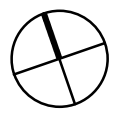
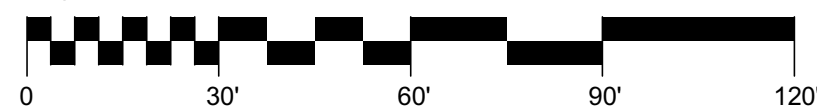
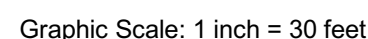


## INDIVIDUALIZED INSTRUCTIONAL LEARNING SCHOOL AND TUTORING FACILITY



1. ALL IMPROVEMENTS ARE EXISTING AND TABLE DATA IS FOR EXISTING AS NO CHANGES ARE PROPOSED
2. COMPREHENSIVE OPERATIONS INFORMATION IS INCLUDED IN THE APPLICATION ATTACHMENT, VISUAL ANALYSIS AND FINDINGS (SEE LETTER OF JUSTIFICATION)



## CONTACT INFORMATION - APPLICANT

CONTACT INFORMATION - AGENCY	<p>UNDESEY LEBLANC, REAL ESTATE MANAGER  EDUCATION GROUP (FUTURES ACADEMY)  72 MONROE CENTER ST. NW SUITE B  GRAND RAPIDS, MI 49503  616-301-1221 LLEBLANC@FUSIONACADEMY.COM</p>
CONTACT INFORMATION - CONSULTANT	<p>LAND USE/ENVIRONMENTAL CONSULTANTS  DAVID MOSS &amp; ASSOCIATES, INC.  1009 WILSHIRE BLVD., STE. 224  SANTA MONICA, CA 90401 310-395-3481  JPANGILINAN@DMAPERMITS.COM   DMOSS@DMAPERMITS.COM</p>
SITE INFORMATION - ADDRESS	3111 N. TUSTIN AVENUE, SUITE 240, CITY OF ORANGE, CA 92685
SITE INFORMATION - APN	360-291-04
SITE INFORMATION - EXISTING ENTITLEMENTS	CUP NO. 2847-12 - CUP ENTITLING A 1-ON-1 "INSTRUCTIONAL LEARNING SCHOOL" FOR SITE 120 IN THE SAME BUILDING.
SITE INFORMATION - LOT NUMBER/TRACT NUMBER	LOT 4/TRACT 4105
ZONING	C-1 (LIMITED BUSINESS)
GENERAL PLAN LU DESIGNATION	PUBLIC FACILITIES AND INSTITUTIONS
LAND USE	INSTRUCTIONAL LEARNING SCHOOL
LOT SIZE	2.94 ACRES
FLOOR AREA - SUITE 240	3,758 SQFT
DENSITY (FAR)	0.48
CONSTRUCTION TYPE (I-IV, A OR B)	V-A (ONE HOUR)
OCCUPANCY TYPE	"B" TO "E" (CONVERTING TO AN "E" OCCUPANCY)
TYPE OF CONSTRUCTION	CONCRETE & WOOD (TBD)
ADA COMPLIANCE	HANDICAP SPACES AND POT APPEAR COMPLIANT
REQUIRED PARKING SPACES	28 - CITY CODE [OMIC 17.34.060.B] REQUIRES TRADITIONAL SCHOOLS TO PROVIDE 1.8 SPACES/MIDDLE SCHOOL CLASSROOM AND 8 SPACES/HIGH SCHOOL CLASSROOM. SINCE FUTURES IS A NON-TRADITIONAL SCHOOL WITH ONLY 2-3 STUDENTS PER CLASSROOM WITH STAGGERED CLASS SCHEDULES, THESE REQUIREMENTS ARE NOT APPLICABLE.
PROVIDED PARKING SPACES	28 - 21 BY LEASE AND >7 ON AN AS-NEEDED BASIS, 231 TOTAL ON SITE
NUMBER OF ACCESSIBLE SPACES	3 EXTERNAL SPACES + UNDERGROUND PARKING SPACES
TRASH ENCLOSURES	TWO FULLY WALL-ENCLOSED OUTSIDE AREAS WITH ONE RECEPTACLE EACH

## ELEVATORS SERVING SUITE FLOOR

ELEVATORS SERVING SUITE FLOOR	2
BATHROOMS ON SUITE FLOOR	1 MENS, 1 WOMENS
WATER FOUNTAINS ON SUITE FLOOR	1
EXIT STAIRWAYS ON SUITE FLOOR	2
EVACUATION PLAN ON SUITE FLOOR	YES
TENANTS IN BUILDING	22
TENANTS ON SUITE FLOOR	13

SCOPE OF WORK:

CONVERT SUITE FROM CURRENT 'B' OCCUPANCY TO AN 'E' OCCUPANCY. SCOPE OF WORK INCLUDES: NEW 2ND EXIT DOOR, MODIFY AUTOMATIC SPRINKLER SYSTEM AND PROVIDE NEW WALL MOUNTED FIRE EXTINGUISHER.

SCA

SCALE:	1
1" = 30' 0"	

1. **PROJECT APPLICANT, FUTURES ACADEMY ("FUTURES" OR "APPLICANT")** IS AN INNOVATIVE, FULLY ACCREDITED PRIVATE SCHOOL PROVIDING EDUCATION PROVIDING SIMULTANEOUS ONE-ON-ONE AND SMALL GROUP INSTRUCTION FOR MIDDLE AND HIGH SCHOOL (MS, HS) STUDENTS IN GRADES 6-12. FOR MANY STUDENTS, THE TRADITIONAL INSTITUTIONAL SCHOOL MODEL DOESN'T FIT HOW THEY LEARN BEST. FUTURES ACADEMY WAS CREATED TO PROVIDE EACH OF THESE STUDENTS THE IDEAL STUDENT/TEACHER RATIO TO THRIVE.

A. FUTURES' MODEL INCLUDES INSTRUCTION TAUGHT PRIMARILY ONE-TO-ONE, ONE STUDENT AND ONE TEACHER PER WORKSTATION, WITH 2 TO 3 WORKSTATIONS PER CLASSROOM. INSTRUCTION IS ALSO PROVIDED IN SMALL GROUPS OF 5 OR LESS STUDENTS, AND THE "GUIDED INDEPENDENT STUDY ROOM" MAY INCLUDE UP TO 10 STUDENTS AND ONE TEACHER. FOR EACH HOUR OF INSTRUCTION STUDENTS RECEIVE AT FUTURES ACADEMY, THEY PARTICIPATE IN ONE HOUR OF GUIDED INDEPENDENT STUDY IN THE GUIDED STUDY ROOM, WHERE UP TO 10 STUDENTS CAN RECEIVE ADDITIONAL ACADEMIC SUPPORT IN ALL CONTENT AREAS.

B. FUTURES OPERATES 16 OF THESE SMALL PRIVATE SCHOOL AND TUTORING FACILITIES IN CALIFORNIA.

2. **NATIONWIDE GOVERNANCE:** EDUCATION GROUP, THE PARENT COMPANY TO FUSION ACADEMY ("FUSION"), PURCHASED ALL 16 FUTURES ACADEMIES IN SPRING 2019. FUSION ACADEMY ADDED FUTURES TO THE 60 NATIONALLY LOCATED ALTERNATIVE PRIVATE SCHOOLS AND TUTORING FACILITIES FOR MS AND HS STUDENTS.

3. **ENTITLEMENT HISTORY:** FUTURES GRANTED A CUP BY THE PLANNING COMMISSION IN 2012 (NO. 2847-12) TO OPERATE A "ONE-TO-ONE INSTRUCTIONAL LEARNING SCHOOL," PROVIDING A FACILITY TO BE OCCUPIED BY UP TO 6 STUDENTS AND 8 INSTRUCTORS AT ANY GIVEN TIME IN A TWO-STORY TALL OFFICE BUILDING IN THE C-1 LIMITED BUSINESS ZONE, IN A FIRST FLOOR, 1,682 SQ. FT. SUITE NO. 120. FUTURES MOVE TO THE SECOND FLOOR 3,758 SQ. FT. SUITE NO. 240 AND THE CONSISTENT, INCREASED DEMAND TO ACCOMMODATE ADDITIONAL STUDENTS IN THE CITY OF ORANGE AND ANAHEIM HILLS AREAS ARE WHY FUTURES SEEKS AN INCREASE IN STUDENT AND STAFF OCCUPANCY ON SITE AT ONE TIME BEYOND WHAT WAS APPROVED IN THE 2012 CUP.

4. **CUP/ENTITLEMENT REQUESTED:** AT THE DIRECTION OF CITY STAFF (PERSONAL COMMUNICATION, ANNA PEHOUSH, ASST COMM DEV, 8/12/21) A "NEW" CUP IS REQUIRED TO CLARIFY THE LAND USE FROM A "ONE TO ONE INSTRUCTIONAL LEARNING SCHOOL" TO AN "INDIVIDUALIZED INSTRUCTIONAL LEARNING SCHOOL AND TUTORING FACILITY" BECAUSE (I) THE LOCATION OF THE SUITE CHANGED FROM THE FIRST FLOOR SUITE 120 TO THE SECOND FLOOR SUITE 240, (II) MAXIMUM NUMBER OF STUDENTS PROPOSED ON SITE AT ANY TIME IS 32, (III) THE SUITE SIZE INCREASED FROM 1,682 SQ. FT. TO 3,758 SQ. FT. AND (IV) MAXIMUM NUMBER OF STAFF ON SITE AT ONE TIME IS 16.

A. FUTURES REQUESTS A CUP FOR AN EXISTING "INDIVIDUALIZED INSTRUCTIONAL LEARNING SCHOOL AND TUTORING FACILITY" (OMC S. 17.04.028) FOR A MAXIMUM OF 32 MS AND HS STUDENTS, 11 TEACHERS AND 5 ADMINISTRATIVE STAFF IN AN EXISTING 3,758 SQ. FT. SECOND FLOOR SUITE NO. 240 WITH 21 UNRESERVED PARKING SPACES AND USE OF AVAILABLE GUEST PARKING SPACES, IN A 61,326 SQ. FT. TWO-STORY COMMERCIAL OFFICE BUILDING IDENTIFIED AS 3111 N. TUSTIN AVE ON 2.93 AC IN THE COMMERCIAL LIMITED BUSINESS ZONE ("C-1"). THE SUITE HAS 4 CLASSROOMS, 1 GUIDED STUDY ROOM, 1 NON-GUIDED STUDY AREA/LIBRARY, 2 OFFICES, 1 LAB, 1 BREAKROOM, 1 STORAGE ROOM, 1 TELEPHONE/DATA TUTORIAL ROOM AND A RECEPTION AREA, TOTALING 3,758 SQ. FT.

B. FUTURES INTENDS TO ENSURE THE PROPOSED MODIFICATIONS TO THE INTERIOR OF THE SUITE AND/OR COMMON AREAS OF THE MULTI-TENANT OFFICE BUILDING TO ENHANCE THE BUILDING CAN SUPPORT AN EDUCATIONAL OCCUPANCY, NO EXTERIOR MODIFICATIONS INCLUDING EXTERIOR PARKING, PEDESTRIAN OR OTHER PUBLIC AREAS ARE PROPOSED. THIS IS A FULLY DEVELOPED SITE WITH MATURE LANDSCAPING AND WELL-MAINTAINED IMPROVEMENTS.

5. **ARRIVALS/DEPARTURES - PARKING DEMAND MITIGATION:**

A. FUTURES DOES NOT HAVE UNIFORM START/TIME DATES WHERE ALL STUDENTS OR STAFF ARRIVE AND DEPART AT THE SAME TIME OR THAT COINCIDE WITH "STANDARD" BUSINESS-TENANT HOURS OF 8:00 AM - 6:00 PM. STUDENTS ARE PRIMARILY DRIVEN BY PARENTS/CAREGIVERS, HOWEVER UP TO 5 STALLS, OF THE 21 PROVIDED TO FUTURES PER ITS LEASE, MAY BE DEDICATED TO FUTURES' DAILY HIGH SCHOOL STUDENT POPULATION WHO DRIVE THEMSELVES. INSTRUCTIONS ARE PROVIDED AT AN ORIENTATION AT THE BEGINNING OF EACH SEMESTER REGARDING DROP-OFF, PICK-UP AND CIRCULATION TO PREVENT BACK-UPS IN THE PARKING LOT AND AVOID IMPACTS TO OTHER TENANTS.

B. THE FIRST CLASS IS OFFERED AT 8:00 AM, HOWEVER, MOST STUDENTS ARE SCHEDULED LATER IN THE MORNING AND END CLASSES BY 3:00 PM BEFORE THE PM PEAK DEPARTURE HOURS OF BUSINESS TENANTS OR HAVE STAGGERED DEPARTURES AFTER 3:00 PM RELATED TO AFTER-SCHOOL TUTORING, OR OFFSITE ACADEMIC, WORK AND FAMILY COMMITMENTS.

a. REQUIRED PARKING FOR A "TRADITIONAL" PRIVATE SCHOOL IS 1.8 SPACES PER MS CLASSROOM AND 8 SPACES PER HS CLASSROOM (OMC S. 17.34.060.B). FUTURES' EXPERIENCE AT THEIR 16 CALIFORNIA-BASED SCHOOLS IS THAT (I) THE LACK OF TRADITIONAL CLASSROOMS AND SCHEDULES MITIGATES THE NEED TO PROVIDE PARKING BASED ON THE CTE CODE, AND (II) DAILY PARKING DEMAND WILL CONTINUE TO BE LESS THAN THE 21 SPACES ALLOCATED TO FUTURES.

b. SITE VISITS BY ARCHITECTURAL, LAND USE CONSULTANTS, AND FUTURES STAFF VERIFIED THAT THE SITE HAS AMPLE AVAILABLE PARKING AND THAT VERY FEW SPACES ARE RESTRICTED OUT OF THE TOTAL OF 231 APPROXIMATELY ON SITE. THERE IS NO INDICATION THAT PARKING DEMAND OVERSHADOWS AVAILABLE SPACES NOR OF PARKING IMPACTS ON OTHER TENANTS, OFFSITE PUBLIC RIGHTS OF WAY OR THE ADJACENT SHOPPING CENTER TO THE SOUTH.

6. **ARRIVALS/DEPARTURES - ACCESS AND CIRCULATION MITIGATION:** THE STAGGERED SCHEDULES AND SPREAD-OUT DURATION OF ARRIVAL/DEPARTURE TIMES ARE ALREADY PART OF THE PROJECT DESCRIPTION THAT EFFECTIVELY MITIGATES QUEUING, CIRCULATION AND ACCESS IMPACTS TO A LEVEL OF INSIGNIFICANCE.

360-29

PORT. N.W. 1/4, SEC. 9, T.45N., R.5W.

SAVE AND ORANGE-OLIVE HILL CANYON ROAD

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FUTURES ACADEMY  
FUTURES ACADEMY  
ANAHEIM HILLS (CITY  
OF ORANGE)

3111 N. TUSTIN ST  
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ORANGE, CA 92865



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## ENTITLEMENT REQUEST

A NEW CUP TO ENTITLE AN EXISTING  
INDIVIDUALIZED INSTRUCTIONAL  
LEARNING SCHOOL" AND TUTORING  
FACILITY PER TABLE 17.18.030

**AND USE/ENVIRONMENTAL CONSULTANT:**

DAVID MOSS & ASSOCIATES, INC.  
1009 WILSHIRE BLVD. SUITE 224  
ANTA MONICA, CA 90401

## DRAWINGS ISSUE

DATE	DESCRIPTION	DELTA
1/3/20	DRAFT ZONING DRAWINGS	1
1/29/20	DRAFT ZONING DRAWINGS	2
2/5/20	DRAFT ZONING DRAWINGS	3
2/25/20	DRAFT ZONING DRAWINGS	4
8/3/20	UPDATED ZONING DRAWINGS	5

## OWNERSHIP AND USE OF DOCUMENTS

DATE: 1/13/202

DRAWN: ZW

REVIEWED: \_\_\_\_\_ D

PROJECT NO: 62642

As indicated

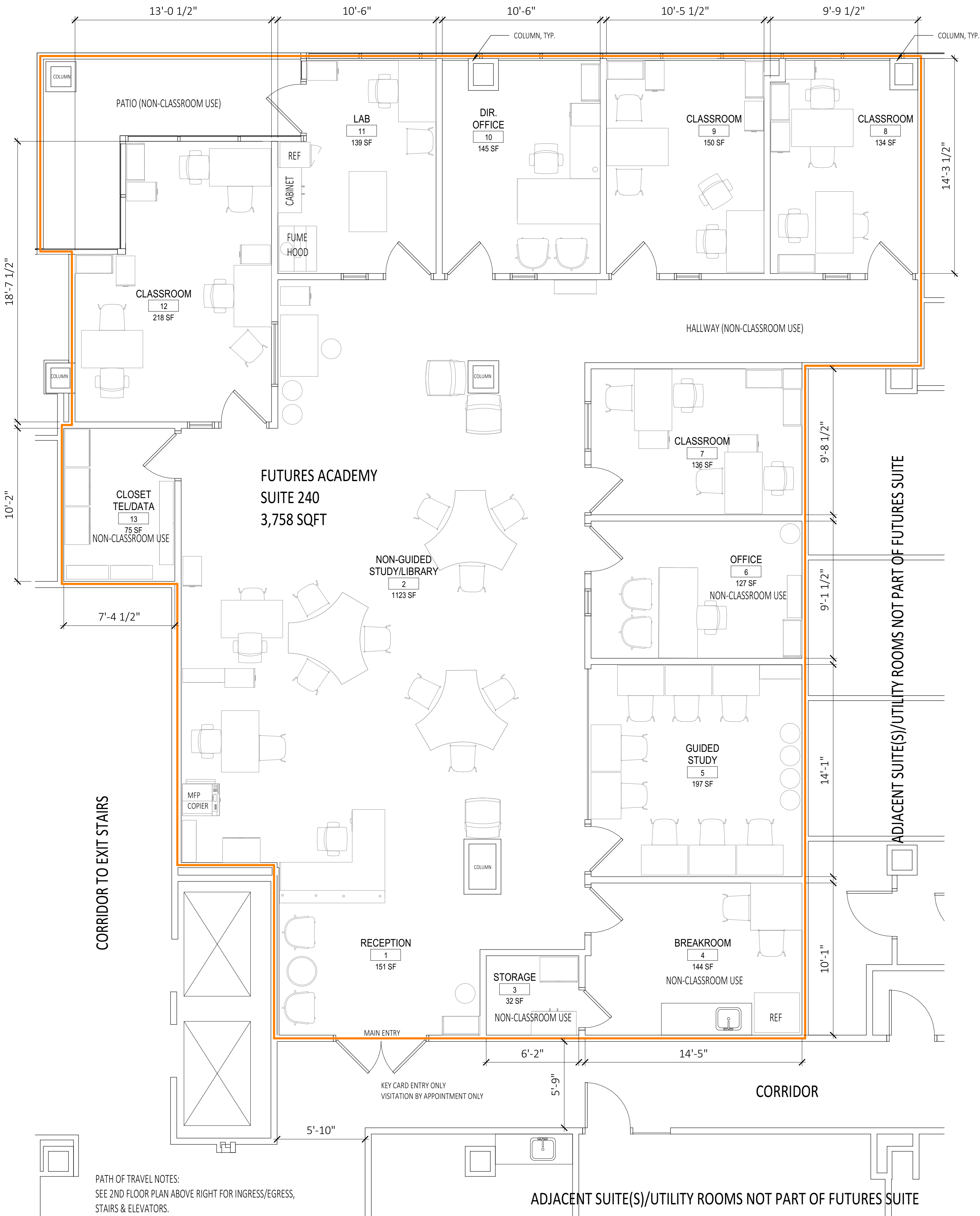
DATE: \_\_\_\_\_

## EXISTING/PROPOSED SITE PLAN

SHEET NO

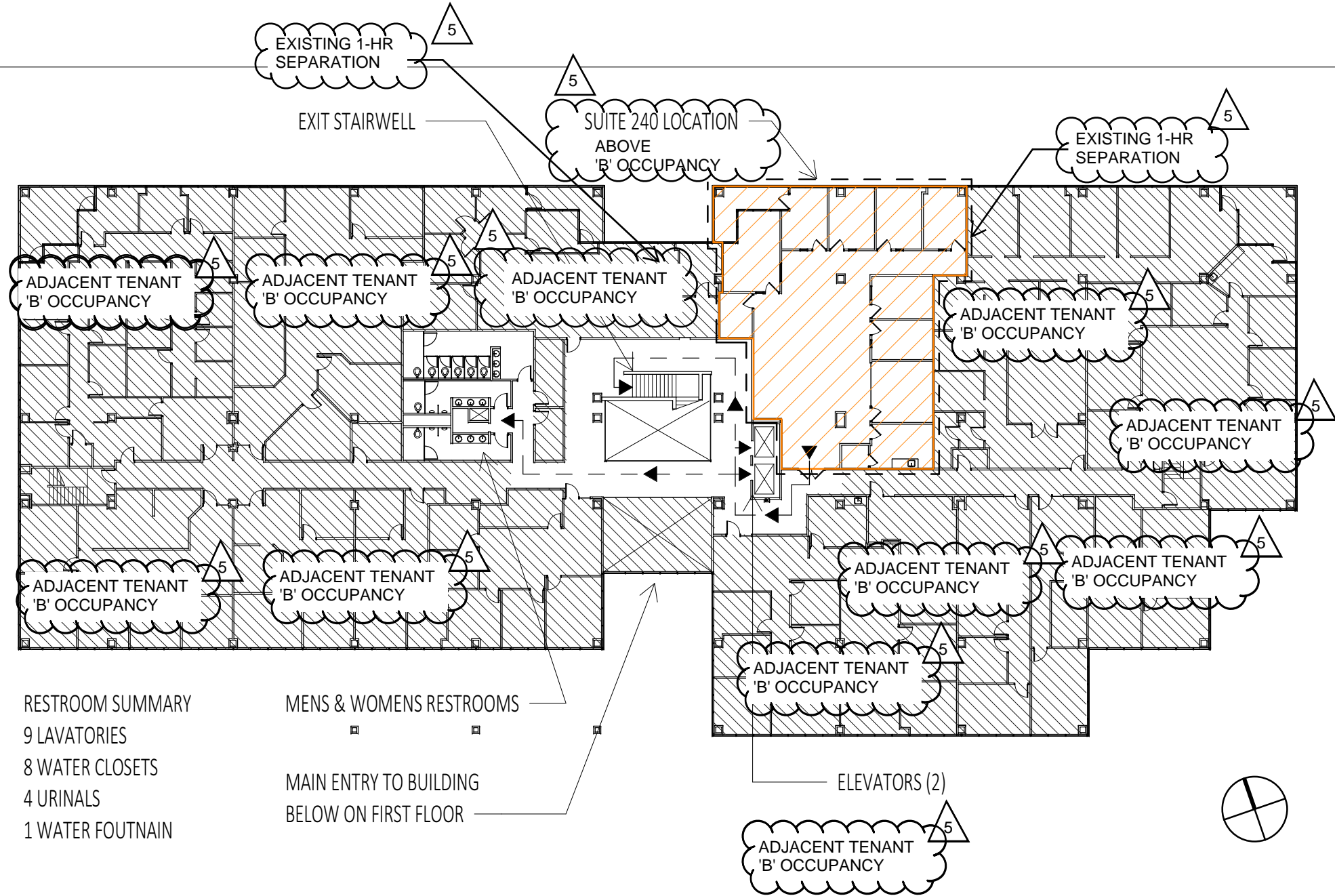
# A-100





PATH OF TRAVEL NOTES:  
SEE 2ND FLOOR PLAN ABOVE RIGHT FOR INGRESS/EGRESS,  
STAIRS & ELEVATORS.  
EXIT DISTANCE TO ELEVATORS = 24 FT.  
EXIT DISTANCE TO BATHROOM = 95 FT.  
EXIT DISTANCE TO STAIRS = 95 FT.

- NOTES:
- STUDENTS UTILIZE THE DESIGNATED PATH OF TRAVEL FROM THE BUILDING ENTRANCE TO THE SCHOOL'S SUITE ON THE 2ND FLOOR.
  - BREAKS BETWEEN CLASSES ARE STAGGERED AND DEMAND FOR USE OF BATHROOMS ARE NOT OVERTAXED.



PROJECT:  
**FUTURES ACADEMY  
FUTURES ACADEMY  
ANAHEIM HILLS (CITY  
OF ORANGE)**

**3111 N. TUSTIN ST  
SUITE 240  
ORANGE, CA 92865**

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8/3/20	UPDATED ZONING DRAWINGS	5

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DATE: 1/29/2020  
DRAWN: ZW  
REVIEWED: DA  
PROJECT NO.: 626426  
SCALE: As indicated  
SHEET TITLE:

EXISTING/PROPOSED  
FLOOR PLAN - SUITE 240

SHEET NO:

**A-200**

FLOOR PLAN - SUITE 240

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

**1**