

REQUEST FOR Planning Commission Action



PLANNING COMMISSION MEETING DATE:

SEPTEMBER 9, 2019

TITLE:

**PUBLIC HEARING – CONDITIONAL USE PERMIT
NO. 2019-01 TO ALLOW A COMMUNITY
SERVICE BUILDING AND MINOR EXCEPTION
NO. 2019-01 TO ALLOW THE BUILDING TO
EXCEED THE MAXIMUM ALLOWABLE HEIGHT
FOR THE ARCHANGEL MICHAEL COPTIC
ORTHODOX CHURCH LOCATED AT 4405 WEST
EDINGER AVENUE {STRATEGIC PLAN NO. 3, 2}**

Prepared by Selena Kelaher, AICP

Alan Hing For M.T.
Executive Director

PLANNING COMMISSION SECRETARY

APPROVED

- ☐ As Recommended
- ☐ As Amended
- ☐ Set Public Hearing For _____

DENIED

- ☐ Applicant's Request
- ☐ Staff Recommendation

CONTINUED TO _____

[Signature]
Interim Planning Manager

RECOMMENDED ACTION

1. Adopt a resolution approving Conditional Use Permit No. 2019-01 as conditioned.
2. Adopt a resolution approving Minor Exception No. 2019-01.

Executive Summary

Mariam Soliman with Rakoty Associate Architects, representing Archangel Michael Coptic Orthodox Church, is requesting approval of a conditional use permit (CUP) and minor exception to allow the construction of a 9,928-square foot, two-story community service building at 4405 West Edinger Avenue. The existing 16,798-square foot, 324-seat church assembly building is also proposed to be modified to add an additional 110-seats within the existing mezzanine. The existing 101 space parking lot will be reconfigured to have two driveways on Edinger Avenue and expanded to add 55 more parking spaces. In order to construct the improvements, five single-family dwellings will be demolished and the lots merged into a 2.3-acre parcel. Staff is recommending approval of the applicant's request as the project is in compliance with City development standards and conditions of approval have been added to protect the public's health safety and welfare and reduce impacts on the surrounding community.

Table 1: Project and Location Information

Item	Information	
Project Address	4405 West Edinger Avenue	
Nearest Intersection	Edinger Avenue and Newhope Street	
General Plan Designation	Low Density Residential (LR-7)	
Zoning Designation	Single-Family Residential (R-1)	
Surrounding Land Uses (Exhibit 3)	North	Single-family residential
	East	Single-family residential
	South	Multi-family residential - City of Fountain Valley
	West	Multi-family residential
Property Size	63,079 square feet (1.45 acres) existing 100,188 square feet (2.3 acres) proposed	
Existing Site Development	The site contains a 16,798-square foot church building with 324 seats, two single-family dwellings, and 101 off-street parking spaces.	
Use Permissions	Churches and accessory church buildings require approval of a conditional use permit.	
Zoning Code Sections Affected	SAMC Section 41-232(a) – Uses subject to a Conditional Use Permit in the R1 district SAMC Section 41-632 (3) (d) - Minor Exception Applications	

Project Description

The applicant, Archangel Michael Coptic Orthodox Church, is requesting approval of two entitlements to facilitate the expansion of their campus and the construction of a new multi-purpose building. The conditional use permit will allow the construction of a new accessory church building in a residential zoning district, while the minor exception will allow the new building to be 5 feet, 5 inches taller than allowed in the residential zone.

The subject property is a 1.45-acre, irregular shaped lot with frontage on both Edinger Avenue and Regent Drive. The five single-family properties proposed for demolition to facilitate the expansion of the church site are 0.85-acres in size and are located at 4319 and 4325 West Edinger Avenue and 4326, 4330 and 4402 West Regent Drive. Each property contains a single-family residence and detached garage that will be demolished if the project is approved. These parcels will be merged with the existing campus property to create the 2.3-acre development site.

The church is located at the west end of the City, immediately adjacent to the City of Fountain Valley. The subject property is within the Riverview West neighborhood association boundaries as well as within the residential community known as "Little Texas." Little Texas is a unique residential neighborhood of approximately 60 single-family dwellings with large lots which allow homeowners the opportunity to keep livestock such as horses, chickens and rabbits on their property.

The new two-story 9,928-square foot community service building will be constructed behind the existing church with an outdoor courtyard that will adjoin the two buildings. The building has been

designed to contain educational rooms, clergy offices, a gift shop, a kitchen and an open multi-purpose room. The new building will replace the basement in the existing church, which has been negatively impacted by the high water table and has had a history of flooding, poor ventilation and mold. The community service building has been designed to architecturally mirror the existing church's unique design, including the elevations, roof design, and material and colors, keeping with the tradition of the Coptic Orthodox Church. Due to the number of available on-site parking spaces, the community service building will not be used for worship services or be occupied at the same time that worship services are held in the existing church. In addition, the community service building will not be used for daycare, personal care, or primary/secondary education purposes.

The project also includes modifications to the existing church mezzanine that will add another 110 seats to the worship area. The parking lot will be reconfigured to provide 55 additional parking spaces for a total of 156 parking spaces. Further, a second driveway will be added along Edinger Avenue to provide through circulation on the site. Finally, a decorative 6-foot high block wall will be constructed at the rear and side property lines and new landscaping installed throughout the site that matches the existing landscape palette.

Project Background

In 1983, CUP No. 83-12 was approved to convert a 1,739-square foot single-family dwelling to a church use. After its approval, the church began operating but never completely complied with its conditions of approval. Due to a lack of compliance, the City initiated enforcement actions against the church while the church continued to operate and acquire nearby residential properties.

In 1987, the church acquired three adjacent residential lots and filed an application to build a new worship and social facility with a 50-foot tall bell tower and to consolidate the four lots into one 1.47-acre parcel. The proposal included retaining a single-family dwelling along Regent Drive, demolishing another single-family dwelling, and the construction of a 11,000-square foot, 2-level church with worship facilities and offices on the first level and a library, bread kitchen, social hall and restrooms in the basement. A total of 102 parking spaces were provided for the project. The off-street parking provided was intended to allow for full occupancy of either level of the facility but not their simultaneous use. The Planning Commission approved the CUP but denied the variance for the bell tower. An appeal to overturn the Planning Commission's decision was filed by a residential property owner stating the proposal would impact the residential character of the neighborhood. To address the neighborhood concerns, the church revised the project to retain two single-family dwellings on Regent Drive (to be used as a residence for the pastor and a guest house for out of area visitors) and locate the church farther away from the residential properties and closer to Edinger Avenue. Based on these changes, the City Council voted to uphold the Planning Commission's decision and approved CUP No. 88-11 for the new church facility.

In 1994/1995, the City received complaints regarding church operations, specifically reports of parishioners parking on nearby residential streets, congregants using the residential properties to access the church, noise from patrons loitering in the parking lot and improper trimming of trees. In October 1995, the Planning Commission held a public hearing to review the CUP. In response

to community's comments, the Commission added three conditions of approval (removal of basketball facilities in the parking lot, closure of the gate between the guest residence and the church, modification of the hours of operation).

In 2003, the church filed an application to demolish three single-family residences on Regent Drive to allow the addition of 49 parking spaces. Additionally, the applicant requested that a condition of the 1988 CUP be removed to allow the worship area and social hall to be utilized at the same time, which would allow 150 more seats in the basement. On November 24, 2003, the Planning Commission approved the proposal subject to several new conditions (reduce the number of seats within the basement, erect an 8-foot decorative block wall, removal of access gates to the residential neighborhood, prohibiting on-site special events, including religious celebration and fundraising activities to reduce the potential for overflow parking). The Commission reasoned that the expanded parking lot and additional conditions of approval would better protect the neighborhood. Once again an appeal of the Planning Commission's decision for approval was filed. In February 2004, the City Council approved the appeal and overturned the Planning Commission's decision to approve the project due to impacts to on-street parking, excess traffic in the surrounding residential neighborhood, noise, littering and loitering. Additional reasons included alternatives available that do not require the expansion of the parking lot or simultaneous use of the church and social hall for example, having more services or having services at another location, or joint use of nearby commercial or school district parking lots that are not in use on weeknights or weekends when church services are commonly held.

Project Analysis

Conditional Use Permit No. 2019-01 and Minor Exception No. 2019-01 came before the Planning Commission on January 28, 2019. The full project analysis can be found within the January Planning Commission staff report attached as Exhibit 4. At this meeting, 11 members of the public spoke in support and 10 members of the public spoke in opposition. In addition, 15 letters in support and five letters in opposition were received. After receiving public testimony, the Planning Commission directed the church to work with the neighborhood and residents to address the comments and concerns brought up at the meeting and voted to continue the public hearing.

In response to the Commission's direction, the church has implemented a series of parking and security measures (Exhibit 5). These measures include:

- Initiating security patrols every Sunday from 7:30 a.m. to 1:00 p.m. as well as during special events such as Christmas and Easter
- Obtaining offsite parking at Newhope Elementary School
- Maintaining parking logs of the existing Church parking lot and the Newhope Elementary School parking lot on Sundays
- Installation of temporary "No Church Parking" signs on West Lilac Avenue and South Gates Street and "No Jaywalking" signs posted on Edinger Avenue on Sundays
- Messages to congregants regarding parking via announcements from the pulpit, social media and text messages

- Outreach letter to the neighborhood summarizing parking and security measures employed by the Church and providing contact information for the church's community liaison

In addition, the church held a meeting with the community on June 26, 2019 to discuss the church's policies and procedures and to obtain feedback on existing operations. A total of 18 community members attended the meeting. A summary of the meeting prepared by the church is attached (Exhibit 6).

Staff has received parking complaints from the neighborhood on several occasions, specifically during Holy Week in April. A copy of the emails from January to present are attached in Exhibit 7. In the past year there have been no Police Department calls for services related to noise from the church. In addition, there have been no active code enforcement cases on the church or associated residential properties. Complaints received regarding regular Sunday services have been minimal, while parking management during Holy Week could be improved in the future.

Based on the activities within the past eight months, staff recommends approval of the project with added/modified conditions to manage special events or occasions in which parking is anticipated to exceed regular Sunday conditions. The conditions regarding special events include:

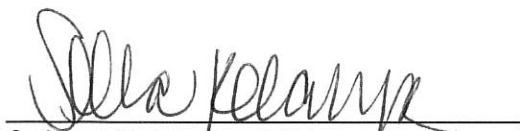
12. Each year (at the beginning of the calendar year) the church shall provide the Planning Division with a list of scheduled events or occasions which the occupancy/attendance is expected to exceed a typical Sunday service. The list shall include the dates of the event, hours of operation, the anticipated occupancy/attendance. The list may be modified throughout the year with advanced notice, a minimum of 30 days prior to the commencement of any special event and subject to compliance with Condition No. 13 (Added Condition).
13. Prior to any special event or occasion for which the occupancy/attendance is expected to exceed a typical Sunday service, a detailed Special Event Parking Plan shall be submitted to the City a minimum of 30 days prior to the commencement of any special event on the premises. The plan shall include details including, but not limited to the dates of the event, hours of operation, the anticipated occupancy/attendance of the event, the location of all off-site parking areas to be used and the number of vehicles that can be accommodated, agreements that have been entered into for temporary parking and the types of transportation to be used to/from the off-site parking locations and the site, and notification/outreach efforts to the neighborhood regarding the event/occasion (Modified Condition).
14. For any special event or occasion for which the occupancy/attendance is expected to exceed a typical Sunday service, a minimum of four parking monitors are required. The parking monitors shall monitor on-street parking on (West Edinger Avenue, West Regent Drive, South Gates and Lilac Avenue) 30 minutes before until 30 minutes after the event (Added condition).

Table 2: CEQA. Strategic Plan Alignment and Public Notification & Community Outreach

CEQA, Strategic Plan Alignment, and Public Notification & Community Outreach	
CEQA	
CEQA Type	Exempt per Section 15332 of the CEQA Guidelines - Class 32 In-Fill Development Projects.
Reason(s) Exempt or Analysis	The project is consistent with the general plan and zoning designation regulations with the approval of Minor Exception No. 2019-01, on a 2.3-acre site currently developed with single-family dwellings and do not contain habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects related to traffic, noise, air quality or water quality, and the site can be adequately served by all required utilities and public services.
Strategic Plan Alignment	
Goal(s) and Policy(s)	Approval of this item supports the City's efforts to meet Goal No.3 (Economic Development) Objective No. 2 of creating new opportunities for business/job growth and encourage private development through new General Plan and Zoning Ordinance policies.
Public Notification & Community Outreach	
Required Measures	A public notice was posted on the project site on August 30, 2019.
	Notification by mail was mailed to all property owners and occupants within 500 feet of the project site on August 30, 2019.
	Newspaper posting was published in the Orange County Reporter on August 30, 2019.
Additional Measures	The Riverview West and Riverview neighborhoods were contacted to advise them of the upcoming Planning Commission public hearing.

Conclusion

Based on the parking measures the church has implement and added condition of approvals for special events, staff recommends that the Planning Commission approve Conditional Use Permit No. 2019-01 as conditioned and Minor Exception No. 2019-01.



Selena Kelaher, AICP
Associate Planner

SK:sb

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Exhibits:

1. CUP Resolution
2. Minor Exception Resolution
3. General Vicinity Map and Existing Land Use Map

4. January 28, 2019 Planning Commission Staff Report with Exhibits
5. Archangel Michael Coptic Orthodox Church Operations and Information
6. Archangel Michael Coptic Orthodox Church June Meeting Minutes
7. Resident emails received from January to September

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EXHIBIT 1

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RESOLUTION NO. 2019-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2019-01 AS CONDITIONED, TO ALLOW THE CONSTRUCTION OF A 2-STORY, 9,928-SQUARE FOOT COMMUNITY SERVICE BUILDING AND ADDITIONAL SEATS WITHIN THE EXISTING CHURCH FOR ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH LOCATED AT 4405 WEST EDINGER AVENUE

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Planning Commission of the City of Santa Ana hereby finds, determines and declares as follows:

- A. Mariam Solman with Rakoty Associate Architects, representing Archangel Michael Coptic Orthodox Church ("Applicant"), is requesting approval of Conditional Use Permit No. 2019-01 as conditioned, to demolish five single-family dwellings and allow for the construction of a new 9,928-square foot community service building, to continue operations of the existing church and add 110 additional seats in the mezzanine and expand the parking lot for a total of 156 parking spaces at 4405 West Edinger Avenue.
- B. Pursuant to Section 41-232.5 of the Santa Ana Municipal Code, a conditional use permit (CUP) is required for churches and accessory church buildings.
- C. Conditional Use Permit No. 2019-01 came before the Planning Commission of the City of Santa Ana on January 28, 2019, for a duly noticed public hearing. Based on the public comments received, the Commission voted to continue the item for 6 months.
- D. Conditional Use Permit No. 2019-01 came before the Planning Commission of the City of Santa Ana on September 9, 2019, for a duly noticed public hearing.
- E. The Planning Commission determines that the following findings, which must be established in order to grant this Conditional Use Permit pursuant to Santa Ana Municipal Code (SAMC) Section 41-638, have been established for Conditional Use Permit No. 2019-01:
 - 1. That the proposed use will provide a service or facility which will contribute to the general wellbeing of the neighborhood or community.

Archangel Michael Coptic Orthodox Church has been providing a place of worship, gathering and religious teachings to the community since the 1980s. The granting of this CUP will allow the church to provide for more on-site parking (156 spaces), increase the seating capacity within the existing church (110 additional seats, 434 seats total) and provide a space for ancillary church gatherings in a community service building. In addition, vehicular circulation of the site will be improved by providing two points of ingress and egress along Edinger Avenue as well as a dedicated on-site drop off area. The planned facilities will offer greater worship and fellowship, as well as provide community meeting facilities. These types of uses become focal points and gathering places within a community, serving all.

2. That the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

Archangel Michael Coptic Orthodox Church is not anticipated to create any detrimental impacts to persons residing or working in the area. The project meets the parking standards of the Santa Ana Municipal Code. To address potential parking concerns, the City hired a traffic engineering firm, Urban Crossroads, to conduct a parking study. The study found that during typical weekday and weekend activities the 156 space parking lot will provide adequate parking to accommodate church activities. Further, a focused traffic study was prepared by Urban Crossroads and found that the project would not exceed any threshold of significance; therefore, will not result in an impact to traffic. The proposed site plan was designed to minimize noise impacts to the adjacent residential properties by orienting the buildings closer to Edinger Avenue. In addition, a 6-foot high decorative wall will be constructed and trees and vines will be planted along the perimeter of the property to screen views of the buildings from the residential properties. The project also meets all current Planning, Building, Fire, Police and Public Works standards. Conditions of approval are included to prohibit simultaneous use of the church and community service building, requiring two parking monitors on Sundays, use of temporary signage in the case of overflow parking, an off-site parking agreement to be in place for overflow parking needs, a special event parking plan, review of the church operations six months after the issuance of a certificate of occupancy of the community service building and to have a primary point of contact on file with the City. As such, the project will not be detrimental to the public health, safety and welfare.

3. That the proposed use will not adversely affect the present economic stability or future economic development of properties surrounding the area.

The proposed project will not create any negative or detrimental impacts on the economic viability of the surrounding area. The subject property and surrounding land uses are residential uses. The proposed project will not remove any job producing nor economically significant elements.

4. That the proposed use will comply with the regulations and conditions specified in Chapter 41 for such use.

The project is consistent with all development standards identified in the Santa Ana Municipal Code with the exception of the height of the community service building, for which the Applicant has applied for Minor Exception No. 2019-01. Furthermore, the project was designed in accordance with Chapter 10 (Special Use Guidelines) and Section 12 (Religious Institution) of the Citywide Design Guidelines adopted by City Council in 2006.

5. That the proposed use will not adversely affect the General Plan of the city or any specific plan applicable to the area of the proposed use.

The proposed community service building is ancillary to the church and is a permitted use within the Single-Family Residence (R1) zoning district subject to approval of a CUP by the Planning Commission. The project will not pose any adverse effects on the General Plan designation of Low Density Residential (LR-7). Specifically, the proposed project supports Policy 1.8 of the Land Use Element which encourages the development of non-profit recreational facilities and services. The project is consistent with both the general plan and the zoning of the property. The services currently being provided to the community will be enhanced through the implementation of the project. The proposed project will allow the church to better serve the community and will not adversely affect the applicable land use plan.

Section 2. In accordance with the California Environmental Quality Act and the CEQA Guidelines, the recommended action is exempt from further review per Section 15332. This Class 32 exemption allows infill development provided it is consistent with the General Plan and zoning code; the project site is less than five acres, surrounded by urban uses, does not have any noise or traffic impacts, and can be served by existing utilities. The project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. As a result, Categorical Exemption Environmental Review No. 2017-97 will be filed for this project.

Section 3. The Applicant shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, referendum, and other proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Section 4. The Planning Commission of the City of Santa Ana after conducting the public hearing hereby approves Conditional Use Permit No. 2019-01 as conditioned in "Exhibit A" attached hereto and incorporated as though fully set forth herein for the project located at 4405 West Edinger Avenue. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Request for Planning Commission Action dated September 9, 2019, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 9th day of September, 2019 by the following vote:

AYES:	Commissioners:
NOES:	Commissioners:
ABSENT:	Commissioners:
ABSTENTIONS	Commissioners:

Mark McLoughlin
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: _____
Lisa Storck
Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2019-xx to be the original resolution adopted by the Planning Commission of the City of Santa Ana on September 9, 2019.

Date: _____

Commission Secretary
City of Santa Ana

EXHIBIT A

Conditions for Approval for Conditional Use Permit No. 2019-01

Conditional Use Permit No. 2019-01 is approved subject to compliance, to the reasonable satisfaction of the Planning Manager, with applicable sections of the Santa Ana Municipal Code, the California Administrative Code, the California Building Standards Code, and all other applicable regulations. In addition, they shall meet the following conditions of approval:

The Applicant must comply with each and every condition listed below prior to exercising the rights conferred by this conditional use permit.

The Applicant must remain in compliance with all conditions listed below throughout the life of the conditional use permit. Failure to comply with each and every condition may result in the revocation of the conditional use permit.

1. All proposed site improvements must conform to the Site Plan Review (DP No. 2017-23) and the staff report exhibits.
2. Any amendment to this conditional use permit must be submitted to the Planning Division for review. At that time, staff will determine if administrative relief is available or the conditional use permit must be amended.
3. The church operating hours shall be limited to 5:00 am to 11:00 pm for all activities, except for the following:
 - a. The church may remain open until 1:00 am on the following Coptic Church holidays: New Year's Eve, Easter Eve, Epiphany and Christmas (celebrated on January 7); and
 - b. Overnight vigils may be held including; Saturdays during advent (the month preceding the Coptic Christmas), Pascha (Holy week), Feast of the Resurrection (Easter Sunday) and feasts vigils; and
 - c. Overnight religious trainings may be held up to twelve (12) times per calendar year.
4. The start and end times of church services shall be spaced a minimum of one half-hour apart to minimize the overlap between departing attendees and arriving attendees.
5. There shall be no simultaneous use of the church and community service building.
6. The basement within the existing church shall be limited in use as ancillary storage area and restrooms.

7. The community service building shall be utilized for church-related functions only and subject to the operating hours listed in Condition No. 3. No full-time educational school may occur on the premises.
8. A monthly schedule of events shall be posted on the church's website. The schedule of events on the website shall be updated annually, and notice regarding special events shall be posted as applicable.
9. Prior to issuance of a certificate of occupancy, the Applicant shall provide evidence of an agreement, in a form acceptable to the City Attorney, securing off-site parking within a ½ mile radius of the site to be used in the case that overflow parking is needed, or if greater than a ½ mile radius, that shuttle service will be provided.
10. A minimum of two (2) parking monitors shall be on-site on Sundays at 7:30 am until 30 minutes after liturgy services. One monitor shall monitor the capacity of the parking lot and the other monitor shall monitor on-street parking (West Edinger Avenue, West Regent Drive, South Gates and Lilac Avenue) and, if applicable, the overflow parking lot(s).
11. If the parking lot reaches capacity, temporary signs shall be posted on-site at both driveways indicating the lot is full and include the location (including address) of the overflow parking lot. Signs should be removed 30 minutes after use of the site or once the parking lot capacity is below 90% capacity.
12. Each year (at the beginning of the calendar year) the church shall provide the Planning Division with a list of scheduled events or occasions which the occupancy/attendance is expected to exceed a typical Sunday service. The list shall include the dates of the event, hours of operation, the anticipated occupancy/attendance. The list may be modified throughout the year with advanced notice, a minimum of 30 days prior to the commencement of any special event and subject to compliance with Condition No. 13.
13. Prior to any special event or occasion for which the occupancy/attendance is expected to exceed a typical Sunday service, a detailed Special Event Parking Plan shall be submitted to the City a minimum of 30 days prior to the commencement of any special event on the premises. The plan shall include details including, but not limited to: the dates of the event, hours of operation, the anticipated occupancy/attendance of the event, the location of all off-site parking areas to be used and the number of vehicles that can be accommodated, agreements that have been entered into for temporary parking and the types of transportation to be used to/from the off-site parking locations and the site, and notification/outreach efforts to the neighborhood regarding the event/occasion.
14. For any special event or occasion for which the occupancy/attendance is expected to exceed a typical Sunday service, a minimum of four (4) parking monitors are required. The parking monitors shall monitor on-street parking on West Edinger

Avenue, West Regent Drive, South Gates and Lilac Avenue, 30 minutes before until 30 minutes after the event.

15. Each year (at the beginning of the calendar year) the church shall provide Planning Division staff with a primary point of contact, phone number and email address. The point of contact will serve as a Good Neighbor Liaison and be responsible for responding to City staff and concerned citizens.
16. Six months after the issuance of a certificate of occupancy of the community service building, a parking study shall be conducted on a Sunday, including parking counts of on-street parking within the residential neighborhood. The church shall pay for the costs associated with the parking study and the review process, with the City having oversight of the contract. Any recommendations within the report shall be implemented within three months or be considered by the Planning Commission.
17. This project shall be reviewed by Planning Division staff annually for three years after issuance of the Certificate of Occupancy for the community service building in order to monitor any parking or traffic impacts that may arise from the operations.
18. A decorative 6-foot solid masonry wall shall be constructed along Regent Drive. There shall be no pedestrian or vehicular gates along the wall.
19. A solid masonry wall shall be constructed along the exterior property lines abutting the residential parcels prior to the commencement of demolition of the existing structures or other construction activity.
20. The landscaping along Regent Drive shall be irrigated and landscaping maintained consistent with the approved landscape plan which shall include vines.
21. Prior to the issuance of a building permit, a lot merger to create one lot shall be recorded.
22. Prior to the issuance of a building permit, a construction phasing and construction parking management plan shall be submitted to the City. Temporary construction fencing including green screen mesh shall be installed.
23. The Applicant is responsible for the removal of all graffiti on the premises. The graffiti shall be removed within 72 hours of occurrence.
24. Prior to the issuance of a building permit, a Property Maintenance Agreement must be recorded against the property. The agreement will be subject to review and applicability by the Planning and Building Agency, the Community Development Agency, the Public Works Agency, and the City Attorney to ensure that the property and all improvements located thereupon are properly maintained, Developer (and the owner of the property upon which the authorized use and/or authorized improvements are located if different from the Applicant) shall execute a maintenance agreement with the City of Santa Ana which shall be recorded against

the property and which shall be in a form reasonably satisfactory to the City Attorney. The maintenance agreement shall contain covenants, conditions and restrictions relating to the following:

(a) Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.);

(b) Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, enforcement of the parking management plan, and/or restrictions on certain uses,

(c) Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;

(d) Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);

(e) If Developer and the owner of the property are different, both the Developer and the owner of the property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms.

(f) The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or sublicense, unless the prospective assignee agrees in writing to assume all of the duties and obligations and responsibilities set forth under the maintenance agreement.

(g) The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce

use restrictions shall become a lien upon the property in an amount equivalent to the actual costs and/or expense incurred by the City.

(h) The execution and recordation of the maintenance agreement shall be a condition precedent to the issuance of final approval for any construction permit related to this entitlement.

II. The following are requirements that will need to be addressed and/or approved by the Orange County Fire Authority prior to issuance of a building permit or grading permit (whichever comes first):

- a. Fire master plan (service code PR145)
- b. Architectural (service codes PR200-PR285)
- c. Underground piping for private hydrants and fire sprinkler system (service code PR470-PR475)
- d. Fire sprinkler system (service codes PR400-PR465)

Prior to concealing interior construction:

- a. Fire alarm system (service code PR500-PR520)
- b. Hood and duct extinguishing system (service code PR 335)

EXHIBIT 2

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RESOLUTION NO. 2019-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING MINOR EXCEPTION NO. 2019-01 TO ALLOW THE CONSTRUCTION OF A TWO-STORY 9,928-SQUARE FOOT COMMUNITY SERVICE BUILDING FOR ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH LOCATED AT 4405 WEST EDINGER AVENUE

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Planning Commission of the City of Santa Ana hereby finds, determines and declares as follows:

- A. Mariam Soliman with Rakoty Associate Architects, representing Archangel Michael Coptic Orthodox Church ("Applicant"), is requesting approval of Minor Exception No. 2019-01, to allow the construction of a two-story 9,928-square foot community service building at 4405 West Edinger Avenue.
- B. Pursuant to Section 41-632 of the Santa Ana Municipal Code, a minor exception application is required for buildings that exceed the maximum permitted height of 27 feet up to 25 percent.
- C. Minor Exception No. 2019-01 came before the Planning Commission of the City of Santa Ana on January 28, 2019, for a duly noticed public hearing. Based on the public comments received, the Commission voted to continue the item for 6 months.
- D. Minor Exception No. 2019-01 came before the Planning Commission of the City of Santa Ana on September 9, 2019, for a duly noticed public hearing.
- E. The Planning Commission determines that the following findings, which must be established in order to grant this Minor Exception pursuant to Santa Ana Municipal Code (SAMC) Section 41-638, have been established for Minor Exception No. 2019-01:
 - 1. That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges not otherwise at variance with the intent and purpose of the provisions of this chapter.

The subject site is located within the R-1 Single-Family Residence zoning district. The R-1 zone allows for a maximum building height of 2-stories/27 feet which is typical of a single-family dwelling. However, the proposed project is for a community service building that will be accessory to an existing church. The community service building is 2-stories in height but portions of the building are 32 feet 5 inches tall. The additional height is necessary to meet the California Building Code requirements for interior clearance and provide for an architectural design that is traditional of Coptic Orthodox churches. With regards to topography and geology, the property has a history of ground water intrusion into the basement of the existing church. As a result, it is disadvantageous and undesirable for the church to continue to use the existing church basement for community and parish programming.

2. That the granting of a variance or minor exception is necessary for the preservation and enjoyment of one (1) or more substantial property rights.

Granting the minor exception will allow the church to construct a community service building that will serve the parish and allow the property owner to utilize the property to its maximum potential. The purpose of regulating building height is to preserve the visual environment and by ensuring that new development is harmonious in scale and character with the existing development. In this case the community service building will be approximately 60-feet from the closest single-family dwelling and will have decorative walls and enhanced landscaping with trees that will be installed along the perimeter of the site to help preserve the visual environment. Further, the height of the existing church is 35 feet, with the new building to be consistent in height.

3. That the granting of a variance or minor exception will not be materially detrimental to the public welfare or injurious to surrounding property.

The community service building will not exacerbate the existing height conditions. The existing church is 35-feet in height, the new community service building will be 32 feet, 5 inches; therefore, the approval of the minor exception will not create a new detriment to the public welfare or surrounding properties. The community service building will result in a positive addition to the community.

4. That the granting of a minor exception will not adversely affect the general plan of the City.

With the exception of building height, the project is consistent with all development standards identified in the Single-Family Residence (R1) zoning district and the Santa Ana Municipal Code. Furthermore, the project was designed in accordance with Chapter 10 (Special Use Guidelines) and Section 12 (Religious Institution) of the Citywide Design Guidelines adopted by City Council in 2006.

The project will not pose any adverse effects on the General Plan designation of Low Density Residential (LR-7). Specifically, the proposed project supports Policy 1.8 of the Land Use Element which encourages the development of non-profit recreational facilities and services. The project is consistent with both the general plan and the zoning of the property. The proposed project will allow the church to better serve the community and will not adversely affect the applicable land use plan.

Section 2. In accordance with the California Environmental Quality Act and the CEQA Guidelines, the recommended action is exempt from further review per Section 15332. This Class 32 exemption allows infill development provided it is consistent with the General Plan and zoning code; the project site is less than five acres, surrounded by urban uses, does not have any noise or traffic impacts, and can be served by existing utilities. The project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. As a result, Categorical Exemption Environmental Review No. 2017-97 will be filed for this project.

Section 3. The Applicant shall indemnify, protect, defend and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, referendum, and other proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and such other procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure sections 1085 or 1094.5, or any other federal, state or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that Applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in the defense of the Action.

Section 4. The Planning Commission of the City of Santa Ana after conducting the public hearing hereby approves Minor Exception No. 2019-01 for the project located at 4405 West Edinger Avenue. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Request for Planning Commission Action dated September 9, 2019, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 9th day of September, 2019 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTENTIONS Commissioners:

Mark McLoughlin
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: _____
Lisa Storck
Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2019-xx to be the original resolution adopted by the Planning Commission of the City of Santa Ana on September 9, 2019.

Date: _____

Commission Secretary
City of Santa Ana

EXHIBIT 3

1-27

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**CUP No. 2019-1/ME No. 2019-1, Archangel Michael Coptic Orthodox Church
4405 West Edinger Avenue**

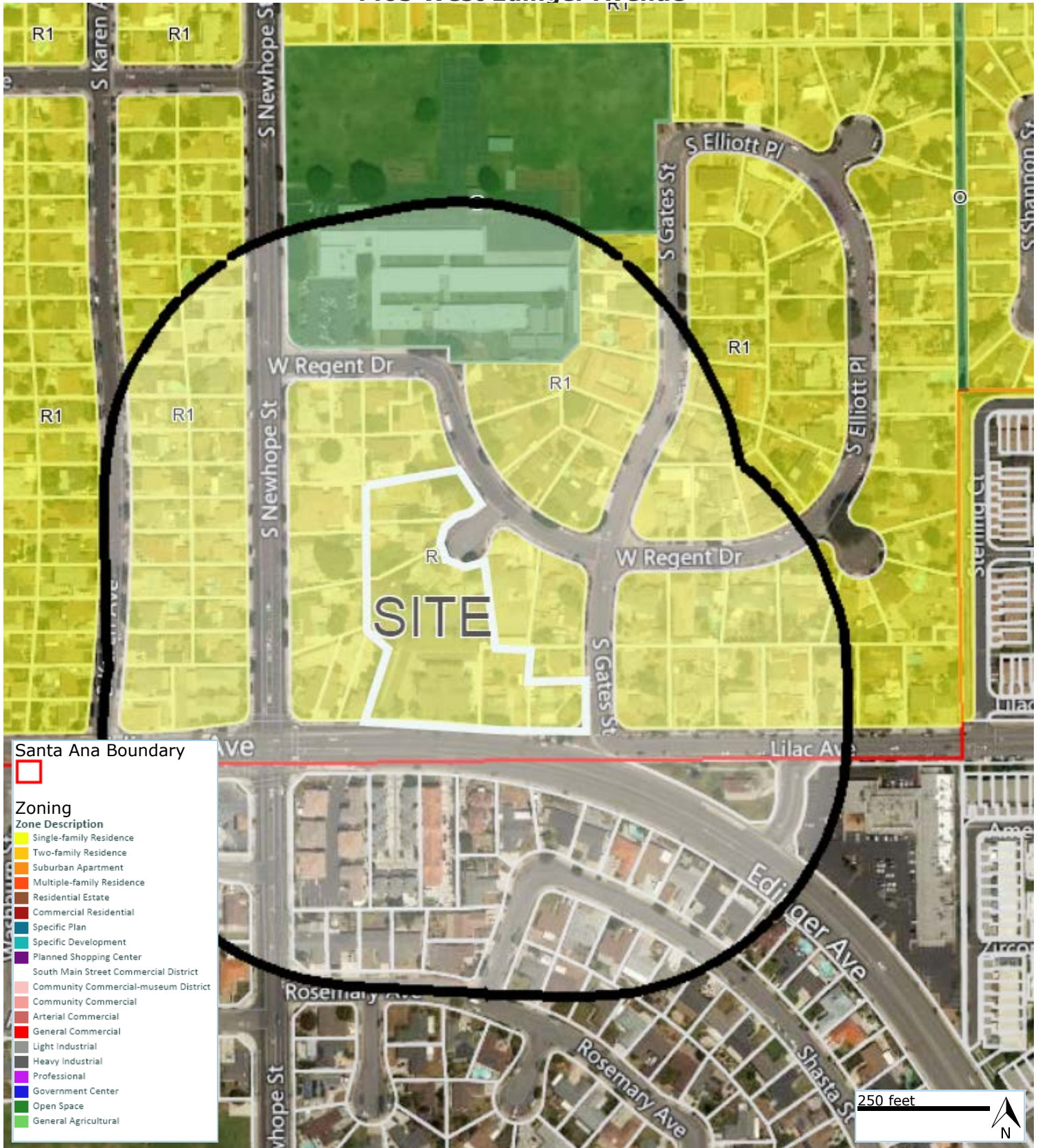


Exhibit 3 - Vicinity Zoning and Aerial View



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EXHIBIT 4

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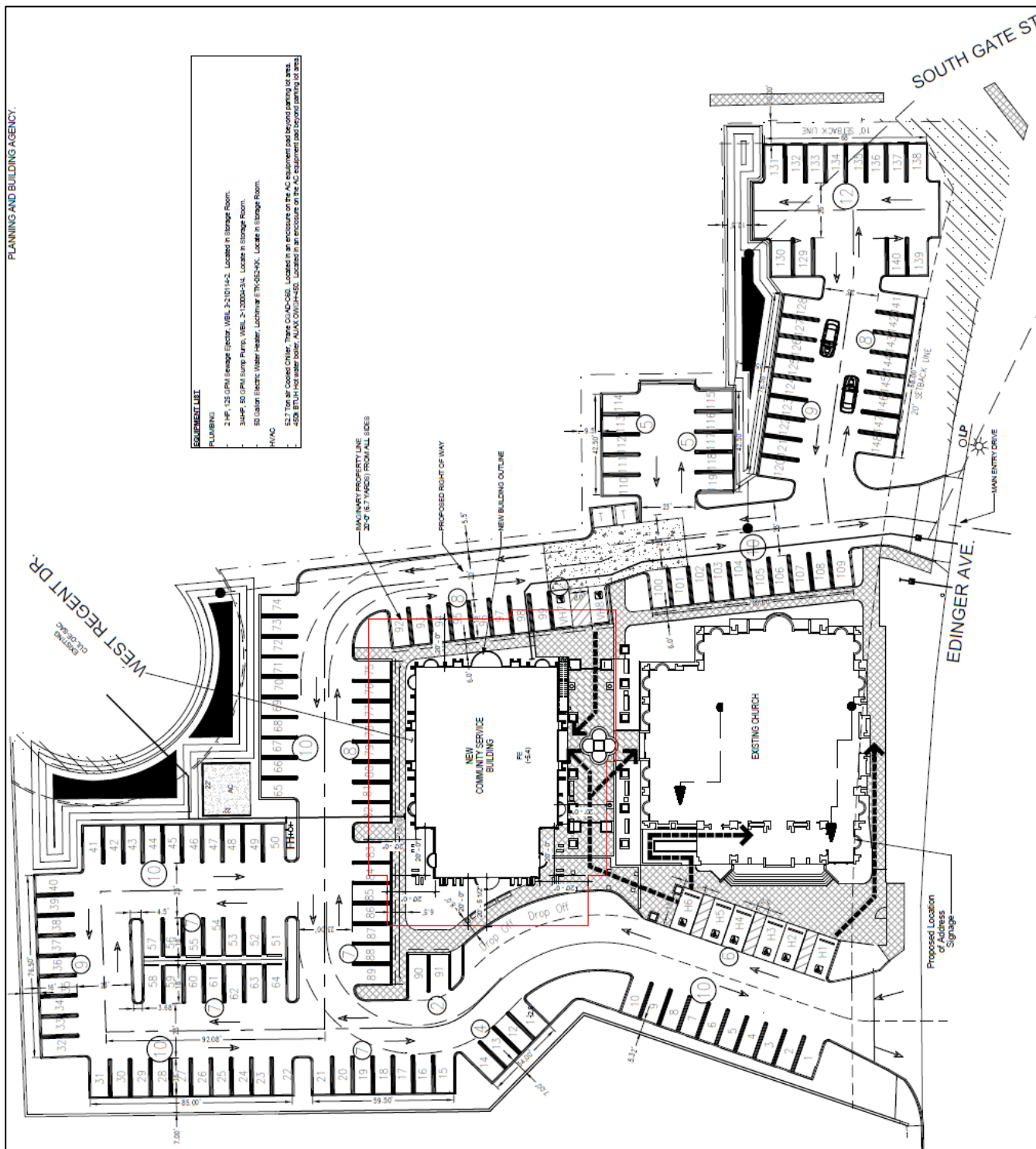
CUP No. 2019-01, ME No. 2019-01
Archangel Michael Coptic Church
4405 West Edinger Avenue
Site Photo
EXHIBIT 4

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EXHIBIT 5

1-35

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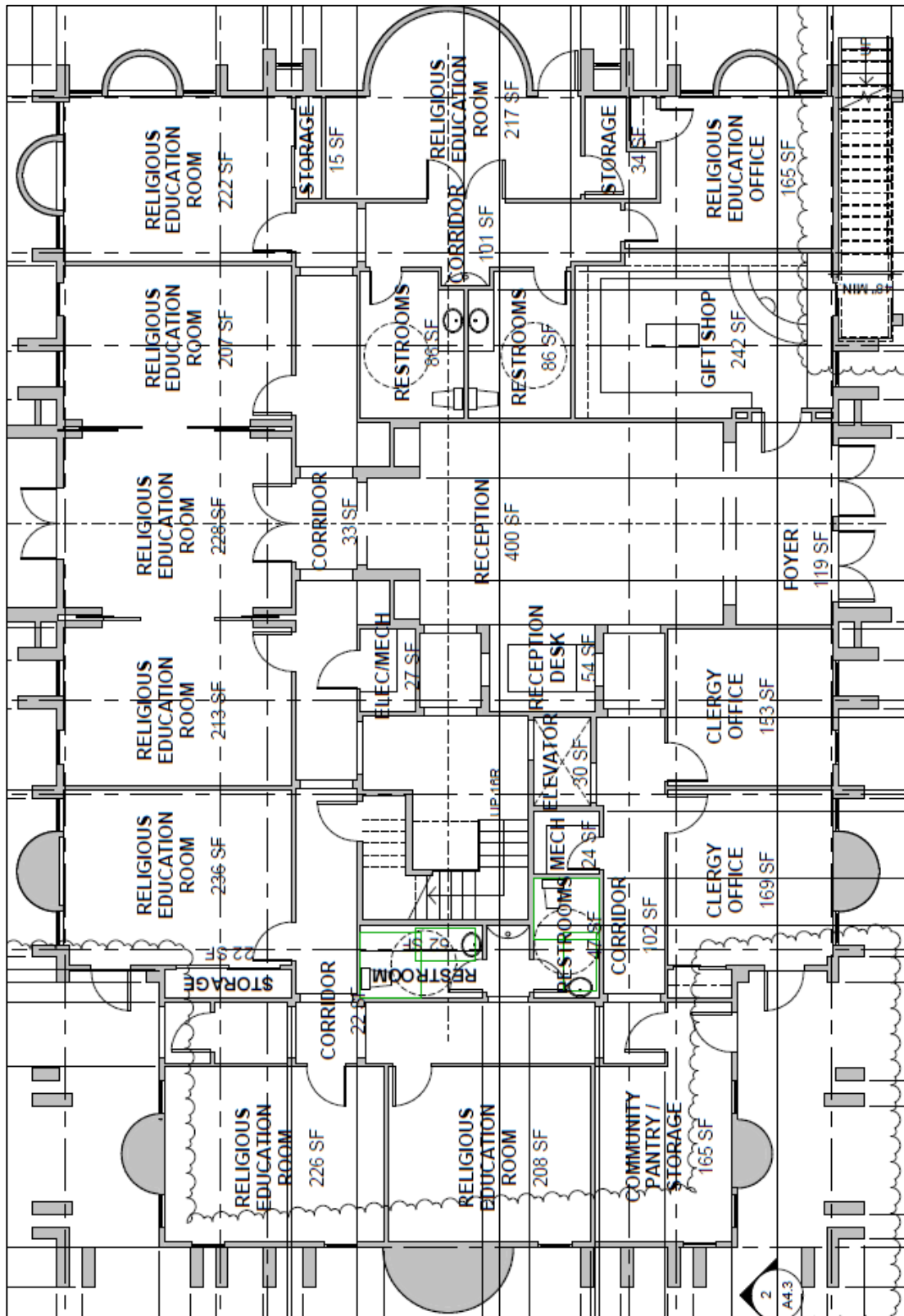
CUP No. 2019-01, ME No. 2019-01
 Archangel Michael Coptic Church
 4405 West Edinger Avenue
 Site Plan
 EXHIBIT 5

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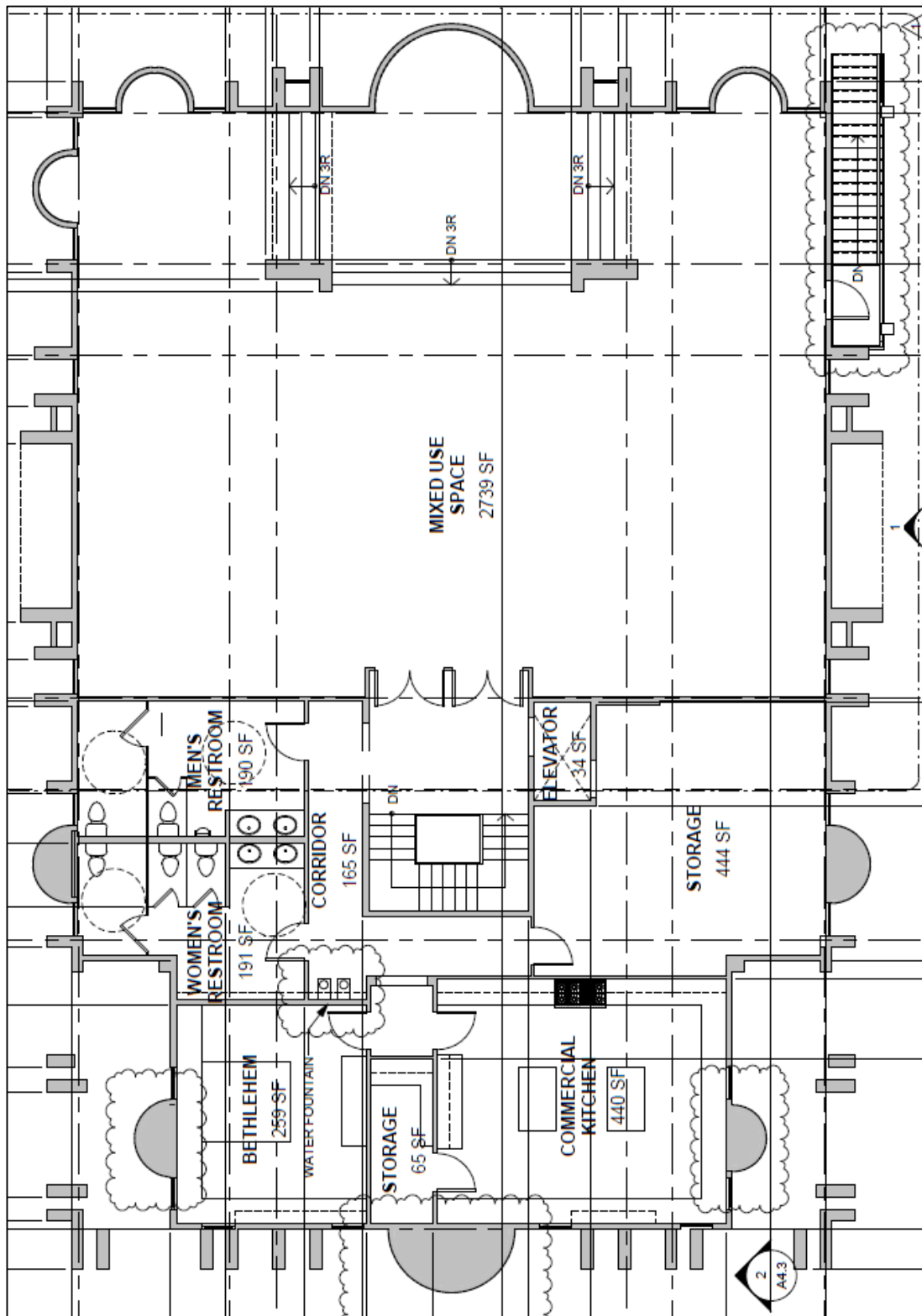
EXHIBIT 6

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CUP No. 2019-01, ME No. 2019-01
 Archangel Michael Coptic Church
 4405 West Edinger Avenue
 Community Service Building 1st Floor Plan
 EXHIBIT 6



CUP No. 2019-01, ME No. 2019-01
 Archangel Michael Coptic Church
 4405 West Edinger Avenue
 Community Service Building 2nd Floor Plan
 EXHIBIT 6

EXHIBIT 7

1-43

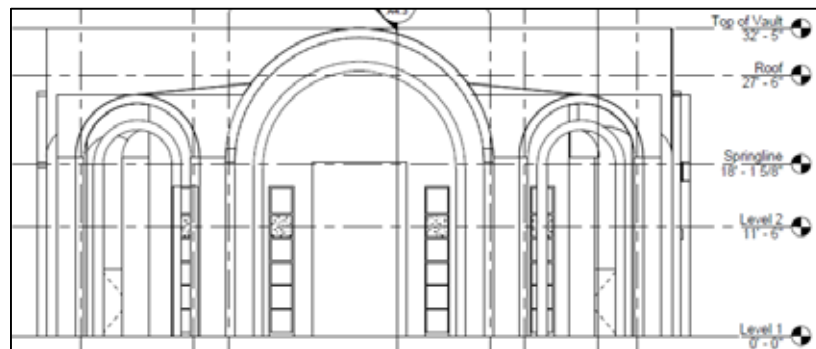
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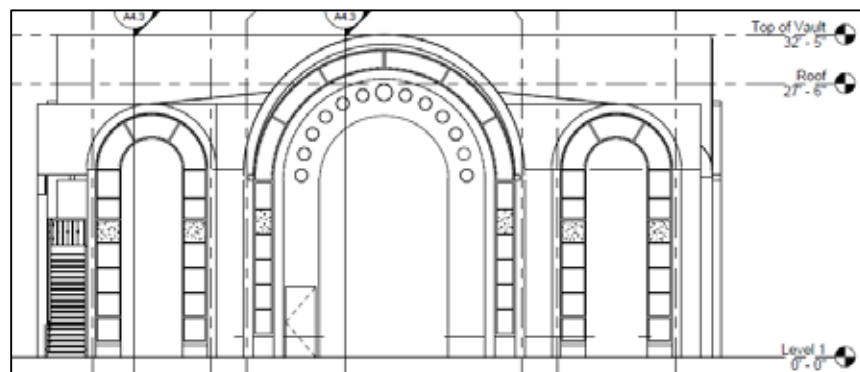
NORTH



SOUTH



WEST



EAST

CUP No. 2019-01, ME No. 2019-01
 Archangel Michael Coptic Church
 4405 West Edinger Avenue
 Elevations
 EXHIBIT 7

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EXHIBIT 8

1-47

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CUP No. 2019-01, ME No. 2019-01
Archangel Michael Coptic Church
4405 West Edinger Avenue
Landscape Plan
EXHIBIT 8

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EXHIBIT 9

1-51

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CUP No. 2019-01, ME No. 2019-01
Archangel Michael Coptic Church
4405 West Edinger Avenue
Rendering
EXHIBIT 9

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EXHIBIT 10

1-55

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REQUEST FOR Planning Commission Action



PLANNING COMMISSION MEETING DATE:

JANUARY 28, 2019

TITLE:

**PUBLIC HEARING – CONDITIONAL USE PERMIT
NO. 2019-01 TO ALLOW A COMMUNITY
SERVICE BUILDING AND MINOR EXCEPTION
NO. 2019-01 TO ALLOW THE BUILDING TO
EXCEED THE MAXIMUM ALLOWABLE HEIGHT
FOR THE ARCHANGEL MICHAEL COPTIC
ORTHODOX CHURCH LOCATED AT 4405 WEST
EDINGER AVENUE {STRATEGIC PLAN NO. 3, 2}**

Prepared by Selena Kelaher, AICP

PLANNING COMMISSION SECRETARY

APPROVED

- ☐ As Recommended
- ☐ As Amended
- ☐ Set Public Hearing For _____

DENIED

- ☐ Applicant's Request
- ☐ Staff Recommendation

CONTINUED TO _____

A handwritten signature in blue ink, likely belonging to the Executive Director.

Executive Director

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Planning Manager

RECOMMENDED ACTION

It is recommended that the Planning Commission take the following actions:

1. Adopt a resolution approving Conditional Use Permit No. 2019-01 as conditioned.
2. Adopt a resolution approving Minor Exception No. 2019-01.

Executive Summary

Mariam Soliman with Rakoty Associate Architects, representing Archangel Michael Coptic Orthodox Church, is requesting approval of a conditional use permit (CUP) and minor exception to allow the construction of a 9,928-square foot, two-story (32 feet, 5 inches) community service building at 4405 West Edinger Avenue. The existing 16,798-square foot, 324 seat church assembly building is also proposed to be modified to add an additional 110 seats within the existing mezzanine. The existing 101 space parking lot will be reconfigured to have two driveways on Edinger Avenue and expanded to add 55 more parking spaces. In order to construct the improvements, five single-family dwellings will be demolished and the lots merged into a 2.3-acre parcel. Staff is recommending approval of the applicant's request as the project is in compliance with City development standards and conditions of approval have been added to protect the public's health safety and welfare.

Table 1: Project and Location Information

Item	Information
Project Address	4405 West Edinger Avenue
Nearest Intersection	Edinger Avenue and Newhope Street

Item	Information	
General Plan Designation	Low Density Residential (LR-7)	
Zoning Designation	Single-Family Residential (R-1)	
Surrounding Land Uses	North	Single-family residential
	East	Single-family residential
	South	City of Garden Grove - Multi-family residential
	West	Multi-family residential
Property Size	63,079 square feet (1.45-acres) existing 100,188 square feet (2.3-acres) proposed	
Existing Site Development	The site contains a 16,798-square foot church building with 324 seats, two single-family dwellings, and 101 off-street parking spaces.	
Use Permissions	Churches and accessory church buildings require approval of a conditional use permit.	
Zoning Code Sections Affected	SAMC Section 41-232(a) – Uses subject to a Conditional Use Permit in the R1 district SAMC Section 41-632 (3) (d) - Minor Exception Applications	

Project Description

The applicant, Archangel Michael Coptic Orthodox Church, is requesting approval of two entitlements to facilitate the expansion of their campus and the construction of a new multi-purpose building. The conditional use permit will allow the construction of a new accessory church building in a residential zoning district, while the minor exception will allow the new building to be 5 feet, 5 inches taller than allowed in the residential zone (Exhibit 4).

The subject property is a 1.45-acre, irregular shaped lot with frontage on both Edinger Avenue and Regent Drive. The five single-family properties proposed for the expansion of the church site are 0.85-acres in size and are located at 4319 and 4325 West Edinger Avenue and 4326, 4330 and 4402 West Regent Drive. Each property contains a single-family residence and detached garage that will be demolished if the accessory building is approved. These parcels will be merged with the existing campus property to create the 2.3-acre development site.

The church is located at the west end of the City, immediately adjacent to the City of Fountain Valley. The subject property is within the Riverview West neighborhood association boundaries as well as within the residential community known as "Little Texas." Little Texas is a unique residential neighborhood of approximately 60 single-family dwellings with large lots which allow homeowners the opportunity to keep livestock such as horses, chickens and rabbits on their property.

The new two-story 9,928-square foot community service building will be constructed behind the existing church with an outdoor courtyard that will adjoin the two buildings. The building has been designed to contain educational rooms, clergy offices, a gift shop, a kitchen and an open multi-purpose room. The new building will replace the basement in the existing church, which has been negatively impacted by the high water table and has had a history of flooding, poor ventilation and mold. The community service building has been designed to architecturally mirror

the existing church's unique design, including the elevations, roof design, and material and colors, keeping with the tradition of the Coptic Orthodox Church. Due to the number of available on-site parking spaces, the community service building will not be used for worship services or be occupied at the same time that worship services are held in the existing church. In addition, the community service building will not be used for daycare, personal care, or primary/secondary education purposes.

The project also includes modifications to the existing church mezzanine that will add another 110 seats to the worship area. The parking lot will be reconfigured to provide 55 additional parking spaces for a total of 156 parking spaces. Further, a second driveway will be added along Edinger Avenue to provide through circulation on the site. Finally, a decorative 6-foot high block wall will be constructed at the rear and side property lines and new landscaping installed throughout the site that matches the existing landscape palette (Exhibits 6 to 10).

Project Background

The Coptic Orthodox faith traces their founding to Saint Mark, an apostle of Jesus Christ, who is credited with bringing Christianity to Egypt and founding the Coptic Church. From its inception, there are now over 200 Coptic Orthodox parishes in the United States and approximately 42 parishes in Southern California. Archangel Michael Coptic Orthodox Church was the first Coptic Orthodox Church in Orange County.

In 1983, CUP No. 83-12 was approved to convert a 1,739-square foot single-family dwelling to a church use. After its approval, the church began operating but never completely complied with its conditions of approval. Due to a lack of compliance, the City initiated enforcement actions against the church while the church continued to operate and acquire nearby residential properties.

In 1987, the church acquired three adjacent residential lots and filed an application to build a new worship and social facility with a 50-foot tall bell tower and consolidate the four lots into one 1.47-acre parcel. The proposal included retaining a single-family dwelling along Regent Drive, demolishing another single-family dwelling, and the construction of a 11,000 square foot, 2-level church with worship facilities and offices on the first level and a library, bread kitchen, social hall and restrooms in the basement. A total of 102 parking spaces were provided for the project. The off-street parking provided was intended to allow for full occupancy of either level of the facility but not their simultaneous use. The Planning Commission approved the CUP but denied the variance for the bell tower. An appeal to overturn the Planning Commission's decision was filed by a residential property owner stating the proposal would impact the residential character of the neighborhood. To address the neighborhood concerns, the church revised the project to retain two single-family dwellings on Regent Drive (to be used as a residence for the pastor and a guest house for out of area visitors) and locate the church further away from the residential properties and closer to Edinger Avenue. Based on these changes, the City Council voted to uphold the Planning Commission's decision and approved CUP No. 88-11 for the new church facility.

In 1994/1995, the City received complaints regarding church operations, specifically reports of parishioners parking on nearby residential streets, congregants using the residential properties to access the church, noise from patrons loitering in the parking lot and improper trimming of trees. In October 1995, the Planning Commission held a public hearing to review the CUP. In response to community's comments, the Commission added three conditions of approval (removal of basketball facilities in the parking lot, closure of the gate between the guest residence and the church, modification of the hours of operation).

In 2003, the church filed an application to demolish three single-family residences on Regent Drive to allow the addition of 49 parking spaces. Additionally, the applicant requested that a condition of the 1988 CUP be removed to allow the worship area and social hall to be utilized at the same time, which would allow 150 more seats in the basement. On November 24, 2003, the Planning Commission approved the proposal subject to several new conditions (reduce the number of seats within the basement, erect an 8-foot decorative block wall, removal of access gates to the residential neighborhood, prohibiting on-site special events, including religious celebration and fundraising activities to reduce the potential for overflow parking). The Commission reasoned that the expanded parking lot and additional conditions of approval would better protect the neighborhood. Once again an appeal of the Planning Commission's decision for approval was filed. In February 2004, the City Council approved the appeal and overturned the Planning Commission's decision to approve the project due to impacts to on-street parking, excess traffic in the surrounding residential neighborhood, noise, littering and loitering. Additional reasons included alternatives available that do not require the expansion of the parking lot or simultaneous use of the church and social hall for example, having more services or having services at another location, or joint use of nearby commercial or school district parking lots that are not in use on weeknights or weekends when church services are commonly held.

Project Analysis

In 2000, Congress passed the Religious Land Use and Institutionalized Persons Act (RLUIPA) a civil rights law that protects individuals and religious institutions from discriminatory and unduly burdensome land use regulations. The law was enacted because Congress found that zoning authorities were frequently placing excessive or unreasonably burdens on religious institutions with little or no justification and in violation of the Constitution.

RLUIPA is a complex statute, with five separate provisions that protect religious exercise in different ways to protect against:

- Substantial burdens of religious exercise
- Unequal treatment for religious institutions
- Religious or denominational discrimination
- Total exclusion of religious assemblies
- Unreasonable limitation of religious assemblies

RLUIPA's protections are enforced by the Department of Justice or by private lawsuit. However, as long as codes are applied uniformly and do not impose a substantial burden on religious

exercise, the City may apply conditions as they are applied to any other land use to address traffic, parking, hours of use, maximum capacity, intensity of use and setbacks (Exhibit 11).

The site plan has been designed to minimize potential noise impacts by placing the community service building as far away from residential properties as possible. On-site circulation will be improved by adding an additional driveway that will provide two points for ingress/egress and by providing a dedicated on-site drop off area. To screen views, a 6-foot high decorative wall, with no pedestrian or vehicular access, will be provided between the church and adjacent residential properties. Additionally, new landscaping such as trees and vines will be added as a visual buffer between the neighboring properties.

The project complies with all development standards with the exception of building height. A section of the community service building will be 32 feet, 5 inches in height, which exceeds the maximum allowable height of 27-feet. The sections of the roof that extend over the height limit are proposed at that height in order to comply with California Building Code provisions related to interior head-room clearance and to allow the architectural design to mirror the existing church's ornate eastern design and keep with the traditions of the Coptic Orthodox Church.

Table 2: Conformance to Development Standards

Standards	Required by SAMC	Provided;
Building height	27 feet: 2-stories maximum	32 feet, 5 inches; 2-stories; Minor Exception Required
Setbacks		
Front	20 feet minimum	No change to existing setback
Side	5 feet minimum	40 feet approximately
Rear	20 feet minimum	80 feet approximately
Lot coverage	35% maximum	15%
Off-street parking	145 required	156 provided
Landscaping	20 feet along Regent Drive	20 feet

Parking

As proposed, the project provides parking in excess of the City's off-street parking requirements. Per the off-street parking provisions, the existing church has 324 seats which requires 108 spaces while 101 parking spaces are currently provided. The proposed mezzanines expansion will provide 110 additional seats, which requires 37 additional parking spaces. Therefore, a total of 145 parking spaces are required for a 434 seat facility while 156 spaces are proposed.

Table 3: Parking Details

Land Use	Code Requirement	Provided
Existing Church	108	156
Proposed Mezzanine	37	
Total	145	

Code Requirement: 1 space for each 3 fixed seats, plus 1 space for each 50 square feet of floor area without fixed seats. Seating areas shall include congregation seating, prayer and cry rooms, pastor and choir areas, and similar areas. 1 seat = 18 inches of bench space.

Parking for church uses is based on requiring parking for the activity with the highest demand, which is the church worship area. If parking was required for the community building, an additional 50 parking spaces would be required as shown on the following page, with an overall parking demand of 195 spaces for the church campus. Since staff is imposing a condition of approval that limits occupancy of the community building to non-church service hours, parking is not being required for this structure. To provide an additional surplus of parking, the church has secured an agreement with the Garden Grove School District to use the 55 space parking lot at Newhope Elementary School on Saturdays and Sundays (Exhibit 12).

Land Use	Code Requirement	Provided
9,928 square foot community service building	50	156

Code Requirement: 5 spaces per 1,000 square feet of gross floor area

To address longstanding community concerns regarding parking intrusions on neighborhood streets and concerns that the proposed project will have inadequate parking, the City contracted with Urban Crossroads, a traffic and parking consultant, to analyze the project. A parking study was prepared that surveyed the number of parking spaces used within the church parking lot and the number of on-street parking spaces used within the surrounding residential streets (West Regent, South Gates, South Elliott and Lilac Avenue). Counts were conducted hourly on two weekdays, a Saturday, and bi-hourly on two Sundays and during a special event as shown on Table 3 below (Exhibit 13).

Table 3: Summary of Parking Study

	Peak Church Parking Lot Demand	Hours of Peak Demand	Peak On-street Parking	Hours of Peak Demand
Weekdays (Tuesday and Thursday)	60 spaces	8 p.m. to 9 p.m.	78 spaces	8 p.m. to 9 p.m.
Saturday	94 spaces	8 p.m. to 9 p.m.	108 spaces	8 p.m. to 9 p.m.
Sunday	101 spaces	8 a.m. to 9 a.m. 10:30 a.m. to 11:30 a.m.	103 spaces	8:30 a.m. to 9 a.m.
Special Event	101 spaces	7:30 a.m. to 12:30 p.m.	159 spaces	11:00 a.m.

On the weekdays and Saturday during bible studies, prayer groups, choir practice, and church meetings, the parking lot demands approached 60 spaces during the week and 94 spaces on Saturday. The parking lot did not reach the maximum capacity of 101 spaces. Therefore, the study found that the project is not expected to create any on-street parking demand on the nearby residential streets on weekdays or Saturdays.

On Sundays, the Arabic Liturgy takes place between 7 a.m. to 9 a.m. and the English Liturgy occurs between 9:30 a.m. to 12 p.m. During the survey the parking lot was full and reached the maximum capacity of 101 spaces between the hours of 8 a.m. to 9 a.m. and 10:30 a.m. to 11:30 a.m. During the hours in which the parking lot reached capacity, 11 vehicles were found parked in the neighborhood. Although those 11 vehicles could not be directly attributed to the church use, the surplus spaces on the site will be able to accommodate the parking demand for the church campus. Therefore, the study concluded that the expanded 156 space parking lot would provide sufficient parking to address the parking demand during regular Sunday services.

To estimate parking impacts associated with church special events, parking counts were collected during a special event on Sunday, June 3, 2018. According to the church, this type of event happens once every decade. During the event the church parking lot reached capacity at 7:30 a.m., while the on-street parking demand in the neighborhood increased steadily from 8 a.m. until 11 a.m. Assuming all the increased on-street parking demand was attributed to the church, a parking demand of 69 additional spaces is projected for special events. A Condition of Approval has been added requiring a parking management plan for special events for which the occupancy/attendance is expected to exceed a typical Sunday service and addressing unanticipated overflow during weekend operations.

Traffic

Urban Crossroads also prepared a focused traffic assessment which was reviewed by the Public Works Agency that analyzed use of the church and community service building separately and combined. The intersection of Newhope Street and Edinger Avenue was studied and found that use of the church or community service building would not exceed the City's significance threshold for the intersection and no mitigation measures were recommended (Exhibit 14).

Public Comments

The project did not require a Sunshine Ordinance meeting. However, given the neighborhood concerns with the project, several community meetings were held. A meeting was held at the church on August 28, 2017 to provide an overview of the project and receive community comments on the project. Planning staff met separately with the Little Texas neighborhood in August 2017 and November 2018 to provide an overview the entitlement process and obtain public comments. City staff also attended the Riverview West neighborhood meeting in August 2018 to provide an update on the proposed project.

During these neighborhood meetings staff received comments mainly in opposition to the proposal. Concerns were raised that the development would change the character of the

residential neighborhood and that the church will continue to apply for entitlements, further impacting their quality of life. Concern that the proposal does not provide sufficient off-street parking and reports that parishioners park on the streets within the residential neighborhood and walk through the neighborhood to the church were raised. Concerns were also expressed that the church and community buildings would be used concurrently, further exacerbating impacts to the community. A recent check of code enforcement activity in the area did not identify any issues raised by the community.

Conditional Use Permit

A conditional use permit is required to allow accessory church buildings. Conditional use permits may be granted when it can be demonstrated that the proposed project will not adversely impact the community. If these findings can be made, then it is appropriate to grant the conditional use permit. Conversely, with substantial evidence the inability to make these findings would result in a denial. Staff has analyzed the proposed project and has found that findings can be made that warrant approval of the project.

To address concerns raised by the community, staff is proposing several conditions of approval for the project. These conditions have been drafted to be in conformance with RLIUPA, City codes and development standards, and to protect the public health, safety and welfare.

Previous conditions of the original CUP that will continue to be applied include:

- Hours of operations that reflect the church operations
- Church services start and end times spaced 30 minutes apart
- No simultaneous use of the church and community building

Additionally, staff is proposing a set of new conditions to mitigate any potential impact. These conditions include:

- Restricting the use of the existing church basement to storage and restroom purposes only
- Requiring secured agreement(s) for off-site within a ½ mile radius of the site for any unanticipated overflow parking on Sundays
- Employing two parking monitors on Sundays from 7 a.m. to 12:30 p.m. or until the end of the last liturgy service
- Temporary parking signage directing parishioners to alternate parking site(s) on Sundays when 90 percent of church capacity is met
- Submittal of a Parking Management Plan for special events
- Solid six-foot high masonry walls with no pedestrian or vehicular gates and landscaping along exterior property lines and Regent Drive
- Maintaining a primary point of contact on-file with the City to serve a Good Neighbor Liaison

In addition, a condition of approval is included to review the CUP six months after the issuance of the Certificate of Occupancy for the community service building. Any recommendations of the

parking study will need to be implemented within three months or be presented to the Planning Commission for consideration. Additionally, staff will continue to review operations of the church annually for three years after the issuance of the Certificate of Occupancy for potential adverse impacts. Finally, as with any CUP, the CUP may be revoked by the Planning Commission or City Council if deemed a detriment to public health, welfare or safety to constitute as a nuisance or it is found that it is not in compliance with the conditions of approval.

Minor Exception

A minor exception from the maximum building height of 27-feet is requested. Per the Santa Ana Municipal code, a minor exception may be granted if the increase in height does not exceed 25 percent of the maximum height (allowable height increase of 6 feet, 4 inches). The community service building is proposed to be 2-stories with a roof height of 32 feet, 5 inches (5 feet, 5 inches over height limit) at portions to provide sufficient interior head space per the California Building Code and to provide arches which are typical of the architectural style of Coptic Orthodox Churches. Staff is supportive of the request as the Planning Commission has approved other similar requests from churches, including the Bat Nha Buddhist Meditation Center to allow multiple roof steeples, Calvary Lutheran Church for a bell tower and St. Barbara's Catholic Church for a tower element. In addition, the existing church is 35 feet in height which is higher than the proposed building and the maximum building height. The site plan was designed to have the new building set back approximately 60 feet from the closest residential structure to minimize its impact.

Table 4: CEQA. Strategic Plan Alignment and Public Notification & Community Outreach

CEQA, Strategic Plan Alignment, and Public Notification & Community Outreach	
CEQA	
CEQA Type	Exempt per Section 15332 of the CEQA Guidelines - Class 32 In-Fill Development Projects.
Reason(s) Exempt or Analysis	The project is consistent with the general plan and zoning designation regulations with the approval of Minor Exception No. 2019-01, on a 2.3-acre site, the sites are currently developed with single-family dwellings and do not contain habitat for endangered, rare or threatened species, approval of the project would not result in any significant effects related to traffic, noise, air quality or water quality, and the site can be adequately served by all required utilities and public services.
Strategic Plan Alignment	
Goal(s) and Policy(s)	Approval of this item supports the City's efforts to meet Goal No.3 (Economic Development) Objective No. 2 of creating new opportunities for business/job growth and encourage private development through new General Plan and Zoning Ordinance policies.
Public Notification & Community Outreach	
Required Measures	A public notice was posted on the project site on January 18, 2019.
	Notification by mail was mailed to all property owners and occupants within 500 feet of the project site on January 18, 2019.
	Newspaper posting was published in the Orange County Reporter on January 18, 2019.

CEQA, Strategic Plan Alignment, and Public Notification & Community Outreach	
Additional Measures	The Riverview West and Riverview neighborhoods were contacted to advise them of the upcoming Planning Commission public hearing.

Conclusion

Based on the analysis provided within this report, staff recommends that the Planning Commission approve Conditional Use Permit No. 2019-01 as conditioned and Minor Exception No. 2019-01.



Selena Kelaher, AICP
Associate Planner

SK:sb

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Exhibits:

1. CUP Resolution
2. Minor Exception Resolution
3. General Vicinity Map and Existing Land Use Map
4. Archangel Michael Coptic Orthodox Church Operations and Information
5. Site Photo
6. Site Plan
7. Floor Plan
8. Elevations
9. Landscape Plan
10. Rendering
11. Statement of the Department of Justice on RLUIPA
12. Garden Grove School District Letter
13. Parking Study
14. Traffic Study

EXHIBIT 11

1-67

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Τεκτασία ἡμετέρας ἰεραρχίας
COPTIC ORTHODOX CHURCH - DIOCESE OF LOS ANGELES



ARCHANGEL MICHAEL CHURCH

4405 W. EDINGER, SANTA ANA, CA 92704

ARCHANGEL MICHAEL COPTIC CHURCH **REPORT REGARDING COMMUNITY OUTREACH AND PARKING AND SECURITY** **MEASURES – AS OF JUNE 26, 2019**

Archangel Michael's Board of Directors and Deacons are providing below some of the policies and initiatives that the Church has put in place to address comments from the community, as well as at the Planning Commission public hearing regarding the proposed community service building on January 28, 2019.

SUMMARY OF COMMUNITY OUTREACH

The Church held a community meeting with members of the Little Texas community where the Church presented the proposed community service building project on August 28, 2017. In addition, there have been two other meetings with the Little Texas and Riverview West neighborhood, held on August 28, 2018 and November 18, 2018. The Church is holding a fourth community meeting on June 26, 2019. (Agenda for June 26, 2019 meeting is attached as Exhibit A.) Since the January 2019 Planning Commission hearing, the Church has mailed two letters. The first letter was sent in April 2019 and summarized the parking and security measures implemented by the Church, and introduced a community liaison, Father Kyrillos. The letter provided his cell phone number and email address, and invited the community to reach out with any comments or questions. (Exhibit B: April 2019 letter and related mailing list.) The Church sent a second letter on June 6, 2019 inviting neighbors to the June 26, 2019 community meeting. (Exhibit C June 6, 2019 letter and related mailing list.)

SUMMARY OF PARKING MEASURES

➤ Security Patrols

In addition to security patrols employed directly by the Church and Church volunteers (including boy and girl scouts) who assist with the enforcement of parking policies, the Church has hired a security company, Patrol Masters - Tailored Security Solutions, on an annual basis. Their shift is from 7:30 am until 1:00 pm for Sundays and the times and number of guards are updated as necessary for Holy Days. Security vehicles patrol the neighborhood and the offsite school parking lot, and any suspicious or criminal activities that are observed within the neighborhood is addressed by the contracted security guards. The Church requires the security company to provide vehicular and foot patrol every Sunday, as well as during feasts such as Christmas and Easter or special events. A minimum of three parking monitors and the contracted security company are present for all Sunday services and Holy Days.

➤ **Offsite Parking**

Furthermore, the Church has acquired additional offsite parking spaces with the school district at Newhope Elementary School through an annual lease contract. Parking monitors have been logging parking patterns on a weekly basis on Sundays for both the existing Church parking and the school's offsite parking lot every half hour for services on Sundays. (Exhibit D: Parking Logs.)

➤ **No Church Parking Signs Posted in Neighborhood**

Security guards and parking monitors post 'NO CHURCH PARKING' signs on West Lilac and South Gate, along with traffic cones in necessary areas and no jaywalking signs on East and West Edinger. (Exhibit E: Directional Sign/Handout and No Parking Signs.)

SUMMARY OF OUTREACH TO CHURCH COMMUNITY REGARDING NEIGHBORHOOD CONDUCT

The church sends instructions and announcements to the congregation through social media, direct text messages to subscribers, and by the Church Fathers through announcements from the pulpit during the services. Text messages are sent prior to, during and after the services to remind congregants of the parking policies and to instruct congregants that jaywalking is not permitted. In the event of any violations, the Fathers and Deacons make announcements from the pulpit stating the vehicle make, model and license plate of any vehicles violating the Church's parking policies. (Exhibit F: Sample text messages.) As necessary, Church Fathers speak to individual congregants who have violated the policies, and an ad hoc parking committee has been established by Church members, Deacons and Fathers to address parking issues and perform outreach to any violators.

SUMMARY OF PLANS FOR HOLY DAYS AND SPECIAL EVENTS WHERE ADDITIONAL PARKING IS NEEDED OR WHERE SCHOOL PARKING IS NOT AVAILABLE

For Good Friday, when the overflow school parking lot was unavailable (as it was a school day), the Church obtained overflow parking from a nearby shopping center and provided a shuttle service to and from the Church. In addition, security patrols were in operation.

Because this year several neighbors complained that congregants were parking within the neighborhood during Good Friday and Holy Week, for future Holy Weeks, the Church will employ an additional security guard and have additional volunteers on-site to assist with parking. For special events, such as life cycle events and speakers, parking monitors will also be on-site to direct congregants and guests into the Church parking lot and, if necessary, any overflow lots.

Exhibit A



Τεκτασία ἡρεμῆς καὶ ἰορθοῦ
COPTIC ORTHODOX CHURCH - DIOCESE OF LOS ANGELES



ARCHANGEL MICHAEL CHURCH

4405 W. EDINGER, SANTA ANA, CA 92704

ARCHANGEL MICHAEL COPTIC CHURCH AGENDA FOR COMMUNITY MEETING # 4

Date: June 26, 2019
Location: Location: Newhope Library Learning Center
122 N Newhope St, Santa Ana, CA 92703
Time 6:00 – 7:00 PM

DISCUSSION AGENDA

- I. Welcome**
- II. Overview of Archangel Michael Coptic Church's Community Outreach Measures**
 - A. Community Feedback: Need direct feedback from community so Church can address any comments or concerns
- III. Overview of Archangel Michael Coptic Church's New Policies & Procedures**
 - A. Parking Monitors & Security Patrols
 - B. Offsite Parking and Shuttles
 - C. No Parking Signs and Red Curbs Installed by City
 - D. Outreach to Church Community Regarding Neighborhood Conduct
 - E. Additional Measures for Special Events, Holy Feasts, and Life Cycle Events
- IV. Small Group/One-on-One Break Out Conversations (Suggested Topics)**
 - A. Effectiveness of new policies and procedures
 - B. Potential areas for improvement
 - C. Other comments or suggestions from community

Please note Archangel Michael Coptic Church's Parish is committed to having a strong and healthy relationship with the surrounding community. In order for communications to be productive, the Parish is interested in having honest and respectful communications with its neighbors and focusing on the future and feasible measures to address any current concerns.

Exhibit B



Τεκκλῆσια ἡρεμῆς καὶ ἰεροῦ
COPTIC ORTHODOX CHURCH - DIOCESE OF LOS ANGELES



ARCHANGEL MICHAEL CHURCH

4405 W. EDINGER, SANTA ANA, CA 92704

Dear neighbors:

We hope you have noticed an improvement in the traffic and parking conditions on Sunday mornings. We have hired a security patrol company to monitor parking, posted signage stating that there is no church parking in the neighborhood, and have monitors to direct cars to the overflow parking lot when the church parking lot fills up.

In addition, in its commitment to further improve communication with our neighbors, Archangel Michael Coptic Orthodox Church wishes to introduce a new liaison, Father Kyrillos Guirguis. The church wishes to have an open line of communication going forward.

Therefore, Father Kyrillos now has a dedicated phone number and email account for this purpose. They are:

714-430-8851(mobile)
hello@archangelmichaeloc.org

Father Kyrillos looks forward to hearing from you should you have any questions or concerns about the community service building project or any other matter regarding the parish.

We look forward to continuing to strengthen our relationship and communications with the community and hearing your comments and suggestions.

Sincerely,
Board of Deacons

Mailing List
Owners & Occupants

108-244-01	1	108-244-02	2	108-244-03	3
CARLOS & REINA CAMPOS 1119 S NEWHOPE ST SANTA ANA CA 92704		JAMES & JULIA NGUYEN 4422 W REGENT DR SANTA ANA CA 92704		BAUDELIO C VELARDE 4418 W REGENT DR SANTA ANA CA 92704	
108-244-04	4	108-244-05	5	108-244-06	6
LARRY CRUZ GOMEZ 4414 W REGENT DR SANTA ANA CA 92704		GEORGETTE MOUSA 4410 W REGENT DR SANTA ANA CA 92704		HARVEY S RAGHEB 3561 OLEANDER ST SEAL BEACH CA 90740	
108-244-07	7	108-244-13 & 30	8-9	108-244-14	10
ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH 9721 SHAMROCK AVE FOUNTAIN VALLEY CA 92708		ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH 4405 W EDINGER AVE SANTA ANA CA 92704		ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH 4325 W EDINGER AVE SANTA ANA CA 92704	
108-244-10	11	108-244-11	12	108-244-12	13
ROLF RVP VETTER 4322 W REGENT DR SANTA ANA CA 92704		STEVEN E KNISLEY 17401 WINDCREEK CIR RIVERSIDE CA 92503		MARY & GEORGE REIS 1224 S GATES AVE SANTA ANA CA 92704	
108-244-22	14	108-244-23	15	108-244-24	16
EARL J NICKLES 1205 S NEWHOPE ST SANTA ANA CA 92704		MY PHUONG THI NGUYEN 1129 S NEWHOPE ST SANTA ANA CA 92704		NHUAN DUC NGUYEN 1135 S NEWHOPE ST SANTA ANA CA 92707	
108-244-25	17	108-244-27	18	108-244-28	19
ELZA DE GELAS 3622 VENTURE DR HUNTINGTON BEACH CA 92649		THAO THI NGUYEN 4417 W EDINGER AVE SANTA ANA CA 92704		PHUNG & MEGAN BUU 9661 SORREL ST FOUNTAIN VALLEY CA 92708	
108-244-29	20	108-245-01	21	108-245-02	22
KIEM V HO 4421 W EDINGER AVE SANTA ANA CA 92704		JOSE & IRMA RAMIREZ 4413 W REGENT DR SANTA ANA CA 92704		GARY & SUSAN SALLEE 4407 W REGENT DR SANTA ANA CA 92704	
108-245-03	23	108-245-04	24	108-245-05	25
FRANKLIN E RUTHERFORD 4321 W REGENT DR SANTA ANA CA 92704		PAWEL & BESSIE KOZINSKI 4315 W REGENT DR SANTA ANA CA 92704		CHARLIE & PAM P LY 1124 S GATES ST SANTA ANA CA 92704	
108-245-06	26	108-246-01	27	108-246-02	28
HAI & VAN T NGUYEN 1118 S GATES ST SANTA ANA CA 92704		NHON THANH DINH 10051 FOWLER CIR WESTMINSTER CA 92683		CHAO & KHOU MOUA LY 1119 S GATES ST SANTA ANA CA 92704	
108-246-03	29	108-246-04	30	108-246-05	31
BURLEY R JOHNSON 4229 W REGENT DR SANTA ANA CA 92704		JOSEPH FALDUTO 4227 W REGENT DR SANTA ANA CA 92704		PHUONG NGUYEN 4217 W REGENT DR SANTA ANA CA 92704	

108-247-06	32	108-247-07	33	108-247-08	34
FRANCISCO ARREDONDO		MIWA FUKUYAMA		PATRICIA WELLS	
4206 W REGENT DR		4214 W REGENT DR		4222 W REGENT DR	
SANTA ANA CA 92704		SANTA ANA CA 92704		SANTA ANA CA 92704	
108-247-09	35	108-247-10	36	108-247-11	37
GLEN YOUNG		LUAT & LE HUONG DO		CAROL D CUTTING	
4230 W REGENT DR		4302 W REGENT DR		1773 E BOLINGER CIR	
SANTA ANA CA 92704		SANTA ANA CA 92704		ORANGE CA 92865	
108-247-12	38	108-247-13	39	108-247-14	40
DAVID TRAN		JESUS & IRENE VALENCIA		NASSER N RIZK	
4229 W LILAC AVE		4221 W LILAC AVE		4213 LILAC AVE	
SANTA ANA CA 92704		SANTA ANA CA 92704		SANTA ANA CA 92704	
108-247-15	41	108-334-11	42	108-334-12	43
SON H T PHAM		HONG VAN NGUYEN		MARCO GUDINO	
1018 S ELLIOTT PL		1234 S KAREN AVE		1230 S KAREN AVE	
SANTA ANA CA 92704		SANTA ANA CA 92704		SANTA ANA CA 92704	
108-334-13	44	108-334-14	45	108-334-15	46
JOHN & LAURA P LE		CHARLES & ETRAN PACKARD		NGAN THI DIEN	
1222 S KAREN AVE		1218 S KAREN AVE		3078 ROANOKE	
SANTA ANA CA 92704		SANTA ANA CA 92704		COSTA MESA CA 92626	
108-334-16	47	108-334-17	48	108-334-18	49
MARY LOU CASTRO		DENNIS HOANG		VICTOR & JOSEFINA VALDOVINOS	
1206 S KAREN AVE		1202 S KAREN AVE		1134 S KAREN AVE	
SANTA ANA CA 92704		SANTA ANA CA 92704		SANTA ANA CA 92704	
108-335-01	50	108-335-02	51	108-335-03	52
NATALIE A ALARCON		LEON MINH NHAN LE		JOE G & MARLENE CORTES	
1121 S KAREN AVE		1129 S KAREN AVE		1133 S KAREN AVE	
SANTA ANA CA 92704		SANTA ANA CA 92704		SANTA ANA CA 92704	
108-335-04	53	108-335-05	54	108-335-06	55
JOSE DE JESUS &		ANA GARCIA		HUNG & NG A NGUYEN	
MERCEDES PADILLA		1205 S KAREN AVE		1213 S KAREN AVE	
1201 S KAREN AVE		SANTA ANA CA 92704		SANTA ANA CA 92704	
SANTA ANA CA 92704					
108-335-07	56	108-335-08	57	108-335-17	58
MARIA PONCE		JORGE & MARIA VALLADARES		SUSANNA N LEE	
1217 S KAREN AVE		1221 S KAREN AVE		1202 S NEWHOPE ST	
SANTA ANA CA 92704		SANTA ANA CA 92704		SANTA ANA CA 92704	
108-335-21	59	108-335-22	60	108-335-23	61
TWIN PALM APT		ARTURO GONZALEZ		VINH VAN NGUYEN	
12581 TWINTREE LN		PO BOX 9204		5522 RAINTREE ST	
GARDEN GROVE CA 92840		FOUNTAIN VALLEY CA 92728		YORBA LINDA CA 92886	

108-335-24 EVERARDO GARCIA 1214 S NEWHOPE ST SANTA ANA CA 92703	62	108-335-25 SUSANNA N LEE 1202 S NEWHOPE ST SANTA ANA CA 92704	63	108-335-26 BARRY & KRISTINA COSTELLO 5040 BUSHNELL AVE RIVERSIDE CA 92505	64
108-335-27 THOA KIM BUI 1206 S NEWHOPE ST SANTA ANA CA 92704	65	108-335-28 THI NGUYEN 15582 BROOKHURST ST WESTMINSTER CA 92618	66	108-335-29 MASAHARU & HARUKO ABE 1218 NEWHOPE ST SANTA ANA CA 92704	67
108-335-30 FRED S MARTINEZ 25513 DAY LILY DR MURRIETA CA 92563	68	108-345-07 JORGE & CARMEN MAGALLON 1105 S KAREN AVE SANTA ANA CA 92704	69	108-345-08 MINH ANH TRAN 11353 PENNELL CIR FOUNTAIN VALLEY CA 92708	70
108-345-09 ELISANDRO PINEDA & ANA PINEDA FLORES 1117 S KAREN AVE SANTA ANA CA 92704	71	108-345-10 ALFREDO ARRAZOLA 15710 CANNA WAY WESTMINISTER CA 92683	72	108-345-11 KIM CHI THI DO 1114 S NEWHOPE ST SANTA ANA CA 92704	73
108-345-12 NGUYEN KIMLIEN 1106 S NEWHOPE ST SANTA ANA CA 92704	74	108-345-13 WILBERT MARRUFO 555 N FAIRVIEW ST SANTA ANA CA 92703	75	108-731-01 ANDREA M COLE 1112 S GATES ST SANTA ANA CA 92704	76
108-731-02 CRISTINA FLORES 1104 S GATES ST SANTA ANA CA 92704	77	108-731-04 GARDEN GROVE UNIFIED 10331 E STANFORD AVE GARDEN GROVE CA 92840	78	144-154-11 SORIN-IULIAN TEODORESCU 11477 DELPHINIUM AVE FOUNTAIN VALLEY CA 92708	79
144-154-12 CRAIG D LANDSVERK 11489 DELPHINIUM AVE FOUNTAIN VALLEY CA 92708	80	144-154-14 UO PORTFOLIO ARCP 4130 COVER ST LONG BEACH CA 90808	81	144-154-16 JASON H & JILL F SAITO 11461 SUZUTTE RIVER CIR FOUNTAIN VALLEY CA 92708	82
144-154-17 DINH MAI 11449 SUZETTE RIVER CIR FOUNTAIN VALLEY CA 92708	83	144-154-18 ENNY VAZQUEZ 11439 SUZETTE RIVER CIR FOUNTAIN VALLEY CA 92708	84	144-154-20 LUONG DUC DANG 11450 SUZETTE RIVER CIR FOUNTAIN VALLEY CA 92708	85
144-154-21 KENNETH T TAKAHASHI 11462 SUZETTE RIVER CIR FOUNTAIN VALLEY CA 92708	86	144-154-22 HIEP THI BUI 11474 SUZETTE RIVER CIR FOUNTAIN VALLEY CA 92708	87	144-154-23 TOMMY DANG 11486 SUZETTE RIVER CIR FOUNTAIN VALLEY CA 92708	88
144-161-01 ANH D TRUONG 11572 W EDINGER AVE FOUNTAIN VALLEY CA 92708	89	144-161-07 CUONG CHI DANG 11515 ROSEMARY AVE FOUNTAIN VALLEY CA 92708	90	144-161-08 DIEN MINH NGO 11525 ROSEMARY AVE FOUNTAIN VALLEY CA 92708	91

144-161-09	92	144-161-10	93	144-161-11	94
KATHLEEN M KUNZ PO BOX 3193 SHELL BEACH CA 93448		ETHAN NGUYEN 11549 ROSEMARY AVE FOUNTAIN VALLEY CA 92708		LINH PHUONG 16075 CATSKILL AVE FOUNTAIN VALLEY CA 92708	
144-161-12	95	144-161-13	96	144-161-14	97
HUA PHUONG H B 16063 CATSKILL AVE FOUNTAIN VALLEY CA 92708		DU VAN NGUYEN 16049 CATSKILL AVE FOUNTAIN VALLEY CA 92708		MINH TRAN 16039 CATSKILL AVE FOUNTAIN VALLEY CA 92708	
144-161-15	98	144-161-16	99	144-161-17	100
STEVENS FAMILY 16036 SHASTA ST FOUNTAIN VALLEY CA 92708		LAN H NGUYEN 16040 SHASTA ST FOUNTAIN VALLEY CA 92708		NAM TIEN NGUYEN 16046 SHASTA ST FOUNTAIN VALLEY CA 92708	
144-161-18	101	144-161-19	102	144-161-20	103
KAY E CROUCH 16050 SHASTA ST FOUNTAIN VALLEY CA 92708		JULIA SAN TAN 16056 SHASTA ST FOUNTAIN VALLEY CA 92708		NGOC-BICH HUYNH BUI 16062 SHASTA ST FOUNTAIN VALLEY CA 92708	
144-161-21	104	144-161-22	105	144-161-36	106
TRAM P DOAN 16068 SHASTA ST FOUNTAIN VALLEY CA 92708		RAMON ALATORRE 16076 SHASTA ST FOUNTAIN VALLEY CA 92708		BONNANI PROPERTIES 5622 RESEARCH DR HUNTINGTON BEACH CA 92649	
144-161-41	107	144-162-02	108	144-164-01	109
SUMMERSTONE LLC 2040 S SANTA CRUZ #115 ANAHEIM CA 92805		HOA DUC NGUYEN 7735 E FIELDCREST LN ORANGE CA 92869		RICHARD A PRATT 16051 SHASTA ST FOUNTAIN VALLEY CA 92708	
144-164-02	110	144-164-03	111	144-164-04	112
CHARLIE C & THUY T VU 16057 SHASTA ST FOUNTAIN VALLEY CA 92708		JUAN M CAMPOS 16061 SHASTA ST FOUNTAIN VALLEY CA 92708		BROTHERS JACOB & VAN TIFFANY 16069 SHASTA ST FOUNTAIN VALLEY CA 92708	
144-164-05	113	144-164-06	114	144-164-18	115
ALICIA AVILA 4003 ROBERTS DR SANTA ANA CA 92704		LE CUONG VAN 16083 SHASTA ST FOUNTAIN VALLEY CA 92708		DAVID & DIANA LE 11623 ROSEMARY AVE FOUNTAIN VALLEY CA 92708	
144-164-19	116	144-164-20	117	144-164-21	118
EDWARD LASATER 24901 LA VIDA DR LAGUNA NIGUEL CA 92677		JAY P GRABILL 1 SWEET BRIAR LN SAUSALITO CA 94965		SHARON KAY GILBERT 11589 ROSEMARY AVE FOUNTAIN VALLEY CA 92708	
144-165-01	119	935-93-095	120	935-93-096	121
CITY OF FOUNTAIN VALLEY 10200 SLATER AVE FOUNTAIN VLY CA 92708		LIENHA THI NGO 11546 EDINGER AVE FOUNTAIN VALLEY CA 92708		STEVEN P TRUONG 15791 EXETER ST WESTMINSTER CA 92683	

935-93-097	122	935-93-098	123	935-93-099	124
JIE J LOU		ROBERT M COURTNEY		EDGAR GOMEZ	
11542 EDINGER AVE		11530 EDINGER AVE		11532 EDINGER AVE	
FOUNTAIN VALLEY CA 92708		FOUNTAIN VALLEY CA 92708		FOUNTAIN VALLEY CA 92708	
935-93-100	125	935-93-101	126	935-93-102	127
ZEFAT TOMASIAN		EVETTE CHIANG		ANNA JOZEFOWICZ	
11920 VERBENA CT		11536 EDINGER AVE		11538 EDINGER AVE	
FOUNTAIN VALLEY CA 92708		FOUNTAIN VALLEY CA 92708		FOUNTAIN VALLEY CA 92708	
935-93-103	128	935-93-104	129	935-93-105	130
SILVA HUGO M		WILBERT MARRUFO		PEDRO FLORES	
624 S STARBOARD ST		555 N FAIRVIEW ST		11560 EDINGER AVE	
SANTA ANA CA 92704		SANTA ANA CA 92703		FOUNTAIN VALLEY CA 92708	
935-93-106	131	935-93-107	132	935-93-108	133
PHU T TIEN		HUONG V LE		RUSSELL EVERETT PARKS	
11562 EDINGER AVE		11564 EDINGER AVE		11568 EDINGER AVE	
FOUNTAIN VALLEY CA 92708		FOUNTAIN VALEY CA 92708		FOUNTAIN VALLEY CA 92708	
935-93-110	134	935-93-111	135	935-93-112	136
ALEXANDER & NATALIA POLISHCHUK		TERUKO HASHIMA		BAO VU	
16021 NEWHOPE WAY		1441 W 168TH ST		10212 THOMPSON DR	
FOUNTAIN VALLEY CA 92708		GARDENA CA 90247		HUNTINGTON BEACH CA 92646	
935-93-113	137	935-93-114	138	935-93-115	139
RANDALL T HJORTH		DAWN E WOODRUFF		TYROND & TIA DUPLANTIER	
16037 NEWHOPE WAY		16041 NEWHOPE WAY		16045 NEWHOPE WAY	
FOUNTAIN VALLEY CA 92807		FOUNTAIN VALLEY CA 92708		FOUNTAIN VALLEY CA 92708	
935-93-116	140	935-93-117	141	935-93-118	142
TRAM T PHAM THOA		VI TRAN JACO		SEAN LE	
16024 NEWHOPE WAY		16028 NEWHOPE WAY		16034 NEWHOPE WAY	
FOUNTAIN VALLEY CA 92708		FOUNTAIN VALLEY CA 92708		FOUNTAIN VALLEY CA 92708	
935-93-119	143	935-93-120	144	935-93-121	145
ANH QUOC NGUYEN		TINA TRAN		JENNIFER MARIE TABAY	
16038 NEWHOPE WAY		16042 NEWHOPE WAY		16048 NEWHOPE WAY	
FOUNTAIN VALLEY CA 92708		FOUNTAIN VALLEY CA 92708		FOUNTAIN VALLEY CA 92708	

108-244-06	6	108-244-07	7	108-244-13	8
OCCUPANT		OCCUPANT		OCCUPANT	
4406 W REGENT DR		4402 W REGENT DR		4319 W EDINGER AVE	
SANTA ANA CA 92704		SANTA ANA CA 92704		SANTA ANA CA 92704	
108-244-30	9	108-244-11	12	108-244-25	17
OCCUPANT		OCCUPANT		OCCUPANT	
4330 W REGENT DR		4314 W REGENT DR		1217 S NEWHOPE ST	
SANTA ANA CA 92704		SANTA ANA CA 92704		SANTA ANA CA 92704	
108-244-28	19	108-246-01	27	108-247-11	37
OCCUPANT		OCCUPANT		OCCUPANT	
4425 W EDINGER AVE		1113 S GATES ST		4301 W LILAC AVE	
SANTA ANA CA 92704		SANTA ANA CA 92704		SANTA ANA CA 92704	
108-247-15	41	108-334-15	46	108-335-21	59
OCCUPANT		OCCUPANT		OCCUPANT	
4205 W LILAC AVE		1214 S KAREN AVE		1230 S NEWHOPE ST	
SANTA ANA CA 92704		SANTA ANA CA 92704		SANTA ANA CA 92704	
108-335-22	60	108-335-23	61	108-335-25	63
OCCUPANT		OCCUPANT		OCCUPANT	
1229 S KAREN AVE		1233 S KAREN AVE		1134 NEWHOPE AVE	
SANTA ANA CA 92704		SANTA ANA CA 92704		SANTA ANA CA 92704	
108-335-26	64	108-335-28	66	108-335-30	68
OCCUPANT		OCCUPANT		OCCUPANT	
1122 S NEWHOPE ST		1222 NEWHOPE ST		1130 NEWHOPE ST	
SANTA ANA CA 92704		SANTA ANA CA 92704		SANTA ANA CA 92704	
108-345-08	70	108-345-10	72	108-345-13	75
OCCUPANT		OCCUPANT		OCCUPANT	
1113 S KAREN AVE		1118 S NEWHOPE ST		1102 S NEWHOPE ST	
SANTA ANA CA 92704		SANTA ANA CA 92704		SANTA ANA CA 92704	
108-731-04	78	144-154-14	81	144-161-09	92
OCCUPANT		OCCUPANT		OCCUPANT	
4419 W REGENT DR		11470 EDINGER AVE		11537 ROSEMARY AVE	
SANTA ANA CA 92704		FOUNTAIN VALLEY CA 92708		FOUNTAIN VALLEY CA 92708	
144-162-02	108	144-162-02	108	144-162-02	108
OCCUPANT		OCCUPANT		OCCUPANT	
11701 EDINGER AVE		11703 EDINGER AVE		11705 EDINGER AVE	
FOUNTAIN VALLEY CA 92708		FOUNTAIN VALLEY CA 92708		FOUNTAIN VALLEY CA 92708	
144-162-02	108	144-162-02	108	144-162-02	108
OCCUPANT		OCCUPANT		OCCUPANT	
11707 EDINGER AVE		11751 EDINGER AVE		11753 EDINGER AVE	
FOUNTAIN VALLEY CA 92708		FOUNTAIN VALLEY CA 92708		FOUNTAIN VALLEY CA 92708	

144-162-02 108
OCCUPANT
11755 EDINGER AVE
FOUNTAIN VALLEY CA 92708

144-162-02 108
OCCUPANT
11757 EDINGER AVE
FOUNTAIN VALLEY CA 92708

144-162-02 108
OCCUPANT
11759 EDINGER AVE
FOUNTAIN VALLEY CA 92708

144-162-02 108
OCCUPANT
11761 EDINGER AVE
FOUNTAIN VALLEY CA 92708

144-162-02 108
OCCUPANT
11763 EDINGER AVE
FOUNTAIN VALLEY CA 92708

144-162-02 108
OCCUPANT
11765 EDINGER AVE
FOUNTAIN VALLEY CA 92708

144-164-05 113
OCCUPANT
16075 SHASTA ST
FOUNTAIN VALLEY CA 92708

144-164-19 116
OCCUPANT
11611 ROSEMARY AVE
FOUNTAIN VALLEY CA 92708

144-164-20 117
OCCUPANT
11601 ROSEMARY AVE
FOUNTAIN VALLEY CA 92708

935-93-096 121
OCCUPANT
11544 EDINGER AVE
FOUNTAIN VALLEY CA 92708

935-93-100 125
OCCUPANT
11534 EDINGER AVE
FOUNTAIN VALLEY CA 92708

935-93-103 128
OCCUPANT
11540 EDINGER AVE
FOUNTAIN VALLEY CA 92708

935-93-104 129
OCCUPANT
11558 EDINGER AVE
FOUNTAIN VALLEY CA 92708

935-93-111 135
OCCUPANT
16025 NEWHOPE WAY
FOUNTAIN VALLEY CA 92708

935-93-112 136
OCCUPANT
16031 NEWHOPE WAY
FOUNTAIN VALLEY CA 92708

Exhibit C



Τεκτασία ἡμετέρας ἰεραρχίας
COPTIC ORTHODOX CHURCH - DIOCESE OF LOS ANGELES



ARCHANGEL MICHAEL CHURCH

4405 W. EDINGER, SANTA ANA, CA 92704

June 6, 2019

Dear neighbors:

We would like to invite you to a community meeting on June 26, 2019 from 6:00 – 7:00 p.m. at the Newhope Library located at 122 N Newhope St, Santa Ana, CA 92703. Our goal at the meeting is to go over all of the plans and policies we have implemented over the past 6 months to improve parking and circulation in order to minimize impacts on the neighborhood, and to discuss our continued efforts. In addition, we would like to hear feedback from you regarding our efforts to date.

We hope you have noticed an improvement in the traffic and parking conditions on Sunday mornings. We have hired a security patrol company to monitor parking, posted signage stating that there is no church parking in the neighborhood, and have monitors to direct cars to the overflow parking lot when the church parking lot fills up.

In addition, we have designated Father Kyrillos Guirguis to be the church's liaison to the community. The church wishes to have an open line of communication going forward. Should you have any questions or concerns, or if you would like to learn more about the church and its operations, please reach out to him. His contact details are below.

Father Kyrillos has a dedicated phone number and email account for this purpose. They are:

714-430-8851(mobile)

hello@archangelmichaeloc.org

If you are not able to attend the meeting on June 26th and would like to set up a separate time to meet or talk, and/or if you would like to be kept informed of future community meetings, please contact Father Kyrillos directly and provide him with the best contact information for you.

We look forward to continuing to strengthen our relationship and communications with the community and hearing your comments and suggestions.

Sincerely,
Board of Deacons

Mailing List
Owners & Occupants
Of the Little Texas Neighborhood

108-244-01 CARLOS & REINA CAMPOS 1119 S NEWHOPE ST SANTA ANA CA 92704	108-244-02 JAMES & JULIA NGUYEN 4422 W REGENT DR SANTA ANA CA 92704	108-244-03 BAUDELIO C VELARDE 4418 W REGENT DR SANTA ANA CA 92704
108-244-04 LARRY CRUZ GOMEZ 4414 W REGENT DR SANTA ANA CA 92704	108-244-06 HARVEY S RAGHEB 3561 OLEANDER ST SEAL BEACH CA 90740	108-244-07 ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH 9721 SHAMROCK AVE FOUNTAIN VALLEY CA 92708
108-244-11 STEVEN E KNISLEY 17401 WINDCREEK CIR RIVERSIDE CA 92503	108-244-12 MARY & GEORGE REIS 1224 S GATES AVE SANTA ANA CA 92704	108-244-13 & 30 ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH 4405 W EDINGER AVE SANTA ANA CA 92704
108-244-14 ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH 4325 W EDINGER AVE SANTA ANA CA 92704	108-244-22 EARL J NICKLES 1205 S NEWHOPE ST SANTA ANA CA 92704	108-244-23 MY PHUONG THI NGUYEN 1129 S NEWHOPE ST SANTA ANA CA 92704
108-244-24 NHUAN DUC NGUYEN 1135 S NEWHOPE ST SANTA ANA CA 92707	108-244-25 ELZA DE GELAS 3622 VENTURE DR HUNTINGTON BEACH CA 92649	108-244-27 THAO THI NGUYEN 4417 W EDINGER AVE SANTA ANA CA 92704
108-244-28 PHUNG & MEGAN DIEU BUU 9661 SORREL ST FOUNTAIN VALLEY CA 92708	108-244-29 KIEM V HO 4421 W EDINGER AVE SANTA ANA CA 92704	108-245-01 JOSE F & IRMA RAMIREZ 4413 W REGENT DR SANTA ANA CA 92704
108-245-02 GARY & SUSAN SALLEE 4407 W REGENT DR SANTA ANA CA 92704	108-245-03 FRANKLIN RUTHERFORD 4321 W REGENT DR SANTA ANA CA 92704	108-245-04 PAWEL & BESSIE KOZINSKI 4315 W REGENT DR SANTA ANA CA 92704
108-245-05 CHARLIE & PAM P LY 1124 S GATES ST SANTA ANA CA 92704	108-245-06 HAI & VAN T NGUYEN 1118 S GATES ST SANTA ANA CA 92704	108-246-01 NHON THANH DINH 10051 FOWLER CIR WESTMINSTER CA 92683
108-246-02 CHAO & KHOU MOUA LY 1119 S GATES ST SANTA ANA CA 92704	108-246-03 BURLEY R JOHNSON 4229 W REGENT DR SANTA ANA CA 92704	108-246-04 JOSEPH FALDUTO 4227 W REGENT DR SANTA ANA CA 92704
108-246-05 PHUONG MY THI NGUYEN 4217 W REGENT DR SANTA ANA CA 92704	108-246-06 ANGELA V PEREZ 1202 S ELLIOTT PL SANTA ANA CA 92704	108-246-07 MAC NGUYEN 1124 S ELLIOTT PL SANTA ANA CA 92704

108-247-01 JESUS S & OFELIA GARCIA 13862 SEABOARD CIR GARDEN GROVE CA 92843	108-247-02 VO BA & THUY NGUYEN 1121 S ELLIOTT PL SANTA ANA CA 92704	108-247-03 ROYDER R RUTHERFORD 2579 TREASURE DR SANTA BARBARA CA 93105
108-247-04 MARY HELEN LUJAN 1205 S ELLIOTT PL SANTA ANA CA 92704	108-247-05 GREGORY LEE MC INTOSH 1209 S ELLIOT PL SANTA ANA CA 92704	108-247-06 FRANCISCO J ARREDONDO 4206 W REGENT DR SANTA ANA CA 92704
108-247-07 MIWA FUKUYAMA 4214 W REGENT DR SANTA ANA CA 92704	108-247-08 PATRICIA WELLS 4222 W REGENT DR SANTA ANA CA 92704	108-247-09 GLEN YOUNG 4230 W REGENT DR SANTA ANA CA 92704
108-247-10 LUAT T & LE HUONG DO 4302 W REGENT DR SANTA ANA CA 92704	108-247-11 CAROL D CUTTING 1773 E BOLINGER CIR ORANGE CA 92865	108-247-12 DAVID TRAN 4229 W LILAC AVE SANTA ANA CA 92704
108-247-13 JESUS & IRENE VALENCIA 4221 W LILAC AVE SANTA ANA CA 92704	108-247-14 NASSER N RIZK 4213 W LILAC AVE SANTA ANA CA 92704	108-247-15 SON H T PHAM 1018 S ELLIOTT PL SANTA ANA CA 92704
108-247-16 TRISHA TRAM NGUYEN 1018 S ELLIOTT PL SANTA ANA CA 92704	108-247-17 AURELIO C TOVAR 4121 W LILAC DR SANTA ANA CA 92704	108-731-01 ANDREA M COLE 1112 S GATES ST SANTA ANA CA 92704
108-731-02 CRISTINA FLORES 1104 S GATES ST SANTA ANA CA 92704	108-731-03 ARTHUR G JIMENEZ 1032 S GATES ST SANTA ANA CA 92704	108-731-04 GARDEN GROVE UNIFIED SCHOOL 10331 E STANFORD AVE GARDEN GROVE CA 92840
108-731-05 AURELIO GARCIA 1005 S ELLIOTT PL SANTA ANA CA 92704	108-731-06 HOC VAN NGUYEN 1013 S ELLIOT PL SANTA ANA CA 92704	108-731-07 VIVIAN M STOWERS 1017 S ELLIOTT PL SANTA ANA CA 92704
108-731-09 NANCY C MARTIN 1021 S ELLIOTT PL SANTA ANA CA 92704	108-731-10 MITCHELL & KATHERINE LARSEN 1023 S ELLIOTT PL SANTA ANA CA 92704	108-731-11 NGUYEN MICHAEL HA 3575 S BASCOM AVE #4 CAMPBELL CA 95008
108-731-12 CHINGE LEE 1035 S ELLIOTT PL SANTA ANA CA 92704	108-731-13 JOSE MATA 2332 N TOWNER ST SANTA ANA CA 92703	108-731-14 LAWRENCE LINH VU 7251 CARLTON AVE WESTMINSTER CA 92683

108-732-01
REFUGIO & MARY YNIGUEZ
1105 S GATES ST
SANTA ANA CA 92704

108-732-02
KARYN ANN NEGRETE
1031 S GATES ST
SANTA ANA CA 92704

108-732-03
ARMANDO & MARIA DE LA FUENTE
1025 S GATES ST
SANTA ANA CA 92704

108-732-04
CHRISTOPHER & NGUYEN LE
10362 MELRIC AVE
WESTMINSTER CA 92683

108-732-05
TRISHA TRAM NGUYEN
1018 S ELLIOTT PL
SANTA ANA CA 92704

108-732-06
DEBRA ZUVER
1026 S ELLIOTT PL
SANTA ANA CA 92704

108-732-07
DANIEL & KRISTINA NEHRBASS
13772 BORDEAUX ST
GARDEN GROVE CA 92843

108-732-08
CHRISTINE CHIEM
1110 S ELLIOT PL
SANTA ANA CA 92704

108-732-09
LILY THI NGUYEN
1114 S ELLIOT PL
SANTA ANA CA 92704

108-244-06
OCCUPANT
4406 W REGENT DR
SANTA ANA CA 92704

108-244-06
OCCUPANT
4408 W REGENT DR
SANTA ANA CA 92704

108-244-07
OCCUPANT
4402 W REGENT DR
SANTA ANA CA 92704

108-244-11
OCCUPANT
4314 W REGENT DR
SANTA ANA CA 92704

108-244-13
OCCUPANT
4319 W EDINGER AVE
SANTA ANA CA 92704

108-244-30
OCCUPANT
4330 W REGENT DR
SANTA ANA CA 92704

108-244-25
OCCUPANT
1217 S NEWHOPE ST
SANTA ANA CA 92704

108-244-28
OCCUPANT
4425 W EDINGER AVE
SANTA ANA CA 92704

108-246-01
OCCUPANT
1113 S GATES ST
SANTA ANA CA 92704

108-247-01
OCCUPANT
1115 S ELLIOTT PL
SANTA ANA CA 92704

108-247-03
OCCUPANT
1129 S ELLIOTT PL
SANTA ANA CA 92704

108-247-11
OCCUPANT
4301 W LILAC AVE
SANTA ANA CA 92704

108-247-15
OCCUPANT
4205 W LILAC AVE
SANTA ANA CA 92704

108-247-16
OCCUPANT
4129 W LILAC AVE
SANTA ANA CA 92704

108-731-04
OCCUPANT
4419 W REGENT DR
SANTA ANA CA 92704

108-731-11
OCCUPANT
1025 S ELLIOTT PL
SANTA ANA CA 92704

108-731-13
OCCUPANT
1101 S ELLIOTT PL
SANTA ANA CA 92704

108-731-14
OCCUPANT
1109 S ELLIOTT PL
SANTA ANA CA 92704

108-732-04
OCCUPANT
1010 S ELLIOTT PL
SANTA ANA CA 92704

108-732-07
OCCUPANT
1032 S ELLIOTT PL
SANTA ANA CA 92704

AERIAL MAP – LITTLE TEXAS



WARD 6

Exhibit D

Archangel Michael Coptic
Orthodox Church
Parking Tabulations
MARCH 2019



Time	Church Parking Lot			Offsite School Parking		
	Sunday	Sunday	Sunday	Sunday	Sunday	Sunday
	3/17/2019	3/24/2019	3/31/2019	3/17/2019	3/14/2019	3/31/2019
6:00 AM	4	7	2	0	0	0
6:30 AM	11	8	10	0	0	0
7:00 AM	37	31	45	0	0	0
7:30 AM	80	84	91	0	0	0
8:00 AM	99	99	100	5	9	3
8:30 AM	99	99	101	22	24	21
9:00 AM	99	99	101	22	24	21
9:30 AM	41	56	51	11	4	6
10:00 AM	99	99	101	27	19	17
10:30 AM	100	101	101	31	27	31
11:00 AM	100	101	101	31	29	29
11:30 AM	100	100	101	31	33	29
12:00 PM	87	90	93	26	29	27
12:30 PM	49	52	45	17	13	9
1:00 PM	31	30	39	13	9	7
1:30 PM	21	24	30	2	0	1
2:00 PM	18	21	28	0	0	0
Peak	101	101	101			



Time	Church Parking Lot				Offsite School Parking			
	Sunday	Sunday	Sunday	4/28/2019	Sunday	Sunday	Sunday	4/28/2019
	4/7/2019	4/14/2019	4/21/2019	no services	4/7/2019	4/14/2019	4/21/2019	no services
6:00 AM	2	4	100	0	0	0	29	0
6:30 AM	13	18	100	0	0	0	33	0
7:00 AM	40	40	100	0	0	0	33	0
7:30 AM	54	73	100	0	1	0	33	0
8:00 AM	92	100	100	0	8	10	33	0
8:30 AM	99	100	100	0	17	19	33	0
9:00 AM	99	99	100	3	30	30	33	0
9:30 AM	41	43	100	2	26	29	33	0
10:00 AM	89	90	98	0	27	29	30	0
10:30 AM	98	98	100	0	31	32	28	0
11:00 AM	99	100	100	0	31	32	33	0
11:30 AM	99	99	100	0	31	32	33	0
12:00 PM	99	99	100	0	30	32	33	0
12:30 PM	81	80	91	0	25	28	33	0
1:00 PM	40	33	85	0	7	19	33	0
1:30 PM	23	20	46	0	1	5	33	0



2:00 PM	11	7	46	0	0	0	33	0



Time	Church Parking Lot				Offsite School Parking			
	Sunday	Sunday	Sunday	Sunday	Sunday	Sunday	Sunday	Sunday
	5/5/2019	5/12/2019	5/19/2019	5/26/2019	5/5/2019	5/12/2019	5/19/2019	5/26/2019
6:00 AM	1	0	3	2	0	0	0	0
6:30 AM	11	12	11	14	0	0	0	0
7:00 AM	31	29	39	39	0	0	0	0
7:30 AM	70	61	66	69	0	0	0	0
8:00 AM	82	81	85	88	11	0	1	2
8:30 AM	99	99	99	100	19	22	17	25
9:00 AM	100	99	99	99	33	33	33	33
9:30 AM	82	91	83	79	33	30	30	33
10:00 AM	51	66	61	63	8	11	6	13
10:30 AM	81	75	71	69	17	22	10	16
11:00 AM	98	100	101	98	30	28	26	31
11:30 AM	100	100	100	99	33	33	30	26
12:00 PM	92	91	94	87	31	27	20	22
12:30 PM	79	85	80	81	17	10	13	11
1:00 PM	50	50	57	49	5	3	5	6
1:30 PM	33	29	37	29	0	0	3	1



Time	Church Parking Lot					Offsite School Parking				
	Sunday	Sunday	Sunday	Sunday	Sunday	Sunday	Sunday	Sunday	Sunday	Sunday
	6/2	6/9	6/16	6/23	6/30	6/2	6/9	6/16	6/23	6/30
6:00 AM	3	5	7	3		0	0	0	0	
6:30 AM	11	18	17	10		0	0	0	0	
7:00 AM	35	29	40	31		2	0	1	0	
7:30 AM	71	61	81	61		5	5	9	0	
8:00 AM	98	95	99	79		19	20	16	9	
8:30 AM	99	99	100	93		30	31	32	21	
9:00 AM	99	99	100	95		33	33	33	29	
9:30 AM	79	81	82	80		21	26	23	21	
10:00 AM	41	44	37	41		20	20	29	29	
10:30 AM	88	81	91	93		25	28	30	29	
11:00 AM	100	100	100	100		32	30	33	31	
11:30 AM	100	100	100	100		33	31	33	32	
12:00 PM	80	78	77	81		27	22	19	21	
12:30 PM	51	39	44	46		14	11	15	16	
1:00 PM	22	29	33	31		6	10	4	3	
1:30 PM	17	19	30	27		1	3	0	0	

Exhibit E



Please
Use School
for Church
Parking



School
Parking



Parking



Please Use
Crosswalk



No Parking



No Parking
At Bus Stop



No Crossing
In the middle
of the Street

Please USE School Parking

Please USE Crosswalk

No Plaza/Liquor Store Parking

No Neighborhood Parking

NO PARKING
ANY STREET
THIS TRACT
8 A.M. TO 12 NOON
FRIDAY
STREET SWEEPING
SAM 36-133

**NO
CHURCH
PARKING**



SPEED
LIMIT
40

END

NO
STOPPING
ANY
TIME

NO
CHURCH
PARKING

Exhibit F



(601) 724-4300 >

Sun, Apr 21, 9:04 AM

Archangel Michael: NO
JAYWALKING WHEN GETTING
OUT OF CHURCH PLEASE
برجاء عبور الشارع من الأماكن
المخصصة لذلك عند الخروج من
الكنيسة

Archangel Michael: Be the Match
registry link
rmd.me/vdJrLiCCvcV

Archangel Michael: Holy Week
Schedule click the link
جدول مواعيد البصحات اضغط الرابط
rmd.me/jcIFfQt95XE

Archangel Michael: Please for
Sundays & Pascha week:
Carpool to church
Use School parking R in Newhope
NO SHOPPING PLAZA OR
NEIGHBORHOOD PARKING
NO JAYWALKING

Archangel Michael: Palm Sunday



Text Message



EXHIBIT 12

1-103

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ΤΕΚΛΗΝΙΑ Ἀρεμὴν καὶ Ὁρθόδοξος
COPTIC ORTHODOX CHURCH - DIOCESE OF LOS ANGELES



ARCHANGEL MICHAEL CHURCH

4405 W. EDINGER, SANTA ANA, CA 92704

ARCHANGEL MICHAEL COPTIC CHURCH COMMUNITY MEETING NOTES # 4

Date: June 26, 2019

Location: Location: Newhope Library Learning Center
122 N Newhope St, Santa Ana, CA 92703

Time 6:00 – 7:00 PM

DISCUSSION AGENDA

I. Attendees:

City of Santa Ana Representative: Candida Neal

Archangel Michael Coptic Church Representatives: Mariam Soliman and Kirolos Nashaat

Community Neighbors: 18

II. Overview of Archangel Michael Coptic Church's New Policies & Procedures

- A. Parking Monitors & Security Patrols (Sundays from 7:30 am - 1:00pm)
- B. Offsite Parking and Shuttles
- C. No Parking Signs and Red Curbs Installed by City
- D. Outreach to Church Community Regarding Neighborhood Conduct
- E. Additional Measures for Special Events, Holy Feasts, and Life Cycle Events
- F. Two notices have been mailed to the community in both March and June with contact information for Fr. Kyrilos providing his cellphone and email.

III. Small Group/One-on-One Break Out Conversations (Suggested Topics)

Please note Archangel Michael Coptic Church's Parish is committed to having a strong and healthy relationship with the surrounding community. In order for communications to be productive, the Parish is interested in having honest and respectful communications with its neighbors and focusing on the future and feasible measures to address any current concerns.



ΤΕΚΛΗΝΙΑ ΑΡΧΑΓΓΕΛΟΥ ΜΗΧΑΗΛ
COPTIC ORTHODOX CHURCH - DIOCESE OF LOS ANGELES



ARCHANGEL MICHAEL CHURCH

4405 W. EDINGER, SANTA ANA, CA 92704

A. Request to have one on one or smaller discussion group was refused by neighbors.

IV. Feedback and Comments from Community Neighbors

- A. Red curb added by city of Santa Ana on April 23rd, 2019, on corner of S Gate St. and W. Lilac Ave. improved clearance for traffic flow.
- B. Neighbor accused church representative of being “a bunch of carpet baggers” stating church is taking over the neighborhood.
- C. Several requests placed by multiple neighbors that the church moves to City of Irvine.
- D. Individual neighbor who supports the project feared speaking up in front of the group of neighbors.
- E. Neighbor claimed Church project is incorporating new elementary/ kindergarten school.
- F. Contact information for Church Liaison email and cellphone number was again shared with neighbors interested in direct communication with Church.

V. Additional Notes Post Meeting

- A. Images sent to City Planner by neighbors claiming congregation parks on red curb were taken at a time when no services are being conducted making it less likely vehicle does not belong to a congregant.
- B. Claims by neighbors that congregants block fire hydrant is incorrect. Fire Department vehicles parking in a way that other cars can't get by. Refer to images.
- C. Two letters have been sent out to neighbors in March and June from the church to community with direct email address and cell phone numbers to the Father Kyrilos.



Please note Archangel Michael Coptic Church's Parish is committed to having a strong and healthy relationship with the surrounding community. In order for communications to be productive, the Parish is interested in having honest and respectful communications with its neighbors and focusing on the future and feasible measures to address any current concerns.

EXHIBIT 13

1-107

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November 12, 2018

Ms. Selena Kelaher
City of Santa Ana
Planning and Building Agency, M20
20 Civic Center Plaza
PO Box 1988
Santa Ana, CA 92702

SUBJECT: ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH PARKING STUDY

Dear Ms. Selena Kelaher:

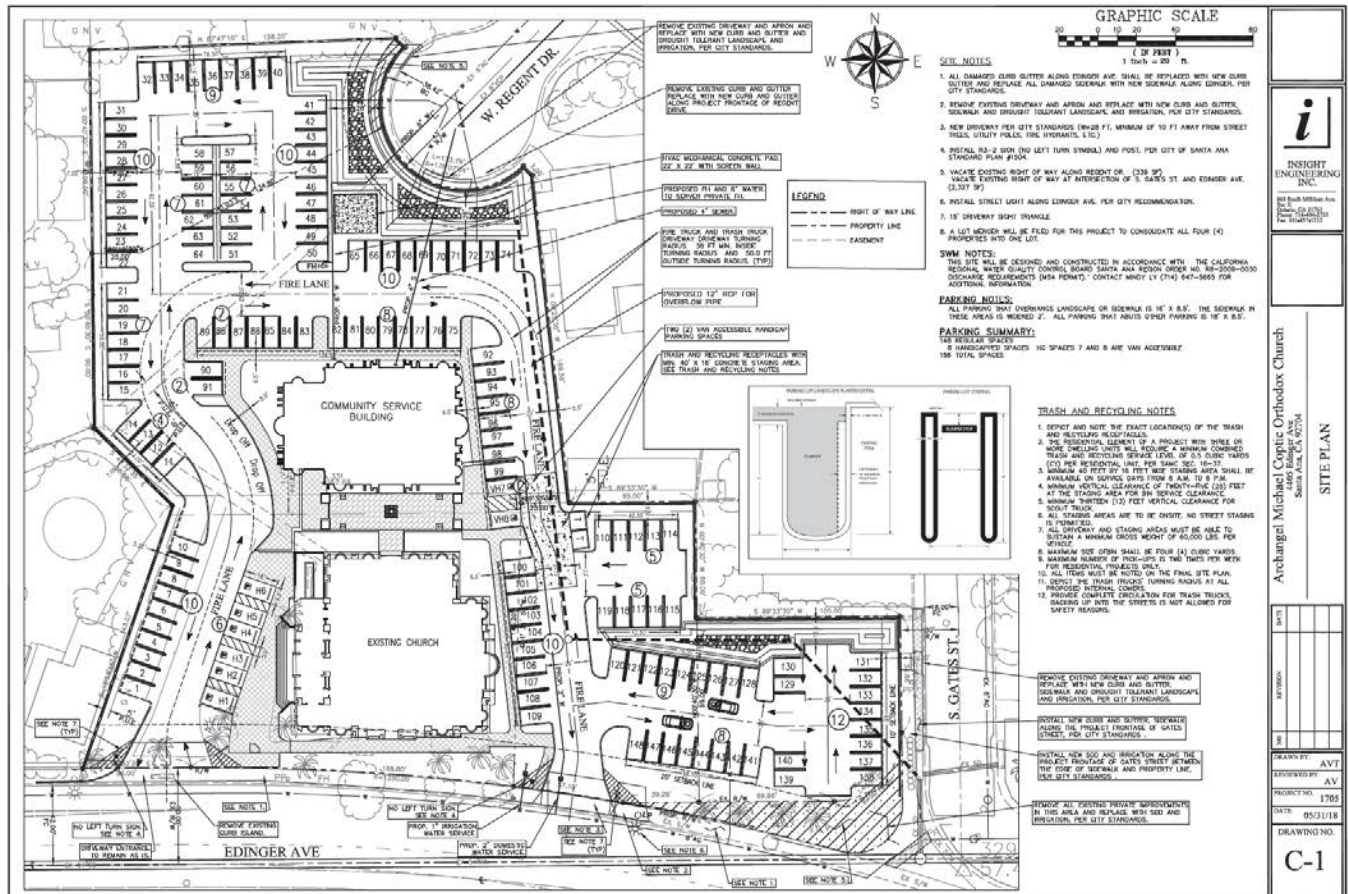
Urban Crossroads, Inc is pleased to provide this Parking Study for the proposed Archangel Michael Coptic Orthodox Church development ("Project"), which is located at 4405 West Edinger Avenue in the City of Santa Ana. It is our understanding that the Project is proposing to expand the existing mezzanine and construct a new community service building. The mezzanine expansion will provide pew seating for approximately 110 parishioners in the existing Church's sanctuary building. In addition, the Church is proposing the construction of a new two-story 9,928 square foot community service building. The community service building will be used to support a variety of uses currently housed in the basement level of the Church. These uses will include a multipurpose room, kitchen, Bethlehem, religious education/community programming meeting rooms, bathrooms, storage, and a religious library/bookstore. The Project Description suggests that the existing basement will be used primarily for ancillary storage.

The Project Description indicates that the planned community service building will not be used during Church service activities, since the existing and planned parking supply will not support the concurrent use of both the community service building and the Church. This Parking Study was prepared under the direction of the City of Santa Ana to ensure that adequate parking supply exists for the proposed Archangel Michael Coptic Orthodox Church based on a review of the City of Santa Ana Municipal Code parking requirements and an evaluation of existing parking demand counts.

ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH SITE PLAN

The proposed Archangel Michael Coptic Orthodox Church site plan shown on Exhibit A includes the construction of a new 9,928 square foot community service building and the addition of 55 new parking spaces. Five existing single-family dwellings will be demolished to accommodate the new community service building and parking spaces. The Church is also proposing to expand the mezzanine in the existing sanctuary building. This expansion will include a total of 110 new pew seats.

EXHIBIT A: ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH SITE PLAN



CITY OF SANTA ANA MUNICIPAL CODE PARKING REQUIREMENTS

Chapter 41 of the City of Santa Ana Municipal Code describes the Off-Street Parking General Requirements...*Parking facilities shall be located on the same lot or site or on a lot or site contiguous thereto. Any property used for required parking shall be under the same ownership as the uses served or shall be restricted in such a manner as to prevent the severance of the parking facilities and use by sale, trade, lease or any other conveyance.* Table 1 provides a summary of the applicable City of Santa Ana Municipal Code parking requirements.

TABLE 1: CITY OF SANTA ANA MUNICIPAL CODE PARKING REQUIREMENTS

Land Use	Space Requirements	Notes
Churches, Chapels, and Religious Meeting Halls	1 per 3 fixed seats	
	1 per 50 sq. ft of floor area in seating areas without fixed seats	"Seating areas" shall include congregation seating, prayer and cry rooms, pastor and choir areas, and similar areas
Unspecified Uses	5 spaces per 1,000 sq. ft of gross floor area	1 space per 200 sq. ft of gross floor area equivalent

Based on the City of Santa Ana Municipal Code §41-1411, §41-1420

ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH PARKING REQUIREMENTS

According to the City of Santa Ana Municipal Code, the parking requirements for Churches, Chapels, and Religious Meeting Halls is: *"one (1) space for each three (3) fixed seats, plus one space for each fifty (50) square feet of floor area in seating areas without fixed seats."* For Unspecified Uses, the parking requirement is: *"five (5) spaces for each one thousand (1,000) square feet of gross floor area."* Table 2 presents a summary of the parking requirements for the existing sanctuary building without the proposed expansion of the mezzanine. The City of Santa Ana Churches, Chapels, and Religious Meeting Halls parking requirements consist of areas with fixed seats, requiring 1 space for every 3 fixed seats. Table 2 shows that there is a parking requirement of 108 spaces for the existing sanctuary building use.

TABLE 2: EXISTING SANCTUARY BUILDING PARKING REQUIREMENTS

Building Type	Seating Capacity	Building Size	Municipal Code Land Use	Required Parking Rate ¹	Required Spaces
Existing Sanctuary	324	16,798 sf	Churches, Chapels, and Religious Meeting Halls	1 per 3 seats	108

¹ Santa Ana Municipal Code Requirements as shown on Table 1

Table 3 presents a summary of the parking requirements for the proposed expansion of the mezzanine in the existing sanctuary building. According to the City of Santa Ana parking requirements, Churches, Chapels, and Religious Meeting Halls require 1 space for every 3 fixed seats. This requirement indicates that a total of 37 spaces are needed to support the proposed expansion of the mezzanine.

TABLE 3: PROPOSED MEZZANINE PARKING REQUIREMENTS

Building Type	Seating Capacity	Municipal Code Land Use	Required Parking Rate ¹	Required Spaces
Mezzanine	110	Churches, Chapels, and Religious Meeting Halls	1 per 3 seats	37

¹ Santa Ana Municipal Code Requirements as shown on Table 1

Table 4 presents a summary of the parking requirements for the proposed community service building. For Unspecified Uses, the Municipal Code requires five spaces for every 1,000 square feet of gross floor area, or one space for every 200 square feet of gross floor area. This requirement translates into a total parking demand of 50 spaces for the community service building. Since the City of Santa Ana Municipal Code does not specify parking requirements for a community service building or similar areas, the parking requirements for *unspecified uses* most closely resembles the expected uses planned for the community service building. Other similar uses, such as *offices, business and professional*, have a lower parking demand rate of 1 space per 333 square feet and require fewer parking spaces. Therefore, this analysis relies on the more conservative unspecified use rates to estimate parking demands for the community service building.

TABLE 4: PROPOSED COMMUNITY SERVICE BUILDING PARKING REQUIREMENTS

Building Type	Building Size	Municipal Code Land Use	Required Parking Rate ¹	Required Spaces
Community Service	9,928 sf	Unspecified Uses	1 per 200 sf	50

¹ Santa Ana Municipal Code Requirements as shown on Table 1

Table 5 shows the parking requirements for the existing sanctuary building and the proposed expansion of the mezzanine. The 101 parking spaces provided for the existing sanctuary building and the 55 proposed additional parking spaces for the mezzanine amounts to a total Church parking supply of 156 parking spaces.

The 145 parking spaces required for the existing sanctuary building, and proposed mezzanine do not exceed the planned on-site parking supply of 156 parking spaces, resulting in an excess of 11 parking spaces. It is important to recognize that the parking demands associated with the combined existing sanctuary building and mezzanine activity outlined in Table 5 does not include any concurrent parking demands associated with the planned community service building. The Church has indicated that the community service building and the Church will not be used at the same time. Additional conditions of approval or enforcement measures may be needed to ensure that both the Church and community service building are not used concurrently due to a lack of on-site parking to support both activities.

TABLE 5: CHURCH WITH MEZZANINE PARKING REQUIREMENT SUMMARY

Land Use	Parking Requirements ¹	Parking Provided ²	Variance
Existing	108	101	-7
Mezzanine	37	55	+18
Total	145	156	+11

¹ Based on the Santa Ana Municipal Code §41-1411, §41-1420

² Source: Archangel Michael Coptic Orthodox Church Project Description

Table 6 presents a summary of the parking requirements for the exclusive use of the proposed community service building. Since the community service building will not be used concurrently with the existing sanctuary building or planned mezzanine, the same parking spaces can effectively be shared by both uses. As shown in Table 6, the 156 spaces provided includes the existing 101 parking spaces in the Church parking lot with the addition of 55 new parking spaces. The 50-space parking requirement associated with the exclusive use of the community service building does not exceed the available on-site parking supply of 156 spaces. This translates into a parking surplus of 106 parking spaces for the exclusive use of the community service building and does not account for any concurrent Church and / or mezzanine activities.

TABLE 6: PROPOSED COMMUNITY SERVICE BUILDING PARKING SUMMARY

Land Use	Parking Requirements ¹	Parking Provided ²	Variance
Community Service Building	50	156	+106

¹ Based on the Santa Ana Municipal Code §41-1411, §41-1420

² Source: Archangel Michael Coptic Orthodox Church Project Description

EXISTING PARKING DEMAND

To describe the existing weekday and weekend parking conditions, hourly parking counts were collected during a variety of conditions at the existing Archangel Michael Coptic Orthodox Church. To describe the existing on-street parking demands, hourly parking counts were collected to describe the number of vehicles in the Church parking lot as well as the number of vehicles parked on the following nearby residential streets: West Regents, South Gate, South Elliot, and Lilac Avenue. All parking counts were collected in coordination with the City of Santa Ana.

The parking count worksheets included in Appendix B describe the number of vehicles utilizing the on-site Church parking lot as well as nearby on-street parking. Appendix C illustrates the on-street parking boundaries for the adjacent residential streets. Each street segment is outlined in red, defining the limits of the on-street parking counts.

EXISTING WEEKDAY PARKING DEMANDS

To describe typical weekday parking conditions, parking counts were collected on Tuesday, May 29th and Thursday, May 31st. The Archangel Michael Coptic Orthodox Church calendar of events included in Appendix A outlines the schedule of activities occurring throughout the day at the Church. Based on the calendar of activities, the parking counts on Tuesday, May 29th describe the parking demands associated with a Senior Citizen Meeting from 12:00 p.m. to 1:30 p.m. and simultaneous Bible Study Meetings from 7:00 p.m. to 9:00 p.m. The parking demands on Thursday, May 31st describe an Arabic Youth Meeting from 7:30 p.m. to 9:30 p.m. Table 7 presents a summary of the existing weekday church parking lot counts. As shown on Table 7, the peak weekday church parking demands approach 60 spaces and do not exceed the available existing parking supply of 101 spaces. The on-street parking counts collected on the neighboring residential streets do not suggest any church overflow parking demands during typical weekday conditions.

TABLE 7: WEEKDAY CHURCH PARKING LOT COUNT SUMMARY

Time	Church Parking Lot			On-Street Parking ⁴		
	Tuesday 5/29/2018 ¹	Thursday 5/31/2018 ²	Peak Demand ³	Tuesday 5/29/2018	Thursday 5/31/2018	Peak Demand ⁵
8:00 AM	8	5	8	67	69	69
9:00 AM	8	7	8	55	43	55
10:00 AM	7	10	10	43	34	43
11:00 AM	20	24	24	38	31	38
12:00 PM	32	21	32	37	40	40
1:00 PM	33	5	33	36	42	42
2:00 PM	8	6	8	44	39	44
3:00 PM	5	6	6	46	37	46
4:00 PM	5	9	9	42	37	42
5:00 PM	7	8	8	58	45	58
6:00 PM	8	6	8	60	56	60
7:00 PM	25	11	25	60	69	69
8:00 PM	60	20	60	70	78	78
9:00 PM	55	54	55	75	77	77
Peak	60	54	60	75	78	78

¹ Based on counts taken on Tuesday, May 29th in the Church parking lot

² Based on counts taken on Thursday, May 31st in the Church parking lot

³ Peak number of vehicles parked in the Church parking lot

⁴ Residential on-street parking totals based on counts provided in Appendix B

⁵ Peak number of vehicles parking on-street in residential neighborhoods

EXISTING SATURDAY PARKING DEMANDS

Additional hourly counts were collected to describe parking conditions on Saturday, June 9th, 2018. The Saturday calendar of events included the following events: Elementary, Jr High Sunday School, & High School Meeting from 7:00 p.m. to 9:00 p.m., and Midnight Praises from 9:00 p.m. to 10:00 p.m. Table 8 presents a summary of existing Saturday parking counts.

TABLE 8: SATURDAY PARKING COUNT SUMMARY

Time	Church Parking Lot¹	On-Street Parking²
8:00 AM	20	83
9:00 AM	54	79
10:00 AM	59	76
11:00 AM	9	68
12:00 PM	15	76
1:00 PM	13	82
2:00 PM	23	82
3:00 PM	15	76
4:00 PM	16	69
5:00 PM	18	73
6:00 PM	23	85
7:00 PM	84	96
8:00 PM	94	108
9:00 PM	58	101
10:00 PM	30	98
Peak	94	108

¹ Based on counts taken in the Church parking lot on Saturday, June 9th, 2018

² Residential on-street parking totals based on counts provided in Appendix B

Table 8 indicates that the peak Saturday Church parking demand occurs during the late evening hours after 8:00 p.m. However, the counts show that the existing Saturday Church parking demands of 94 spaces do not exceed the available existing church parking lot capacity of 101 spaces. Therefore, the Church is not expected to create any on-street parking demand on the nearby residential streets during typical Saturday conditions.

EXISTING SUNDAY PARKING DEMAND

To describe the peak Church service activities, two additional counts were collected every thirty minutes during Liturgy services on Sunday, June 17th, and again on Sunday, September 16th. The Sunday activities included Arabic Liturgy from 7:00 a.m. to 9:00 a.m., English Liturgy from 9:30 a.m. to 12:00 p.m., and a College Meeting from 12:00 p.m. to 1:00 p.m. Table 9 presents a summary of the Sunday parking demands.

TABLE 9: SUNDAY PARKING COUNT SUMMARY

Time	Church Parking Lot ¹			On-Street Parking ²		
	Sunday 6/17/2018	Sunday 9/16/18	Peak Demand ³	Sunday 6/17/2018	Sunday 9/16/18	Peak Demand ⁴
6:00 AM	10	9	10	92	95	95
6:30 AM	25	16	25	92	95	95
7:00 AM	74	31	74	90	91	91
7:30 AM	90	70	90	89	90	90
8:00 AM	101	96	101	100	95	100
8:30 AM	101	96	101	103	96	103
9:00 AM	101	87	101	100	90	100
9:30 AM	53	42	53	74	81	81
10:00 AM	79	36	79	70	77	77
10:30 AM	101	49	101	70	77	77
11:00 AM	101	56	101	78	83	83
11:30 AM	92	59	92	83	83	83
12:00 PM	33	41	33	78	77	78
12:30 PM	12	18	12	72	74	74
1:00 PM	10	18	10	71	76	76
1:30 PM	12	31	12	73	79	79
2:00 PM	10	41	10	77	81	81
Peak	101	96	101	103	96	103

¹ Based on counts taken in the Church parking lot

² Residential on-street parking totals based on counts provided in Appendix B

³ Peak number of vehicles parked in the Church parking lot

⁴ Peak number of vehicles parking on-street in residential neighborhoods

The existing parking counts show that the parking lot is fully utilized during Sunday Church services typically between the hours of 8:00 a.m. to 9:00 a.m. and 10:30 a.m. to 11:30 a.m. Therefore, due to the overflow parking demands in the Church parking lot, it is expected that peak Church parking demands will overflow on to Edinger Avenue and the neighboring residential streets that include West Regents, South Gate, South Elliot, and Lilac Avenue. This analysis focuses on the on-street parking demands impacting the neighboring residential streets and therefore, does not include vehicles parking on Edinger Avenue. In addition, it is important to recognize that the on-street parking counts include both the overflow Church parking as well as the existing on-street residential parking demands.

As shown on Table 10, the existing on-street residential parking demands at 6:00 a.m. on Sunday morning June 17th is 92 vehicles. This increases to a peak on-street parking demand of 103 vehicles at 8:30 a.m., an increase of 11 vehicles that may be attributed to overflow church parking demands. On Sunday, September 16th, the number of vehicles parking on-street that may be attributed to overflow Church parking is estimated at 1 vehicle.

TABLE 10: ON-STREET CHURCH PARKING DEMAND ESTIMATE

Date	On-Street Parking Demands ¹		
	6:00 AM	8:30 AM	Variance
Sunday, June 17, 2018	92	103	+11
Sunday, September 16, 2018	95	96	+1

¹ Based on the on-street residential parking counts shown on Table 9 and included in Appendix B.

² Estimated Church on-street parking. This attributes all residential on-street parking demand increases to the Church.

With over 92 vehicles parking on-street at 6:00 on the neighboring residential streets, most on-street parking demands on the residential street surrounding the Archangel Michael Coptic Orthodox Church are not related to church activities. Existing parking count observations during Sunday Church services suggests that the church may contribute to an increase of 11 vehicles. The Sunday, September 16th Sunday parking counts even suggests that there were as many cars were parked on-street at 6:00 AM (95 vehicles) than during the peak Sunday Church service activities at 8:30 AM (96 vehicles). It is important to recognize that on-street parking is a public resource that benefits all users in the City and it is not reserved for the exclusive use of any one group.

SPECIAL EVENT PARKING DEMAND

To describe the peak parking demands associated with the Church, parking counts were collected during a special event on Sunday, June 3rd, 2018. As shown on Table 11, the Church parking lot was at capacity by 7:30 a.m. Starting at 8:30 a.m., the on-street parking demands in the neighboring residential community steadily increased until 11:00 a.m. with a peak on-street parking demand of 159 vehicles. The peak special event parking demands suggest that with 90 vehicles parked on-street at 6:00 a.m. and 159 vehicles parked on-street at 11:00 a.m., special event Church activity may contribute a peak overflow

parking demand of 69 vehicles. This estimate assumes that all on-street parking during this time can be attributed to the special event church parking. Some of these vehicles parked on-street may not be associated with special event church activities. During special events at the Church, it appears that overflow parking on the neighboring residential streets lasted for roughly four hours (8:30 a.m. to 12:30 p.m.). By 1:00 p.m. it appears that the Church overflow parking conditions ended.

TABLE 11: SPECIAL EVENT PARKING DEMAND

Time	Church Parking Lot ¹	On-Street Parking ²
6:00 AM	10	90
6:30 AM	25	88
7:00 AM	55	87
7:30 AM	101	87
8:00 AM	101	90
8:30 AM	101	106
9:00 AM	101	119
9:30 AM	101	134
10:00 AM	101	145
10:30 AM	101	156
11:00 AM	101	159
11:30 AM	101	157
12:00 PM	101	155
12:30 PM	101	114
1:00 PM	72	89
1:30 PM	62	79
2:00 PM	59	72
Peak	101	159

¹ Based on counts taken in the Church parking lot on Sunday, June 3rd, 2018

² Residential on-street parking totals based on counts provided in Appendix B

PROJECT PARKING ANALYSIS

To describe the potential parking demands associated with the Project, this section provides a review of the expected weekday, Saturday, and Sunday parking demands.

WEEKDAY PARKING DEMANDS

Table 12 shows the estimated Project hourly weekday Church parking demands. The estimated parking demand is compared with the on-site parking supply of 156 spaces to determine if adequate parking supply is available on-site to support the Project. During typical Project weekday conditions, Table 12 indicates a parking surplus ranging from 96 spaces at 8:00 p.m. to 150 spaces at 3:00 p.m. Since the existing sanctuary Building and the mezzanine will not be used concurrently with the proposed community service building, Table 12 shows that there is adequate parking supply on the weekdays with the Project. No overflow on-street parking is expected during typical weekday conditions with the Project.

TABLE 12: WEEKDAY PARKING DEMANDS

Time	Existing Church Parking Demands			Total On-Site Parking ³	Parking Surplus
	Tuesday 5/29/18 ¹	Thursday 5/31/18 ²	Maximum Weekday		
8:00 AM	8	5	8	156	+148
9:00 AM	8	7	8	156	+148
10:00 AM	7	10	10	156	+146
11:00 AM	20	24	24	156	+132
12:00 PM	32	21	32	156	+124
1:00 PM	33	5	33	156	+123
2:00 PM	8	6	8	156	+148
3:00 PM	5	6	6	156	+150
4:00 PM	5	9	9	156	+147
5:00 PM	7	8	8	156	+148
6:00 PM	8	6	8	156	+148
7:00 PM	25	11	25	156	+131
8:00 PM	60	20	60	156	+96
9:00 PM	55	54	55	156	+101

¹ Based on counts taken on Tuesday, May 29th in the existing Church parking lot

² Based on counts taken on Thursday, May 31th in the existing Church parking lot

³ Total On-Site Parking Provided as shown on Table 5

SATURDAY PARKING DEMANDS

Table 13 presents the estimated hourly Project parking demands for Saturday conditions. When compared with the existing Saturday parking counts, the parking demands can be compared to the available on-site parking supply of 156 spaces. As shown on Table 13, the Saturday Project parking demands are estimated to range from 9 spaces at 11:00 a.m. to 94 spaces at 8:00 p.m. Table 13 shows that there is sufficient parking on Saturdays with the Project. No overflow on-street parking is expected during typical Saturday conditions with the Project.

TABLE 13: SATURDAY PARKING DEMANDS

Time	Church Parking Saturday 6/9/18¹	Total On-Site Parking²	Parking Surplus
8:00 AM	20	156	+136
9:00 AM	54	156	+102
10:00 AM	59	156	+97
11:00 AM	9	156	+147
12:00 PM	15	156	+141
1:00 PM	13	156	+143
2:00 PM	23	156	+133
3:00 PM	15	156	+141
4:00 PM	16	156	+140
5:00 PM	18	156	+138
6:00 PM	23	156	+133
7:00 PM	84	156	+72
8:00 PM	94	156	+62
9:00 PM	58	156	+98

¹ Based on counts taken on Saturday, June 9th in the existing Church parking lot

² Total On-Site Parking Provided as shown on Table 5

SUNDAY PARKING DEMANDS

Table 14 presents the estimated Sunday Project parking demands. The mezzanine expansion will provide pew seating for approximately 110 parishioners in the existing Church's sanctuary Building. According to the City of Santa Ana parking requirements, Churches, Chapels, and Religious Meeting Halls require 1 space for every 3 fixed seats.

TABLE 14: SUNDAY PARKING DEMANDS

Time	Mezzanine ¹	Existing Church Parking Demands			Overflow Parking Demand ⁴	Total Parking Demand ⁵	Total On-Site Parking	Parking Surplus
		Sunday 6/17/18 ²	Sunday 9/16/18 ³	Peak Weekend				
6:00 AM	37	10	9	10	11	58	156	+98
6:30 AM	37	25	16	25	11	73	156	+83
7:00 AM	37	74	31	74	11	122	156	+34
7:30 AM	37	90	70	90	11	138	156	+18
8:00 AM	37	101	96	101	11	149	156	+7
8:30 AM	37	101	96	101	11	149	156	+7
9:00 AM	37	101	87	101	11	149	156	+7
9:30 AM	37	53	42	53	11	101	156	+55
10:00 AM	37	79	36	79	11	127	156	+29
10:30 AM	37	101	49	101	11	149	156	+7
11:00 AM	37	101	56	101	11	149	156	+7
11:30 AM	37	92	59	92	11	140	156	+16
12:00 PM	37	33	41	41	11	89	156	+67
12:30 PM	37	12	18	18	11	66	156	+90
1:00 PM	37	10	18	18	11	66	156	+90
1:30 PM	37	12	31	31	11	79	156	+77
2:00 PM	37	10	41	41	11	89	156	+67

¹ Total Required Spaces as shown on Table 3

² Based on counts taken on Sunday, June 17th in the existing Church parking lot

³ Based on counts taken on Sunday, September 16th in the existing Church parking lot

⁴ Estimated number of vehicles parking on-street that may be attributed to overflow Church parking (Table 10)

⁵ Mezzanine plus Peak Weekend Parking Demands plus Overflow Parking Demands

This requirement indicates that a total of 37 spaces are needed to support the proposed expansion of the mezzanine. The Project will provide 55 new parking spaces. This exceeds the minimum parking requirements for the mezzanine by 18 spaces. Table 14 presents the estimated on-site Project parking

demands associated with the Proposed mezzanine, the existing Church, and the estimated overflow on-street parking demands on the neighboring residential streets.

Based on the Sunday parking counts, the increase in the number of vehicles parking on-street that may be attributed to overflow Church parking is estimated at 11 vehicles. The estimated Sunday parking demands on Table 14 shows adequate parking supply on-site to accommodate all vehicles during typical Sunday Church activities. This review is based on the Project Description with no concurrent community service building parking demands during Sunday Church services.

CONCLUSION

This parking study demonstrates that the Project provides adequate parking supply during typical weekday and Saturday conditions for the proposed Archangel Michael Coptic Orthodox Church provided that the proposed mezzanine and the community service building are not used concurrently. The parking demand analysis shows that adequate parking is provided to support the Project during typical weekday Saturday and Sunday conditions. However, during peak Special Event activities the Church will likely continue to generate overflow parking demand on nearby residential streets. If you have any questions, please contact me directly at (949) 336-5979.

Respectfully submitted,

URBAN CROSSROADS, INC.



Bill Lawson, P.E., INCE
Principal



APPENDIX A:

ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH CALENDAR OF EVENTS

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Service Schedule						
May 2018						
<	>	today				
Sun	Mon	Tue	Wed	Thu	Fri	Sat
29	30	1	2	3	4	5
7a Divine Liturgy	7p Prayer Meeting	12p Senior Citizens IV	7a Divine Liturgy	7:30p Arabic Youth M	7a Divine Liturgy	7a Divine Liturgy
8:30a Divine Liturgy		7p Simultaneous Bibl	8p English Bible Stud		7p Ladies' Meeting, H	8:30p Vespers & Ad
12p College Meeting					9p Midnight Praises	7p Elementary, Jr Hig
						9p Midnight Praises
6	7	8	9	10	11	12
7a Divine Liturgy	7p Prayer Meeting	12p Senior Citizens IV	7a Divine Liturgy	7:30p Arabic Youth M	7a Divine Liturgy	7a Divine Liturgy
8:30a Divine Liturgy		7p Simultaneous Bibl	8p English Bible Stud		7p Ladies' Meeting, H	8:30p Vespers & Ad
12p College Meeting					9p Midnight Praises	7p Elementary, Jr Hig
						9p Midnight Praises
13	14	15	16	17	18	19
7a Divine Liturgy	7p Prayer Meeting	12p Senior Citizens IV	7a Divine Liturgy	7:30p Arabic Youth M	7a Divine Liturgy	7a Divine Liturgy
8:30a Divine Liturgy		7p Simultaneous Bibl	8p English Bible Stud		7p Ladies' Meeting, H	8:30p Vespers & Ad
12p College Meeting					9p Midnight Praises	7p Elementary, Jr Hig
						9p Midnight Praises
20	21	22	23	24	25	26
7a Divine Liturgy	7p Prayer Meeting	12p Senior Citizens IV	7a Divine Liturgy	7:30p Arabic Youth M	7a Divine Liturgy	7a Divine Liturgy
8:30a Divine Liturgy		7p Simultaneous Bibl	8p English Bible Stud		7p Ladies' Meeting, H	8:30p Vespers & Ad
12p College Meeting					9p Midnight Praises	7p Elementary, Jr Hig
						9p Midnight Praises
27	28	29	30	31	1	2
7a Divine Liturgy	7p Prayer Meeting	12p Senior Citizens IV	7a Divine Liturgy	7:30p Arabic Youth M	7a Divine Liturgy	7a Divine Liturgy
8:30a Divine Liturgy		7p Simultaneous Bibl	8p English Bible Stud		7p Ladies' Meeting, H	8:30p Vespers & Ad
12p College Meeting					9p Midnight Praises	7p Elementary, Jr Hig
						9p Midnight Praises

Service Schedule						
June 2018						
<div> <div><</div> <div>></div> <div>today</div> </div> <div> <div>month</div> <div>week</div> <div>day</div> </div>						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
27	28	29	30	31	1	2
<div>7a Divine Liturgy</div> <div>8:30a Divine Liturgy</div> <div>12p College Meeting</div>	<div>7p Prayer Meeting</div>	<div>12p Senior Citizens M</div> <div>7p Simultaneous Bibl</div>	<div>7a Divine Liturgy</div> <div>8p English Bible Stud</div>	<div>7:30p Arabic Youth M</div>	<div>7a Divine Liturgy</div> <div>7p Ladies' Meeting, H</div> <div>9p Midnight Praises</div>	<div>8a Divine Liturgy</div> <div>8:30p Vespers & Adu</div> <div>7p Elementary, Jr Hig</div> <div>9p Midnight Praises</div>
3	4	5	6	7	8	9
<div>7a Divine Liturgy</div> <div>8:30a Divine Liturgy</div> <div>12p College Meeting</div>	<div>7p Prayer Meeting</div>	<div>12p Senior Citizens M</div> <div>7p Simultaneous Bibl</div>	<div>7a Divine Liturgy</div> <div>8p English Bible Stud</div>	<div>7:30p Arabic Youth M</div>	<div>7a Divine Liturgy</div> <div>7p Ladies' Meeting, H</div> <div>9p Midnight Praises</div>	<div>8a Divine Liturgy</div> <div>8:30p Vespers & Adu</div> <div>7p Elementary, Jr Hig</div> <div>9p Midnight Praises</div>
10	11	12	13	14	15	16
<div>7a Divine Liturgy</div> <div>8:30a Divine Liturgy</div> <div>12p College Meeting</div>	<div>7p Prayer Meeting</div>	<div>12p Senior Citizens M</div> <div>7p Simultaneous Bibl</div>	<div>7a Divine Liturgy</div> <div>8p English Bible Stud</div>	<div>7:30p Arabic Youth M</div>	<div>7a Divine Liturgy</div> <div>7p Ladies' Meeting, H</div> <div>9p Midnight Praises</div>	<div>8a Divine Liturgy</div> <div>8:30p Vespers & Adu</div> <div>7p Elementary, Jr Hig</div> <div>9p Midnight Praises</div>
17	18	19	20	21	22	23
<div>7a Divine Liturgy</div> <div>8:30a Divine Liturgy</div> <div>12p College Meeting</div>	<div>7p Prayer Meeting</div>	<div>12p Senior Citizens M</div> <div>7p Simultaneous Bibl</div>	<div>7a Divine Liturgy</div> <div>8p English Bible Stud</div>	<div>7:30p Arabic Youth M</div>	<div>7a Divine Liturgy</div> <div>7p Ladies' Meeting, H</div> <div>9p Midnight Praises</div>	<div>8a Divine Liturgy</div> <div>8:30p Vespers & Adu</div> <div>7p Elementary, Jr Hig</div> <div>9p Midnight Praises</div>
24	25	26	27	28	29	30
<div>7a Divine Liturgy</div> <div>8:30a Divine Liturgy</div> <div>12p College Meeting</div>	<div>7p Prayer Meeting</div>	<div>12p Senior Citizens M</div> <div>7p Simultaneous Bibl</div>	<div>7a Divine Liturgy</div> <div>8p English Bible Stud</div>	<div>7:30p Arabic Youth M</div>	<div>7a Divine Liturgy</div> <div>7p Ladies' Meeting, H</div> <div>9p Midnight Praises</div>	<div>8a Divine Liturgy</div> <div>8:30p Vespers & Adu</div> <div>7p Elementary, Jr Hig</div> <div>9p Midnight Praises</div>

APPENDIX B:

PARKING COUNT WORKSHEETS

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Archangel Michael Coptic Orthodox Church Parking Counts

Location: 4405 West Edinger Avenue, Santa Ana
Analyst: N. Brawner

Day: Tuesday
Date: 5/29/2018

Time	Parking Analysis Zones					Totals	Total On-Street
	Church Lot	West Regents	South Gate Street	South Elliot Place	Lilac Avenue		
8:00 AM	8	24	6	16	21	75	67
9:00 AM	8	16	6	15	18	63	55
10:00 AM	7	15	3	9	16	50	43
11:00 AM	20	13	3	9	13	58	38
12:00 PM	32	14	3	7	13	69	37
1:00 PM	33	12	4	7	13	69	36
2:00 PM	8	18	6	8	12	52	44
3:00 PM	5	13	7	14	12	51	46
4:00 PM	5	10	7	13	12	47	42
5:00 PM	7	16	9	18	15	65	58
6:00 PM	8	13	12	19	16	68	60
7:00 PM	25	12	8	19	21	85	60
8:00 PM	60	14	10	20	26	130	70
9:00 PM	55	15	9	23	28	130	75
Total Spaces¹	101	80	70	65	45	361	

¹ Based on an estimate of parking spaces available on-street

Archangel Michael Coptic Orthodox Church Parking Counts

Location: 4405 West Edinger Avenue, Santa Ana
Analyst: N. Brawner

Day: Thursday
Date: 5/31/2018

Time	Parking Analysis Zones					Totals	Total On-Street
	Church Lot	West Regents	South Gate Street	South Elliot Place	Lilac Avenue		
8:00 AM	5	26	9	13	21	74	69
9:00 AM	7	10	7	13	13	50	43
10:00 AM	10	9	4	9	12	44	34
11:00 AM	24	9	4	7	11	55	31
12:00 PM	21	13	5	10	12	61	40
1:00 PM	5	18	5	9	10	47	42
2:00 PM	6	16	7	6	10	45	39
3:00 PM	6	10	7	8	12	43	37
4:00 PM	9	10	6	9	12	46	37
5:00 PM	8	10	9	11	15	53	45
6:00 PM	6	15	8	17	16	62	56
7:00 PM	11	18	8	19	24	80	69
8:00 PM	20	16	15	15	32	98	78
9:00 PM	54	15	15	19	28	131	77
Total Spaces¹	101	80	70	65	45	361	

¹ Based on an estimate of parking spaces available on-street

Archangel Michael Coptic Orthodox Church Parking Counts

Location: 4405 West Edinger Avenue, Santa Ana
Analyst: N. Carlson

Day: Saturday
Date: 6/9/2018

Time	Parking Analysis Zones					Totals	Total On-Street
	Church Lot	West Regents	South Gate Street	South Elliot Place	Lilac Avenue		
8:00 AM	20	14	18	13	38	103	83
9:00 AM	54	13	15	13	38	133	79
10:00 AM	59	12	14	14	36	135	76
11:00 AM	9	8	13	15	32	77	68
12:00 PM	15	9	11	17	39	91	76
1:00 PM	13	12	16	17	37	95	82
2:00 PM	23	13	12	21	36	105	82
3:00 PM	15	14	17	15	30	91	76
4:00 PM	16	13	13	19	24	85	69
5:00 PM	18	12	17	20	24	91	73
6:00 PM	23	18	18	17	32	108	85
7:00 PM	84	18	19	19	40	180	96
8:00 PM	94	17	20	29	42	202	108
9:00 PM	58	16	21	23	41	159	101
10:00 PM	30	17	19	20	42	128	98
Total Spaces¹	101	80	70	65	45	361	

¹ Based on an estimate of parking spaces available on-street

Archangel Michael Coptic Orthodox Church Parking Counts

Location: 4405 West Edinger Avenue, Santa Ana
Analyst: Jake terHorst

Day: Sunday
Date: 6/17/2018

Time	Parking Analysis Zones					Totals	Total On-Street
	Church Lot	West Regents	South Gate Street	South Elliot Place	Lilac Avenue		
6:00 AM	10	16	15	23	38	102	92
6:30 AM	25	16	15	23	38	117	92
7:00 AM	74	14	15	23	38	164	90
7:30 AM	90	15	18	22	34	179	89
8:00 AM	101	15	25	23	37	201	100
8:30 AM	101	14	26	24	39	204	103
9:00 AM	101	16	25	24	35	201	100
9:30 AM	53	13	15	19	27	127	74
10:00 AM	79	13	13	18	26	149	70
10:30 AM	101	13	11	15	31	171	70
11:00 AM	101	13	15	19	31	179	78
11:30 AM	92	14	18	19	32	175	83
12:00 PM	33	15	12	20	31	111	78
12:30 PM	12	17	15	19	21	84	72
1:00 PM	10	18	14	20	19	81	71
1:30 PM	12	18	16	19	20	85	73
2:00 PM	10	19	18	18	22	87	77
Total Spaces¹	101	80	70	65	45	361	

¹ Based on an estimate of parking spaces available on-street

Archangel Michael Coptic Orthodox Church Parking Counts

Location: 4405 West Edinger Avenue, Santa Ana
Analyst: Bill Lawson

Day: Sunday
Date: 9/16/2018

Time	Parking Analysis Zones					Totals	Total On-Street
	Church Lot	West Regents	South Gate Street	South Elliot Place	Lilac Avenue		
6:00 AM	9	10	11	42	32	104	95
6:30 AM	16	10	11	42	32	111	95
7:00 AM	31	10	11	39	31	122	91
7:30 AM	70	10	12	35	33	160	90
8:00 AM	96	10	17	35	33	191	95
8:30 AM	96	10	16	37	33	192	96
9:00 AM	87	10	15	33	32	177	90
9:30 AM	42	10	10	33	28	123	81
10:00 AM	36	10	12	30	25	113	77
10:30 AM	49	9	12	32	24	126	77
11:00 AM	56	10	15	34	24	139	83
11:30 AM	59	10	15	32	26	142	83
12:00 PM	41	7	14	35	21	118	77
12:30 PM	18	7	12	35	20	92	74
1:00 PM	18	9	12	36	19	94	76
1:30 PM	31	9	13	38	19	110	79
2:00 PM	41	10	13	40	18	122	81
Total Spaces¹	101	80	70	65	45	361	

¹ Based on an estimate of parking spaces available on-street

Archangel Michael Coptic Orthodox Church Parking Counts

Location: 4405 West Edinger Avenue, Santa Ana
Analyst: Jake terHorst

Day: Sunday
Date: 6/3/2018

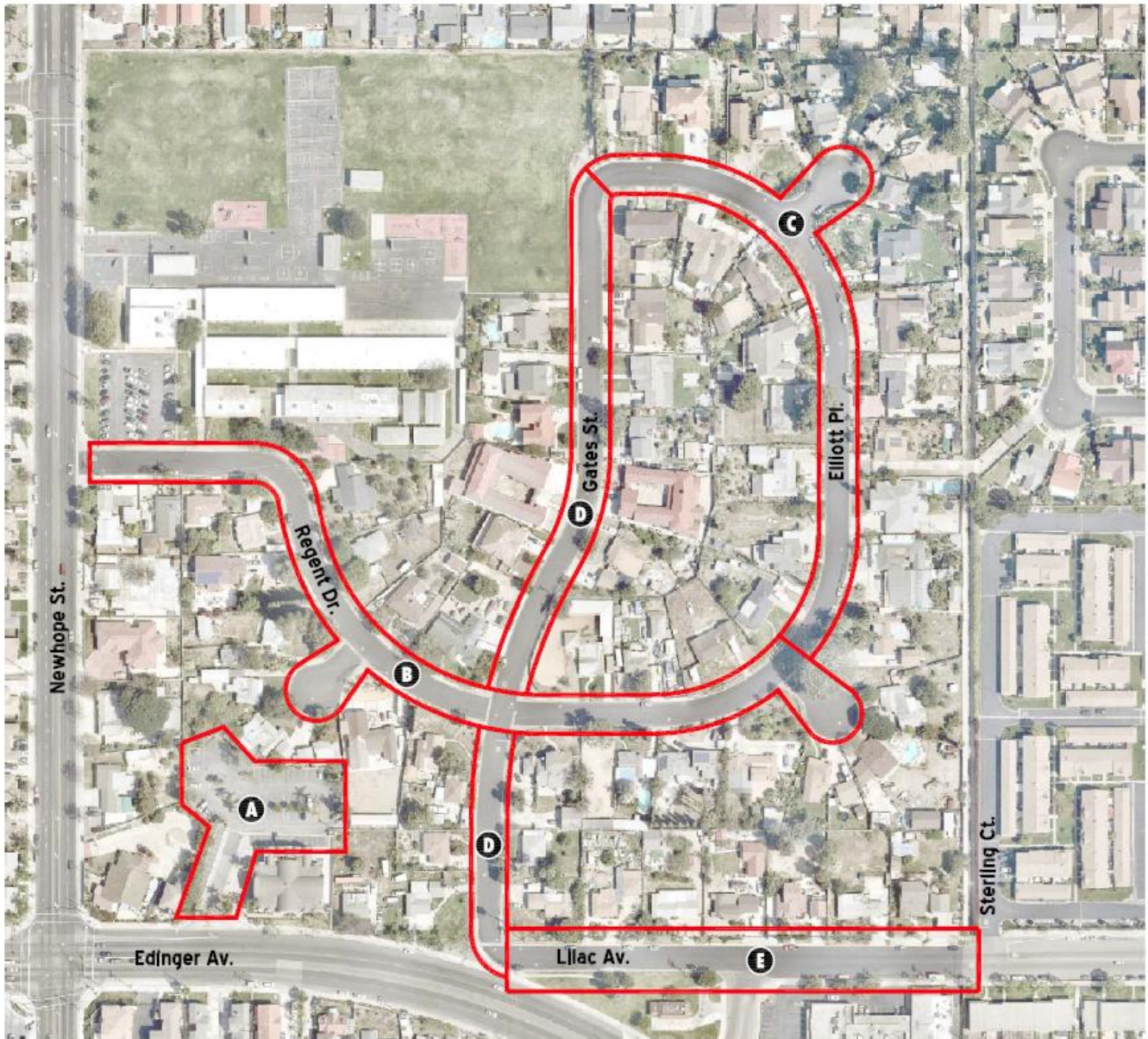
Time	Parking Analysis Zones					Totals	Total On-Street
	Church Lot	West Regents	South Gate Street	South Elliot Place	Lilac Avenue		
6:00 AM	10	18	13	26	33	100	90
6:30 AM	25	18	12	26	32	113	88
7:00 AM	55	18	13	24	32	142	87
7:30 AM	101	18	12	24	33	188	87
8:00 AM	101	18	12	25	35	191	90
8:30 AM	101	22	19	23	42	207	106
9:00 AM	101	28	24	24	43	220	119
9:30 AM	101	38	26	28	42	235	134
10:00 AM	101	45	34	23	43	246	145
10:30 AM	101	54	36	22	44	257	156
11:00 AM	101	60	38	18	43	260	159
11:30 AM	101	59	38	19	41	258	157
12:00 PM	101	57	39	19	40	256	155
12:30 PM	101	39	25	17	33	215	114
1:00 PM	72	29	20	17	23	161	89
1:30 PM	62	23	17	19	20	141	79
2:00 PM	59	19	13	19	21	131	72
Total Spaces¹	101	80	70	65	45	361	

¹ Based on an estimate of parking spaces available on-street

APPENDIX C:

ON-STREET PARKING BOUNDARIES

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LEGEND:

F = Parking Analysis Zone

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EXHIBIT 14

1-139

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June 19, 2018

Ms. Selena Kelaher
City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92702

SUBJECT: ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH FOCUSED TRAFFIC ASSESSMENT

Dear Ms. Selena Kelaher:

The purpose of this focused traffic assessment is to identify potential impacts and improvement needs to study area intersections as a result of the development of the proposed Project located at 4405 West Edinger Avenue (referred to as “Project”) in the City of Santa Ana. It is our understanding that the Project is proposing opening the existing mezzanine to provide pew seating for approximately 109 parishioners in the existing church’s sanctuary building and is proposing the construction of a new two-story 9,928 square foot Community Service Building, which is not proposed to be utilized concurrently with the sanctuary building. However, for the purposes of this focused traffic assessment, each component of the proposed Project has been evaluated both independently and combined (concurrent activities for the church and the community service building) in an effort to conduct a conservative analysis. As part of the Project, the church will also be moving the community service uses from the sanctuary’s basement to the new community service building and the sanctuary’s basement will be utilized for ancillary storage. The preliminary site plan is shown on Exhibit 1.

SUMMARY OF FINDINGS

The study area evaluated for the purposes of this focused traffic assessment is shown on Exhibit 2. Based on the results of this traffic evaluation, the intersection of Newhope Street and Edinger Avenue currently operates at a deficient level of service (LOS) (i.e., LOS E) during the weekday PM peak hour only and would continue to operate at a deficient LOS in the future. However, the Project’s contribution to this intersection is not anticipated to exceed the City’s significance threshold for deficient intersections. As such, the Project’s impact at the intersection of Newhope Street and Edinger Avenue is less than significant and no mitigation is required.

Weekday AM and PM peak hour queues are anticipated to exceed the current striped storage lengths for the southbound and westbound left turn lanes at the intersection of Newhope Street and Edinger Avenue. However, the existing striped two-way-left-turn lane for both the southbound and westbound left turn lanes appear to provide adequate storage to accommodate the peak hour queues. The two-way-left-turn lane striped along Edinger Avenue is anticipated to accommodate adequate storage for the eastbound left turn movement for both the West and East Driveways serving the Project.

CUP No. 2019-01, ME No. 2019-01
Archangel Michael Coptic Orthodox Church

4405 West Edinger Avenue

1-141
EXHIBIT 14

EXISTING (2018) CONDITIONS

TRAFFIC FORECASTS

Existing (2018) weekday AM (7-9 AM), weekday PM (4-6 PM), and Sunday AM (8-10 AM) peak hour turning movement counts (provided in Attachment A) were collected for 2 existing study area intersections (see Exhibit 2). Existing (2018) weekday and Sunday peak hour traffic volumes are shown on Exhibit 3.

INTERSECTION OPERATIONS ANALYSIS

Per the City's guidelines, intersection operations analysis has been reported using the Intersection Capacity Utilization (ICU) methodology for signalized intersections and using the Highway Capacity Manual (HCM 6th Edition) methodology for unsignalized intersections. ICU is reported as a volume-to-capacity ratio and HCM is reported in delay (seconds). A summary of intersection operations analysis results for Existing (2018) traffic conditions, along with intersection approach lanes by movement, is shown in Table 1. As shown in Table 1, the following study area intersection is currently operating at an unacceptable level of service (LOS) under Existing (2018) traffic conditions:

- Newhope Street & Edinger Avenue (#1) – LOS E PM peak hour only

Existing (2018) conditions intersection analysis worksheets are provided in Attachment B.

PROJECT TRAFFIC

TRIP GENERATION

Trip generation represents the amount of traffic which is both attracted to and produced by a development. Determining traffic generation for a specific project is therefore based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses being proposed for a given development.

The Institute of Transportation Engineers (ITE) Trip Generation Manual is a nationally recognized source for estimating site specific trip generation. The trip generation rates used for the Project are based upon data collected by ITE in their Trip Generation Manual, 10th Edition, 2017. Project trip generation rates for the proposed land use is shown in Table 2.

The following 3 trip generation alternatives were considered for the purposes of this focused traffic assessment:

- Alternative 1: 109 new seats in the mezzanine of the existing sanctuary
- Alternative 2: Construction of a new 9,928 square foot Community Service Building

- Alternative 3: 109 new seats in the mezzanine of the existing sanctuary plus construction of a new 9,928 square foot Community Service Building (representing concurrent activities)

As shown on Table 2, the Project (Alternative 3) would generate a net total of approximately 117 weekday trip ends per day with 5 weekday AM peak hour trips, 8 weekday PM peak hour trips, and 159 Sunday AM peak hour trips.

PROJECT TRIP DISTRIBUTION

The Project trip distribution and assignment process represents the directional orientation of traffic to and from the Project site. For the purposes of this focused traffic assessment, the trip distribution patterns utilized are based on the existing count data collected on the Sunday morning peak period. The Project trip distribution patterns are shown on Exhibit 4.

PROJECT TRIP ASSIGNMENT

The assignment of traffic from the Project area to the adjoining roadway system is based upon the Project trip generation, trip distribution, and the arterial highway and local street system improvements that would be in place by the time of initial occupancy of the Project. Based on the identified Project traffic generation and trip distribution patterns, Project only peak hour intersection turning movement volumes are shown on the following exhibits for the weekday and Sunday peak hours:

- Exhibit 5: Alternative 1 (109 new seats in the mezzanine of the existing sanctuary)
- Exhibit 6: Alternative 2 (Construction of a new 9,928 square foot Community Service Building)
- Exhibit 7: Alternative 3 Total Project

OPENING YEAR (2019) WITHOUT CONDITIONS

TRAFFIC FORECASTS

The opening year traffic volumes have been calculated to account for one year of ambient growth at 1% percent per year. Opening Year (2019) Without Project weekday and Sunday peak hour traffic volumes are shown on Exhibit 8.

INTERSECTION OPERATIONS ANALYSIS

A summary of intersection operations analysis results for Opening Year (2019) traffic conditions is shown in Table 3. As shown in Table 3, the following study area intersection is anticipated to continue to operate at an unacceptable LOS under Opening Year (2019) Without Project traffic conditions:

- Newhope Street & Edinger Avenue (#1) – LOS E PM peak hour only

Opening Year (2019) Without Project conditions intersection analysis worksheets are provided in Attachment C.

OPENING YEAR (2019) WITH CONDITIONS

TRAFFIC FORECASTS

The Project trips that have been calculated at each of the study area intersections based on the trips generated by the Project shown on Table 2 and were added to Opening Year (2019) Without background traffic to calculate Opening Year (2019) With Project traffic volumes for each of the Project alternatives. Opening Year (2019) With Project weekday and Sunday peak hour traffic volumes are shown on the following exhibits:

- Exhibit 9: Alternative 1 (109 new seats in the mezzanine of the existing sanctuary)
- Exhibit 10: Alternative 2 (Construction of a new 9,928 square foot Community Service Building)
- Exhibit 11: Alternative 3 Total Project

INTERSECTION OPERATIONS ANALYSIS

ALTERNATIVE 1: MEZZANINE ONLY

A summary of intersection operations analysis results for Opening Year (2019) With Project (Mezzanine Only) traffic conditions is shown in Table 3. As shown in Table 3, the following study area intersection is anticipated to continue operate at an unacceptable LOS under Opening Year (2019) With Project traffic conditions:

- Newhope Street & Edinger Avenue (#1) – LOS E PM peak hour only

Opening Year (2019) With Project (Mezzanine Only) conditions intersection analysis worksheets are provided in Attachment D.

ALTERNATIVE 2: COMMUNITY SERVICE BUILDING ONLY

A summary of intersection operations analysis results for Opening Year (2019) With Project (Community Service Building Only) traffic conditions is shown in Table 5. As shown in Table 5, the following study area intersection is anticipated to continue operate at an unacceptable LOS under Opening Year (2019) With Project traffic conditions:

- Newhope Street & Edinger Avenue (#1) – LOS E PM peak hour only

Opening Year (2019) With Project (Community Service Building Only) conditions intersection analysis worksheets are provided in Attachment F.

ALTERNATIVE 3: TOTAL PROJECT

A summary of intersection operations analysis results for Opening Year (2019) With Project (Total Project) traffic conditions is shown in Table 7. As shown in Table 7, the following study area intersection is anticipated to continue operate at an unacceptable LOS under Opening Year (2019) With Project traffic conditions:

- Newhope Street & Edinger Avenue (#1) – LOS E PM peak hour only

Opening Year (2019) With Project (Total Project) conditions intersection analysis worksheets are provided in Attachment H.

TRAFFIC PROGRESSION ANALYSIS

At the City's request, a traffic progression analysis has been performed for the weekday and Sunday peak hours to determine whether any improvements are necessary to accommodate peak hour queues. The purpose of the progression analysis is to verify the adequacy of the southbound and westbound left turn lanes at Newhope Street and Edinger Avenue and to determine the necessary lengths of turn pockets with storage and appropriate transitions (which adhere to the General Plan roadway classification for Edinger Avenue) at the Project driveways.

Each weekday and Sunday peak hour has been simulated 5 times for a 60-minute period using the SimTraffic software. The progression analysis results are based on an average of all 5 simulations for each peak hour.

ALTERNATIVE 1: MEZZANINE ONLY

A summary of peak hour queuing results for Opening Year (2019) With Project (Mezzanine Only) traffic conditions is shown in Table 4. As shown in Table 4, the following movements are anticipated to experience peak hour queues that exceed the available storage for Opening Year (2019) With Project traffic conditions:

- Newhope Street & Edinger Avenue – Southbound left turn lane would experience queues in the weekday AM and PM peak hours only. This lane is currently striped to provide 150-feet of storage, but is striped as a two-way-left-turn lane north of the intersection for approximately 640-feet to W. Regent Drive.
- Newhope Street & Edinger Avenue – Westbound left turn lane would experience queues in the weekday AM and PM peak hours only. The lane is currently striped to provide 150-feet of storage, but is striped as a two-way-left-turn lane east of the intersection for approximately 885-feet to Richardson Street. This painted two-way-left-turn lane is currently utilized and would continue to provide left-turn access to the proposed Project and housing development on the southeast corner of Newhope Street & Edinger Avenue.

Adequate storage is anticipated to be accommodated for the eastbound left turn lanes at both Project driveways. Opening Year (2019) With Project (Mezzanine Only) conditions traffic progression analysis worksheets are provided in Attachment E.

ALTERNATIVE 2: COMMUNITY SERVICE BUILDING ONLY

A summary of peak hour queuing results for Opening Year (2019) With Project (Community Service Building Only) traffic conditions is shown in Table 6. As shown in Table 6, the following movements are anticipated to experience peak hour queues that exceed the available storage for Opening Year (2019) With Project traffic conditions:

- Newhope Street & Edinger Avenue – Southbound left turn lane would experience queues in the weekday AM and PM peak hours only. This lane is currently striped to provide 150-feet of storage, but is striped as a two-way-left-turn lane north of the intersection for approximately 640-feet to W. Regent Drive.
- Newhope Street & Edinger Avenue – Westbound left turn lane would experience queues in the weekday AM and PM peak hours only. The lane is currently striped to provide 150-feet of storage, but is striped as a two-way-left-turn lane east of the intersection for approximately 885-feet to Richardson Street. This painted two-way-left-turn lane is currently utilized and would continue to provide left-turn access to the proposed Project and housing development on the southeast corner of Newhope Street & Edinger Avenue.

Adequate storage is anticipated to be accommodated for the eastbound left turn lanes at both Project driveways. Opening Year (2019) With Project (Community Service Building Only) conditions traffic progression analysis worksheets are provided in Attachment G.

ALTERNATIVE 3: TOTAL PROJECT

A summary of peak hour queuing results for Opening Year (2019) With Project (Total Project) traffic conditions is shown in Table 8. As shown in Table 8, the following movements are anticipated to experience peak hour queues that exceed the available storage for Opening Year (2019) With Project traffic conditions:

- Newhope Street & Edinger Avenue – Southbound left turn lane would experience queues in the weekday AM and PM peak hours only. This lane is currently striped to provide 150-feet of storage, but is striped as a two-way-left-turn lane north of the intersection for approximately 640-feet to W. Regent Drive.
- Newhope Street & Edinger Avenue – Westbound left turn lane would experience queues in the weekday AM and PM peak hours only. The lane is currently striped to provide 150-feet of storage, but is striped as a two-way-left-turn lane east of the intersection for approximately 885-feet to Richardson Street. This painted two-way-left-turn lane is currently utilized and would

continue to provide left-turn access to the proposed Project and housing development on the southeast corner of Newhope Street & Edinger Avenue.

Adequate storage is anticipated to be accommodated for the eastbound left turn lanes at both Project driveways. Opening Year (2019) With Project (Total Project) conditions traffic progression analysis worksheets are provided in Attachment I.

CITY OF SANTA ANA PERFORMANCE CRITERIA AND THRESHOLDS OF SIGNIFICANCE

The City of Santa Ana's target LOS is D for roadway segments and arterial street intersections, except in major development areas.

The City of Santa Ana has established the following thresholds of significance to determine whether the addition of project-related trips would result in a significant impact, and thus require mitigation:

- A significant impact occurs at a study area intersection if the addition of project-related trips causes the intersection to change from an acceptable LOS (i.e., LOS D or better) to a deficient LOS (i.e., LOS E or F).
- A significant impact occurs at a study area intersection if the addition of project-related trips results in a v/c increase of 0.010 and the intersection operates at a deficient LOS under pre-project traffic conditions (i.e., LOS E and F).

RECOMMENDATIONS

The addition of Project traffic for each of the 3 alternatives is anticipated to result in a v/c increase of less than 0.010. As such, the Project's impact to the deficient intersection of Newhope Street and Edinger Avenue is less than significant. Therefore, no mitigation is necessary at the study area intersections based on the peak hour operations analyses.

Although the traffic progression analysis indicates that there is queuing anticipated in the southbound left turn lane during the weekday AM and PM peak hours, this lane is striped as a two-way-left-turn lane north of the intersection for approximately 640-feet to W. Regent Drive. As such, restriping the storage to accommodate 300-feet of storage does not appear necessary as these vehicles would store within the painted two-way-left-turn lane.

Similarly, although the traffic progression analysis indicates that there is queuing anticipated in the westbound left turn lane during the weekday AM and PM peak hour, the analysis also indicates that no storage is required for the West Driveway on Edinger Avenue. As such, there would be additional storage that could be accommodated within the existing two-way-left-turn lane to meet the weekday peak hour queuing demand.

Both the West and East Driveways on Edinger Avenue are anticipated to have sufficient storage within the existing painted median to accommodate the anticipated eastbound left turn queues into the site.

Ms. Selena Kelaher
City of Santa Ana
June 19, 2018
Page 8 of 8

If you have any questions, please contact me directly at (949) 336-5982.

Respectfully submitted,

URBAN CROSSROADS, INC.

A handwritten signature in cursive script that reads "Charlene So".

Charlene So, PE
Senior Associate

EXHIBIT 1: PRELIMINARY SITE PLAN

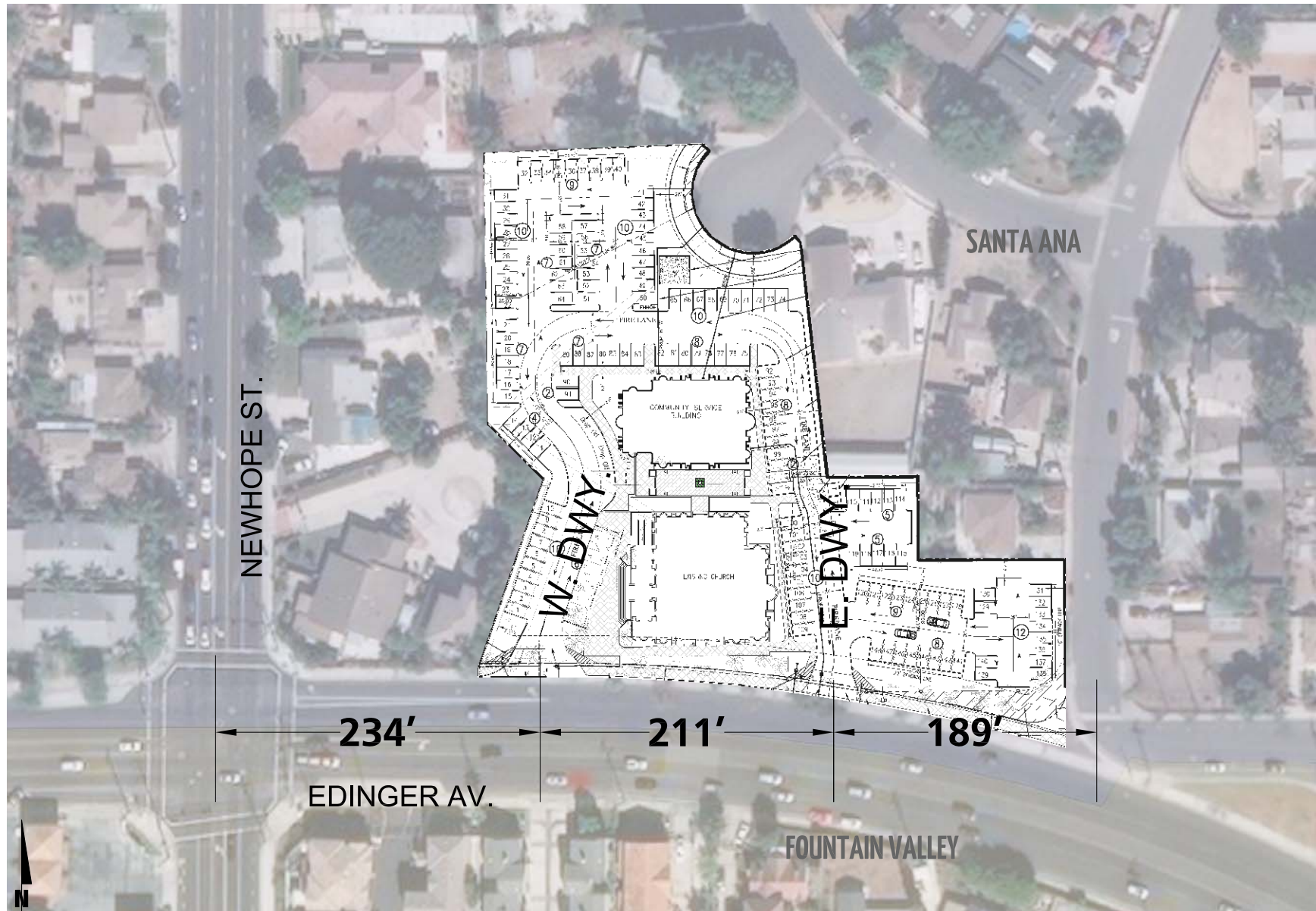
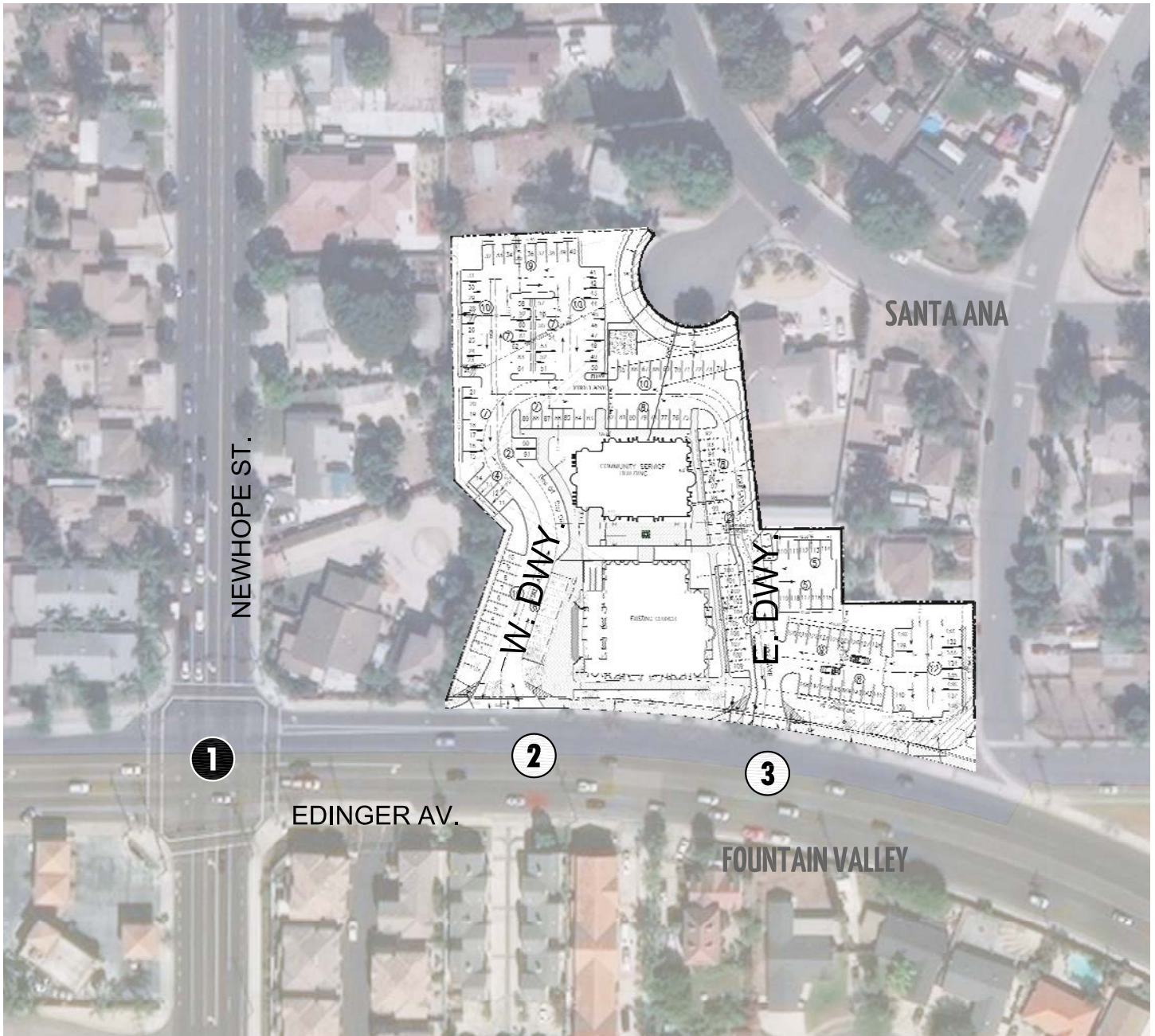


EXHIBIT 2: LOCATION MAP

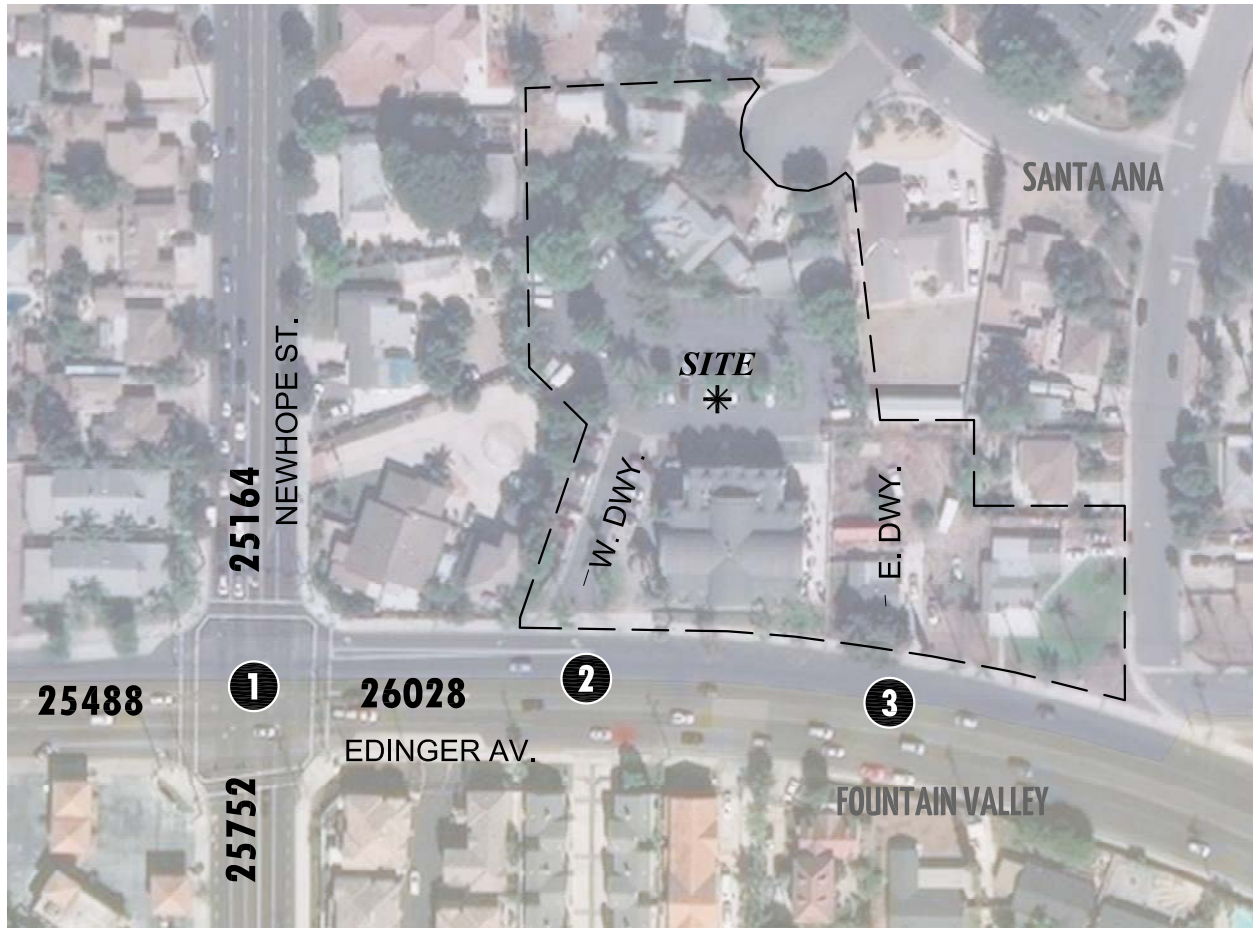


LEGEND:

- ① = EXISTING INTERSECTION ANALYSIS LOCATION
- ② = FUTURE INTERSECTION ANALYSIS LOCATION



EXHIBIT 3: EXISTING (2018) TRAFFIC VOLUMES



WEEKDAY VOLUMES

1 Newhope St. & Edinger Av.	2 W. Dwy. & Edinger Av.	3 E. Dwy. & Edinger Av.
74(76) ← 1133(458) ← 213(115) ← 82(183) → 605(951) → 156(122) → 95(110) → 803(687) → 147(109) → 101(191) ← 554(1155) ← 95(111) ←	1(2) ← 0(0) ← 1(2) → 842(1254) → 0(1) → 1111(912) →	Future Intersection

SUNDAY VOLUMES

1 Newhope St. & Edinger Av.	2 W. Dwy. & Edinger Av.	3 E. Dwy. & Edinger Av.
64 ← 319 ← 97 ← 110 → 605 → 78 → 74 → 422 → 61 → 63 ← 258 ← 67 ←	90 ← 6 ← 41 → 703 → 38 → 548 →	Future Intersection

LEGEND:

- 10(10) = AM(PM) WEEKDAY INTERSECTION VOLUMES
- 10 = AM SUNDAY INTERSECTION VOLUMES
- 100 = VEHICLES PER DAY (I'S)

EXHIBIT 4: PROJECT TRIP DISTRIBUTION

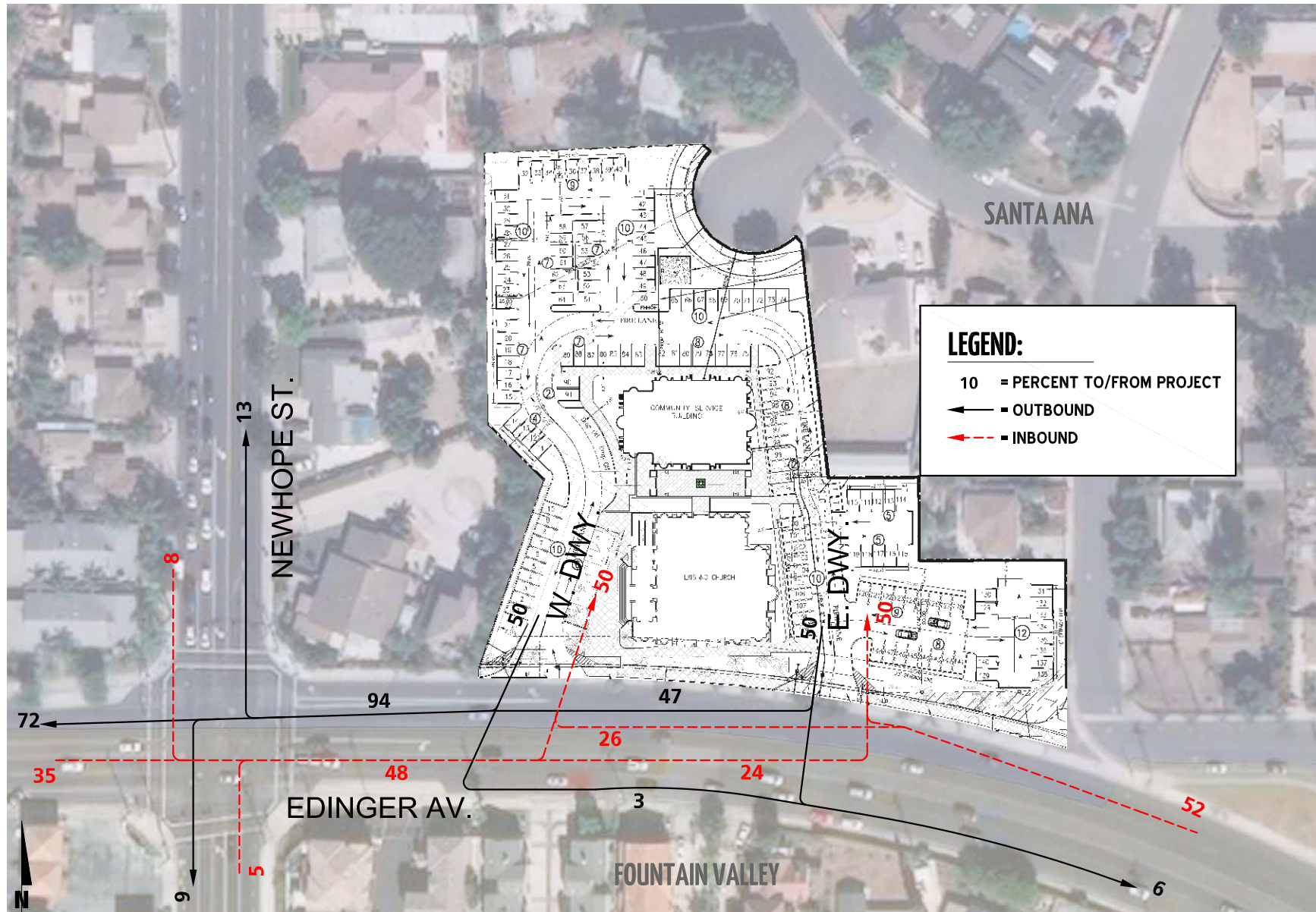
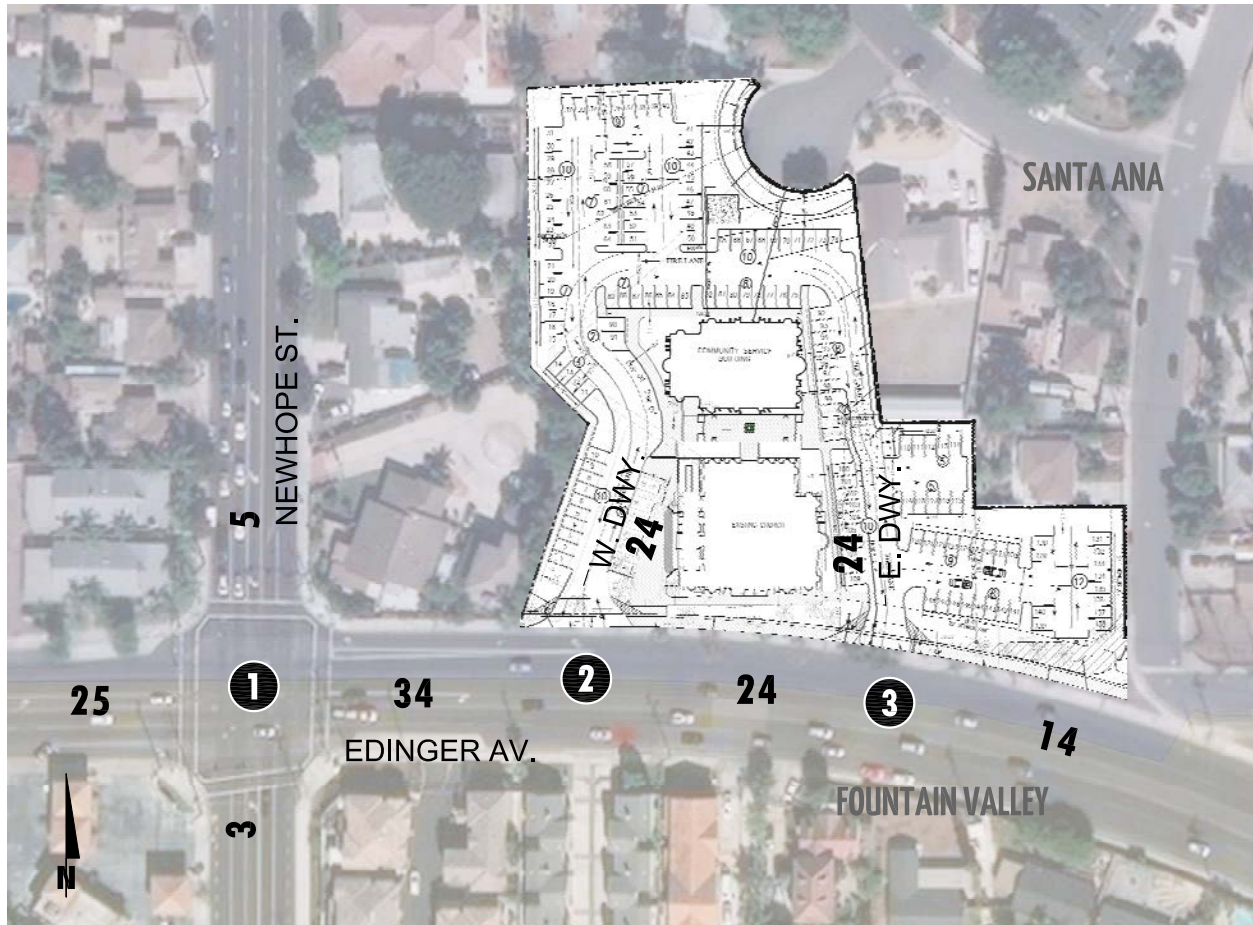


EXHIBIT 5: PROJECT (MEZZANINE ONLY) TRAFFIC VOLUMES



WEEKDAY VOLUMES

1 Newhope St. & Edinger Av.	2 W. Dwy. & Edinger Av.	3 E. Dwy. & Edinger Av.
<div> <div> <div>0(0)</div> <div>0(0)</div> <div>0(0)</div> </div> <div> <div>0(0)</div> <div>0(0)</div> <div>0(0)</div> </div> </div> <div> <div>0(0)</div> <div>0(0)</div> <div>0(0)</div> </div>	<div> <div>0(1)</div> <div>0(0)</div> <div>0(0)</div> </div> <div> <div>0(0)</div> <div>0(1)</div> <div>0(0)</div> </div>	<div> <div>0(1)</div> <div>0(0)</div> <div>0(0)</div> </div> <div> <div>0(0)</div> <div>0(0)</div> <div>0(0)</div> </div>

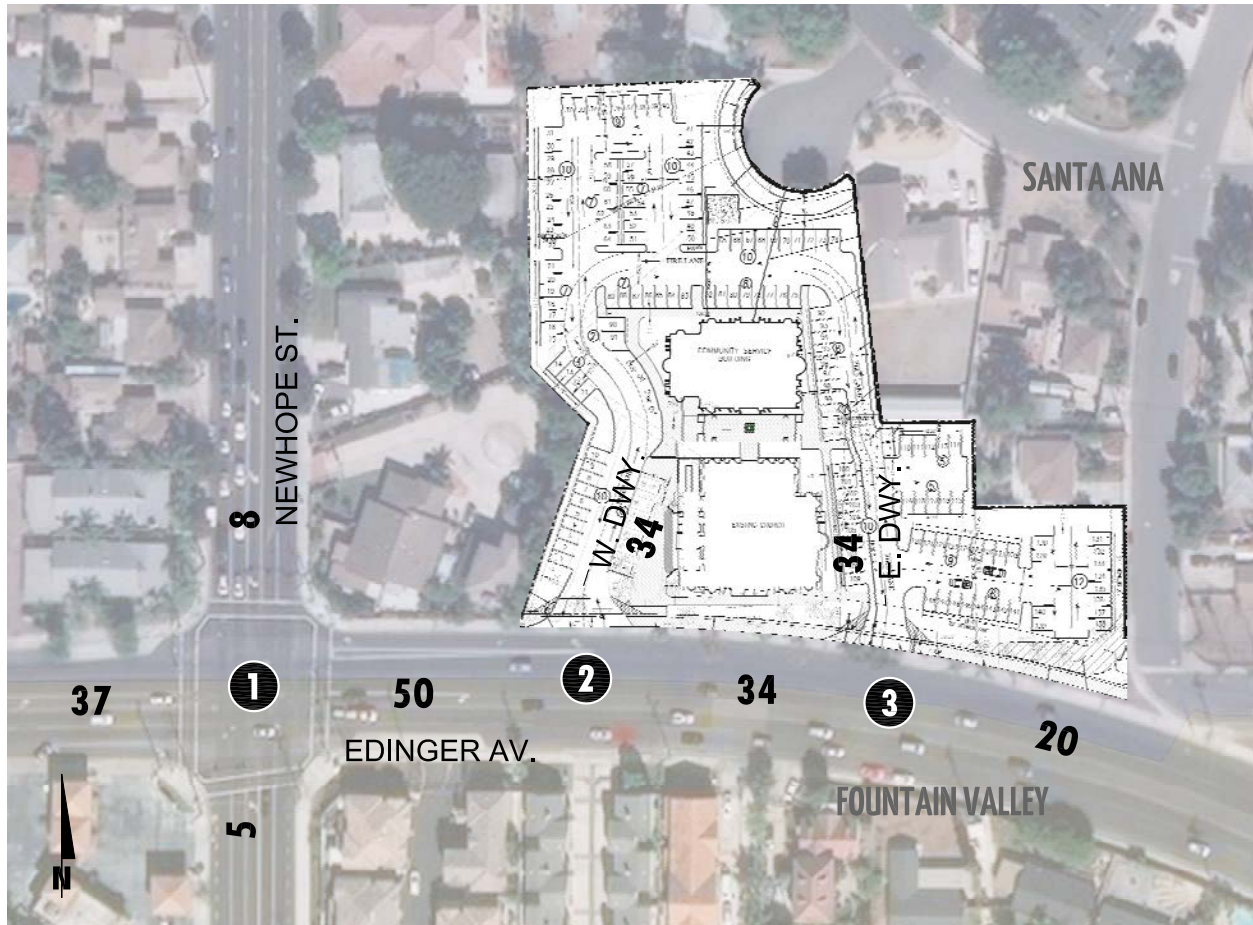
SUNDAY VOLUMES

1 Newhope St. & Edinger Av.	2 W. Dwy. & Edinger Av.	3 E. Dwy. & Edinger Av.
<div> <div>0</div> <div>0</div> <div>2</div> </div> <div> <div>4</div> <div>22</div> <div>3</div> </div>	<div> <div>14</div> <div>1</div> <div>1</div> </div> <div> <div>8</div> <div>14</div> <div>1</div> </div>	<div> <div>14</div> <div>1</div> <div>1</div> </div> <div> <div>8</div> <div>8</div> <div>1</div> </div>

LEGEND:

- 10(10) = AM(PM) WEEKDAY INTERSECTION VOLUMES
- 10 = AM SUNDAY INTERSECTION VOLUMES
- 100 = VEHICLES PER DAY (I'S)

EXHIBIT 6: PROJECT (COMMUNITY SERVICE BUILDING ONLY) TRAFFIC VOLUMES



WEEKDAY VOLUMES

1 Newhope St. & Edinger Av.	2 W. Dwy. & Edinger Av.	3 E. Dwy. & Edinger Av.
<div> <div> <div>0(0)</div> <div>0(0)</div> <div>0(0)</div> </div> <div> <div>0(0)</div> <div>1(1)</div> <div>0(0)</div> </div> </div> <div> <div>0(0)</div> <div>0(0)</div> <div>0(0)</div> </div>	<div> <div>0(1)</div> <div>0(0)</div> </div> <div> <div>1(1)</div> <div>0(1)</div> </div>	<div> <div>0(1)</div> <div>0(0)</div> </div> <div> <div>1(1)</div> <div>1(1)</div> </div>

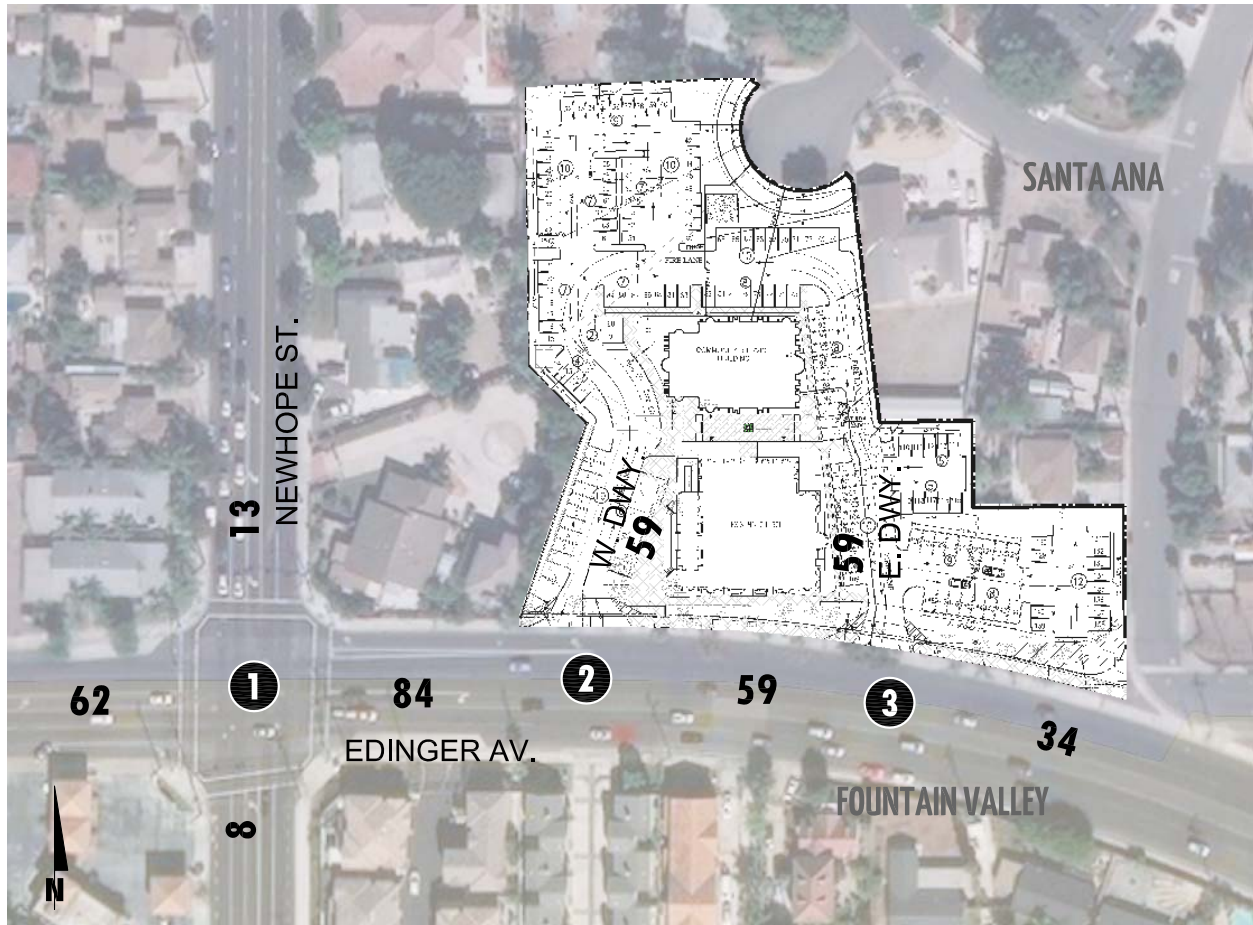
SUNDAY VOLUMES

1 Newhope St. & Edinger Av.	2 W. Dwy. & Edinger Av.	3 E. Dwy. & Edinger Av.
<div> <div>0</div> <div>0</div> <div>4</div> </div> <div> <div>7</div> <div>37</div> <div>5</div> </div>	<div> <div>24</div> <div>2</div> </div> <div> <div>12</div> <div>24</div> </div>	<div> <div>24</div> <div>2</div> </div> <div> <div>12</div> <div>12</div> </div>

LEGEND:

- 10(10) = AM(PM) WEEKDAY INTERSECTION VOLUMES
- 10 = AM SUNDAY INTERSECTION VOLUMES
- 100 = VEHICLES PER DAY (I'S)

EXHIBIT 7: PROJECT (TOTAL PROJECT) TRAFFIC VOLUMES



WEEKDAY VOLUMES

1 Newhope St. & Edinger Av.	2 W. Dwy. & Edinger Av.	3 E. Dwy. & Edinger Av.
<div> <div>0(0)</div> <div>0(0)</div> <div>0(0)</div> <div>0(1)</div> <div>1(4)</div> <div>0(0)</div> </div> <div> <div>0(0)</div> <div>1(1)</div> <div>0(0)</div> <div>0(0)</div> <div>0(0)</div> <div>0(0)</div> </div>	<div> <div>1(2)</div> <div>0(0)</div> <div>1(1)</div> <div>1(2)</div> </div> <div> <div>1(1)</div> <div>1(1)</div> </div>	<div> <div>1(2)</div> <div>0(0)</div> <div>1(1)</div> <div>1(1)</div> </div> <div> <div>1(1)</div> <div>0(0)</div> </div>

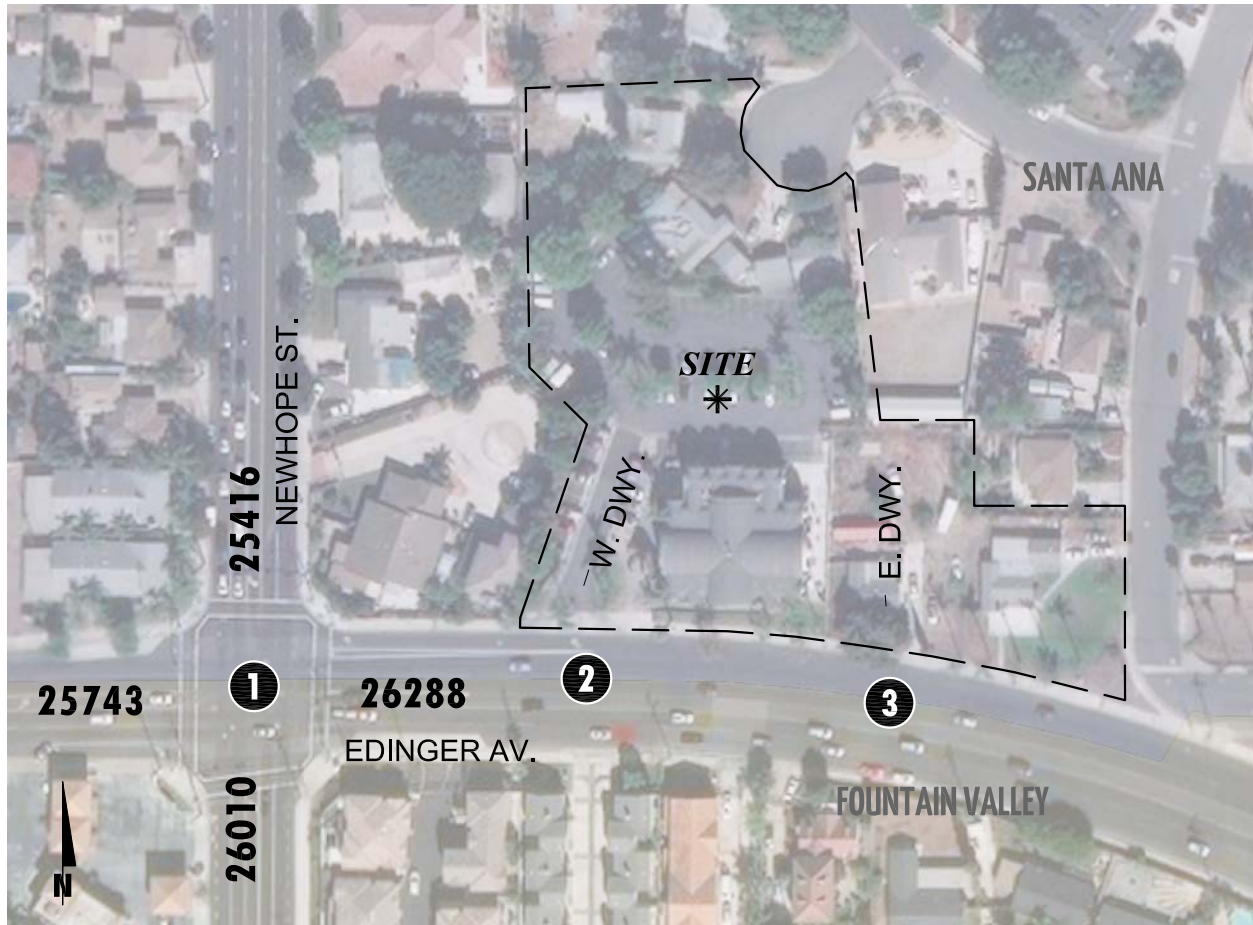
SUNDAY VOLUMES

1 Newhope St. & Edinger Av.	2 W. Dwy. & Edinger Av.	3 E. Dwy. & Edinger Av.
<div> <div>0</div> <div>0</div> <div>6</div> <div>11</div> <div>59</div> <div>7</div> </div> <div> <div>0</div> <div>27</div> <div>0</div> <div>0</div> <div>0</div> <div>4</div> </div>	<div> <div>38</div> <div>3</div> <div>20</div> <div>38</div> </div> <div> <div>18</div> <div>19</div> </div>	<div> <div>38</div> <div>3</div> <div>20</div> <div>20</div> </div> <div> <div>19</div> <div>3</div> </div>

LEGEND:

- 10(10) = AM(PM) WEEKDAY INTERSECTION VOLUMES
- 10 = AM SUNDAY INTERSECTION VOLUMES
- 100 = VEHICLES PER DAY (I'S)

EXHIBIT 8: OPENING YEAR CUMULATIVE (2019) WITHOUT PROJECT TRAFFIC VOLUMES



WEEKDAY VOLUMES

1 Newhope St. & Edinger Av.	2 W. Dwy. & Edinger Av.	3 E. Dwy. & Edinger Av.
<div> <div> <div>75(77)</div> <div>1144(463)</div> <div>215(116)</div> </div> <div> <div>83(185)</div> <div>611(961)</div> <div>158(123)</div> </div> </div> <div> <div>96(111)</div> <div>811(694)</div> <div>148(110)</div> </div> <div> <div>102(193)</div> <div>560(1167)</div> <div>96(112)</div> </div>	<div> <div>1(2)</div> <div>0(0)</div> <div>1(2)</div> </div> <div> <div>850(1267)</div> </div>	<div> <div>0(1)</div> <div>1122(921)</div> </div>
Future Intersection		

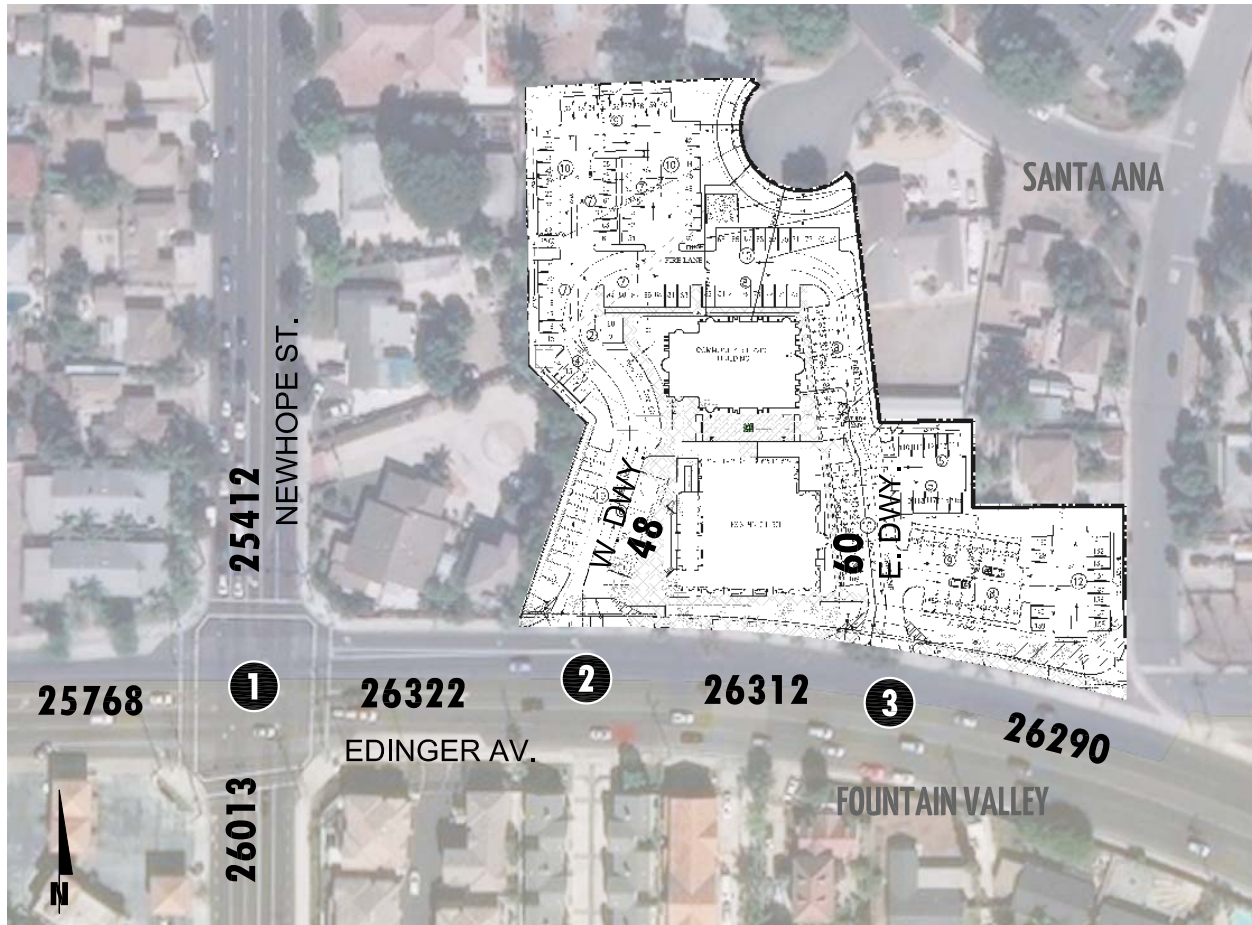
SUNDAY VOLUMES

1 Newhope St. & Edinger Av.	2 W. Dwy. & Edinger Av.	3 E. Dwy. & Edinger Av.
<div> <div>65</div> <div>322</div> <div>98</div> </div> <div> <div>111</div> <div>611</div> <div>79</div> </div>	<div> <div>91</div> <div>6</div> <div>41</div> </div> <div> <div>710</div> </div>	<div> <div>38</div> <div>553</div> </div>
Future Intersection		

LEGEND:

- 10(10) = AM(PM) WEEKDAY INTERSECTION VOLUMES
- 10 = AM SUNDAY INTERSECTION VOLUMES
- 100 = VEHICLES PER DAY (I'S)

EXHIBIT 9: OPENING YEAR CUMULATIVE (2019) WITH PROJECT (MEZZANINE ONLY) TRAFFIC VOLUMES



WEEKDAY VOLUMES

1 Newhope St. & Edinger Av.	2 W. Dwy. & Edinger Av.	3 E. Dwy. & Edinger Av.
<div> <div>75(77)</div> <div>1144(463)</div> <div>215(116)</div> <div>83(185)</div> <div>612(962)</div> <div>158(123)</div> </div> <div> <div>96(111)</div> <div>811(694)</div> <div>148(110)</div> <div>102(193)</div> <div>560(1167)</div> <div>96(112)</div> </div>	<div> <div>1(1)</div> <div>0(0)</div> <div>1(1)</div> <div>851(1268)</div> </div> <div> <div>0(0)</div> <div>1122(922)</div> </div>	<div> <div>1(1)</div> <div>0(0)</div> <div>1(1)</div> <div>851(1268)</div> </div> <div> <div>0(1)</div> <div>1122(921)</div> </div>

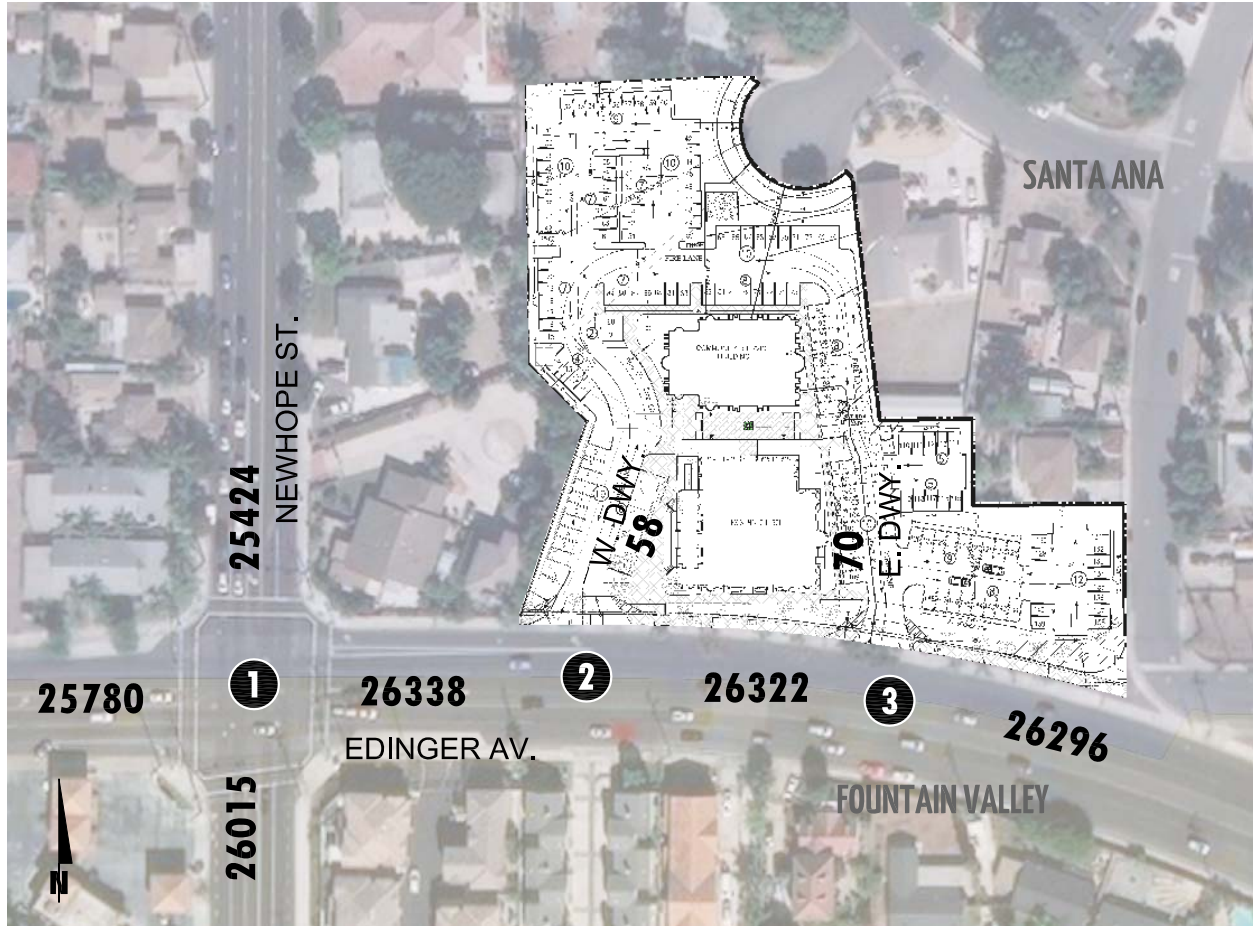
SUNDAY VOLUMES

1 Newhope St. & Edinger Av.	2 W. Dwy. & Edinger Av.	3 E. Dwy. & Edinger Av.
<div> <div>65</div> <div>322</div> <div>100</div> <div>115</div> <div>633</div> <div>82</div> </div> <div> <div>75</div> <div>436</div> <div>62</div> <div>64</div> <div>261</div> <div>69</div> </div>	<div> <div>45</div> <div>3</div> <div>20</div> <div>755</div> </div> <div> <div>19</div> <div>573</div> </div>	<div> <div>45</div> <div>3</div> <div>21</div> <div>730</div> </div> <div> <div>19</div> <div>557</div> </div>

LEGEND:

- 10(10) = AM(PM) WEEKDAY INTERSECTION VOLUMES
- 10 = AM SUNDAY INTERSECTION VOLUMES
- 100 = VEHICLES PER DAY (I'S)

**EXHIBIT 10: OPENING YEAR CUMULATIVE (2019) WITH PROJECT
(COMMUNITY SERVICE BUILDING ONLY) TRAFFIC VOLUMES**



WEEKDAY VOLUMES

1 Newhope St. & Edinger Av.	2 W. Dwy. & Edinger Av.	3 E. Dwy. & Edinger Av.
<div> <div> <div>75(77)</div> <div>1144(463)</div> <div>215(116)</div> </div> <div> <div>83(185)</div> <div>612(963)</div> <div>158(123)</div> </div> </div> <div> <div>96(111)</div> <div>812(695)</div> <div>148(110)</div> </div> <div> <div>102(193)</div> <div>560(1167)</div> <div>96(112)</div> </div>	<div> <div>1(1)</div> <div>0(0)</div> </div> <div> <div>1(1)</div> <div>851(1268)</div> </div> <div> <div>0(0)</div> <div>1122(922)</div> </div>	<div> <div>1(1)</div> <div>0(0)</div> </div> <div> <div>1(1)</div> <div>851(1268)</div> </div> <div> <div>0(1)</div> <div>1122(921)</div> </div>

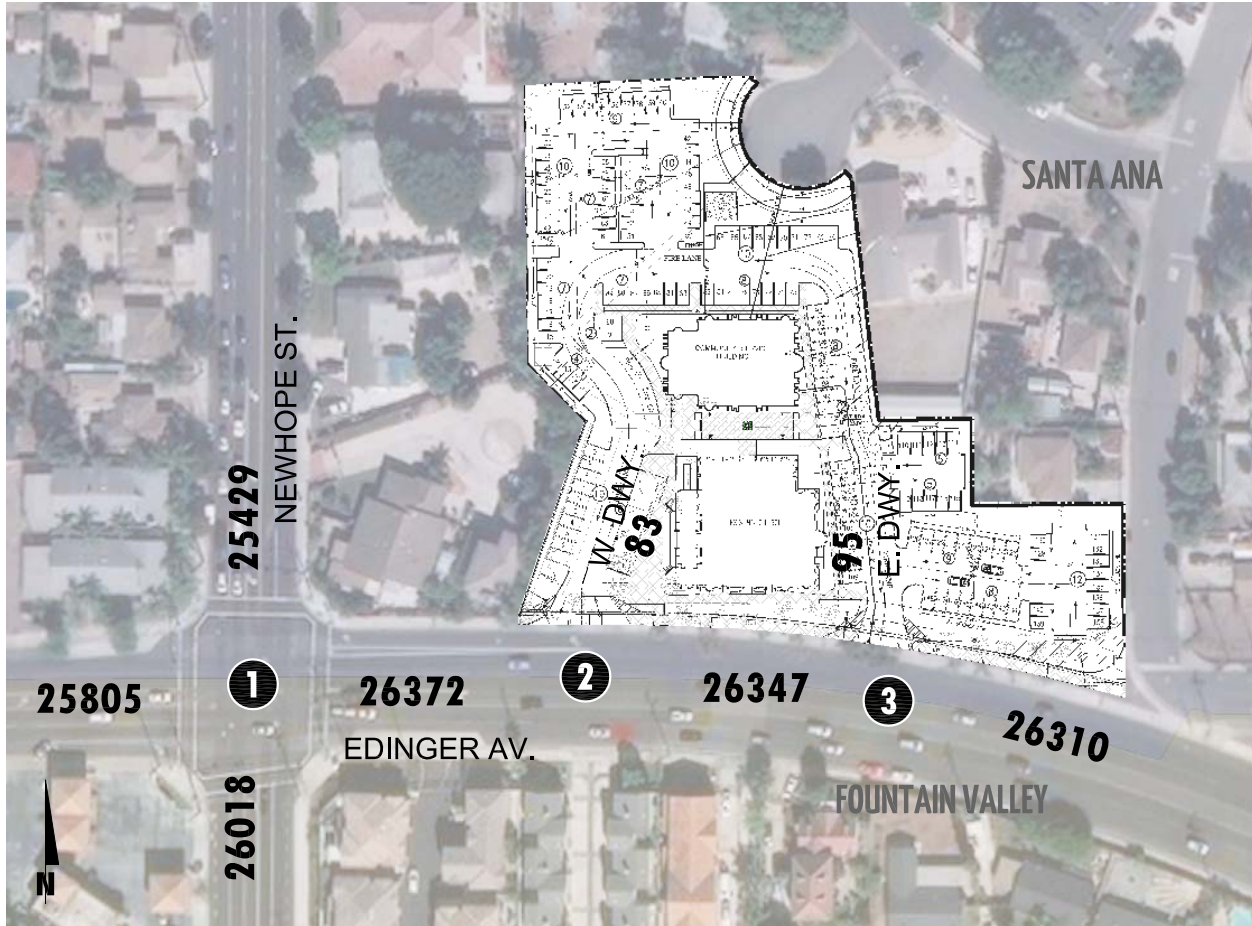
SUNDAY VOLUMES

1 Newhope St. & Edinger Av.	2 W. Dwy. & Edinger Av.	3 E. Dwy. & Edinger Av.
<div> <div>65</div> <div>322</div> <div>102</div> </div> <div> <div>118</div> <div>648</div> <div>84</div> </div>	<div> <div>45</div> <div>3</div> </div> <div> <div>20</div> <div>755</div> </div> <div> <div>19</div> <div>573</div> </div>	<div> <div>45</div> <div>3</div> </div> <div> <div>21</div> <div>730</div> </div> <div> <div>19</div> <div>557</div> </div>

LEGEND:

- 10(10) = AM(PM) WEEKDAY INTERSECTION VOLUMES
- 10 = AM SUNDAY INTERSECTION VOLUMES
- 100 = VEHICLES PER DAY (I'S)

EXHIBIT 11: OPENING YEAR CUMULATIVE (2019) WITH PROJECT TRAFFIC VOLUMES



WEEKDAY VOLUMES

1 Newhope St. & Edinger Av.	2 W. Dwy. & Edinger Av.	3 E. Dwy. & Edinger Av.
<p>75(77) ←</p> <p>1144(463) ←</p> <p>215(116) ←</p> <p>83(186) →</p> <p>612(965) →</p> <p>158(123) →</p> <p>96(111) →</p> <p>812(695) →</p> <p>148(110) →</p> <p>102(193) ←</p> <p>560(1167) ←</p> <p>96(112) ←</p>	<p>1(1) ←</p> <p>0(0) ←</p> <p>1(1) ←</p> <p>851(1268) →</p> <p>0(0) →</p> <p>1122(922) →</p>	<p>1(1) ←</p> <p>0(0) ←</p> <p>1(1) ←</p> <p>851(1268) →</p> <p>0(1) →</p> <p>1122(921) →</p>

SUNDAY VOLUMES

1 Newhope St. & Edinger Av.	2 W. Dwy. & Edinger Av.	3 E. Dwy. & Edinger Av.
<p>65 ←</p> <p>322 ←</p> <p>104 ←</p> <p>122 →</p> <p>670 →</p> <p>86 →</p> <p>75 →</p> <p>453 →</p> <p>62 →</p> <p>64 ←</p> <p>261 ←</p> <p>72 ←</p>	<p>45 ←</p> <p>3 ←</p> <p>20 ←</p> <p>755 →</p> <p>19 →</p> <p>573 →</p>	<p>45 ←</p> <p>3 ←</p> <p>21 ←</p> <p>730 →</p> <p>19 →</p> <p>557 →</p>

LEGEND:

- 10(10) = AM(PM) WEEKDAY INTERSECTION VOLUMES
- 10 = AM SUNDAY INTERSECTION VOLUMES
- 100 = VEHICLES PER DAY (I'S)

Table 1

Intersection Analysis for Existing (2018) Conditions

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												ICU or Delay ² (v/c or secs.)			Level of Service		
			Northbound			Southbound			Eastbound			Westbound			AM	PM	Sun	AM	PM	Sun
			L	T	R	L	T	R	L	T	R	L	T	R						
1	Newhope St. & Edinger Av.	TS	1	2	0	1	2	0	1	2	1	1	2	1	0.889	0.933	0.498	D	E	A
2	W. Driveway & Edinger Av.	CSS	0	0	0	0	1	0	1	2	0	0	2	0	11.5	13.7	14.0	B	B	B
3	E. Driveway & Edinger Av.		Future Intersection Location																	

* **BOLD** = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes

L = Left; T = Through; R = Right

² Per the Highway Capacity Manual (6th Edition), the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown for intersections with cross street stop control. Delay is reported in seconds.

Intersection capacity utilization (ICU) methodology results are presented for signalized intersections only as a volume-to-capacity ratio.

³ TS = Traffic Signal; CSS = Cross-Street Stop

Table 2

Project Trip Generation Summary

Land Use	Units ¹	ITE LU Code	Weekday AM Peak Hour			Weekday PM Peak Hour			Sunday AM Peak Hour			Weekday Daily
			In	Out	Total	In	Out	Total	In	Out	Total	
Trip Generation Rates ²												
Church	TSF	560	0.198	0.132	0.330	0.221	0.270	0.490	4.795	5.195	9.990	6.950
Church	Seats	560	0.005	0.005	0.010	0.012	0.018	0.030	0.265	0.275	0.540	0.440

Project	Units ¹	Quantity	AM Peak Hour			PM Peak Hour			Sunday AM Peak Hour			Weekday Daily
			In	Out	Total	In	Out	Total	In	Out	Total	
Trip Generation Summary												
Mezzanine	Seats	109	1	1	2	1	2	3	29	30	59	48
Community Service Building	TSF	9.928	2	1	3	2	3	5	48	52	100	69
Project Total			3	2	5	3	5	8	77	82	159	117

¹ TSF = Thousand Square Feet² Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

Table 3

Intersection Analysis for Opening Year (2019) Conditions - Mezzanine Only

#	Intersection	Traffic Control ²	2019 Without Project						2019 With Project						Change in v/c or seconds			Significant Impact?
			ICU or Delay ¹ (v/c or secs.)			Level of Service			ICU or Delay ¹ (v/c or secs.)			Level of Service						
			AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	
1	Newhope St. & Edinger Av.	TS	0.897	0.942	0.501	D	E	A	0.897	0.942	0.510	D	E	A	--	0.000	--	No
2	W. Driveway & Edinger Av.	CSS	11.6	13.8	14.1	B	B	B	11.6	13.8	13.2	B	B	B	--	--	--	No
3	E. Driveway & Edinger Av.	CSS	Future Intersection						11.6	13.8	13.0	B	B	B	--	--	--	No

* **BOLD** = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ Per the Highway Capacity Manual (6th Edition), the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown for intersections with cross street stop control. Delay is reported in seconds.

Intersection capacity utilization (ICU) methodology results are presented for signalized intersections only as a volume-to-capacity ratio.

² TS = Traffic Signal; CSS = Cross-Street Stop; **CSS** = Improvement

Table 4

Queuing Summary for Opening Year (2019) With Project (Mezzanine Only) Conditions

Intersection	Movement	Available Stacking Distance (Feet)	50th Percentile Queue (Feet)			95th Percentile Queue (Feet)		
			AM Peak Hour	PM Peak Hour	Sunday Peak Hour	AM Peak Hour	PM Peak Hour	Sunday Peak Hour
Newhope St. & Edinger Av.	SBL	150	188	93	70	282	154	129
	WBL	150	120	105	65	178	173	131
W. Driveway & Edinger Av.	EBL	50	0	0	10	0	0	34
E. Driveway & Edinger Av.	EBL	50	0	1	9	0	9	32

Table 5

Intersection Analysis for Opening Year (2019) Conditions - Community Service Building Only

#	Intersection	Traffic Control ²	2019 Without Project						2019 With Project						Change in v/c or seconds			Significant Impact?
			ICU or Delay ¹ (v/c or secs.)			Level of Service			ICU or Delay ¹ (v/c or secs.)			Level of Service						
			AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	
1	Newhope St. & Edinger Av.	TS	0.897	0.942	0.501	D	E	A	0.897	0.942	0.516	D	E	A	--	0.000	--	No
2	W. Driveway & Edinger Av.	CSS	11.6	13.8	14.1	B	B	B	11.6	13.8	13.2	B	B	B	--	--	--	No
3	E. Driveway & Edinger Av.	CSS	Future Intersection						11.6	13.8	13.0	B	B	B	--	--	--	No

* **BOLD** = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ Per the Highway Capacity Manual (6th Edition), the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown for intersections with cross street stop control. Delay is reported in seconds.

Intersection capacity utilization (ICU) methodology results are presented for signalized intersections only as a volume-to-capacity ratio.

² TS = Traffic Signal; CSS = Cross-Street Stop; **CSS** = Improvement

Table 6

Queuing Summary for Opening Year (2019) With Project (Community Service Building Only) Conditions

Intersection	Movement	Available Stacking Distance (Feet)	50th Percentile Queue (Feet)			95th Percentile Queue (Feet)		
			AM Peak Hour	PM Peak Hour	Sunday Peak Hour	AM Peak Hour	PM Peak Hour	Sunday Peak Hour
Newhope St. & Edinger Av.	SBL	150	195	94	66	290	167	120
	WBL	150	123	111	77	171	172	148
W. Driveway & Edinger Av.	EBL	50	0	0	12	0	0	36
E. Driveway & Edinger Av.	EBL	50	0	0	9	0	6	34

Table 7

Intersection Analysis for Opening Year (2019) Conditions - Total Project

#	Intersection	Traffic Control ²	2019 Without Project						2019 With Project						Change in v/c or seconds			Significant Impact?
			ICU or Delay ¹ (v/c or secs.)			Level of Service			ICU or Delay ¹ (v/c or secs.)			Level of Service						
			AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	AM	PM	Sun	
1	Newhope St. & Edinger Av.	TS	0.897	0.942	0.501	D	E	A	0.897	0.943	0.525	D	E	A	--	0.001	--	No
2	W. Driveway & Edinger Av.	CSS	11.6	13.8	14.1	B	B	B	11.6	13.8	13.2	B	B	B	--	--	--	No
3	E. Driveway & Edinger Av.	CSS	Future Intersection						11.6	13.8	13.0	B	B	B	--	--	--	No

* **BOLD** = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ Per the Highway Capacity Manual (6th Edition), the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown for intersections with cross street stop control. Delay is reported in seconds.

Intersection capacity utilization (ICU) methodology results are presented for signalized intersections only as a volume-to-capacity ratio.

² TS = Traffic Signal; CSS = Cross-Street Stop; **CSS** = Improvement

Table 8

Queuing Summary for Opening Year (2019) With Project (Total Project) Conditions

Intersection	Movement	Available Stacking Distance (Feet)	50th Percentile Queue (Feet)			95th Percentile Queue (Feet)		
			AM Peak Hour	PM Peak Hour	Sunday Peak Hour	AM Peak Hour	PM Peak Hour	Sunday Peak Hour
Newhope St. & Edinger Av.	SBL	150	198	100	69	293	189	130
	WBL	150	119	112	79	170	173	148
W. Driveway & Edinger Av.	EBL	50	0	0	10	0	0	34
E. Driveway & Edinger Av.	EBL	50	0	1	7	0	7	29

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