offices.

ENVIRONMENTAL INFORMATION:

In compliance with the California Environmental Quality Act, Negative Declaration 1380-91 has been prepared for this project, and is available for public review and comment at Orange City Hall through May 6, 1991.

PROPERTY OWNER:

Orange Covenant Church

PROJECT APPLICANT:

Darrell Davis

To obtain further information about the project, or to review the environmental information, please contact Christopher Carnes, staff planner, at the Planning Division of the City of Orange, 300 East Chapman Avenue, telephone (714) 744-7220.

1380-91 CUP # 1903-41
ENV # ~~1903-41~~
PC MTG 5/6/91
ZA MTG

CONDITIONAL USE PERMIT APPLICATION

Important: Please read filing instructions on the back page before completing this application.

The filing deadline of a completed application is 5:00 P.M. on a Friday, approximately 55 days prior to a regularly scheduled Planning Commission hearing, or a Friday, 20 days prior to a regularly scheduled Zoning Administrator hearing. Late filings will be held over until the next meeting. THERE ARE NO EXCEPTIONS TO THIS RULE. Filing fees paid and deposits with the application cover part of the City cost for advertising, investigations, and handling the application through its various stages. This application must be filled out completely, which includes the signature of the landowner or legally authorized agent before the Filing Clerk or a Notary Public. All requested information will be submitted concurrent with this application and proper fees/deposits. (Incomplete information will void this application.)

This application for a conditional use permit is subject to the regulations contained in the Orange Municipal Code, Sections 17.04.040 and 17.92.010-140. The Orange City Planning Commission meets on the first and third Mondays of each month. The Orange City Zoning Administrator holds public meetings every Thursday.

Name of Applicant ORANGE COVENANT CHURCH Telephone No. (714) 633-6464

Address of Applicant 250 S. Prospect Av. Orange, Ca. 92669

Contact Person (name) Darrell Davis Telephone No. (714) 639-5455

Contact Person (address) 1027 Mardell Av. Orange, Ca. 92666

Name & Address of Owner ORANGE COVENANT CHURCH

Property is situated at 250 S. Prospect Orange, Ca. 92666

(on West side of street) Located between Chapman street and LaVeta Street.

Present Zoning of Property Exempt R-1-7

Present Use of Property Church and preschool

REQUEST (Describe the type of use and improvements proposed) Additional

Office and Sunday School Class Rooms. Conditional Use Permits are for uses which generally have a distinct impact on the area, or uses capable of creating special problems for bordering properties unless given special attention. Answers to the following three questions are essential. (attach supplementary sheets if needed).

1. Describe how the proposed use is designed and arranged to fit into the development of adjacent property and neighborhood.
It will be built on lawn area before parking lot to match existing construction. It will not effect residential area.

2. Would the issuance of this Conditional Use Permit be in any way detrimental to the public welfare or injurious to other property in the vicinity? (Answer fully)

Not at all

3. Would the issuance of this Conditional Use Permit adversely affect the General Plan of the City of Orange? (Answer to the best of your knowledge)

Not at all

LANDOWNER'S AFFIDAVIT

STATE OF CALIFORNIA)
CITY OF ORANGE) ss
COUNTY OF ORANGE)

(We), (I), Davell Davis being duly sworn, depose and say that (we are) (I am) the owner(s) of the land involved in this application, and that (we are) (I am) familiar with the City Planning Commission and/or Zoning Administrator rules and that the information in the application is true and correct to the best of (our) (my) knowledge and belief.

Phone No. Signed Davell Davis

Subscribed and sworn to before me

this 5 day of March, 1991

Filing Clerk or Notary Public

This is to certify that the foregoing application is complete and conforms to the City Planning Commission and/or Zoning Administrator rules governing the filing of an application.

Receipt No. 7462 Conditional Use Permit No. 1903-91

Received 3/13/91 Received \$500.00
Date

Major Application Yes No By

NOTICE: IF APPROVED A CONDITIONAL USE PERMIT IS VOID AFTER A PERIOD OF TWO YEARS IF NOT USED

GUARANTEE

LIABILITY \$100.00

ORDER NO. ==

FEE \$ NC

YOUR REF: 300 VARIENCE
AP# 094-581-56

FIRST AMERICAN TITLE INSURANCE COMPANY

a Corporation, herein called the Company,

GUARANTEES

**CARLAN HOMES INC.
15991 REDHILL AVE
SUITE 201
TUSTIN, CA 92680
GEORGE SCHADER**

herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Dated: NOVEMBER 30, 1990

FIRST AMERICAN TITLE INSURANCE COMPANY



James F. Gorninsky
Assistant Vice President
Directory of Special Services

First American Title Insurance Co.
114 E. Fifth Street
Santa Ana, CA 92702
714/558-3211

SCHEDULE A

PROPERTY OWNER'S NOTICE GUARANTEE

1. That, according to the last equalized "Assessment Roll" in the Office of the Orange County Tax Assessor -
 - a. The persons listed as "Assessed Owner" are shown on the assessment roll as owning real property within 300 feet of the property identified on the assessment roll as Assessor's Parcel Number **094-581-56**.
 - b. The Assessor's Parcel Number and any addresses shown on the assessment roll are attached hereto.

2. That, according to the Company's property records, (but without examination of those Company records maintained or indexed by name), there have been no documents recorded subsequent to **APRIL 1990**, purporting to transfer title to any of the properties listed.

APN: 094-582-14
Richard F. Faulkner
3119 E. Almond Ave.
Orange CA 92669

APN: 094-582-15
R. Stephen Moyer
3131 E. Almond Ave.
Orange CA 92669

APN: 094-582-16
Paul Lennard
3139 Almond Ave.
Orange CA 92669

APN: 094-581-17
Bruce F. Johnson
3140 E. Almond Ave.
Orange CA 92669

APN: 094-582-17
Aileen P. Evans
3207 E. Almond Ave.
Orange CA 92669

APN: 094-581-51
Robert Green
3208 E. Almond Ave.
Orange CA 92669

APN: 094-581-50
Margaret S. Young
3218 E. Almond Ave.
Orange CA 92669

APN: 094-582-18
Harold E. Andresen
3219 E. Almond Ave.
Orange CA 92669

APN: 094-581-49
G. Blaine Fugsley
3232 E. Almond Ave.
Orange CA 92669

APN: 094-582-19
James H. Darvas
3233 E. Almond Ave.
Orange CA 92669

APN: 094-581-48
Michael Hoang
3240 E. Almond Ave.
Orange CA 92669

APN: 094-582-20
Yi-HSIUNG Chen
3234 E. Almond Ave.
Orange CA 92669

APN: 094-491-19
Carl W. Jackson
HQ5 Tradoc-Attn Atcd-Sp
Fort Monroe VA 23651

APN: 094-491-18
Robert C. Kent
3321 E. Almond Ave.
Orange CA 92669

APN: 094-581-06
Burt Price
3131 E. Palmyra Ave.
Orange CA 92669

APN: 094-581-05
Thomas J. Keene
3141 E. Palmyra Ave.
Orange CA 92669

APN: 094-581-35
Thomas W. Dineen
3201 E. Palmyra Ave.
Orange CA 92669

APN: 094-581-37
William W. Scott
3211 E. Palmyra Ave.
Orange CA 92669

APN: 094-581-39
Bernard J. Baeza
2207 E. Deborah Lane
Orange CA 92667

APN: 094-581-40
Charles R. Denney
P.O. Box Svl 7561
Victorville CA 92392

APN: 094-493-22
David R. Deal
181 S. Prospect Ave.
Orange CA 92669

APN: 094-581-57
Wycliffe Associates Inc
202 S. Prospect Ave.
Orange CA 92669

APN: 094-493-21
John Dimitroff
191 S. Prospect St.
Orange CA 92669

APN: 094-493-20
John F. Westermeier
205 S. Prospect Ave.
Orange CA 92669

APN: 094-493-19
Donald Lawrence Bacon
215 S. Prospect St.
Orange CA 92669

APN: 094-493-18
Patrick V. Michael
225 S. Prospect Ave.
Orange CA 92669

APN: 094-493-17
Philip J. Conzelm
235 S. Prospect
Orange CA 92669

APN: 094-493-16
Stephen E. Adams
249 S. Prospect Ave.
Orange CA 92669

APN: 094-493-15
Forrest K. Porter
259 S. Prospect St.
Orange CA 92669

APN: 094-493-14
Jo Ann Newgass
2641 E. Lakeside Ave.
Orange CA 92667

APN: 094-493-13
Joseph F. Savoy
285 S. Prospect St.
Orange CA 92669

APN: 094-493-12
Sandra J. Smith
295 S. Prospect Ave.
Orange CA 92669

APN: 392-081-03
School Orange Unified Dis T
370 N. Glassell St.
Orange CA 92666

APN: 094-591-22
Donnie R. Scroggin
2918 E. Roberta Dr.
Orange CA 92669

APN: 094-591-21
Ellis E. Boyd
2928 E. Roberta
Orange CA 92669

APN: 094-493-01
Jose G. MacIel
180 S. Shasta St.
Orange CA 92669

AFN: 094-493-02
Donald L. Adams
190 S. Shasta St.
Orange CA 92669

AFN: 094-493-03
Kenneth D. Admire
204 S. Shasta St.
Orange CA 92669

AFN: 094-493-04
Jose B. Lopez
214 S. Shasta St.
Orange CA 92669

AFN: 094-493-05
Glen H. Beisner
11160 Fremont Ave.
Ontario CA 91761

AFN: 094-493-06
Karin E. Arnold
234 S. Shasta St.
Orange CA 92669

AFN: 094-493-07
Virgilio B. Soriano
248 S. Shasta St.
Orange CA 92669

AFN: 094-493-08
Chester G. Jacobson
1609 E. Chapman Ave.
Orange CA 92666

AFN: 094-493-09
Genevieve S. Zobel
272 S. Shasta St.
Orange CA 92667

AFN: 094-493-10
Clarke B. Ephrom
284 S. Shasta St.
Orange CA 92669

AFN: 094-493-11
Robert F. Duval
294 S. Shasta St.
Orange CA 92669

AFN: 094-582-13
James W. Henry
166 S. Violet Lane
Orange CA 92669

AFN: 094-582-12
Johannes S. Vandervalk
174 S. Violet Lane
Orange CA 92669

AFN: 094-581-16
Alfred F. Kuzniar
177 Violet Lane
Orange CA 92669

AFN: 094-582-11
Richard J. Hill
186 S. Violet Lane
Orange CA 92669

AFN: 094-581-15
Howard E. U'Ren
189 Violet Lane
Orange CA 92669

AFN: 094-582-10
Mary H. Caylor
192 Violet Lane
Orange CA 92669

AFN: 094-581-14
Rudy D. Friend
201 S. Violet Lane
Orange CA 92669

AFN: 094-582-09
Gary L. Barnard
202 S. Violet Lane
Orange CA 92669

AFN: 094-581-13
Audrey G. Lighthipe
209 S. Violet Lane
Orange CA 92669

AFN: 094-582-08
Edward E. Nowak
210 S. Violet Lane
Orange CA 92669

AFN: 094-581-12
Paul Bruckner
217 S. Violet Lane
Orange CA 92669

AFN: 094-582-07
Leon Melcer
222 S. Violet Lane
Orange CA 92669

AFN: 094-581-11
William F. Mc Ginn
229 S. Violet Lane
Orange CA 92669

AFN: 094-582-06
Gregorio Nieves
234 S. Violet Lane
Orange CA 92669

AFN: 094-581-10
Valerie N. Thompson
241 S. Violet Lane
Orange CA 92669

AFN: 094-582-05
Donald H. Barnett
244 S. Violet Lane
Orange CA 92669

AFN: 094-581-09
Lawrence J. Korb
251 S. Violet Lane
Orange CA 92669

AFN: 094-582-04
Edward M. Upson
258 S. Violet Lane
Orange CA 92669

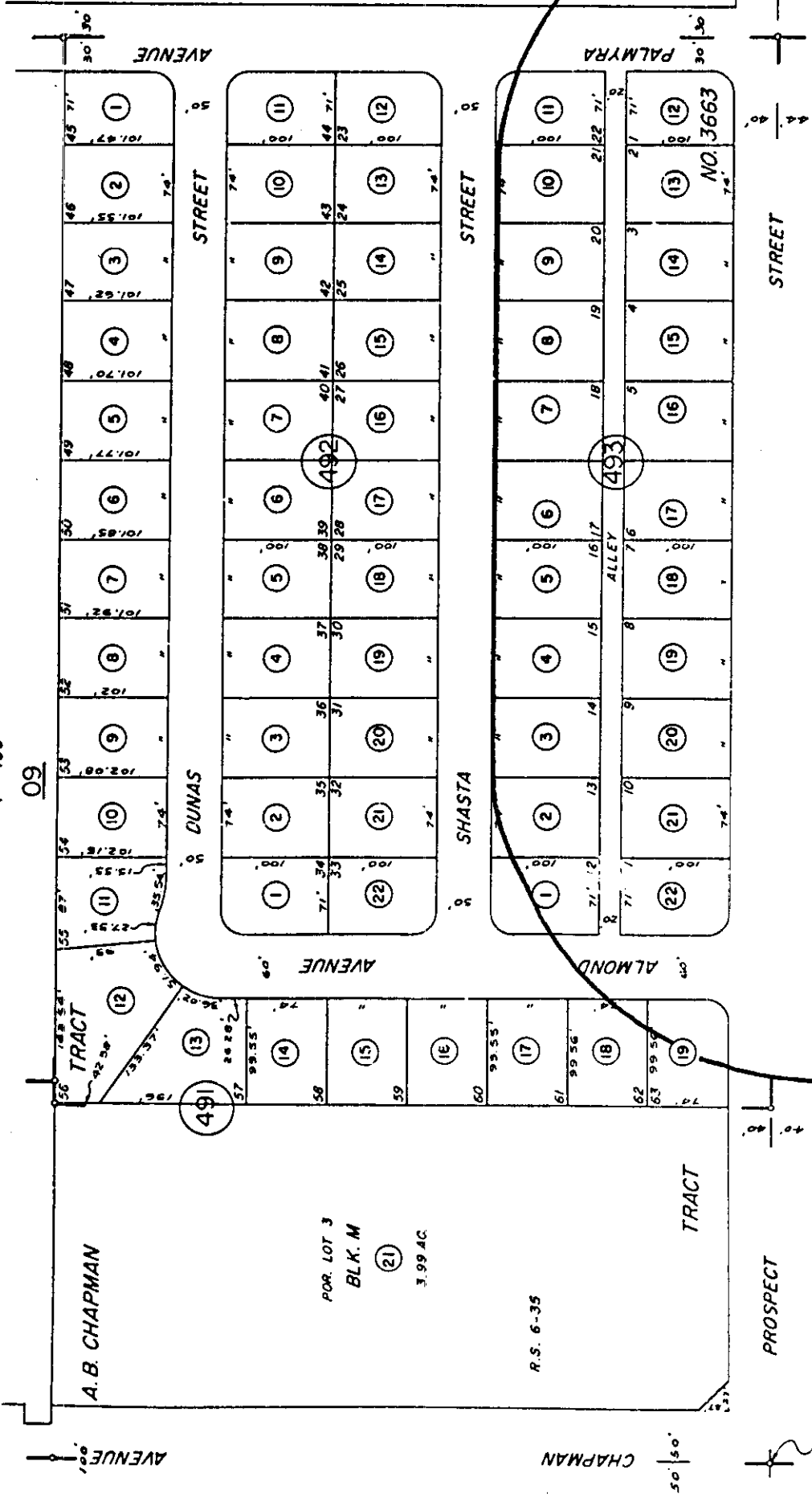
AFN: 094-581-08
Janet K. Kilbourne
263 Violet Lane
Orange CA 92669

AFN: 094-582-03
Phillip Stein
268 S. Violet Lane
Orange CA 92669

AFN: 094-581-07
Frederick W. Smith
277 S. Violet
Orange CA 92669

AFN: 094-582-02
Miguel A. Hernandez
278 S. Violet Lane
Orange CA 92669

AFN: 094-582-01
Max M. Phelps
288 S. Violet Lane
Orange CA 92669



A. B. CHAPMAN

FOR LOT 3
BLK. M
(21)
3.99 AC.

R.S. 6-35

TRACT

PROSPECT

N.W. CORNER LOT 3 BLK. M
NIEVES LOPEZ DE PERALTA

MARCH 1961

TR. NO. 3663 M.M. 132-12, 13
A.B. CHAPMAN TR. M.M. 1-23, 24

ASSESSOR'S MAP
BOOK 94 PAGE 49
COUNTY OF ORANGE

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

58

STREET

STREET

STREET

AVENUE

PALMYRA

SHASTA

DUNAS

AVENUE

ALMOND

AVENUE

CHAPMAN

50 | 50'

30 | 30'

4 | 4'

30 | 30'

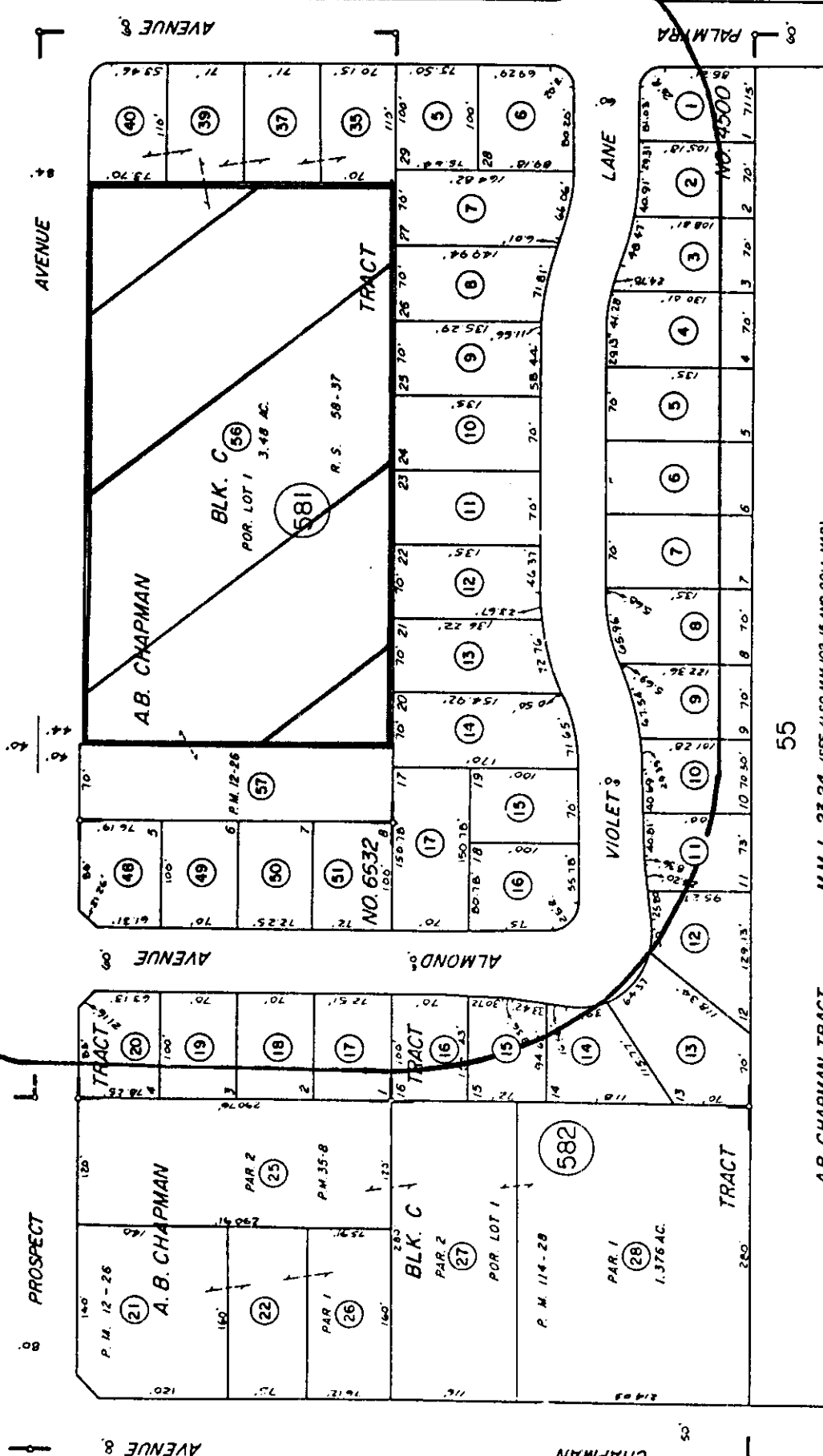
NO. 3663

09

1" = 100'



49



55

A.B. CHAPMAN TRACT
 TRACT NO. 4500
 TRACT NO. 6632
 PARCEL MAP

M.M. 1-23,24-(SEE ALSO MAP 102-19 AND ROLL MAP)
 M.M. 161-56,7,8
 M.M. 255-44,45
 P.M. 35-8, 114-28

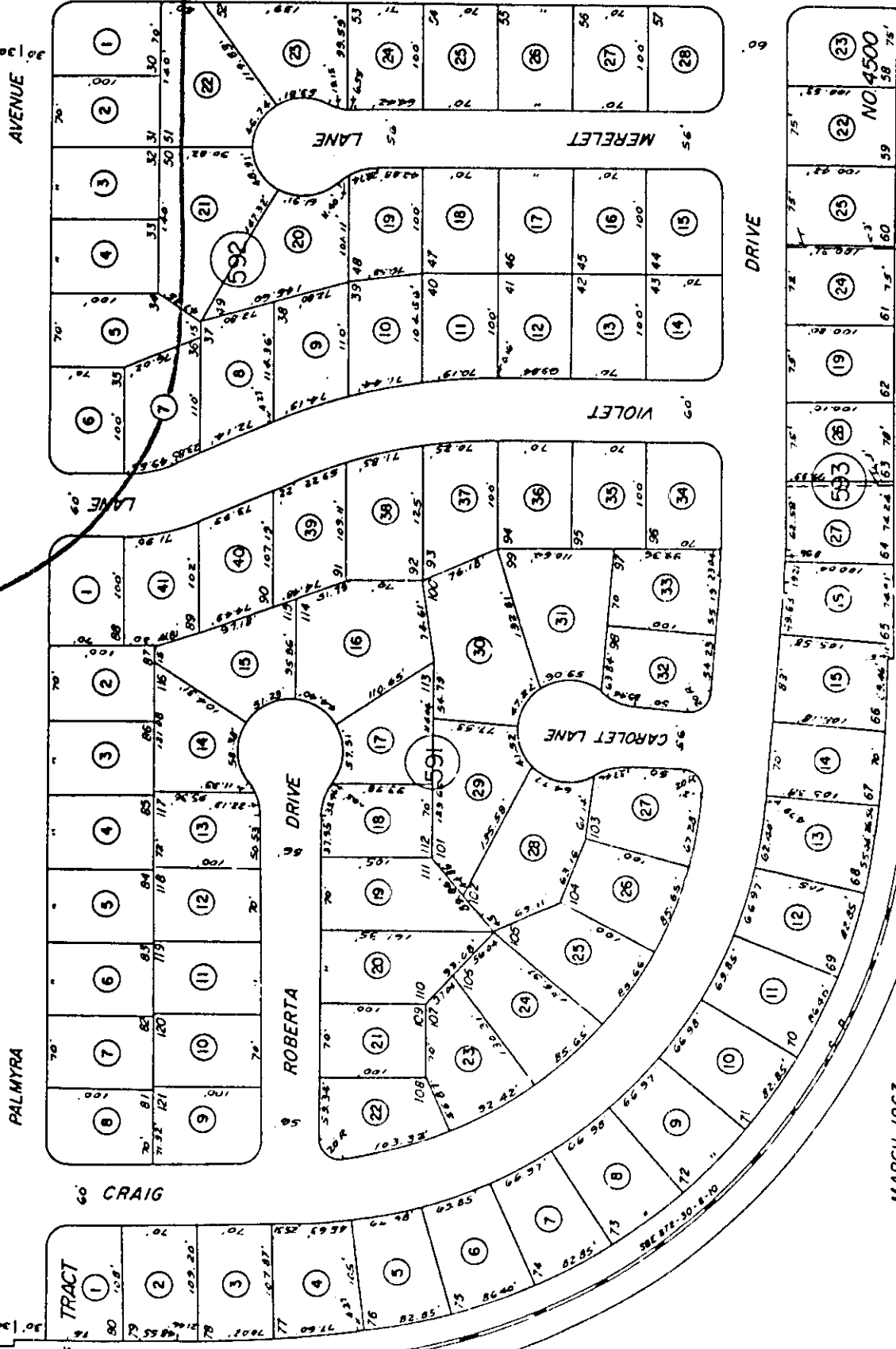
NOTE - ASSESSOR'S BLOCK &
 PARCEL NUMBERS
 SHOWN IN CIRCLES

ASSESSOR'S MAP
 BOOK 94 PAGE 58
 COUNTY OF ORANGE

94-59

58

55



MARCH 1963

ASSESSOR'S MAP
 BOOK 94 PAGE 59
 COUNTY OF ORANGE

NOTE - ASSESSOR'S BLOCK B
 PARCEL NUMBERS
 SHOWN IN CIRCLES

TR. NO. 4500 M. M. 161-5, 6, 7, 8

60

SEE Pgs. 30-31

392-08

94-09

94-49

OLYMPIA WAY

DUNAS ST

SNASTA ST

PALMYRA

A. B. CHAPMAN

AVENUE

AVENUE

PROSPECT

20' 30"

94-47

LOT 4

3

23.51 AC.

BLK. M

MC PHERSON JR. HIGH SCHOOL

161

LOT 4

TRACT

TRACT

NO. 440

P.O.T. S.B.E. 872-30-8-12

94-61

M. M. 1-23-24
M. M. 16-21

A. B. CHAPMAN TRACT
TRACT NO. 440

MARCH 1975

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 392 PAGE 08
COUNTY OF ORANGE

