

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 _____

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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 Side Rear	20 feet minimum 5 feet minimum 20 feet minimum	No change to existing setback 40 feet approximately 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.

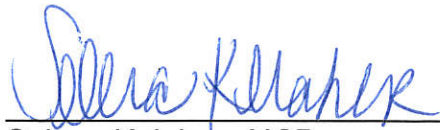
Table 4: CEQA. Strategic Plan Alignment and Public Notification & Community Outreach

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

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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 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 FOR 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.
- D. 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, which the applicant has applied for Minor Exception No. 2019-01 to obtain relief from. 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 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 agrees to indemnify, hold harmless, and defend the City of Santa Ana, its officials, officers, agents, and employees, from any and all liability, claims, actions or proceedings that may be brought arising out of its approval of this

project, and any approvals associated with the project, including, without limitation, any environmental review or approval, except to the extent caused by the sole negligence of the City of Santa Ana.

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 January 28, 2019, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 28th day of January, 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 January 28, 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 development project. Failure to comply with each and every condition may result in the revocation of the 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.
 - a. Except that 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 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 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 parking on-street parking (East Edinger Avenue, West Regents Drive, South Gates and Lilac Avenue) and, if applicable, the overflow parking lot(s).
11. If the parking lot reaches 90% 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. Prior to any special event 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 15 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.
13. Each year the church shall provide Planning 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.
14. 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.

15. This project shall be reviewed by Planning 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.
16. A decorative 6-foot solid masonry wall shall be constructed along Regents Drive. There shall be no pedestrian or vehicular gates along the wall.
17. 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.
18. The landscaping along Regents Drive shall be irrigated and landscaping maintained consistent with the approved landscape plan which shall include vines.
19. Prior to the issuance of a building permit, a lot merger to create one lot shall be recorded.
20. Prior to the issuance of a building permit, a construction phasing and construction parking management plan shall be submitted. Temporary construction fencing including green screen mesh shall be installed.
21. The applicant is responsible for the removal of all graffiti on the premises. The graffiti shall be removed within 72 hours of occurrence.
22. 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 (32 FOOT, 5 INCH) 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 (32 foot, 5 inch) 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 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.
- D. 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 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 agrees to indemnify, hold harmless, and defend the City of Santa Ana, its officials, officers, agents, and employees, from any and all liability, claims, actions or proceedings that may be brought arising out of its approval of this project, and any approvals associated with the project, including, without limitation, any environmental review or approval, except to the extent caused by the sole negligence of the City of Santa Ana.

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 January 28, 2019, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 28th day of January, 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 January 28, 2019.

Date: _____

Commission Secretary
City of Santa Ana

EXHIBIT 3

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

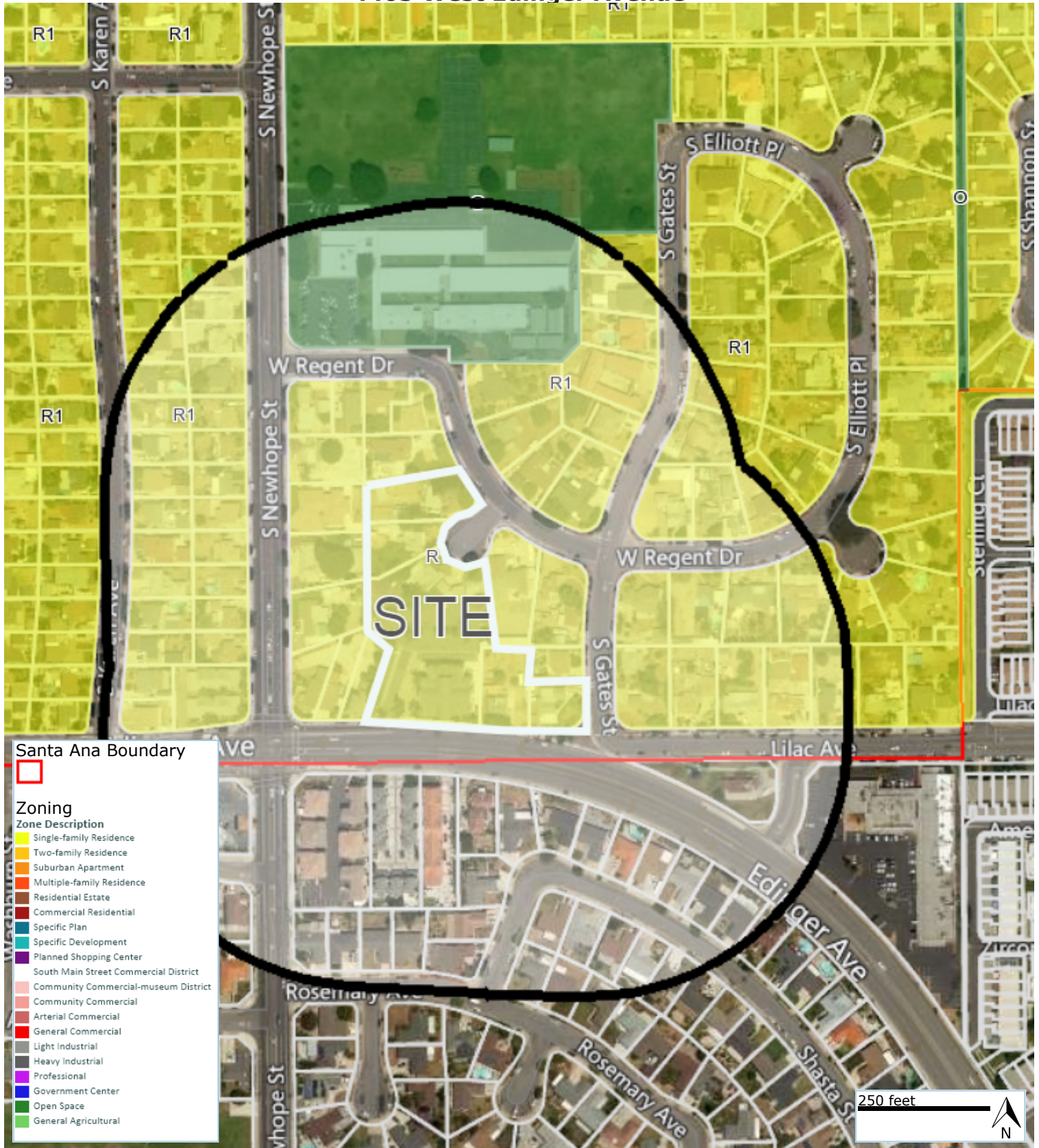


Exhibit 3 - Vicinity Zoning and Aerial View



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EXHIBIT 4

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ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH
COMMUNITY SERVICE BUILDING PROJECT
4405 W EDINGER AVE, SANTA ANA, CA 92704

ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH’S HISTORY:

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 during the first century. There are over 200 Coptic Orthodox parishes in the United States, and approximately 42 of those churches are in Southern California. Archangel Michael Coptic Orthodox Church was the first Coptic Orthodox Church in Orange County. The Archangel Michael Coptic Orthodox parish of Santa Ana was founded in 1980, and the existing Archangel Michael Coptic Orthodox Church facility was constructed in 1992.

PROJECT REQUEST:

Archangel Michael Coptic Orthodox Church (the “Applicant”) owns the properties located at 4319 – 4405 W. Edinger Avenue and at 4326 – 4402 W. Regent Drive (collectively, the “Site”) in the City of Santa Ana (the “City”). The Applicant proposes the following improvements for the Site: (i) construct a new two-story, 9,928 square foot Community Service Building; (ii) demolish five existing single-family dwellings and replace with 55 new parking spaces (for a total of 156 parking spaces) and more than 26,500 square feet or 0.66 acres (approximately 25-percent of the Site) of landscaped area; (iii) open the existing mezzanine to provide pew seating for approximately 110 parishioners in the existing church’s sanctuary building to allow additional parishioners to attend regular religious services; (iv) discontinue use of the basement level of the existing church building as a multipurpose room, kitchen and religious education/community programming meeting rooms, and use it instead for general storage as needed; and (v) voluntarily merge the underlying parcels into a single development site, if required by the City, (collectively referred to herein as the “Project”).

Pursuant to Chapter 41 of the Santa Ana Municipal Code (“SAMC” or “Code”), the applicant hereby requests the following entitlements to permit the development of the proposed Project:

- Development Project Plan Approval to allow the construction of the Community Service Building, additional parking area, and landscape improvements. *SAMC § 41-668 through 41-674.*
- Conditional Use Permit to: (i) construct the Community Service Building as a second main structure on the Project Site, (ii) construct additional parking area, and (iii) open the existing church’s mezzanine in the sanctuary to support the church’s operation and parish needs. *SAMC §§ 41.232.5 and 41-632.*
- Minor Exception to allow a 20 percent (5-½ foot) increase in height for portions of the Community Service Building’s roof to extended up to 32 feet and 6 inches in order to ensure that sufficient head-room, in compliance with the Building Code, is provided on the interior of the Community Service Building. *SAMC §§ 41.632.(a)(3)(d).*
- Voluntary Parcel Merger to create a single development parcel, if determined to be required by the City. *SAMC § 34-366 through 34-371.*

CUP No. 2019-01, ME No. 2019-01

Archangel Michael Coptic Orthodox Church

4405 West Edinger Avenue

EXHIBIT 4

ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH
COMMUNITY SERVICE BUILDING PROJECT
4405 W EDINGER AVE, SANTA ANA, CA 92704

PROJECT DESCRIPTION:

The Project Site is comprised of multiple underlying parcels and is approximately 2.45 acres in size. The existing Archangel Michael Coptic Orthodox Church site is associated with the address of 4405 W. Edinger Avenue (APN 108-244-30) ("Existing Church Site"). The Existing Church Site contains a two-story building with an existing mezzanine and basement ("Church"), in addition to surface parking and landscape areas. The remainder of the Existing Church Site and the Applicant's adjoining parcels are developed with older single-family dwellings and related improvements.

The Project Site is located in the Riverview West neighborhood north of West Edinger Avenue between South Newhope Street and South Gates Street. The Project Site is located along the southwestern boundary of the City of Santa Ana and is across the street from the northeastern boundary of the City of Fountain Valley. Suburban residential development surrounds the Existing Church Site. Commercial shopping center areas are located within a few blocks to the east and west, and multiple public elementary and junior high schools are located within walking distance of the Project site. The entire Project Site is designated as Low Density Residential (LR 7.0) under the City's General Plan, and is zoned Single Family Residential (R1) by the City's official Zoning Map.

The Applicant proposes to maintain the existing Church and redevelop the remainder of the Project Site with a new Community Service Building and new surface parking and landscaping improvements. Specifically, the Project proposes to construct a new two-story 9,928 square foot Community Service Building. In addition, five single-family dwellings under the Applicant's ownership, either on or adjoining the Existing Church Site, will be demolished and replaced with surface parking and new landscaping for the Project. The addresses associated with the dwellings that will be demolished are: (i) 4325 W. Edinger Avenue (APN 108-244-14); (ii) 4319 W. Edinger Avenue (APN 108-244-13); (iii) 4326 W. Regent Drive (APN 108-244-30); (iv) 4330 W. Regent Drive (APN 108-244-30); and (v) 4402 W. Regent Drive (APN 108-244-07). After completion of the improvements, the Project Site will consist of the approximately 9,740 square foot existing Church and the new 9,928 square foot Community Service Building, along with related parking and landscaping. As a result of the Project, there will be net reduction of overall building area for the entire Project and an increase in parking spaces and landscaping. The following provides detailed information pertaining to the Project's specific areas of demolition and construction.

- The existing Church is approximately 9,740 square feet in size, plus a 7,058 square foot basement. The Church is two stories, and currently contains an unoccupied mezzanine within the sanctuary and a basement. As part of the Project, the existing mezzanine in the sanctuary will be opened to allow additional pew seating for approximately 110 parishioners during regular religious services. Although the mezzanine was constructed for occupancy in accordance with Building Code standards at the time of the original

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construction of the Existing Church building, it has not been utilized for occupancy to date, as the required parking for this additional seating area could not be accommodated onsite by the existing site layout. However, as the Project also involves the development of new parking spaces onsite, with the approval of the Project, the parking necessary to accommodate the additional seating in the mezzanine can be provided onsite.

- In addition to opening the mezzanine, the Project also involves the discontinuance of the existing uses in the basement level of the Church. Currently, the basement is used as a multipurpose room, kitchen, Bethlehem (for the preparation and storage of holy bread), religious education/community programming meeting rooms, bathrooms, storage, and a religious library/bookstore. As part of the Project, only the bathrooms will continue to be available to members of the parish; the remainder of the uses will be moved to the new Community Service Building and the basement will instead be used for ancillary storage. Moving the uses currently housed in the basement to the new Community Service Building (an above-ground space with natural light) will better serve the needs of the Church and its parishioners. It is anticipated that items such as holiday decorations and maintenance supplies would be stored in the basement after the construction of the Community Service Building. In compliance with the former conditions of approval, the ancillary areas, including the storage area in the basement, will only be accessed when worship services in the Church's sanctuary are not taking place.
- The Project proposes the construction of a new above-grade two-story 9,928 square foot Community Service Building. The Community Service Building will be a second main structure on the Project Site and will take over the function of and use of the Church basement. The Community Service Building will include offices for the clergy, religious education rooms, a religious gift shop, reception area, a community pantry, community social hall/multipurpose area, general storage areas, a commercial kitchen, and the Bethlehem where holy bread for religious services and celebrations is made and stored. In compliance with the former conditions of approval for the Church, which prohibited simultaneous use the Church's sanctuary and basement areas, the Church and the Community Service Building will not be occupied by parishioners concurrently during religious services.
- As mentioned previously, there are two existing single-family residential structures on the Existing Church Site and the Applicant owns three adjoining parcels that each contain a single-family dwelling and related improvements. As part of the Project, all five single-family dwellings and associated improvements will be demolished and replaced with new surface parking and landscaped areas. Ultimately, the Project Site will have a total of 156 onsite parking spaces and more than 26,500 square feet (0.66 acres) of landscaped area (approximately 25-percent of the Site).

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Based on the Applicant's proposed improvements and operations, the Applicant has requested a Development Project Plan Approval to allow the construction of the Community Service Building, additional parking area, and landscape improvements. *SAMC § 41-668 through 41-674*. In addition, the Applicant is seeking a Conditional Use Permit to allow: (i) construction of the Community Service Building as a second main structure on the Project Site (ii) construction of additional parking areas, (iii) and expansion of the Church's sanctuary seating area by opening the Church's existing mezzanine. *SAMC §§ 41.232.5 and 41-632*. A Minor Exception is required for the central archway portion of the roof to ensure that sufficient head-room, in compliance with the Building Code, is provided at the arch springline on the interior of the Community Service Building. The Code permits Minor Exception Modifications so long as the height is not exceeded by more than twenty-five (25) percent of the maximum height permitted. The request is for a modest 20-percent (5-½ foot) increase in height to allow the central archway portion of the Community Service Building's roof to extend up to 32 feet and 6 inches. *SAMC §§ 41.632.(a)(3)(d)*. Finally, at the City's request, the Applicant will seek a Voluntary Parcel Merger to create a single development site, as the Project Site includes multiple legal parcels. *SAMC § 34-366 through 34-371*.

Operations

The Site will continue to be primarily used for religious worship in accordance with the Coptic Orthodox faith traditions. At present, the sanctuary contains seating for 324 (including 2 accessible wheelchair areas), including a cry room for parishioners to temporarily occupy during services. When the mezzanine is opened, additional pew seating and 6 accessible seating areas for approximately 110 parishioners will become available during religious services. The existing baptistry adjacent to the sanctuary will remain as ancillary to the sanctuary, and is not used at the same time regular divine liturgy services are taking place in accordance with Coptic faith traditions. In addition, the existing meeting rooms and offices on the first floor and the existing meeting/reading room and short-stay guest quarters on the second floor will remain as ancillary uses to the Church's religious worship and operations in compliance with original approvals and building permits. As noted above, with the exception of the restrooms, the basement uses will be discontinued and relocated to the new Community Service Building, and the basement will be used for ancillary storage for items such as holiday decorations and maintenance supplies.

In general, the Church has approximately 8 liturgies during a typical week that are 2 to 2-½ hours in length that take place in the Church between the hours of 5:00 AM and 12:00 PM throughout the course of the week. Of the 8 liturgies that take place during the week, the two primary and most attended liturgies take place on Sunday from 6:30 AM to 9 AM and at 9:30 AM to 12:00 PM. During liturgies, in accordance with Coptic Orthodox faith traditions, all parishioners are in the sanctuary and no Sunday school or separate youth liturgies take place.

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In addition to the liturgies during the week, two small community meetings take place -- one for senior citizens and one for women of the parish. These generally occur in the late morning or afternoon between 10:00 AM and 3:00 PM. These meetings often entail a service in the Church and afterwards the preparation of a light snack in the kitchen and gathering in the multipurpose room. On evenings, a variety of bible study, hymnal/vesper trainings, choir practice, and parish community meetings take place in the multipurpose room and/or the religious education/community programming rooms. These generally occur between the hours of 6:00 PM and 10:30 PM on Monday through Saturday. In addition, the parish priests may hold office hours for parishioners within the Church or ancillary office areas any day of the week. In a typical week, the Church and premises are secured at 10:30 PM each night and unlocked at 5:00 AM each morning by the Church's maintenance staff.

In the new Community Service Building, the religious education and community programming rooms will be used for regular bible study meetings for children from 1st grade through college, typically during the hours of 7:00 PM to 9:30 PM throughout the week. The religious gift shop will sell books, icons, rosaries, audio/visual materials and be open primarily during the hours of 10:30 AM to 6:30 PM. The reception area, multipurpose room and commercial kitchen will be available for use by parishioners for either regular meetings such as the senior or women's group meeting and preparation of related group meals, or for special occasions/receptions such as weddings, baptisms, or funerals.¹

Religious sacraments such as weddings, baptisms, and funerals may also take place within the Church during the week. Wedding may only take place outside of Advent, Lenten, and similar periods during the year, totaling only approximately 20 weeks in a calendar year. Generally, wedding services take place on Saturdays and Sundays and last 2.5 hours. Baptisms and funerals happen year round, except Holy week (Easter week). Baptisms often take place on Saturday before a liturgy. Funerals can take place any day of the week, and last 1.5 hours, typically between the hours of 10:30 AM and 12:00 PM.

In addition to the typical or regular liturgies and sacramental services, the Coptic Orthodox Church is known for its many liturgical services, such as vigils. The Advent (pre-Christmas) period is highlighted by several nightlong vigils. In the spring during Pascha week, which culminates with the Feast of the Resurrection (Easter Sunday), the congregation spends that week's Friday evening and Saturday morning in a long service. Additionally, on occasion throughout the year, nightlong vigils are also undertaken, and such vigils usually end with an early morning Eucharistic liturgy. Vigils reflect traditional and deeply cherished church rites that are centuries old and yet remain a part of a lasting identity of Egyptian Christians in the diaspora. They are a central practice of the Church. In addition, the Church hosts overnight trainings for the deacons within the dioceses four to five times a year. Approximately twenty to

¹ Note, absolutely no dancing, smoking or alcohol is permitted on the property, outside of sacramental wine, including during events and celebrations.

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thirty deacons gather from 7:00 PM to 7:00 AM to study hymns. The deacons remain in the Church's sanctuary through the training. Accordingly, throughout the year, late or midnight services that extend into the early morning hours and overnight or day-long vigils take place in accordance with Coptic Orthodox faith traditions.

Finally, for certain religious celebrations, such as Holy week, the Church hires a security service to patrol the Church's property and the surrounding neighborhood in a vehicle as a "good-neighbor" effort and service. More recently, during festal liturgies, the Church has requested that two officers from the Santa Ana Police Department park at the main entrance for the duration of the liturgy.

(See Exhibit 1 that includes a typical week's liturgy schedule and contains a list of regular vigils and outline of additional religious celebrations that take place throughout the year in accordance with Coptic faith traditions.)

Parking

The Project will provide all required parking onsite. The existing surface parking lot and the new surface parking areas will be reconfigured to provide a total of 156 parking spaces, including 8 accessible parking spaces (two of which are van accessible), meeting all Code requirements. In addition, the Project will install bicycle racks that will support at least eight bicycles, in accordance with the Code requirements.²

As described above, no changes are proposed to the Church's main sanctuary or ancillary areas, which means that the parking requirement for these areas would remain the same. The Church's approval records indicate that a total of 101 parking spaces are required to be provided for the Church's worship area and ancillary rooms.³ As the existing mezzanine will be opened to allow additional occupancy during worship services in connection with the Project, additional parking is required for this area. The mezzanine will provide seating for up to 110 additional parishioners, including non-fixed seats area accessible to wheelchairs, which requires up to 37 additional parking spaces.⁴ Accordingly, a total of 138 onsite parking spaces are required to be provided to support the Church. As the Project includes a total of 156 parking

² Pursuant to the Code, "key activity locations," such as churches, must provide a minimum of "eight (8) bicycle parking spaces if more than fifty (50) parking spaces are required." (SAMC § 41-1307.1.)

³ Pursuant to the Traffic and Parking Study for Archangel Michael Coptic Orthodox Church prepared by Transportation Engineers, Inc., dated July 28, 1988, in consideration of CUP-88-11, "a total of 101 parking spaces will be provided, which will comply with the City of Santa Ana Parking Code." (Traffic and Parking Study, 1988, p. 3)

⁴ The Code requires "One (1) space for each three (3) fixed seats" to be provided for Churches, Chapels and Religious Meeting Hall uses. (SAMC § 41-1411) Additionally, the Code provides that "Eighteen (18) inches of bench space shall be deemed the equivalent of one (1) seat" for bench or pew seating. (SAMC § 41-1309.(4))

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spaces, all of the Church's 138 required parking space, plus 18 surplus parking spaces, are provided onsite.⁵

The new Community Service Building is being constructed to replace the uses currently taking place in the existing Church basement. As detailed above the, the new Community Service Building will consist of a new above-grade two-story approximately 9,928 square foot building. The new Community Service Building will approximately include the following (final square footages will be determined during building permit plan check): 325 square feet of offices for the clergy; 1,825 square feet for religious education rooms; 250 square feet for a religious gift shop; a 450 square foot reception area; 175 square feet for a community pantry/storage; 2,775 square feet community social hall/multipurpose area; 450 square feet for general storage (e.g. tables and chairs for multipurpose room); 450 square feet for a commercial kitchen; and 275 square feet for the Bethlehem where holy bread for religious services and celebrations is made and stored. In compliance with the former conditions of approval, which prohibited simultaneous use the Church's worship and basement areas, the Church and the Community Service Building will not be occupied by parishioners concurrently during a worship service. Even under a very conservative application of the Code's parking requirement, applying the Code's parking requirement for Churches, Chapels and Religious Meeting Halls to all occupied areas, a maximum of 122 parking spaces could be required for the Community Service Building, which is still less than the parking requirement for the Church. Accordingly, all of the Community Service Building's required parking spaces, plus surplus parking spaces, are provided onsite.

A parking demand analysis is underway as part of the City's review process. As of the date of this project description, that analysis has not been completed.

Design

The new Community Service Building is situated behind the Church, also facing the Edinger Avenue frontage. The Community Service Building has been designed to architecturally mirror the existing Church's eastern design, keeping with the traditional of the Coptic Orthodox Church. The architectural design, roof design, materials, and colors of the new Community Service Building will match those of the existing Church. The existing Church is 35 feet in height in accordance with its original approvals. The majority of the Community Service Building roofline will be no more than 27 feet in height. However, the central arches will extend up to a maximum of 32-½ feet. The additional height is needed to not only carry forward the complementary and traditional Coptic architectural design from the Church, but also to ensure that sufficient head room, in compliance with the Building Code, is provided on the interior of

⁵ The parking calculations included in the plan set represents an unlikely worst case scenario that includes parking for non-fixed seat area accessible to wheelchairs and double counts parking for the cry room that has no seating and is only temporarily occupied by parishioners who have and return to their seats in the sanctuary. Even under this extreme scenario, the Project still provides parking in excess of the City's requirements, as demonstrated in the plan set.

ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH
COMMUNITY SERVICE BUILDING PROJECT
4405 W EDINGER AVE, SANTA ANA, CA 92704

the Community Service Building. Accordingly, a Minor Exception to allow an 20 percent (5-½ foot) increase in height for portions of the Community Service Building's roof to extend up to 32-½ feet in height is being requested. The Code permits Minor Exception Modifications so long as the height is not exceed by more than twenty-five (25) per cent of the maximum height permitted. *SAMC §§ 41.632.(a)(3)(d)*. All other aspects of the Project's design comply with Code standards.

A central courtyard with decorative features, paving, and landscaping will separate the Community Service Building from the Church. A pedestrian walkway and accessible paths of travel will be provided around the Church and Community Service Building providing easy paths of travel from the parking areas to the buildings and to Edinger Avenue. The parking area and the perimeter the Site will be landscaped with a variety of trees, turf, ornamental plants and drought tolerant plants. Approximately 25-percent of the Project Site will be landscaped, resulting in more than 26,500 square feet (0.66 acres) of landscaping. In addition to the landscaping, new walls and fences will be installed along the perimeter of the Project Site where the existing residences are being demolished. Once completed, the frontages along the Regent Drive and Gates Street will have a new six-foot tall block wall, as well as be improved with drought tolerant landscaping and irrigation, in addition to new trees. Along the eastern property boundaries with the adjacent existing residential neighbors, an eight-foot block wall is proposed, at the request of the neighbors. The frontage will be landscaped with turf, drought tolerant landscaping, and trees as requested by the City.

Access on to the Project Site will be available via two two-way driveways on Edinger Avenue. The existing two-way driveway onto the Site will remain in its current location. A second two-way driveway will be constructed to the east of the Church. Overall, the primary focus of the design of the access driveways, internal drive aisles and the parking areas was to allow a cohesive vehicular patterns and movement across the Site and allow vehicles to enter and exit safely and timely.

A Focused Traffic Assessment was completed by Urban Crossroads on June 19, 2018 for the City of Santa Ana. The purpose of the assessment was to identify potential traffic impacts resulting from the development of the proposed Project. Urban Crossroads' study concluded that the Project would have less than significant impacts at all intersections and under all scenarios and determined that no mitigation is required. On Monday, July 9, 2018 the City of Santa Ana's Public Works Department completed their review of Urban Crossroads' Focused Traffic Assessment and concurred with Urban Crossroads' findings and determinations.

EXHIBIT 1

ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH OPERATIONS OVERVIEW

REGULAR WEEKLY RELIGIOUS SCHEDULE AND ADDITIONAL SERVICES, RELIGIOUS CELEBRATIONS & PARISH EVENTS

REGULAR LITURGY SERVICES

- Sunday | 7:00 AM – 9:00 AM | Arabic Liturgy
- Sunday | 9:30 AM – 12:00 PM | English Liturgy
- Tuesday | 5:00 AM – 7:00 AM | Liturgy
- Wednesday | 7:00 AM – 9:30 AM | Divine Liturgy
- Thursday | 5:00 AM – 7:00 AM | Liturgy
- Friday | 7:00 AM – 9:30 AM | Divine Liturgy
- Friday | 9:00 PM – 10:00 PM | Midnight Praise
- Saturday | 9:00 PM – 10:00 PM | Midnight Praise

ADDITIONAL RELIGIOUS SERVICES & CELEBRATIONS

- Weddings – Wedding may only take place outside of Advent, Lenten, and similar periods during the year, totaling only approximately 20 weeks in a calendar year. Generally, wedding services take place on Saturdays and Sundays and last 2.5 hours.
- Baptisms – Baptisms may take place year round, except Holy week (Easter week). Baptisms often take place on Saturday before a liturgy.
- Funerals – Funerals may take place year round, except Holy week (Easter week). Funerals can take place any day of the week, and last 1.5 hours, typically between the hours of 10:30 AM and 12:00 PM.
- Vigils – Vigils reflect traditional and deeply cherished church rites that are centuries old and yet remain a part of a lasting identity of Egyptian Christians in the diaspora. They are a central practice of the Church. Overnight vigils take place on Saturdays during Advent, the week preceding the Coptic Christmas. In the spring during Pascha week (Holy week), which culminates with the Feast of the Resurrection (Easter Sunday), the congregation spends that week's Friday evening and Saturday morning in a long service. Additionally, on occasion throughout the year, nightlong vigils are also undertaken for certain feasts.
- Religious Trainings – Trainings for the deacons within the dioceses may occur four to five times a year. Approximately twenty to thirty deacons gather from 7:00 PM to 7:00 AM to study hymns. The deacons remain in the Church's sanctuary through the training.
- Religious Counseling – The parish's priest are available for religious counseling for parishioner based the individual needs and requests.

REGULAR PRAYER, BIBLE STUDY, YOUTH MEETINGS, AND SENIOR CITIZEN'S MEETING

- Sunday | 12:00 PM – 1:00 PM | College Meeting
- Monday | 7:00 PM – 8:00 PM | Prayer Meeting
- Tuesday | 12:00 PM – 1:30 PM | Senior Citizens Meeting
- Tuesday | 6:00 PM – 8:30 PM | English & Citizenship Classes
- Tuesday | 7:00 PM – 9:00 PM | Bible Study Meetings
- Wednesday | 8:00 PM – 9:00 PM | English Bible Study
- Thursday | 7:30 PM – 9:30 PM | Arabic Youth Meeting
- Friday | 6:00 PM – 9:00 PM | Deacon Hymns Classes
- Friday | 7:00 PM – 9:00 PM | Ladies Meeting, Hymns Classes Meeting, and High School Sunday School
- Saturday | 6:30 PM – 8:30 PM | Vespers & Adult Bible Study
- Saturday | 7:00 PM – 9:00 PM | Elementary and Jr High Sunday School and High School Youth Meeting

REGULAR WEEKLY RELIGIOUS SCHEDULE AND ADDITIONAL SERVICES, RELIGIOUS CELEBRATIONS & PARISH EVENTS

	Regular Weekly Schedule																	
	Sunday		Monday		Tuesday		Wednesday		Thursday		Friday		Saturday					
5:00 AM					Liturgy 5:00 AM – 7:00 AM				Liturgy 5:00 AM – 7:00 AM									
5:30 AM																		
6:00 AM																		
6:30 AM	Liturgy in Arabic 6:30 AM – 9:00 AM				Liturgy 8:00 AM – 10:00 AM		Divine Liturgy 7:00 AM – 9:30 AM				Divine Liturgy 7:00 AM – 9:30 AM		Devine Liturgy 8:00 AM – 10:00 AM					
7:00 AM																		
7:30 AM																		
8:00 AM																		
8:30 AM																		
9:00 AM																		
9:30 AM	Liturgy in English 9:30 AM – 12:00 PM				Senior Citizens Meeting 11:00 AM – 3:00 PM				Ladies Meeting 10:00 AM – 1:30 PM									
10:00 AM																		
10:30 AM																		
11:00 AM																		
11:30 AM																		
12:00 PM	College Meeting 12:00 PM – 1:00 PM																	
12:30 PM																		
1:00 PM	Scout Training 1:00 PM – 5:00 PM																	
1:30 PM																		
2:00 PM																		
2:30 PM																		
3:00 PM																		
3:30 PM																		
4:00 PM																		
4:30 PM													Choir Class 4:30 PM – 6:30 PM					
5:00 PM																		
5:30 PM																		
6:00 PM						English & Citizenship Classes 6 PM – 8:30 PM						Hymns Classes, Youth Church History 6 PM – 9 PM	Vespers & Adult Bible Study 6:30 PM – 8:30 PM					
6:30 PM																		
7:00 PM	Bible Study 7:00 PM – 9:00 PM		Adult Prayer Meeting 7 PM – 8 PM	Youth Prayer Meeting 7 PM – 8 PM	Bible Study Meetings 7 PM – 9 PM		Bible Study Meeting 7:30 PM – 9:30 PM		Youth Meeting 7:30 PM – 9:30 PM		HS Bible Study 7 PM – 9 PM				Evening Praises 9 PM – 10:30 PM	Sunday School 7 PM – 9 PM		
7:30 PM																		
8:00 PM																		
8:30 PM																		
9:00 PM													Evening Praises 9 PM – 10 PM					
9:30 PM																		
10:00 PM																		
10:30 PM																		
11:00 PM																		
11:30 PM																		

Weddings	Wedding may only take place outside of Advent, Lenten, and similar periods during the year, totaling only approximately 20 weeks in a calendar year. Generally, wedding services take place on Saturdays and Sundays and last 2.5 hours.
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Weddings	Wedding may only take place Saturday, Sunday, Lenten, and annual periods during the year, totaling only, approximately, 12 weeks in a calendar year, generally, wedding services take place on Saturdays and Sundays and last the weekend.
Baptisms	Baptisms may take place year round, except Holy week (Easter week). Baptisms often take place on Saturday before a liturgy.
Funerals	Funerals may take place year round, except Holy week (Easter week). Funerals can take place any day of the week, and last 1.5 hours, typically between the hours of 10:30 AM and 12:00 PM.
Vigils	Vigils reflect traditional and deeply cherished church rites that are centuries old and yet remain a part of a lasting identity of Egyptian Christians in the diaspora. They are a central practice of the Church. Overnight vigils take place on Saturdays during Advent, the week preceding the Coptic Christmas. In the spring during Pascha week (Holy week), which culminates with the Feast of the Resurrection (Easter Sunday), the congregation spends that week's Friday evening and Saturday morning in a long service. Additionally, on occasion throughout the year, nightlong vigils are also undertaken for certain feasts.
Religious Trainings	Trainings for the deacons within the dioceses may occur four to five times a year. Approximately twenty to thirty deacons gather from 7:00 PM to 7:00 AM to study hymns. The deacons remain in the Church's sanctuary through the training.
Religious Counseling	The parish's priest are available for religious counseling for parishioner based the individual needs and requests.

EXHIBIT 5

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

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EXHIBIT 6

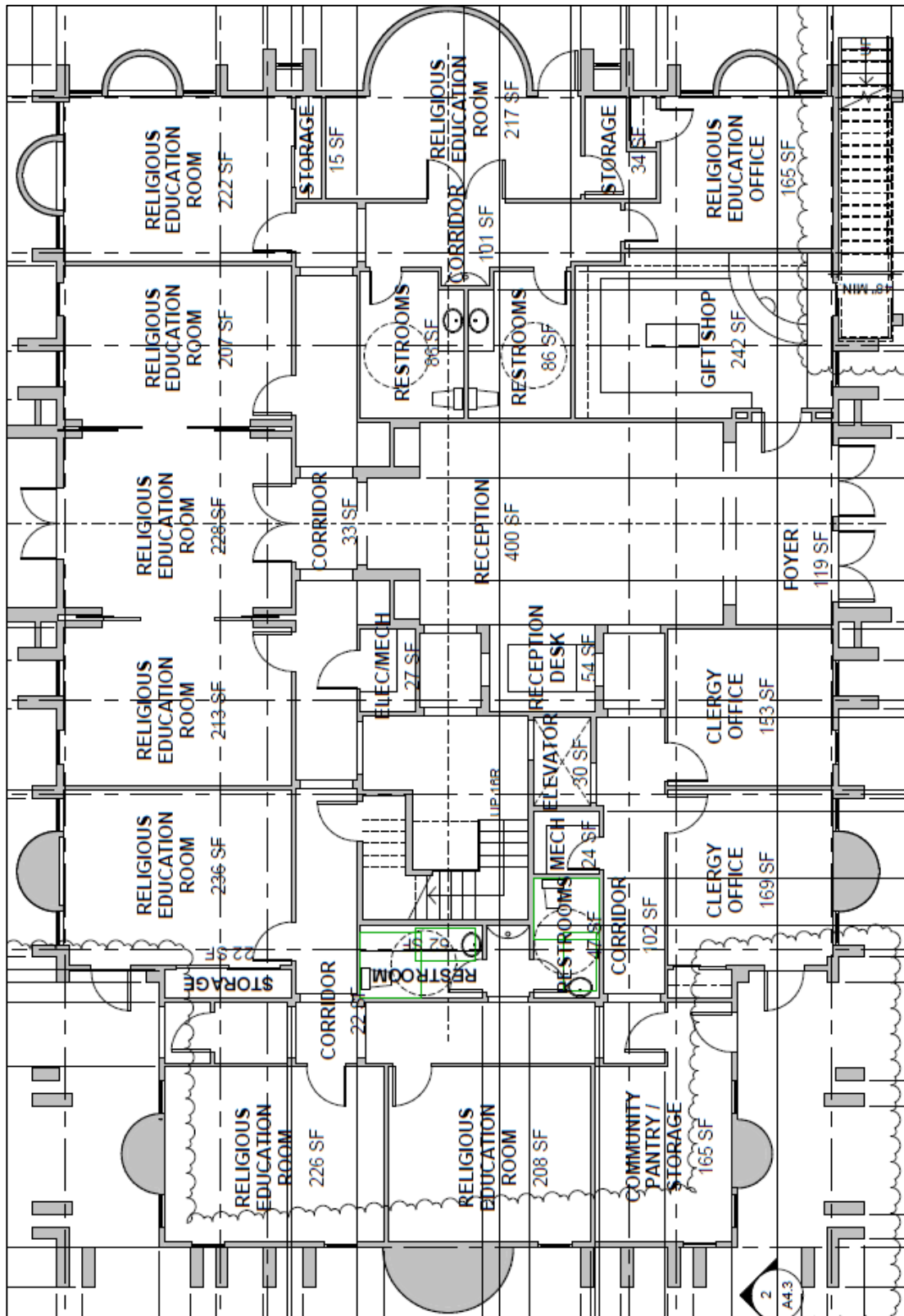
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CUP No. 2019-01, ME No. 2019-01
Archangel Michael Coptic Church
4405 West Edinger Avenue
Site Plan
EXHIBIT 6

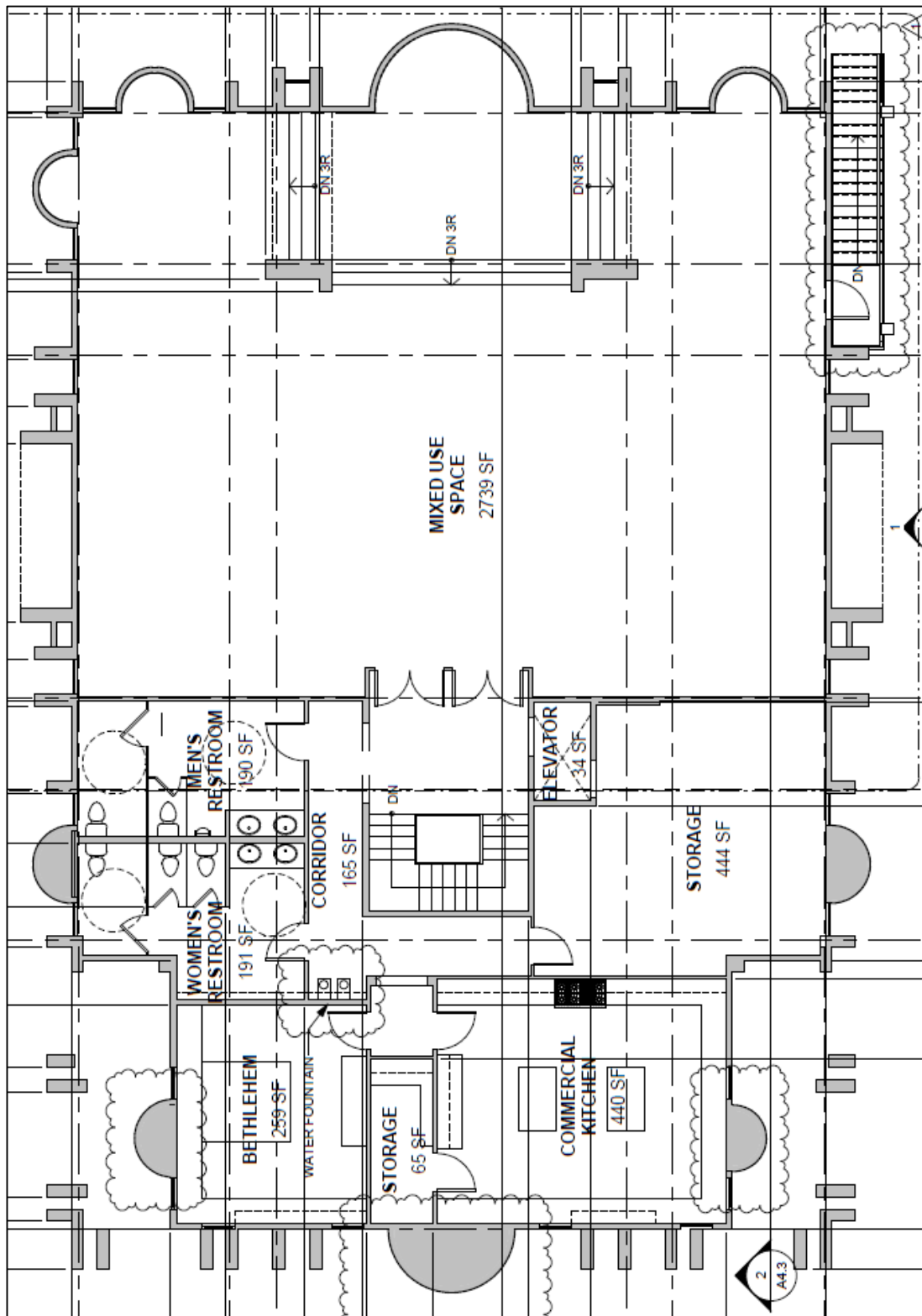
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EXHIBIT 7

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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 Floor Plan
 EXHIBIT 7



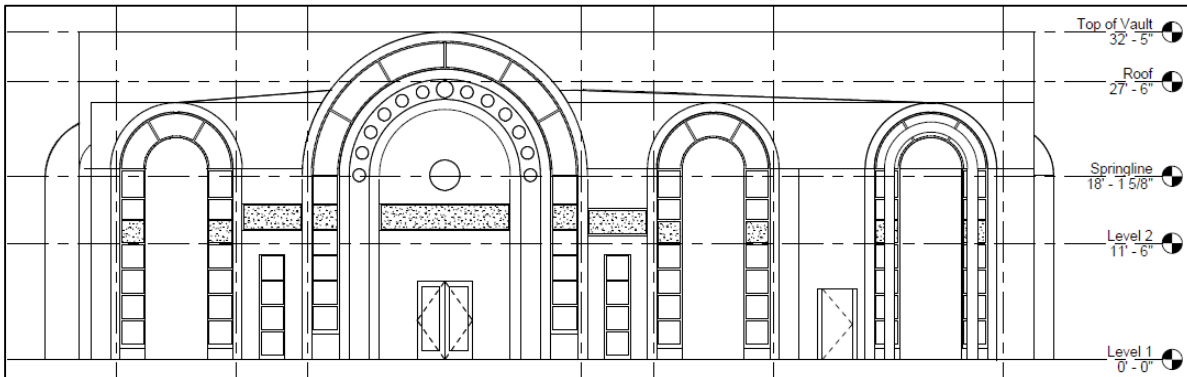
CUP No. 2019-01, ME No. 2019-01
 Archangel Michael Coptic Church
 4405 West Edinger Avenue
 Community Service Building 2nd Floor Floor Plan
 EXHIBIT 7

EXHIBIT 8

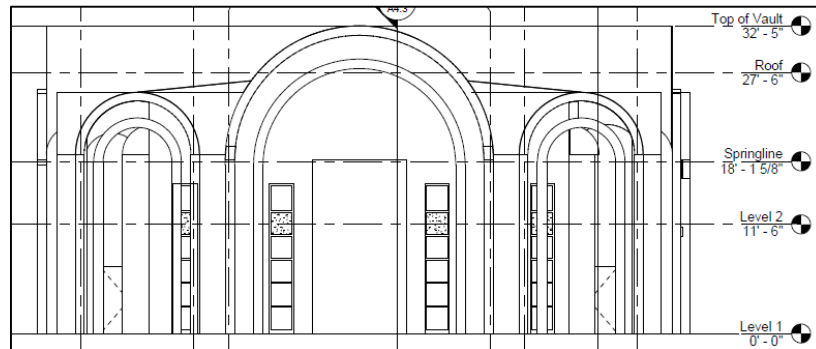
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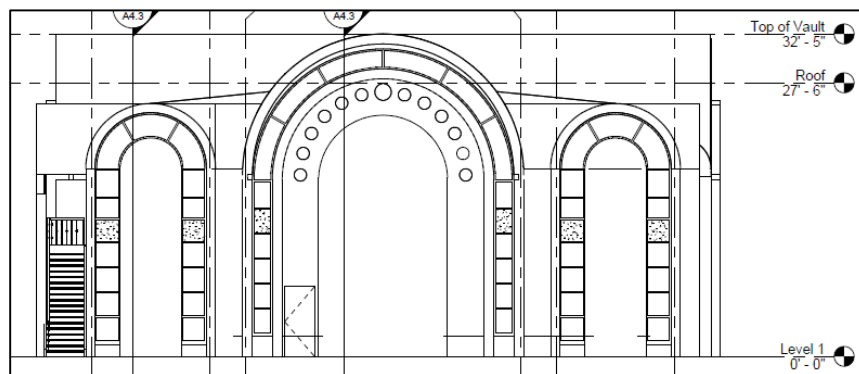
NORTH



SOUTH



WEST



EAST

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

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

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EXHIBIT 10

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CUP No. 2019-01, ME No. 2019-01
Archangel Michael Coptic Church
4405 West Edinger Avenue
Rendering
EXHIBIT 10

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EXHIBIT 11

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Statement of the Department of Justice on the Land-Use Provisions of the Religious Land Use and Institutionalized Persons Act (RLUIPA)

The Religious Land Use and Institutionalized Persons Act (RLUIPA), 42 U.S.C. § 2000cc et seq., is a civil rights law that protects individuals and religious institutions from discriminatory and unduly burdensome land use regulations.¹ After hearings in which Congress found that religious assemblies and institutions were disproportionately affected, and in fact often were actively discriminated against, in local land use decisions, Congress passed RLUIPA unanimously in 2000. President Clinton signed RLUIPA into law on September 22, 2000.

Congress found that zoning authorities were frequently placing excessive or unreasonable burdens on the ability of congregations and individuals to exercise their faith with little to no justification and in violation of the Constitution. Congress further found that religious institutions often faced both subtle and overt discrimination in zoning, particularly minority, newer, smaller, or unfamiliar religious groups and denominations.²

Congress also found that, as a whole, religious institutions were treated worse than comparable secular institutions by zoning codes and zoning authorities. As RLUIPA's Senate sponsors, Senator Hatch and the late Senator Kennedy, said in their joint statement issued upon the bill's passage: "Zoning codes frequently exclude churches in places where they permit theaters, meetings halls, and other places where large groups of people assemble for secular purposes. . . . Churches have been denied the right to meet in rented storefronts, in abandoned schools, in converted funeral homes, theaters, and skating rinks—in all sorts of buildings that were permitted when they generated traffic for secular purposes."³

Congress further found that zoning authorities frequently were placing excessive burdens on the ability of congregations and individuals to exercise their faiths without sufficient justification, in violation of the Constitution.

¹ This Statement deals with RLUIPA's land use provisions. Another section of RLUIPA protects the religious freedom of persons confined to prisons and certain other institutions.

² 146 CONG. REC. S7774 (daily ed. July 27, 2000) (joint statement of Senators Hatch and Kennedy).

³ *Id.* at S7774-75.

RLUIPA provides a number of important protections for the religious freedom of persons, places of worship, religious schools, and other religious assemblies and institutions, including:

- *Protection against substantial burdens on religious exercise:* Section 2(a) of RLUIPA prohibits the implementation of any land use regulation that imposes a “substantial burden” on the religious exercise of a person or institution except where justified by a “compelling governmental interest” that the government pursues in the least restrictive way possible.
- *Protection against unequal treatment for religious assemblies and institutions:* Section 2(b)(1) of RLUIPA provides that religious assemblies and institutions must be treated at least as well as nonreligious assemblies and institutions.
- *Protection against religious or denominational discrimination:* Section 2(b)(2) of RLUIPA prohibits discrimination “against any assembly or institution on the basis of religion or religious denomination.”
- *Protection against total exclusion of religious assemblies:* Section 2(b)(3)(A) of RLUIPA provides that governments must not totally exclude religious assemblies from a jurisdiction.
- *Protection against unreasonable limitation of religious assemblies:* Section 2(b)(3)(B) of RLUIPA provides that government must not unreasonably limit “religious assemblies, institutions, or structures within a jurisdiction.”

RLUIPA’s protections can be enforced by the Department of Justice or by private lawsuits. In the ten years since its passage, RLUIPA has been applied in a wide variety of contexts and has been the subject of substantial litigation in the courts. It is a complex statute, with five separate provisions that protect religious exercise in different but sometimes overlapping ways. In order to assist persons and institutions in understanding their rights under RLUIPA, and to assist municipalities and other government entities in meeting the requirements imposed on them by RLUIPA, the Department of Justice has created this summary and accompanying questions and answers.

Date: September 22, 2010

Questions and Answers on the Land-Use Provisions of RLUIPA

1. Who is protected and what types of activities are covered by RLUIPA?

RLUIPA protects the religious exercise of “persons,” defined to include religious assemblies and institutions in addition to individuals. RLUIPA has been used, for

example, to protect houses of worship, individuals holding prayer meetings in their homes, religious schools, religious retreat centers, faith-based homeless shelters, soup kitchens, group homes, and other social services.

2. What does “religious exercise” include?

RLUIPA provides in Section 8 that “religious exercise” includes any exercise of religion, “whether or not compelled by, or central to, a system of religious belief.” Thus a county or municipality cannot avoid the force of RLUIPA by asserting that a particular religious activity is something that a religious group merely wants to do rather than something that it must do. For example, a town could not claim that Wednesday prayer meetings are not religious exercise because they are less central to a church’s beliefs or less compulsory than Sunday worship services.

RLUIPA also specifies in Section 8 that “[t]he use, building, or conversion of real property for the purpose of religious exercise shall be considered to be religious exercise” This provision makes clear that construction or expansion of places of worship and other properties used for religious exercise purposes is religious exercise under RLUIPA.

Religious exercise covers a wide range of activities, including operation of homeless shelters, soup kitchens, and other social services; accessory uses such as fellowship halls, parish halls and similar buildings or rooms used for meetings, religious education, and similar functions; operation of a religious retreat center in a house; religious gatherings in homes; and construction or expansion of schools, even where the facilities would be used for both secular and religious educational activities.

3. Who is bound by RLUIPA’s requirements?

RLUIPA applies to states (including state departments and agencies) and their subdivisions such as counties, municipalities, villages, towns, cities, city councils, planning boards, zoning boards and zoning appeals boards. RLUIPA does not cover the actions of private citizens unless acting under color of state law, such as government employees. RLUIPA does not apply to the federal government, though another similar law, the Religious Freedom Restoration Act, 42 U.S.C. § 2000bb, does.

4. Does RLUIPA exempt religious assemblies and institutions from local zoning laws?

No. RLUIPA is not a blanket exemption from zoning laws. As a general matter, religious institutions must apply for the same permits, follow the same requirements, and go through the same land-use processes as other land users. RLUIPA does not pre-empt or replace the normal zoning code. Rather, it imposes a number of safeguards and

requirements on local governments regarding zoning that impact religious uses by requiring that:

- the zoning law or its application not substantially burden religious exercise without compelling justification pursued through the least restrictive means,
- the zoning law not treat religious uses less favorably than nonreligious assemblies and institutions,
- the law not discriminate based on religion or religious denomination, and
- the jurisdiction not totally or unreasonably restrict religious uses.

When there is a conflict between RLUIPA and the zoning code or how it is applied, RLUIPA, as a federal civil rights law, takes precedence and the zoning law must give way.

So long as a municipality applies its codes uniformly and does not impose an unjustified substantial burden on religious exercise, it may apply traditional zoning concerns – such as regulations addressing traffic, hours of use, parking, maximum capacity, intensity of use, setbacks, frontage – to religious uses just as they are applied to any other land uses.

5. Are there occasions when a religious assembly or institution does not have to apply for zoning approval, and appeal any denial, before it has recourse to RLUIPA?

As a practical matter, applying for a zoning permit, special use permit, conditional use permit, special exception, variance, rezoning, or other zoning procedure, and appealing within that system in case of denials, is often the fastest and most efficient way to obtain ultimate approval. Religious institutions and local governments are encouraged to attempt to resolve disputes through established zoning processes.

In some circumstances courts have held that religious institutions need not make an application or appeal before filing a RLUIPA lawsuit. These include settings where further application or appeal would be futile under the circumstances, or there would be excessive delay, uncertainty or expense, or if the application requirements are discriminatory on their face.

6. RLUIPA applies to any “land use regulation.” What does that mean?

RLUIPA defines land use regulation as a “zoning or landmarking law . . . that limits or restricts a claimant’s use or development of land.” Zoning law encompasses laws, ordinances or codes that determine what type of building or land use can be located in what areas and under what conditions. Landmark preservation laws are restrictions that municipalities place on specific buildings or sites to preserve those that are deemed significant for historical, architectural, or cultural reasons. RLUIPA’s definition of land use regulation, however, does not extend to every type of law involving land, such as fire

codes, ordinances requiring use of municipal sewer connections, laws regarding property taxes, most landlord-tenant laws, laws governing trespass, and others.

7. Does RLUIPA apply to local governments using eminent domain to take property owned by religious institutions?

“Eminent domain” refers to government taking of private property for public use with just compensation. As a general matter, it is not a zoning or landmarking law, and thus RLUIPA will not apply. However, where municipalities have tried to use eminent domain to short-circuit the zoning process for places of worship that have applied for zoning approval, courts have found that such actions may be covered by RLUIPA.

8. Can places of worship still be landmarked?

Yes, places of worship can be landmarked. However, like any other land-use regulation, landmarking designations that impose a substantial burden on religious exercise must be justified by compelling government interests and pursued in the least restrictive means. Also, landmarking regulations must not be applied discriminatorily.

9. What kinds of burdens on religious exercise are “substantial burdens” under RLUIPA?

The substantial burden inquiry is fact-intensive, and looks at the degree to which a zoning or landmarking restriction is likely to impair the ability of a person or group to engage in the religious exercise in question. Whether a particular restriction or set of restrictions will be a substantial burden on a complainant’s religious exercise will vary based on context, such as the size and resources of the burdened party, the actual religious needs of an individual or religious congregation, the level of current or imminent space constraints, whether alternative properties are reasonably available, the history of a complainant’s efforts to locate within a community, the absence of good faith by the zoning authorities, and many other factors.

Generally, when a municipality takes one of the following types of actions, it may constitute a substantial burden on religious exercise under RLUIPA:

- effectively barring the use of a particular property for religious activity;
- imposing a significantly great restriction on religious use of a property; or
- creating significant delay, uncertainty, or expense in constructing or expanding a place of worship, religious school, or other religious facility.

Courts have, for example, found substantial burdens on religious exercise in a denial of a church construction permit due to onerous off-street parking requirements imposed by a city, a permit condition requiring a religious retreat center to operate as a bed-and-breakfast, a denial of construction of a parish center, a denial of expansion plans for a religious school, and a denial of the ability to convert a building’s storage space to religious use.

Conversely, courts have found no substantial burden violation when a church was denied the amount of off-street parking it would have preferred when there were reasonable parking alternatives available, when a religious high school was denied the ability to operate a commercial fitness center and dance studio out of a portion of its building, and when a church was barred from demolishing an adjacent landmarked building it had purchased in order to construct a family life center, as there was other space on the church's campus that would be suitable.

10. RLUIPA contains a complicated description about when the “substantial burden” section will apply. Just when does the “substantial burden” test apply in a particular case?

RLUIPA applies the substantial burden test to zoning or landmarking laws that have procedures in place under which the government makes “individualized assessments of the proposed uses for the property involved.” By their nature, zoning or landmarking decisions typically involve such “individualized assessments.” Individualized assessments are present when the government looks at and considers the particular details of a proposed land use in deciding whether to permit or deny the use. It thus will cover most applications for variances, special use permits, special exceptions, rezoning requests, conditional use permits, zoning appeals, and similar applications for relief, since these all ordinarily involve the government reviewing the facts and making discretionary determinations whether to grant or reject an application. A denial of a building or occupancy permit based *solely* on a mechanical, objective basis with no discretion on the part of the decision maker would not be an individualized assessment and thus would not require the application of the substantial burden test. Practically, however, such purely “ministerial” situations are extremely rare in zoning disputes.

Even if a zoning or landmarking case did not involve an individualized assessment, the substantial burden test still applies if the use at issue impacts interstate commerce, such as construction or expansion projects, or if there is federal funding involved.

11. What are examples of compelling interests that will permit local governments to impose substantial burdens on religious exercise?

A government cannot impose a substantial burden on religious exercise *unless* it has a compelling governmental interest for doing so that is pursued through means that are the least restrictive of religious freedom possible. “Compelling interest” is a legal term meaning interests “of the highest order.” Government interests that are merely reasonably or even significantly important are insufficient. Courts have ruled that municipal interests in revenue generation, economic development or eliminating congestion, are not compelling. The burden of proving that an interest is compelling lies squarely on the local government.

Examples of interests that may be compelling are those related to preserving public health and safety. For example, safety concerns relating to traffic can be compelling.

However, a county or municipality cannot simply point to an interest in traffic safety in the abstract as a compelling interest justifying a substantial burden on religious exercise. Rather, the government must show that it has a compelling interest in achieving that interest through the particular restriction at issue, such as safety interests in regulating traffic flow on the particular street at issue.

Even where an interest is compelling, it must be pursued through the least restrictive means. If there is another way that the government could achieve the same compelling interest that would impose a lesser burden on religious exercise, it must choose that way rather than the more burdensome way.

12. What does RLUIPA require of government with regard to the treatment of religious assemblies and institutions as well as nonreligious assemblies and institutions?

Section 2(b)(1) of RLUIPA contains a provision, known as the “equal terms provision.” It provides that “[n]o government shall impose or implement a land use regulation in a manner that treats a religious assembly or institution on less than equal terms with a nonreligious assembly or institution.” This section extends to ordinances that on their face treat religious assemblies or institutions on less than equal terms, as well as ordinances that, although facially neutral, are applied in a manner that treat religious assemblies or institutions on less than equal terms than nonreligious assemblies or institutions.

Congress enacted this provision to address the problem of zoning codes, either facially or in application, excluding places of worship where secular assemblies are permitted. The legislative history points to the problem of houses of worship being excluded where theaters, meeting halls, private clubs, and other secular assembly places are permitted.

Determining if a religious assembly is treated on “less than equal terms” than a secular assembly or institution requires a comparison of how the two types of entities are treated in a zoning code. Courts have differed regarding how such a comparison is made, and thus the precise legal test for determining when this section is violated will vary depending on the judicial circuit in which the case arises.

Courts have found the equal terms section violated in situations where places of worship were forbidden but private clubs were permitted, where religious assemblies were forbidden but auditoriums, assembly halls, community centers, senior citizen centers, civic clubs, day care centers, and other assemblies were permitted, and where places of worship were forbidden but community centers, fraternal associations, and political clubs were permitted.

Regardless of the legal test employed in a particular jurisdiction, however, local governments can avoid violating this section of RLUIPA by ensuring that their regulations focus on external factors such as size, impact on traffic and parking, intensity

of use, hours of operation, noise, and similar objective criteria in regulating land uses, rather than focusing on the content of the speech and assembly activities being regulated.

13. What constitutes discrimination based on religion or religious denomination under RLUIPA?

Section 2(b)(2) of RLUIPA bars implementation of a land use regulation that discriminates on the basis of religion or religious denomination. This bar applies to application of land use regulations that facially discriminate, as well as applications of land use regulation that are facially neutral but which in fact discriminate based on religion or religious denomination. Thus if a zoning permit is denied because town officials do not like members of a particular religious group, or if for any other reason an applicant is denied a zoning permit that would have been given to it had it been part of a different religion or religious denomination, Section 2(b)(2) has been violated. Because this section applies to discrimination based on either religion *or religious denomination*, it can apply to situations where a city may not be discriminating against all members of a religion, but merely a particular sub-group or sect.

14. What does it mean for a local government to totally exclude religious uses from a jurisdiction?

Section 2(b)(3)(A) prohibits local governments from “totally exclud[ing] religious assemblies from a jurisdiction.” If a city, town or county had no location where religious uses are permitted, that would be a facial violation of Section 2(b)(3).

15. What does it mean for a local government to impose unreasonable limitations on a religious assembly, institution, or structure?

Section 2(b)(3)(B) prohibits land use regulations that “unreasonably limit[]” religious assemblies, institutions, or structures within a jurisdiction. This provision is violated if a municipality’s land use laws, or their application, deprive religious institutions and assemblies of reasonable opportunities to use and construct structures within that jurisdiction. A determination of reasonableness depends on a review of all of the facts in a particular jurisdiction, including the availability of land and the economics of religious organizations. Courts have found unreasonable limitations where regulations effectively left few sites for construction of houses of worship, such as through excessive frontage and spacing requirements, or have imposed steep and questionable expenses on applicants.

16. When must someone file suit under RLUIPA?

RLUIPA lawsuits brought by private plaintiffs must be filed in state or federal court within four years of the alleged RLUIPA violation.

17. What can a local government do to avoid liability under RLUIPA?

RLUIPA contains a “safe harbor” provision that protects a local government from application of RLUIPA’s enforcement provisions if it takes steps to ameliorate the violation. Section 4(e) provides that a local government can avoid the force of RLUIPA’s provisions by:

- changing the policy or practice that results in a substantial burden on religious exercise;
- retaining the policy or practice and exempting the substantially burdened religious exercise;
- providing exemptions from the policy or practice for applications that substantially burden religious exercise; or
- any other means that eliminates the substantial burden.

18. What is the Department of Justice’s role in enforcing RLUIPA?

The Department of Justice is authorized to file a lawsuit under RLUIPA for declaratory or injunctive relief, but not for damages. For example, the Department may bring suit seeking an order from a court requiring a municipality that has violated RLUIPA to amend its discriminatory zoning codes or grant specific zoning permits to a place of worship, religious school, or other religious use. However, the Department may not seek monetary awards on behalf of persons or institutions that have been injured. Those who have suffered monetary damages from RLUIPA violations must file individual suits.

The Housing and Civil Enforcement Section of the Civil Rights Division has the delegated authority within the Department to investigate and bring RLUIPA lawsuits, both on its own and in conjunction with United States Attorney’s offices around the country. If you believe you have a potential RLUIPA violation case, you should bring it to the attention of the Department of Justice as soon as possible to allow adequate time for review.

The Department receives many complaints from individuals and groups whose rights under RLUIPA may have been violated. While it cannot bring suit in all cases, the Department may take a number of actions in addition to filing suit to resolve RLUIPA matters. The Department may involve the Community Relations Service (CRS) to address community unrest or discord. It may contact the municipality to educate it regarding its obligations under RLUIPA. It may file an amicus brief to weigh in on an important point of law. In deciding whether to file suit, the Department considers a number of factors including whether a case involves important or recurring issues, particularly serious violations of law, or if it is a case that will set precedent for future cases. Many of the Department’s cases have been resolved by negotiating consent decrees that lay out a municipality’s specific obligations to comply with the law. Aggrieved individuals and institutions are encouraged to seek private counsel to protect their rights, in addition to contacting the Department of Justice.

19. How can someone contact the Department of Justice about a RLUIPA matter?

The Civil Rights Division's Housing and Civil Enforcement Section may be reached by phone at:

(202) 514-4713

(800) 514-1116

(202) 305-1882 (TTY)

(202) 514-1116 (fax).

The mailing address is:

U.S. Department of Justice

Civil Rights Division

950 Pennsylvania Avenue, N.W.

Housing and Civil Enforcement Section, NWB

Washington, D.C. 20530

EXHIBIT 12

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GARDEN GROVE UNIFIED SCHOOL DISTRICT

10331 Stanford Avenue • Garden Grove, CA 92840-6353
Phone: (714) 663-6000 • Fax: (714) 663-6100

BOARD OF EDUCATION

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SUPERINTENDENT
Gabriela Mafi, Ed.D.

October 18, 2018

To Whom It May Concern:

Ladies and Gentlemen:

Please be advised that Archangel Michael Coptic Church has a year round permit with Garden Grove Unified School District to use the parking lot at Newhope Elementary School located at 4419 W. Regent Drive, Santa Ana, CA 92704 every Saturday and Sunday for overflow church parking and special events. They have 51 parking spaces and 3 handicap spaces available for their use and the fee for use of the parking lot is \$100.00 per day.

Please let me know if you have any questions. Thank you for your time and consideration.

Very truly yours,

Deborah R. Welliver

Community Services

Garden Grove Unified School District

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EXHIBIT 13

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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:

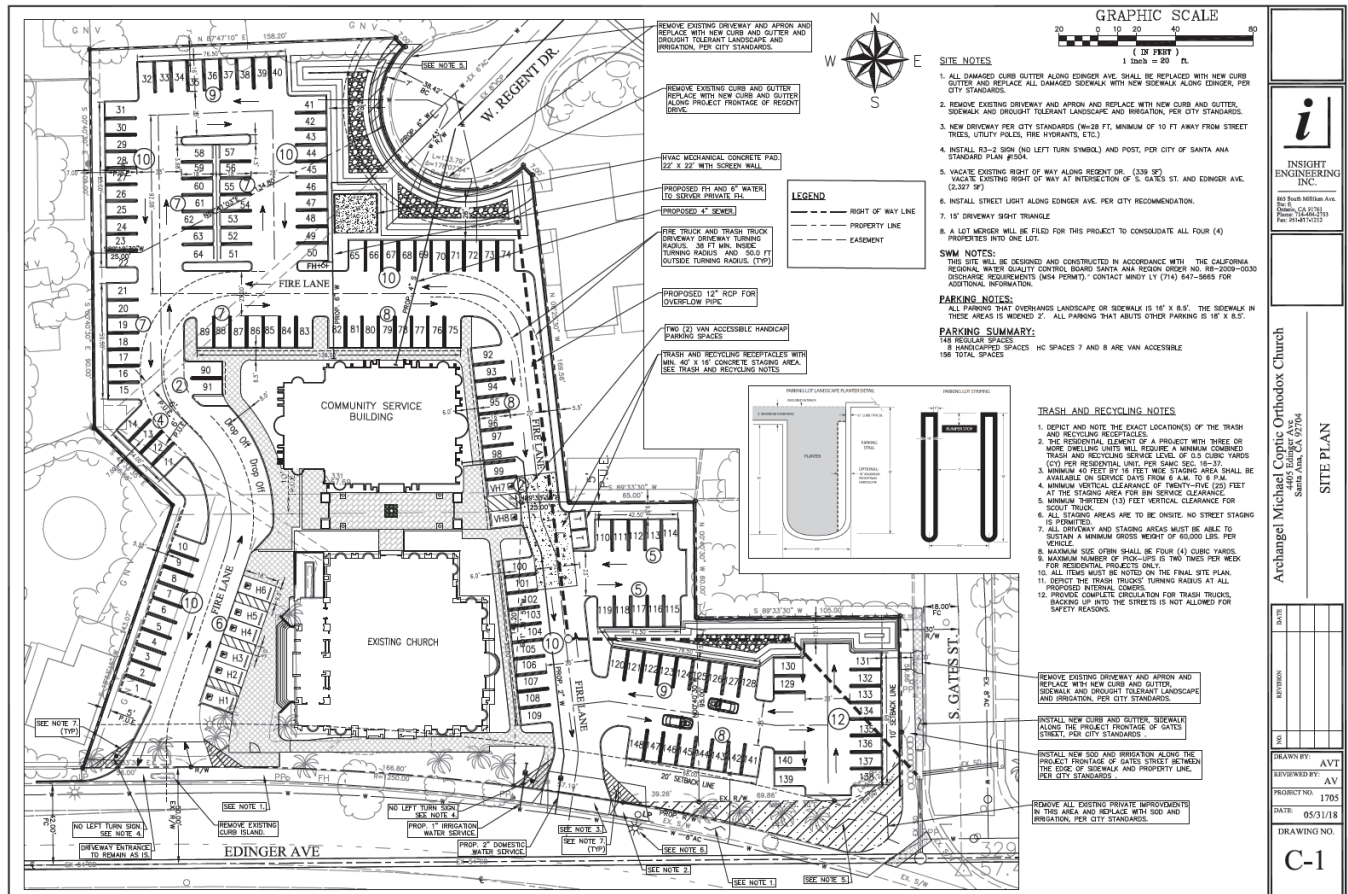
Urban Crossroads, Inc is pleased to provide this Parking Study for the proposed Archangel Michael Coptic Orthodox Church development ("Project"), which is located at 4405 West Edinger Avenue in the City of Santa Ana. It is our understanding that the Project is proposing to expand the existing mezzanine 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 Requirments 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 Requirments 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						
<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
<div>29</div> <div>7a Divine Liturgy</div> <div>8:30a Divine Liturgy</div> <div>12p College Meeting</div>	<div>30</div> <div>7p Prayer Meeting</div>	<div>1</div> <div>12p Senior Citizens IV</div> <div>7p Simultaneous Bibl</div>	<div>2</div> <div>7a Divine Liturgy</div> <div>8p English Bible Stud</div>	<div>3</div> <div>7:30p Arabic Youth M</div>	<div>4</div> <div>7a Divine Liturgy</div> <div>7p Ladies' Meeting, H</div> <div>9p Midnight Praises</div>	<div>5</div> <div>7a Divine Liturgy</div> <div>8:30p Vespers & Ado</div> <div>7p Elementary, Jr Hig</div> <div>9p Midnight Praises</div>
<div>6</div> <div>7a Divine Liturgy</div> <div>8:30a Divine Liturgy</div> <div>12p College Meeting</div>	<div>7</div> <div>7p Prayer Meeting</div>	<div>8</div> <div>12p Senior Citizens IV</div> <div>7p Simultaneous Bibl</div>	<div>9</div> <div>7a Divine Liturgy</div> <div>8p English Bible Stud</div>	<div>10</div> <div>7:30p Arabic Youth M</div>	<div>11</div> <div>7a Divine Liturgy</div> <div>7p Ladies' Meeting, H</div> <div>9p Midnight Praises</div>	<div>12</div> <div>7a Divine Liturgy</div> <div>8:30p Vespers & Ado</div> <div>7p Elementary, Jr Hig</div> <div>9p Midnight Praises</div>
<div>13</div> <div>7a Divine Liturgy</div> <div>8:30a Divine Liturgy</div> <div>12p College Meeting</div>	<div>14</div> <div>7p Prayer Meeting</div>	<div>15</div> <div>12p Senior Citizens IV</div> <div>7p Simultaneous Bibl</div>	<div>16</div> <div>7a Divine Liturgy</div> <div>8p English Bible Stud</div>	<div>17</div> <div>7:30p Arabic Youth M</div>	<div>18</div> <div>7a Divine Liturgy</div> <div>7p Ladies' Meeting, H</div> <div>9p Midnight Praises</div>	<div>19</div> <div>7a Divine Liturgy</div> <div>8:30p Vespers & Ado</div> <div>7p Elementary, Jr Hig</div> <div>9p Midnight Praises</div>
<div>20</div> <div>7a Divine Liturgy</div> <div>8:30a Divine Liturgy</div> <div>12p College Meeting</div>	<div>21</div> <div>7p Prayer Meeting</div>	<div>22</div> <div>12p Senior Citizens IV</div> <div>7p Simultaneous Bibl</div>	<div>23</div> <div>7a Divine Liturgy</div> <div>8p English Bible Stud</div>	<div>24</div> <div>7:30p Arabic Youth M</div>	<div>25</div> <div>7a Divine Liturgy</div> <div>7p Ladies' Meeting, H</div> <div>9p Midnight Praises</div>	<div>26</div> <div>7a Divine Liturgy</div> <div>8:30p Vespers & Ado</div> <div>7p Elementary, Jr Hig</div> <div>9p Midnight Praises</div>
<div>27</div> <div>7a Divine Liturgy</div> <div>8:30a Divine Liturgy</div> <div>12p College Meeting</div>	<div>28</div> <div>7p Prayer Meeting</div>	<div>29</div> <div>12p Senior Citizens IV</div> <div>7p Simultaneous Bibl</div>	<div>30</div> <div>7a Divine Liturgy</div> <div>8p English Bible Stud</div>	<div>31</div> <div>7:30p Arabic Youth M</div>	<div>1</div> <div>7a Divine Liturgy</div> <div>7p Ladies' Meeting, H</div> <div>9p Midnight Praises</div>	<div>2</div> <div>7a Divine Liturgy</div> <div>8:30p Vespers & Ado</div> <div>7p Elementary, Jr Hig</div> <div>9p Midnight Praises</div>

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

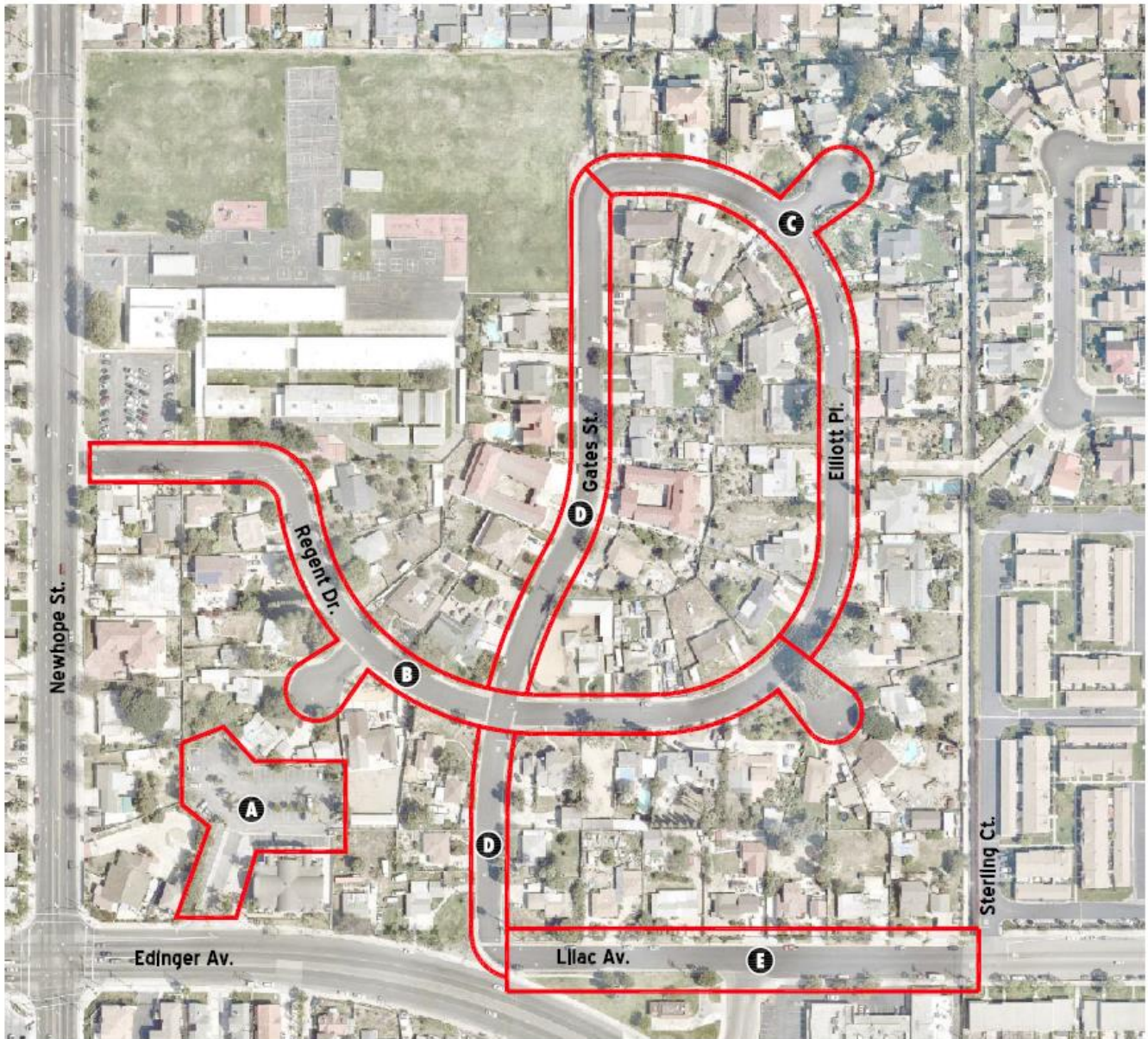
Time	Parking Analysis Zones					Totals	Total On-Street
	Church Lot	West Regents	South Gate Street	South Elliot Place	Lilac Avenue		
6:00 AM	10	18	13	26	33	100	90
6:30 AM	25	18	12	26	32	113	88
7:00 AM	55	18	13	24	32	142	87
7:30 AM	101	18	12	24	33	188	87
8:00 AM	101	18	12	25	35	191	90
8:30 AM	101	22	19	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

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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.

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

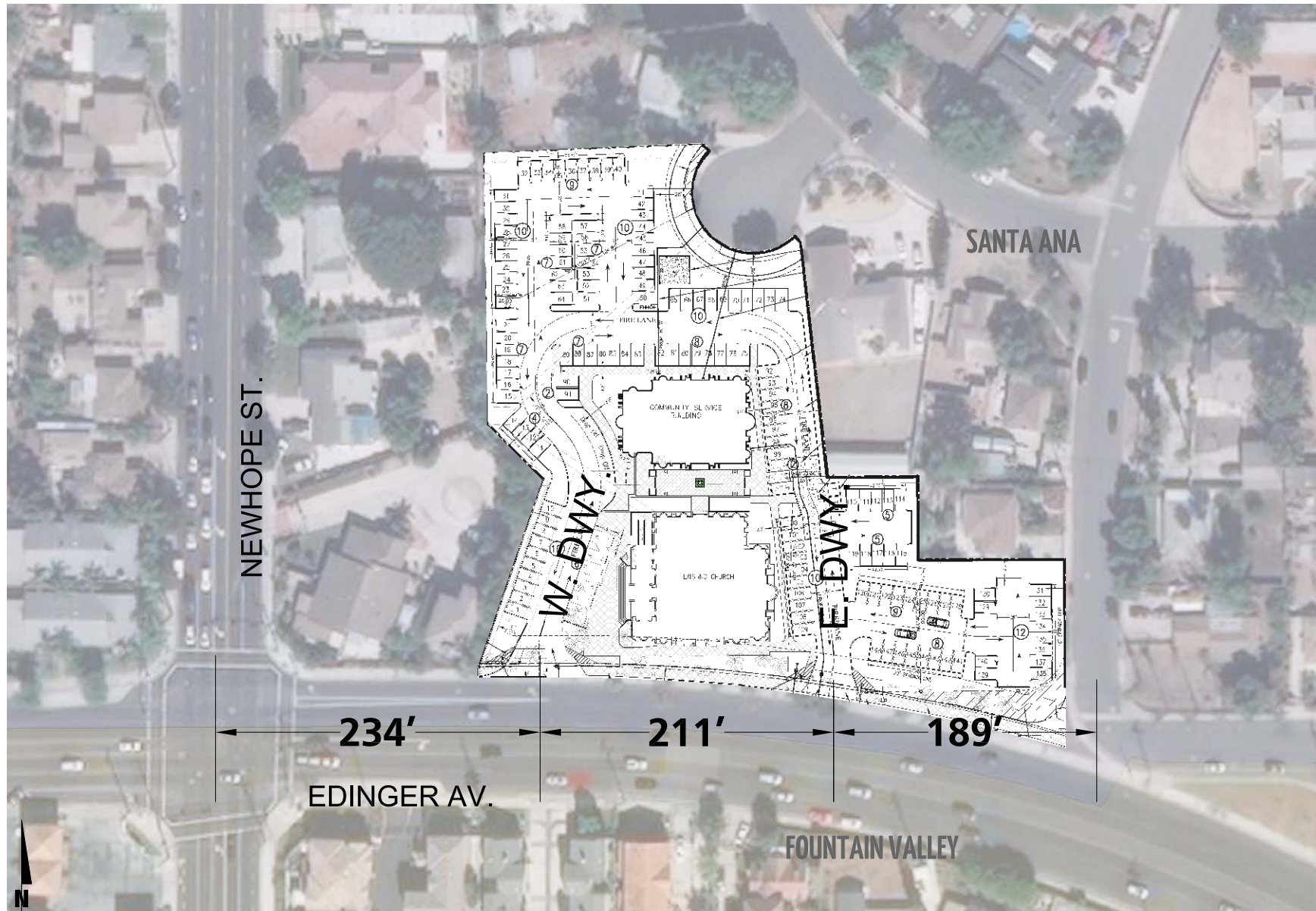
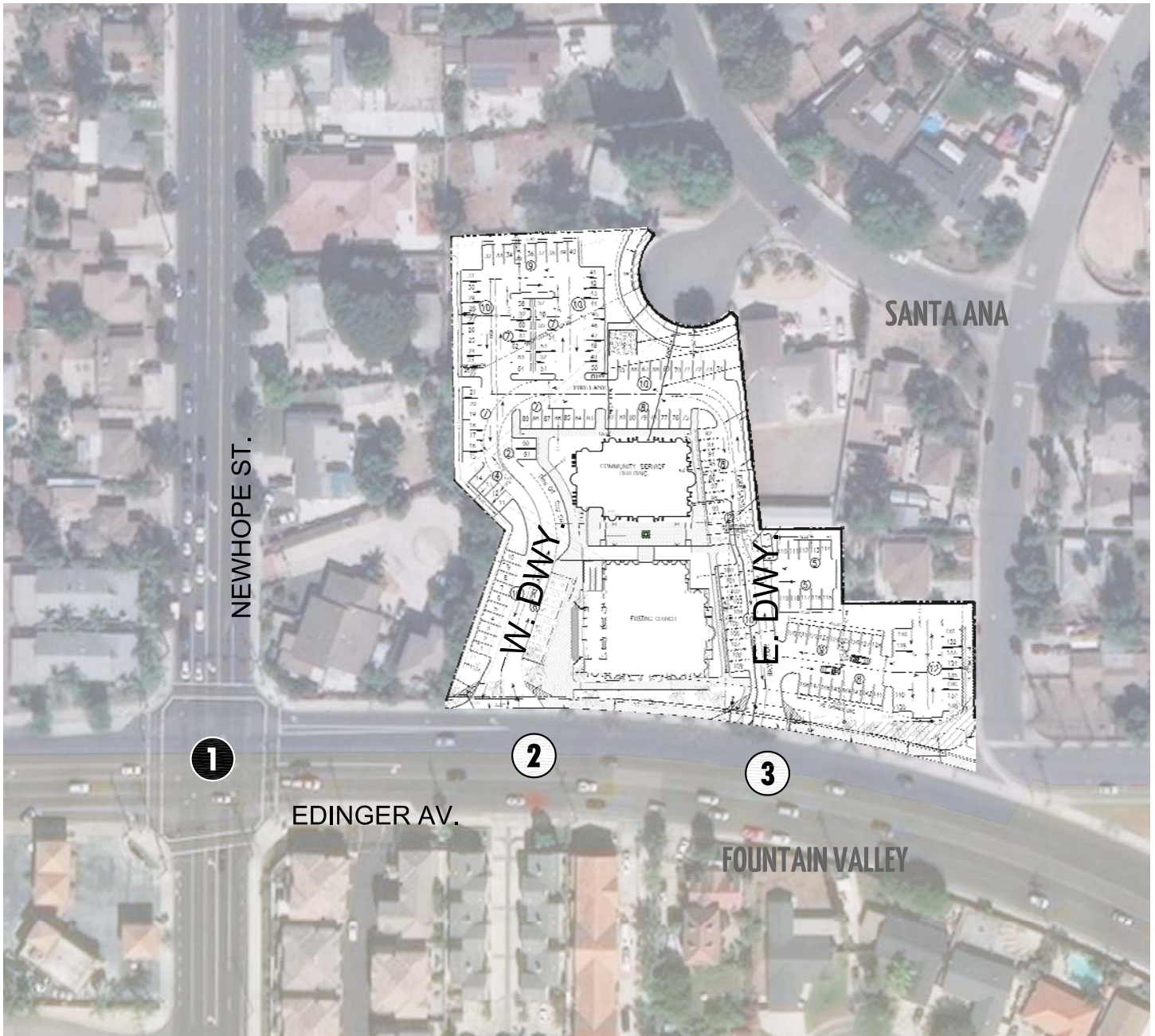


EXHIBIT 2: LOCATION MAP

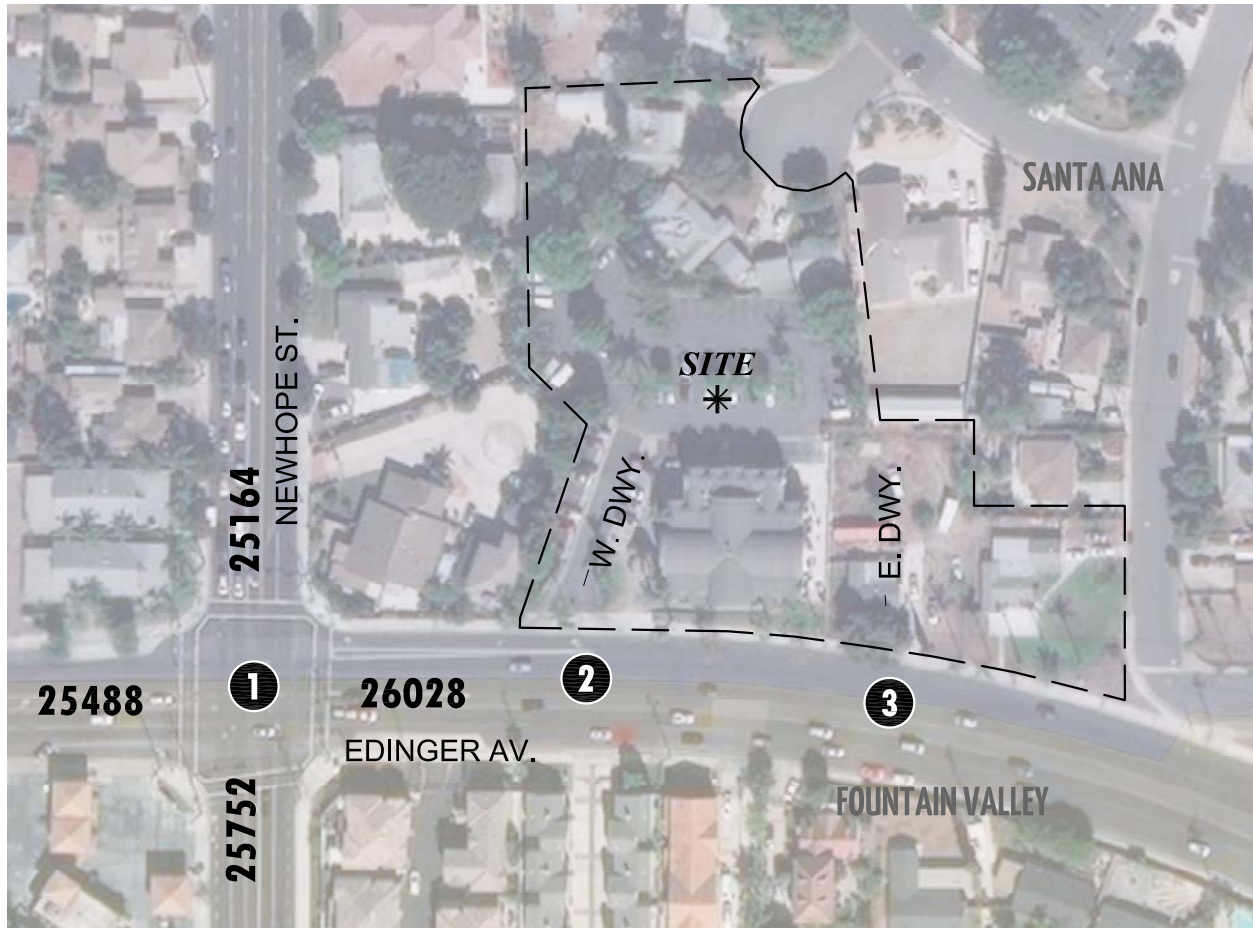


LEGEND:

- 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.
<p>74(76) ← 1133(458) ← 213(115) ←</p> <p>82(183) → 605(951) → 156(122) →</p> <p>95(110) → 803(687) → 147(109) →</p> <p>101(191) ← 554(1155) ← 95(111) ←</p>	<p>1(2) ← 0(0) ←</p> <p>1(2) → 842(1254) →</p> <p>0(1) → 1111(912) →</p>	<p>Future Intersection</p>

SUNDAY VOLUMES

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

LEGEND:

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

EXHIBIT 4: PROJECT TRIP DISTRIBUTION

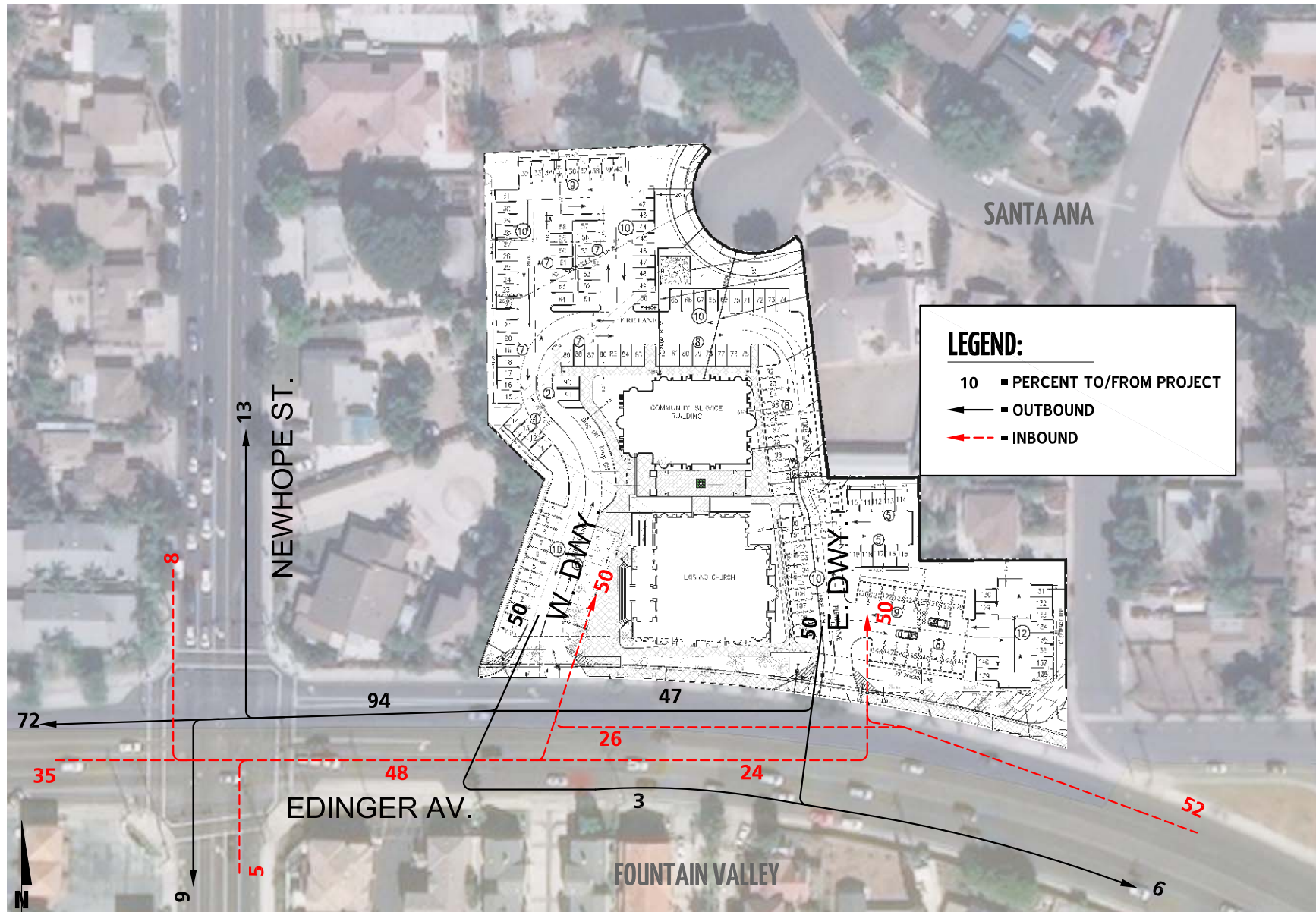
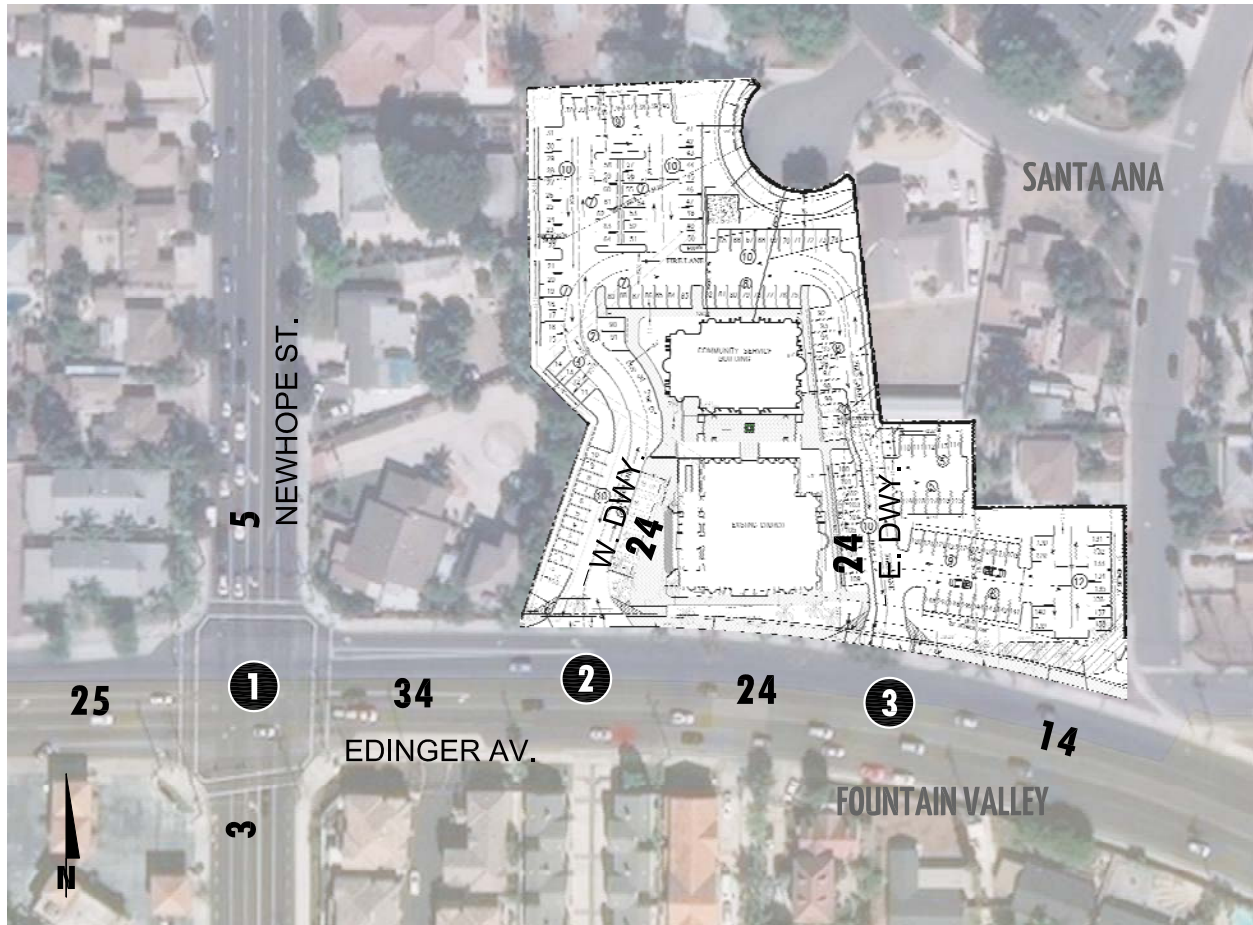


EXHIBIT 5: PROJECT (MEZZANINE ONLY) TRAFFIC VOLUMES



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>

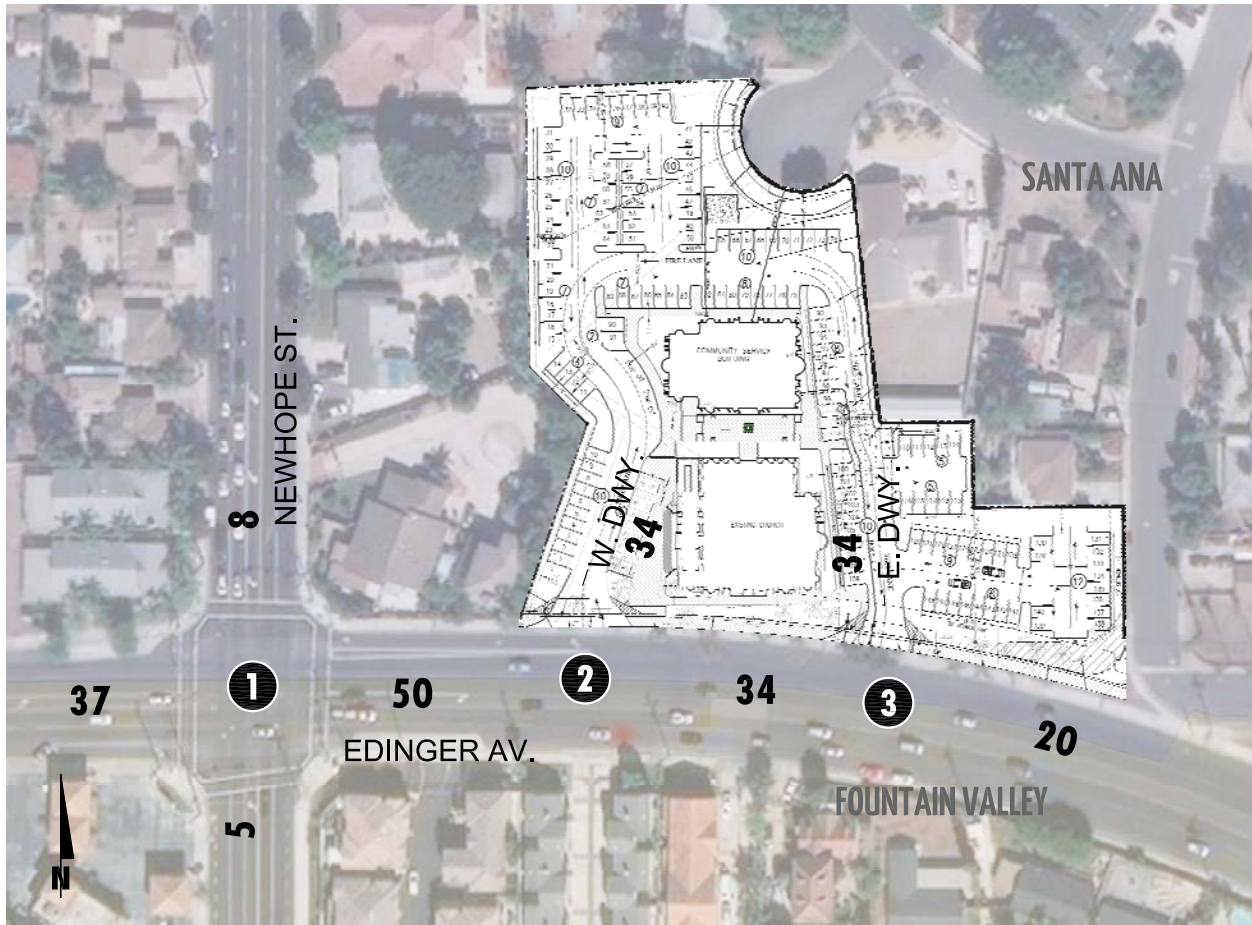
SUNDAY VOLUMES

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>

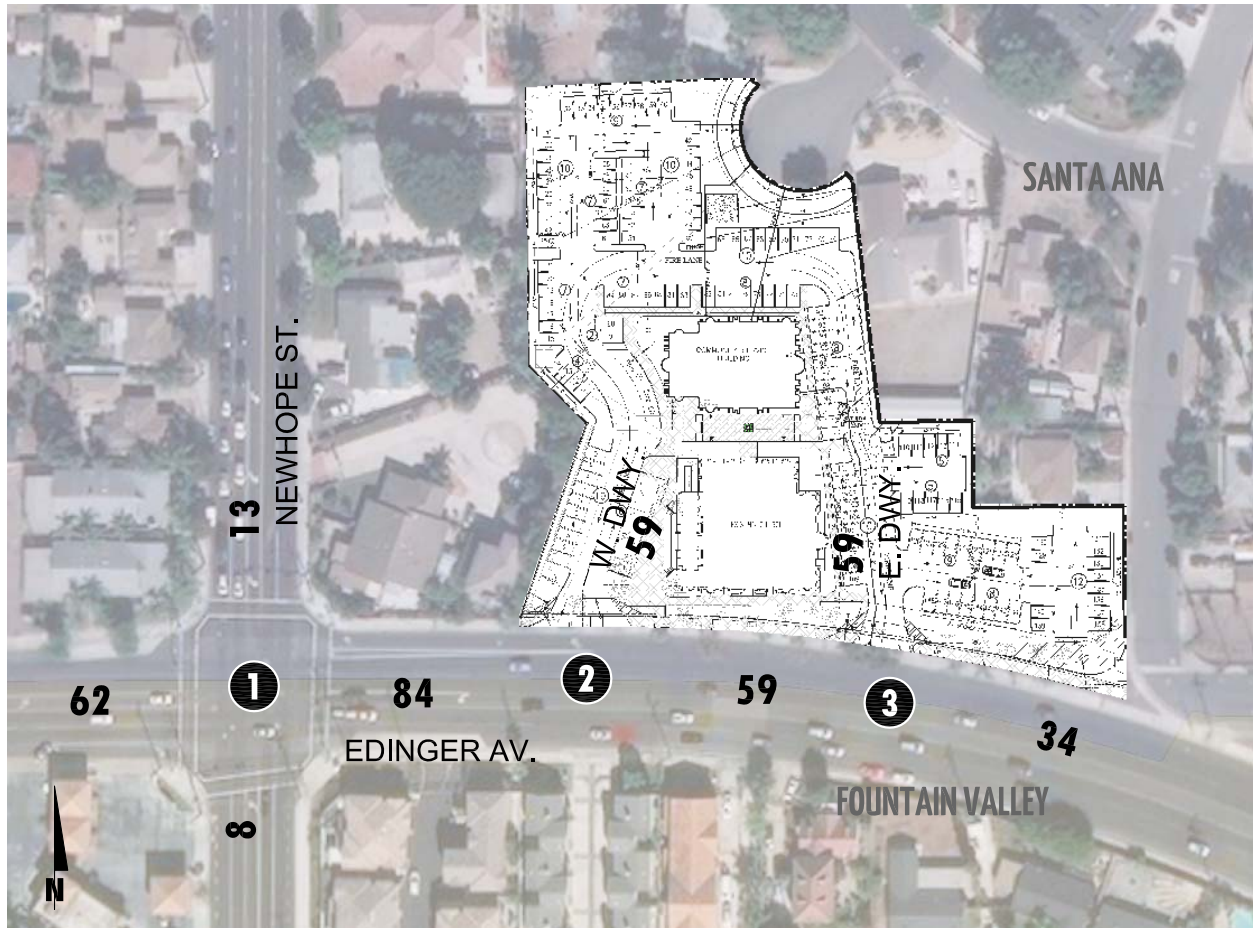
SUNDAY VOLUMES

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>0</div> <div>17</div> <div>0</div> </div>	<div> <div>24</div> <div>2</div> </div> <div> <div>11</div> <div>12</div> </div>	<div> <div>24</div> <div>2</div> </div> <div> <div>12</div> <div>2</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> <div>0(0)</div> <div>0(0)</div> <div>0(0)</div> </div> <div> <div>0(1)</div> <div>1(4)</div> <div>0(0)</div> </div> </div> <div> <div>0(0)</div> <div>1(1)</div> <div>0(0)</div> </div> <div> <div>0(0)</div> <div>0(0)</div> <div>0(0)</div> </div>	<div> <div>1(2)</div> <div>0(0)</div> </div> <div> <div>1(1)</div> <div>1(2)</div> </div>	<div> <div>1(2)</div> <div>0(0)</div> </div> <div> <div>1(1)</div> <div>1(1)</div> </div>
<div> <div>0(0)</div> <div>1(1)</div> <div>0(0)</div> </div> <div> <div>0(0)</div> <div>0(0)</div> <div>0(0)</div> </div>	<div> <div>1(1)</div> <div>1(1)</div> </div>	<div> <div>1(1)</div> <div>0(0)</div> </div>

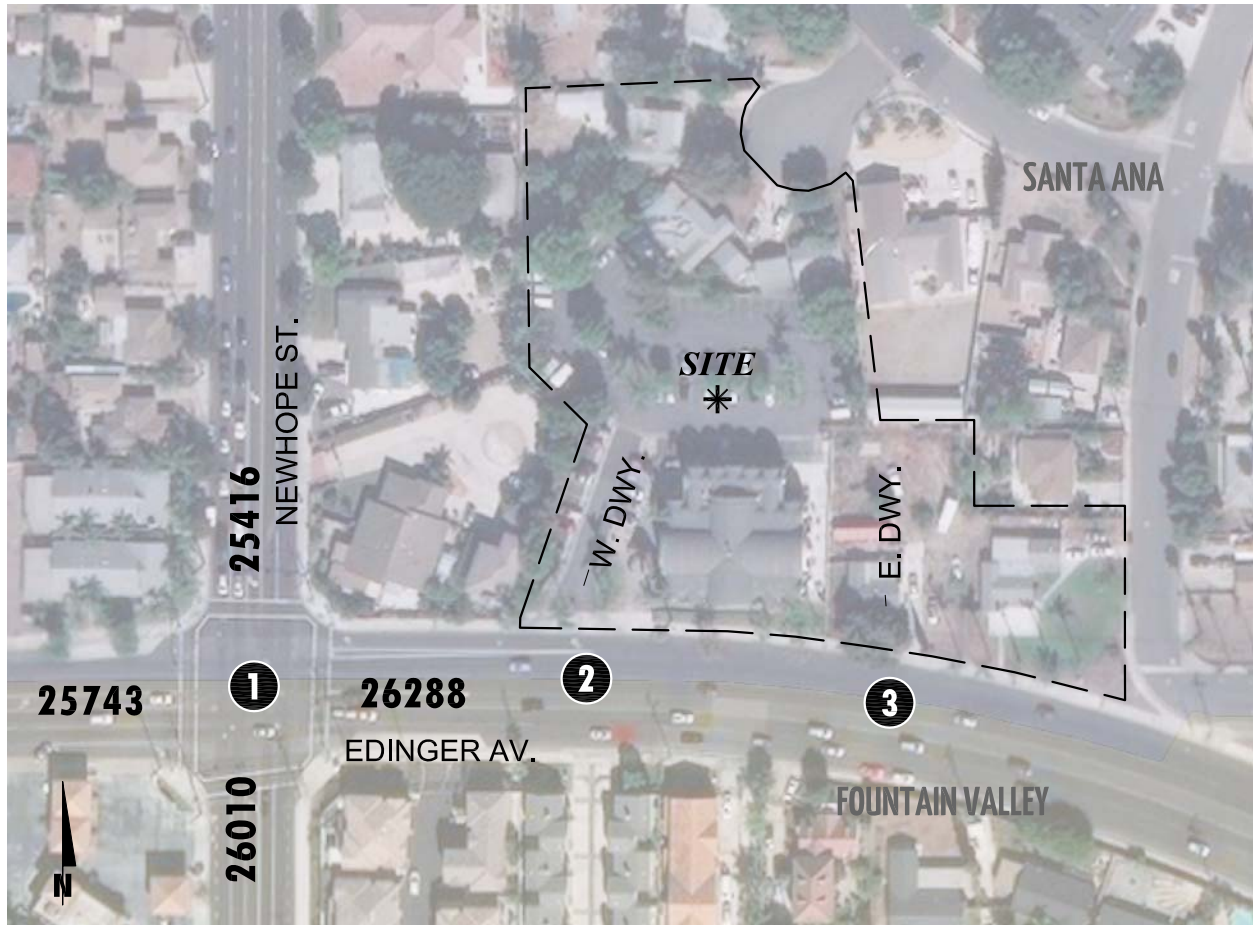
SUNDAY VOLUMES

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> <div> <div>11</div> <div>59</div> <div>7</div> </div>	<div> <div>38</div> <div>3</div> </div> <div> <div>20</div> <div>38</div> </div>	<div> <div>38</div> <div>3</div> </div> <div> <div>20</div> <div>20</div> </div>
<div> <div>0</div> <div>27</div> <div>0</div> </div> <div> <div>0</div> <div>0</div> <div>4</div> </div>	<div> <div>18</div> <div>19</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

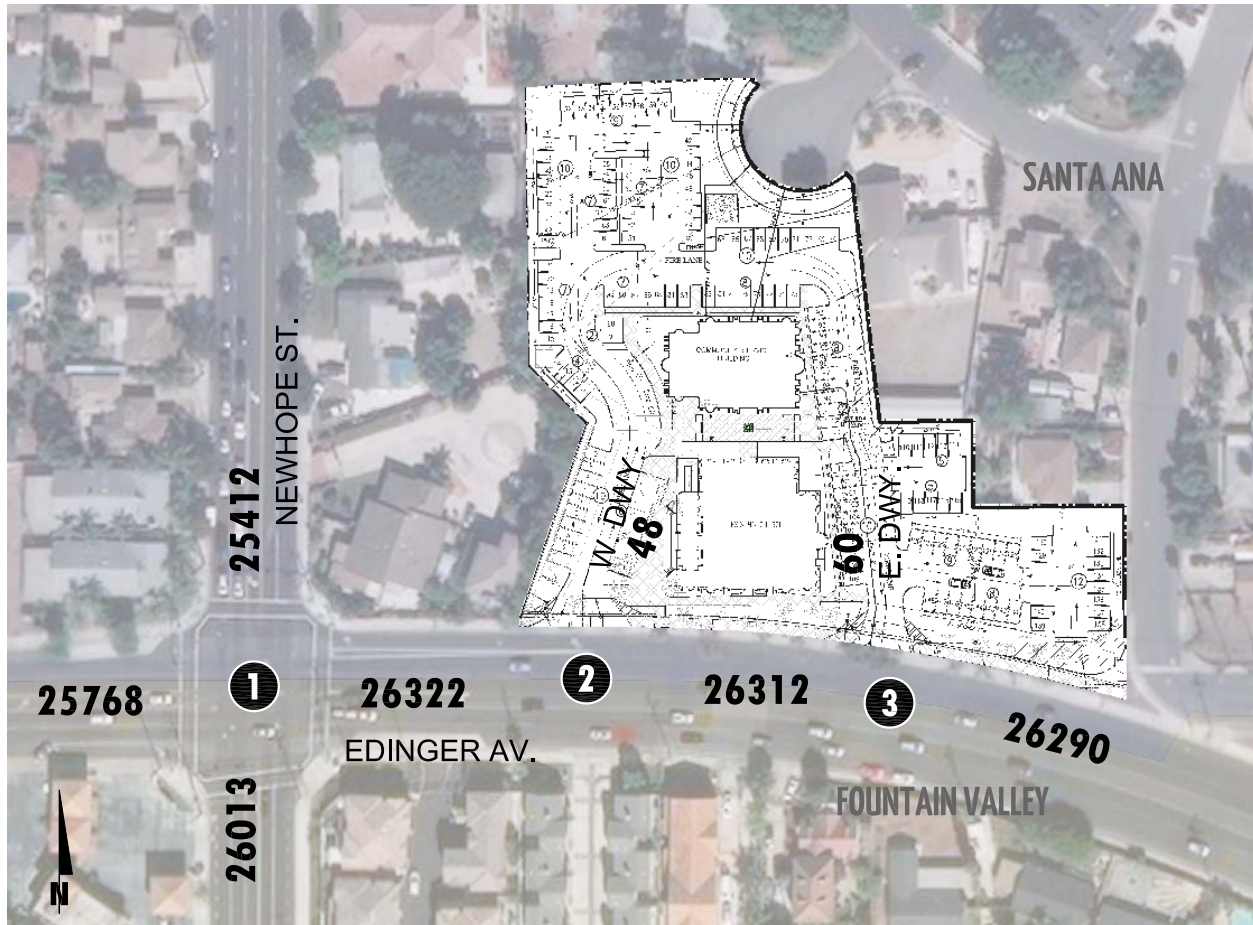
1 Newhope St. & Edinger Av.	2 W. Dwy. & Edinger Av.	3 E. Dwy. & Edinger Av.
<p>75(77) ← 1144(463) ← 215(116) ←</p> <p>83(185) → 611(961) → 158(123) →</p> <p>96(111) → 811(694) → 148(110) →</p> <p>102(193) ← 560(1167) ← 96(112) ←</p>	<p>1(2) ← 0(0) ←</p> <p>1(2) → 850(1267) →</p> <p>0(1) → 1122(921) →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

SUNDAY VOLUMES

1 Newhope St. & Edinger Av.	2 W. Dwy. & Edinger Av.	3 E. Dwy. & Edinger Av.
<p>65 ← 322 ← 98 ←</p> <p>111 → 611 → 79 →</p> <p>75 → 426 → 62 →</p> <p>64 ← 261 ← 68 ←</p>	<p>91 ← 6 ←</p> <p>41 → 710 →</p> <p>38 → 553 →</p>	<p>Future Intersection</p>

LEGEND:

- 10(10) = AM(PM) WEEKDAY INTERSECTION VOLUMES
- 10 = AM SUNDAY INTERSECTION VOLUMES
- 100 = VEHICLES PER DAY (1'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> <div>75(77)</div> <div>1144(463)</div> <div>215(116)</div> </div> <div> <div>83(185)</div> <div>612(962)</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(1)</div> <div>0(0)</div> </div> <div> <div>1(1)</div> <div>851(1268)</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>0(1)</div> <div>1122(921)</div> </div>	

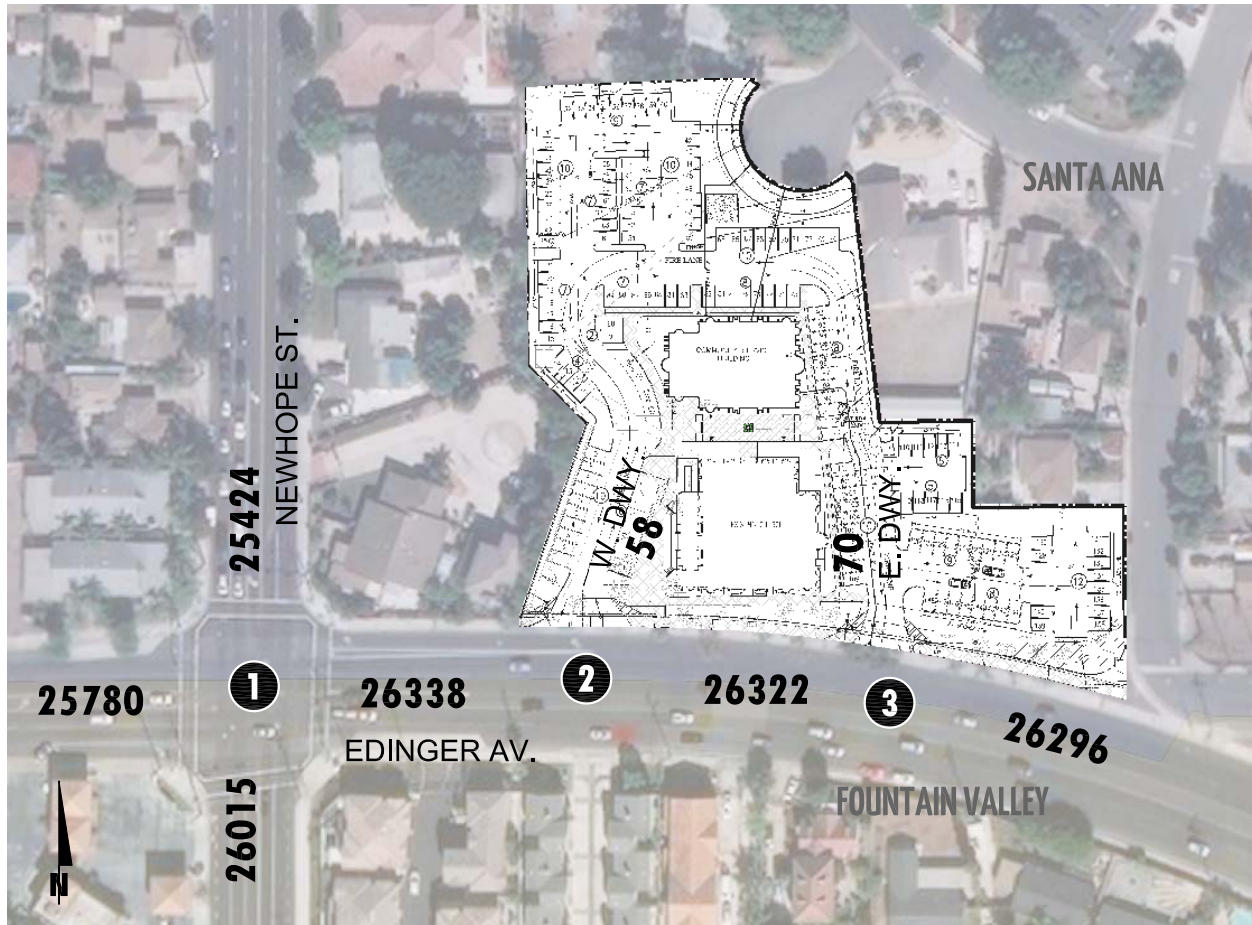
SUNDAY VOLUMES

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> <div> <div>115</div> <div>633</div> <div>82</div> </div>	<div> <div>45</div> <div>3</div> </div> <div> <div>20</div> <div>755</div> </div>	<div> <div>45</div> <div>3</div> </div> <div> <div>21</div> <div>730</div> </div>
<div> <div>75</div> <div>436</div> <div>62</div> </div> <div> <div>64</div> <div>261</div> <div>69</div> </div>	<div> <div>19</div> <div>573</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>

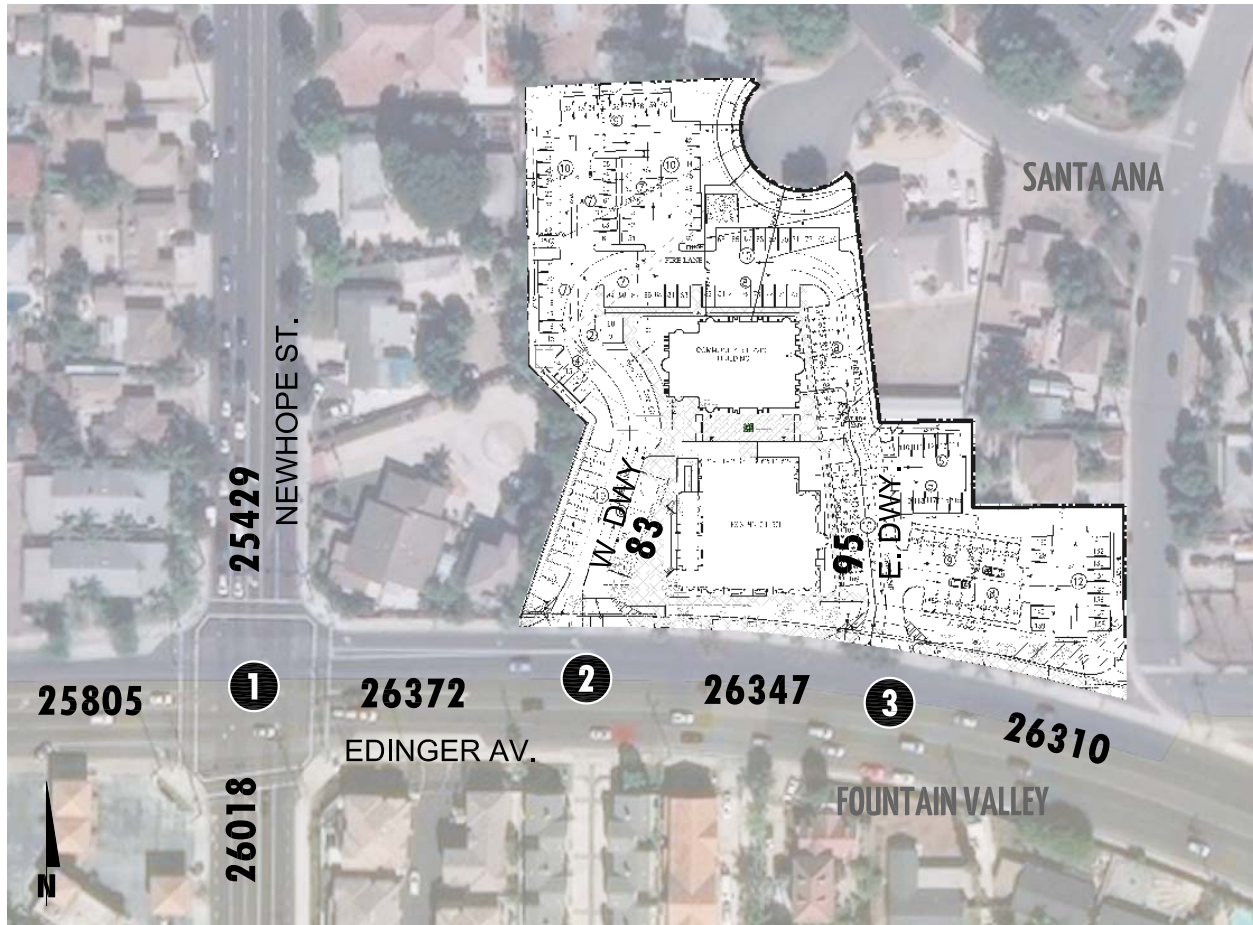
SUNDAY VOLUMES

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) → 1144(463) → 215(116) → 83(186) ← 612(965) ← 158(123) ←</p> <p>96(111) → 812(695) → 148(110) → 102(193) ← 560(1167) ← 96(112) ←</p>	<p>1(1) → 0(0) → 1(1) ← 851(1268) ←</p> <p>0(0) → 1122(922) →</p>	<p>1(1) → 0(0) → 1(1) ← 851(1268) ←</p> <p>0(1) → 1122(921) →</p>

SUNDAY VOLUMES

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