



A G E N D A

GARDEN GROVE PLANNING COMMISSION

MARCH 21, 2024 - 7:00 PM

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

Meeting Assistance: Any person requiring auxiliary aids and services, due to a disability, to address the Planning Commission, should contact the Community Development Department at (714) 741-5312 or email planning@ggcity.org 72 hours prior to the meeting to arrange for special accommodations. (Government Code §5494.3.2).

Agenda Item Descriptions: Are intended to give a brief, general description of the item. The Planning Commission may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

Documents/Writings: Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Planning Commission within 72 hours of a meeting, are made available for public inspection at the same time (1) in the Planning Services Division Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; and (1) at the Community Meeting Center at the time of the meeting.

Public Comments: Members of the public who attend the meeting in-person and would like to address the Planning Commission are requested to complete a yellow speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the Recording Secretary before the meeting begins. General comments are made during "Oral Communications" and are limited to three (3) minutes and to matters the Planning Commission has jurisdiction over. Persons wishing to address the Planning Commission regarding a Public Hearing matter will be called to the podium at the time the matter is being considered. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

REGULAR MEETING AGENDA

ROLL CALL: CHAIR LINDSAY, VICE CHAIR RAMIREZ
COMMISSIONERS ARBGAST, CUEVA, CUNNINGHAM, LARICCHIA,
PAREDES

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES – [March 7, 2024](#)
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. [CONDITIONAL USE PERMIT NO. CUP-255-2024](#)
[INTERPRETATION OF USE NO. IOU-005-2024](#)

APPLICANT: GRACE DUC LE, LHC

LOCATION: WEST OF MAGNOLIA, BETWEEN BLOSSOM AVENUE
AND HEALY DRIVE, AT 12191-12211 MAGNOLIA
STREET

REQUEST: A request for Interpretation of Use approval to determine that Adult Day Services use, including Adult Day Program (ADP) and Adult Day Health Care (ADHC), is permitted in the R-1 (Single-Family Residential) zone district, subject to a Conditional Use Permit, and subject to the conditions that it is incidental to the operation of a Church and Other Religious Center and is located along, and has access from, a major or primary arterial street. In conjunction with the Interpretation of Use request, the applicant also requests Conditional Use Permit approval to allow the continued operation of an existing religious facility, Lambertian Ministry Center, and an existing Preschool and Afterschool Program, and to introduce, and allow, the operation of a new Adult Day Health Care facility collectively on a property located at 12191-12211 Magnolia Street. The site is in the R-1 (Single-Family Residential) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-255-2024 and Interpretation of Use No. IOU-005-2024, pursuant to the recommended Conditions of Approval.

D. [MATTERS FROM COMMISSIONERS](#)

E. [MATTERS FROM STAFF](#)

F. [ADJOURNMENT](#)

GARDEN GROVE PLANNING COMMISSION
Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes
Thursday, March 7, 2024

CALL TO ORDER: 7:01 p.m.

ROLL CALL:

Commissioner Arbgast
Commissioner Cueva
Commissioner Cunningham
Commissioner Laricchia
Commissioner Lindsay
Commissioner Paredes
Commissioner Ramirez

Absent: Cueva, Ramirez

PLEDGE OF ALLEGIANCE: Led by Commissioner Paredes

ORAL COMMUNICATIONS – PUBLIC – None.

February 15, 2024 MINUTES:

Action: Received and filed.

Motion: Arbgast Second: Laricchia

Ayes: (5) Arbgast, Cunningham, Laricchia, Lindsay, Paredes

Noes: (0) None

Absent: (2) Cueva, Ramirez

ITEMS FOR CONSIDERATION: The Assistant City Attorney reviewed the Code of Ethics and the Brown Act, which covered pertinent ethics, open meetings, and land use, and also gave a presentation on housing laws and new legislation.

MATTERS FROM COMMISSIONERS: Commissioner Arbgast mentioned the Wharf restaurant on Main Street was having pool tournaments. Staff would look into the matter. Also, staff stated that Smoking BBQ would have a soft opening in March and that Phase 1 of Brookhurst Triangle was complete, Phase 2 was in plan check, and Phases 3 and 4 were yet to come with a mixed-use component as well.

MATTERS FROM STAFF: Staff gave a brief description of future agenda items for the March 21st meeting.

ADJOURNMENT: At 8:23 p.m.

Judith Moore
Recording Secretary

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1	SITE LOCATION: West side of Magnolia Street, between Blossom Avenue and Healey Drive, at 12191-12211 Magnolia Street
HEARING DATE: March 21, 2024	CURRENT GENERAL PLAN: Low Density Residential (LDR)
CASE NOS.: Interpretation of Use No. IOU-005-2024 and Conditional Use Permit No. CUP-255-2024	CURRENT ZONE: R-1 (Single-Family Residential)
APPLICANT: Sr. Grace Duc Le	APN: 215-064-36 and 215-064-37
PROPERTY OWNERS: Lovers of The Holy Cross (LHC)	CEQA DETERMINATION: Existing Facilities (15301)

REQUEST:

The applicant requests Interpretation of Use approval to determine that Adult Day Services use, including Adult Day Program (ADP) and Adult Day Health Care (ADHC), is permitted in the R-1 (Single-Family Residential) zone district, subject to a Conditional Use Permit, and subject to the conditions that it is incidental to the operation of a Church and Other Religious Center and is located along and has access from a major or primary arterial street. In conjunction with the Interpretation of Use request, the applicant also requests Conditional Use Permit approval to allow the continued operation of an existing religious facility, Lambertian Ministry Center, and an existing Preschool and Afterschool Program, and to introduce, and allow, the operation of a new Adult Day Health Care facility collectively on a property located at 12191-12211 Magnolia Street.

BACKGROUND:

The subject site is located on the west side of Magnolia Street, at 12191-12211 Magnolia Street. The site is zoned R-1 (Single-Family Residential) and has a General Plan Land Use Designation of Low Density Residential (LDR). The site abuts R-1 (Single-Family Residential) zoned properties to the north, south, west, and, across Magnolia Street, to the east. Surrounding uses include single-family dwellings to the north, to the west, and across Magnolia Street, to the east, and a cemetery to the south.

The site is approximately 3.6 acres, and consists of two separate parcels, held under one common ownership with one parcel (APN: 215-064-36) fronting Magnolia Street, and a landlocked parcel (APN: 215-064-37) at the rear. After the City of Garden Grove was incorporated in 1956, the Code did not require religious facilities (i.e.,

churches) to operate with a Conditional Use Permit (CUP) until 1991. The site was originally developed in 1951, prior to the incorporation of the City, as a religious center, and operated by various Christian denominations with the prior operator being the Garden Grove Friend's Church. The site currently consists of eight (8) detached buildings serving different church-related activities. In addition, business license records reflect that a preschool has operated at this location since 1968 as part of the church's operation.

The Lovers of Holy Cross (LHC) is a Vietnamese Catholic Women's Religious Community founded in 1670 by Bishop Lambert de la Motte, a French Missionary. In 1975, the LHC was established in the Southern Californian area serving local communities. On June 15, 2021, the LHC purchased the subject site and changed its name to Lambertian Ministry Center. Similar to the previous church operations on the property, the Lambertian Ministry Center continues to operate as a religious center. In September of 2022, a business license was issued to allow the Lambees Preschool to operate in place of the previous preschool.

LHC proposes to add a new Adult Day Health Care (ADHC) as an incidental use to the church's operation. The applicant requests an Interpretation of Use (IOU) approval to determine the compatibility between "Adult Day Services", which includes Adult Day Program (ADP) and ADHC, and the R-1 zone classification, and to allow Adult Day Services subject to a Conditional Use Permit in the R-1 zone. In conjunction with the IOU request, the applicant also requests Conditional Use Permit approval to allow the continued operation of the existing religious facility, Lambertian Ministry Center, and the existing preschool, Lambees Preschool, and to introduce, and allow, the operation of a new Adult Day Health Care facility collectively on the subject property.

DISCUSSION:

INTERPRETATION OF USE

The State defines "Adult Day Services" as a type of program offering alternative care to nursing home care for adult individuals who do not need 24-hour skilled nursing¹. These programs are designed to help people stay mentally and physically active while reducing their isolation, improving their health, and preventing a decline to their abilities. The State also indicates that "Adult Day Services" encompasses two different types of care programs:

- Adult Day Program (ADP) is a community-based program assisting with personal care, activities of daily living, and/or supervision for the participant's protection on less than a 24-hour basis. ADP serves adults aged 18 and over.

¹https://aqing.ca.gov/Care_Options/Adult_Day_Services_Programs/

- Adult Day Health Care (ADHC) is another community-based program providing an organized day program of health, therapeutic, and social services. Programs serve frail older adults and younger adults with chronic disabling medical, cognitive, or mental health conditions who are at risk of institutional placement. ADHC also serves adults aged 18 and over.

Generally, "Adult Day Services", which includes ADP and ADHC business activities, is not listed as a permitted use by-right or a conditionally permitted use in the Land Use Matrix for the R-1 zone. Recognizing that it is impossible to anticipate and list every precise type of variation of use, Section 9.32.030.D.7 of the Municipal Code allows for Interpretations of Use to determine that whenever a use has not been specifically listed as a permitted use, an incidental use, or conditional use in a particular zoning district, but similar uses exist in that zone, the Planning Commission can interpret whether the proposed use is permitted in that zone, and under what conditions. To make that interpretation, the proposed use must be: (1) similar in scale and operational characteristics to other uses permitted in that zone, (2) consistent with the intent of the General Plan and the zone district, and (3) compatible with other permitted uses. The Planning Commission may approve an Interpretation of Use, to determine that "Adult Day Services", including the proposed "Adult Health Day Care" (ADHC) and "Adult Day Program" (ADP), would be a permissible use in the R-1 zoning district and the conditions to which permitting the use is subject. Staff recommends that the Planning Commission allow the proposed use, subject to a Conditional Use Permit, and subject to the conditions that it is incidental to the operation of a Church and Other Religious Center and is located along and has access from a major or primary arterial street.

"Child Day Care Center" is a conditionally permitted use in the R-1 zone, and has similar scale and operational characteristics to the proposed "Adult Day Services" use. The Municipal Code defines "Child Day Care Center" as a state-licensed care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities, and school-age child care centers, which provides care, protection, and supervision to children, for periods of less than 24 hours per day. The subject site has been licensed by the California Department of Social Services (CDSS) to operate a child day care center, the Lambees Preschool. The preschool provides daily childcare services from 7:30 a.m. to 5:45 p.m., Monday to Friday.

The applicant proposes to operate a new "Adult Day Services" facility on the subject site. The proposed "Adult Day Services" facility will focus on the "Adult Day Health Care" (ADHC) program, which is a less-than-24-hour, non-ambulatory care program for seniors and adults with disabilities. Based on the applicant's business statement, the proposed ADHC will operate similarly to the Lambees Preschool in scale and operational characteristics. The ADHC will operate between 8:30 a.m. to 3:00 p.m., Monday to Friday, and will offer care services to help their patrons to stay mentally and physically healthy. The services will be provided based on the needs of individuals, and generally consisting of social services, health monitoring, and different types of therapy (physical, occupational, and speech). The center will also

provide recreational activities that include, but are not limited to, singing, arts and crafts, age-appropriate games, and meditation. Most patrons will be transported to and from the ADHC by shuttle services provided by the facility. The ADHC will be a State licensed facility that is required to comply with all of CDSS' applicable requirements for an Adult Day Care facility.

Staff believes that the proposed "Adult Day Services" use has similar operational characteristics to Child Day Care facilities, which is already an existing use on the subject property, as they both provide less than 24-hour care and supervision for their prospective clientele. In addition to the religious and worship services, it is common that churches and other religious facilities also offer other services and ministries to their congregation and to the community, such as preschool, day care, Bible study, and religious camp activities. Therefore, subject to Conditional Use Permit approval, "Adult Day Services", in general, will be compatible with the R-1 zone and with the existing uses of the subject religious center.

The General Plan Land Use Designation of the property is Low Density Residential, which, in addition to its primary focus of promoting housing development opportunities, also encourages compatible uses, such as schools or other small-scale civic or institutional uses, serving the local community. The proposed ADHC will serve the aging and chronically disabled populations within Garden Grove and its surrounding communities. The proposed Interpretation of Use, to determine "Adult Day Services" as a compatible use in the R-1 zone is consistent with goals and policies of the General Plan, which include:

- Goal LU—1: The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision.
- Policy LU-2.4: Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.
- Goal LU-4: Uses compatible with one another.
- Goal ED-2: Encourages establishment of new businesses, while supporting and assisting those already located within Garden Grove.

The proposed use is compatible with other permitted uses. The Municipal Code conditionally permits different types of community care facilities including "Child Day Care Center", "Intermediate Care Facility", "Residential Care Facility for the Elderly (RCFE)", and "Skilled Nursing Facility" in residential zones, including R-2 (Limited Multiple) and R-3 (Multiple-Family Residential, and mixed use zones, including GGMU-1, -2, and -3 (Garden Grove Boulevard Mixed Use), CC-1 (Civic Center Mixed Use 1), and NMU (Neighborhood Mixed Use). They share similarities, which include to provide care and supervision to the prospective clients over a period of time. There are multiple ADHC facilities currently in operation in the City, with most of them

located off larger arterial streets. To minimize any potential impacts to surrounding uses, Adult Day Services will be permitted in the R-1 Zone only if incidental to the operation of a Church and Other Religious Center and located along and has access from a major or primary arterial street, and subject to Conditional Use Permit approval.

CONDITIONAL USE PERMIT

“Church and Other Religious Centers” and “Child Day Care Centers” are conditionally permitted uses in the R-1 zone. Additionally, “Church and Other Religious Centers” are subject to Special Operating Conditions and Development Standards. As previously noted, a religious facility and preschool were established on the subject property prior to the City’s incorporation, and prior to the City’s requirement for a Conditional Use Permit for such uses. The Lambertian Ministry Center currently operates as a religious center, which includes the incidental preschool and afterschool program without a Conditional Use Permit. Therefore, the current operation is considered a legal nonconforming use. The proposed introduction of a new Adult Day Health Care to the site constitutes an intensification of the existing legal nonconforming uses. Thus, approval of a Conditional Use Permit approval is necessary to govern the entire operation of the Lambertian Ministry Center including church-related activities, the Lambees Preschool, and the new ADHC.

Lambertian Ministry Center

In the R-1 zone, churches and religious facilities are subject to Special Operating Conditions and Development Standards, which include, but are not limited to a minimum lot size of one (1) acre, minimum lot frontage of 120 feet, and required adjacency to a four-lane roadway. The subject site is 3.6 acres in size with a total lot frontage of 150 feet (150’-0”). The site abuts Magnolia Street, which is a primary arterial that has four (4) traffic lanes. Thus, the subject site possesses physical characteristics that meet the Code’s requirements for churches and religious facilities.

The Municipal Code also requires main buildings of a church to maintain a minimum of twenty-five feet (25’-0”) from any property line that is a common property line with "R" (residential) zoned property. Accessory buildings are required to maintain a minimum distance of ten feet (10’-0”) from side property lines, with five feet added at ground level for each additional story over the first. The subject site shares property lines with R-1 zoned properties to the north, south, and west. With exception to the south side, which is improved as a cemetery, the northerly and westerly abutting properties are improved with single-family residential dwellings. The existing buildings on-site maintain a variety of different setback distances to abutting property lines ranging from five to twenty feet, which is less than minimum setback requirements required by Code today.

Section 9.36.060 of the Municipal Code states that existing buildings or structures that are located in such a manner that they encroach into required setbacks, shall be

allowed to remain indefinitely with such nonconformity provided the building with such setback is not being altered, or enlarged in any way so as to increase the degree of nonconformity. Since the request does not include any alteration or addition to the existing structures, all the buildings are allowed to remain unchanged.

The Lambertian Ministry Center consists of a total of eight (8) detached buildings of various sizes. Each building is used for a specific service and function, and includes the following:

- **Building #1 - The Lighthouse Youth Center:** The Lighthouse Youth Center occupies Building #1, as labeled on the proposed plan. The building is approximately 5,174 square feet, and consists of two stories. The first story consists of five (5) offices that are used for administrative purposes, one (1) counseling room and one (1) spiritual directional room that are used for pro-bono counseling and therapy for the local youths. The second story consists of a large open room that is used for retreats, workshops, and life-skill programs helping struggling and vulnerable youth on the weekends.
- **Building #2 - Lambees Preschool and Afterschool program:**
 - **The Lambees Preschool:** The Lambees Preschool is a State-licensed preschool with children aged up to five (5) years old. The preschool is approximately 2,900 square feet and occupies the area located on the east side of Building #2. The Lambees Preschool area consists of one (1) approximately 1,200 square foot large classroom, three (3) approximately 230 square foot smaller classrooms, two (2) offices, one (1) utility room, and two (2) restrooms. The preschool also includes an outdoor playground area abutting Building #2 to the east. The preschool serves breakfast, lunch, and afternoon snacks. For learning, the students are grouped according to age: between 2.5 to 3-years-old, 3 to 4-years-old, and 4 to 5-years-old.

The Lambees Preschool is licensed for a maximum of 45 children, and 10 staff. The staff consists of one (1) director, three (3) teachers, four (4) teacher assistants, and two (2) nap supervisors. The staff is comprised of sisters from the Lovers of the Holy Cross congregation. Currently, 20 students are enrolled at the Lambees Preschool.

The preschool operates from 7:30 a.m. to 6:00 p.m. Drop-off occurs between 7:30 a.m. and 9:00 a.m. Parents are required to walk their children to the classroom for drop-off. Pick-up occurs between 5:30 p.m. and 6:00 p.m. Similarly, parents are also required to pick up their children from the classroom and walk together to the car. In addition, conditions of approval will require the applicant to maintain on-site circulation during drop-off and pick-up hours, including delineated areas for drop-off and pick-up; established times for drop-off and pick-up windows; and drop-off and pick-up instructions for parents, to minimize any potential impacts to other on-site services and neighboring properties. A condition of approval is included to require the applicant, in the

event the site cannot accommodate the traffic and parking for all the uses, which cause a nuisance on both on-site and off-site parking and circulation, to submit a plan to manage parking and circulation issue for review and approval by the Community Development Department.

- **The Afterschool Program:** The Afterschool Program occupies the remaining 3,200 square feet of space on the west side of Building #2. The Afterschool program is also a State-licensed after-school facility for up to 60 students from kindergarten to junior high school. The Afterschool Program consists of three (3) classrooms ranging from 200 square feet to 1,200 square feet, two (2) offices, and a reading room. The program's staff consists of three (3) teachers who are sisters of the congregation, and two (2) volunteers. The Afterschool Program operates from 3:00 p.m. to 5:45 p.m., Monday to Friday. The program provides tutoring services, assisting students with homework, and provides activities to build leadership skills and foster spiritual growth. Currently, there are 30 students enrolled in this program.
- **Building #3 – Proposed Adult Health Day Care**

The applicant proposes to operate a new Adult Day Service facility in conjunction with the church operation and the Lambees Preschool. The Adult Day Service facility will implement the Adult Day Health Care (ADHC) program regulated by the State.

The proposed ADHC facility will be 7,900 square feet and occupy the entire Building #3, as shown on the proposed plan. The ADHC building consists of a 4,500 square foot open floor area reserved for recreational activities, two (2) offices, a commercial kitchen, a staff break room, a food pantry, a nursing room, one unisex restroom, a men's restroom, a women's restroom, a utility room, and a storage room.

The ADHC will operate as a non-ambulatory, outpatient care facility for seniors and adults with disabilities. The proposed ADHC is expected to serve approximately 100-120 patrons daily and to employ seven (7) full-time staff including one (1) Program Director, three (3) registered nurses, and three (3) social workers. In addition to the full-time staff overseeing the program, the ADHC will also contract with physical and occupational therapist consultants and a dietician on standby to assist with the program. Other administrative tasks of the ADHC will be handled by other sisters within the Lovers of the Holy Cross community.

Patrons at the facility will partake in various recreational activities, and receive meals (breakfast, lunch, and afternoon snacks), counseling, and other personal care throughout the day. The services will be provided based on the needs of individuals, and will generally consist of social services, health monitoring, and physical, occupational, and speech therapies. Other communal activities include,

but are not limited to, singing, arts and crafts, age-appropriate games, and meditation. All activities will be conducted within the wholly enclosed building.

According to the applicant's business statement, the proposed ADHC will collaborate with the Orange County Transportation Authority (OCTA) and provide shuttle transportation services, from patrons' residences to the facility and vice versa. In addition, the ADHC will employ two (2) drivers transporting patrons using the center's vehicles as an additional choice of transportation.

The ADHC will operate from 8:30 a.m. to 3:00 p.m., Monday through Friday. The daily program will start at 9:00 a.m. and will end at 1:00 p.m. Drop-off time is expected to be between 8:30 a.m. 9:00 a.m., and the pick-up time is expected to be between 2:00 p.m. to 3:00 p.m. Drop-off and pick-up will occur within the designated area located to the rear of the site, as shown on the proposed site plan. Through the Conditional Use Permit process, all appropriate Conditions of Approval will apply to the proposed ADHC to minimize any potential impacts to surrounding uses. The ADHC will be a State licensed facility that is required to comply with all of CDSS' applicable requirements for an Adult Day Care facility. Additionally, the facility will further comply with all applicable requirements of the California Building Standards Code for safety, existing, and access.

- **Building # 4 – Chapel and Food Pantry**

- **The Gethsemane Chapel:** Centrally located on-site, the 12,344 square foot Gethsemane Chapel is used only on Friday evenings and weekends for Christian church services. No services from Monday through Thursday are being conducted in this chapel. The chapel also consists of a small gift shop that sells religious articles, books, and handmade arts and crafts products. All of the proceeds from this gift shop are donated to help people and families experiencing poverty.
- **"5 Loaves and 2 Fishes" Food Pantry:** Located to the northeast of the Gethsemane Chapel, the food pantry provides canned and packaged food for approximately 125-150 seniors and low-income families weekly. Food is distributed on-site, free of charge, every Friday from 10:00 a.m. to 12:00 p.m.

- **Building #5 - Residential House:** A 1,022 square-foot residential dwelling is located in Building #5 at the northeast corner of the site, fronting Magnolia Street. Historically, this building has been used as the residence of the church's pastor. Since the Lambertian Ministry Center was established, the dwelling has been occupied by the center's housekeeper, who oversees the entire facility's maintenance and security.

- **Building #7 - Mary's Sanctuary:** The Mary's Sanctuary occupies Building #7, which is approximately 605 square feet. The Mary's Sanctuary is used as a community outreach center providing support for women with resources, as well

as mental and spiritual companionship. The sanctuary is open by appointment only from 10:00 a.m. to 5:00 p.m., from Thursday to Saturday.

- **Building #8 - House of Hope:** House of Hope occupies Building #8, located to the rear of the subject site. This 1,776 square-foot building consists of one large and open room. The room is used mainly during weekends for group meetings, prayers, and workshops.

Parking

Municipal Code parking requirements for churches/religious facilities require a minimum of one (1) space per each three (3) fixed seats, for sanctuary areas, and one (1) space for each 250 square feet of gross floor area for ancillary areas. In addition, Child Day Care center and the Adult Day Health Care center require a minimum of one (1) space per care provider and staff member plus one (1) space for each six (6) children.

Table A: Parking Calculation from 7:30 A.M. To 3:00 P.M.

Use	Units	Ratio	Required parking spaces
The Gethsemane Chapel	30 pews (8 seats per pew)	One space per each three fixed seats	80
Ancillary areas ²	10,261.78 square feet	One space per 250 square feet gross area	41.05
Lambees Preschool	45 students and 10 staff	One space per care provider and staff member plus 1 space for each 6 students	17.5
Adult Health Day Care (ADHC)	120 patrons and 7 full-time staff	One space per care provider and staff member plus 1 space for each 6 patrons	27
TOTAL			166 spaces

The Preschool operates from 7:30am – 6:00 p.m. Monday to Friday. The proposed ADHC will operate from 8:30 a.m. – 3:00 p.m., Monday to Friday. The Afterschool program only operates between 3:00 p.m. to 6:00 p.m., Monday to Friday, after the ADHC ceases its operation. Since each use on site will have different hours of operation, the parking requirement of the entire ministry will fluctuate depending on the hours. In the morning, when Lambees preschool is operating in conjunction with the proposed ADHC until 3:00 p.m., the site is required to provide a minimum of 166 spaces as shown on Table A. Based on the proposed plan, the site provides a total of

² Ancillary areas include the youth center, food pantry, Mary’s Sanctuary, and House of Hope.

176 spaces. Thus, the site will provide a surplus of ten (10) spaces in the morning from 7:30 a.m. until 3:00 p.m.

Table B: Parking Calculation From 3:00 P.M. To 6:00 P.M.

Use	Units	Ratio	Required parking spaces
The Gethsemane Chapel	30 pews (8 seats per pew)	One space per each three fixed seats	80
Ancillary areas	10,261.78 square feet	One space per 250 square feet gross area	41.05
Lambees Preschool	45 students and 10 staff	One space per care provider and staff member plus 1 space for each 6 students	17.5
Afterschool Program	60 students and 5 staff	One space per care provider and staff member plus 1 space for each 6 students	15
TOTAL			154 spaces

After 3:00 p.m., the ADHC ceases its operation, and the Afterschool program will start to operate, the site is then required to provide a minimum of 154 spaces, as shown on Table B. With a total of 176 spaces available, the site will have a surplus of twenty-two (22) spaces from 3:00 p.m. to 6:00 p.m. In both scenarios, the site will maintain a parking surplus ranging from ten (10) spaces to twenty-two (22) spaces, exceeding the minimum parking requirements per Code.

All parking spaces on-site will be required to meet the latest requirements of the California Building Standards Code and Americans with Disabilities Act (ADA), including handicap parking and EV (electric vehicle) charging.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA’s Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing facilities, with negligible or no expansion of use (CEQA Guidelines §15301). The subject request for the proposed adult day care facility will operate within one of the existing buildings. The scope of the project does not propose to physically expand the existing building. “Adult Day Services”, which includes Adult Day Program (ADP) and Adult Day Health Care (ADHC), is conditionally permitted use, through approval of the Interpretation of Use, in the subject R-1 zone. Upon approval and exercise of the Conditional Use Permit, the Lambertian Ministry Center with the introduction of the proposed ADHC would comply with all applicable requirements of the Municipal Code. Therefore, the proposed project is exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Planning Commission hold a public hearing and take the following actions:

1. Adopt Resolution No. 6084-24 approving Interpretation of Use No. IOU-005-2024, subject to the recommended conditions, and Conditional Use Permit No. CUP-255-2024, subject to the recommended Conditions of Approval.



Maria Parra
Planning Services Manager



By: Huong Ly, AICP
Associate Planner

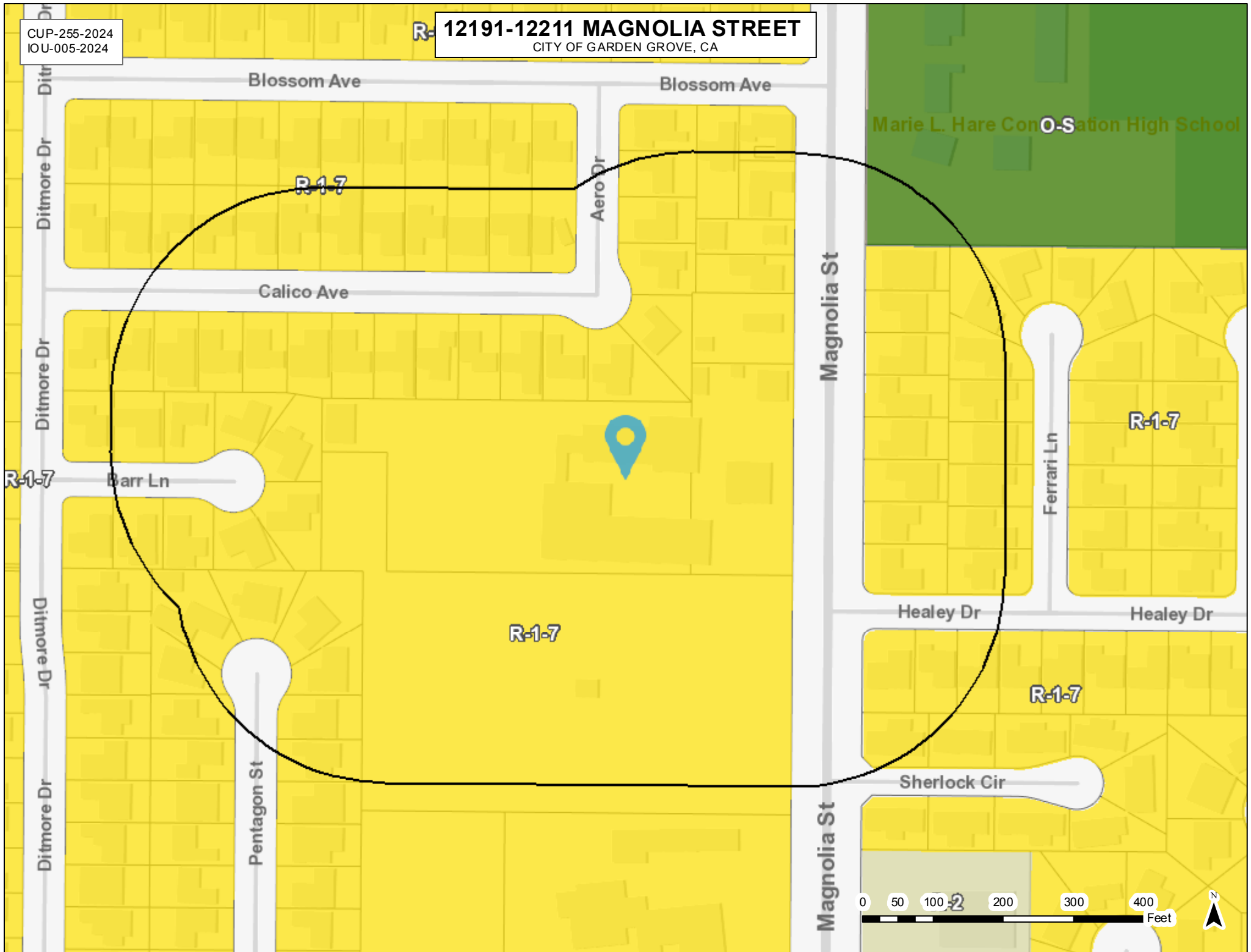
Attachment 1: Vicinity Map

Attachment 2: Plans

Attachment 3: Resolution No. 6084-24 and Exhibit "A" – Conditions of Approval

CUP-255-2024
IOU-005-2024

R-12191-12211 MAGNOLIA STREET
CITY OF GARDEN GROVE, CA



Marie L. Hare Con-O-Sation High School

Magnolia St

R-1-7

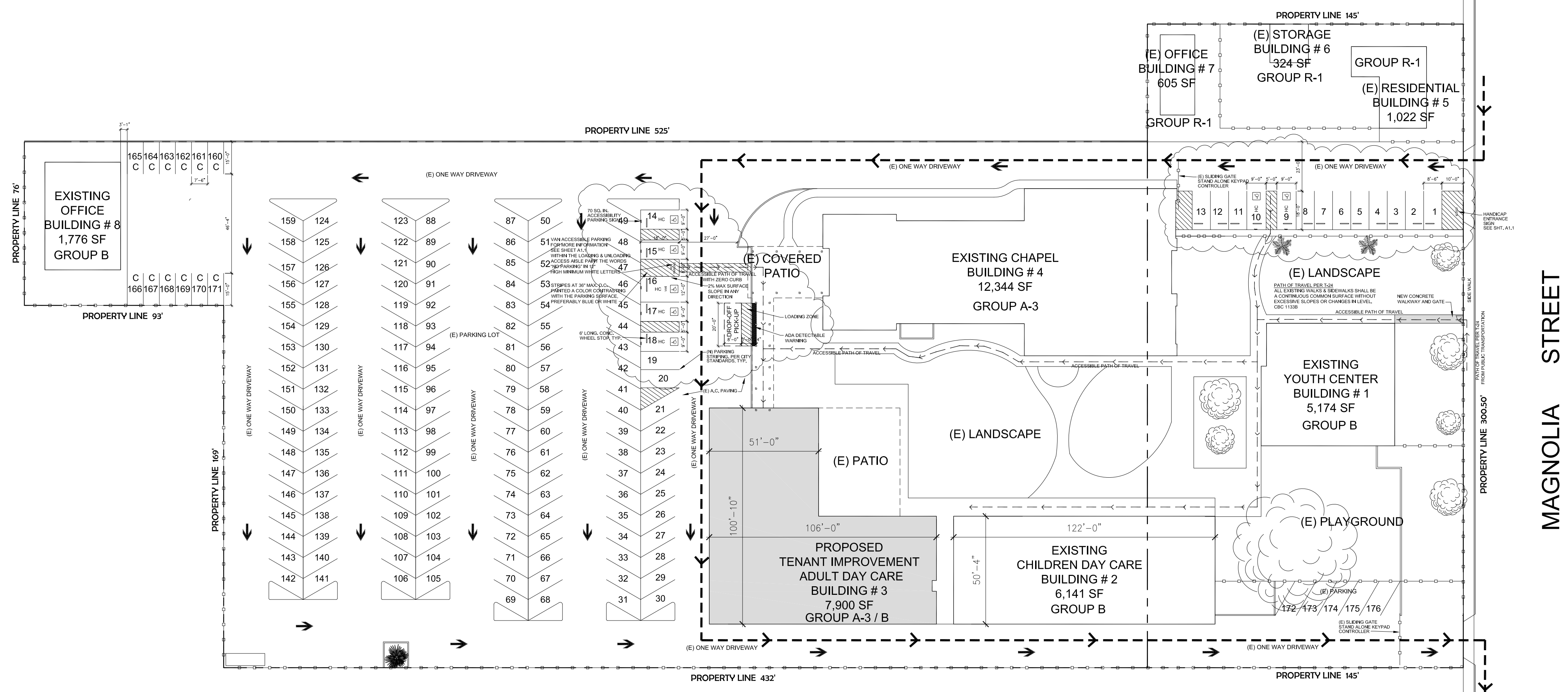
R-1-7

R-1-7

Magnolia St

0 50 100 200 300 400 Feet





PROJECT DATA

DISCUSSION:	TENANT IMPROVEMENT CHANGE OF OCCUPANCY FROM COMMUNITY HALLS TO ADULT DAY CARE SENIOR CENTER ASSEMBLY GROUP A-3
ZONING:	R-1-7
OCCUPANCY GROUP:	A-3
TYPE OF CONSTRUCTION:	TYPE V-B
NUMBER OF STORY:	1
EXISTING USE OF BUILDING:	ASSEMBLY > 300 OCCUPANTS - COMMUNITY HALL
APN:	215-064-36, 215-064-38
TRACT:	TR 2146
CODE:	2022 CRC, CBC, CPC, CMC, CFC, CEC, CALGREEN 2022 California Energy Standards, AND CITY ORDINANCE.
SPRINKLERS:	NO
PROPOSED USE:	ADULT DAY CARE SENIOR CENTER
FLOOR AREA ANALYSIS	
EXISTING LOT AREA:	3.56 ACRES
EXISTING BUILDINGS AREA:	35,764.28 SF
PROPOSED T.I. PROJECT:	7,900 SF
PARKING REQUIREMENT:	174 STALLS
PARKING PROVIDED:	176 STALLS
NUMBER OF STAFF PERSONS:	6
HOURS OF OPERATION:	8:30 AM - 3 PM
DROP-OFF AND PICK-UP:	FRONT PARKING AREA, AND PRIVATE TRANSPORTATION SERVICE IS PROVIDED AND DROP-OFF BY FAMILY MEMBERS.

OCCUPANCY CLASSIFICATION AND USE DESIGNATION				
BUILDING NO.	SQ.FT.	GROUP	CONSTRUCTION TYPE	FIRE SPRINKLER
01	5174	B	TYPE V-B	NO SPRINKLERS
02	6141	B	TYPE V-B	NO SPRINKLERS
03	7900	A-3	TYPE V-B	NO SPRINKLERS
04	12344	A-3	TYPE V-B	NO SPRINKLERS
05	1022	R-1	TYPE V-B	NO SPRINKLERS
06	324	R-1	TYPE V-B	NO SPRINKLERS
07	605	R-1	TYPE V-B	NO SPRINKLERS
08	1776	B	TYPE V-B	NO SPRINKLERS

PROJECT DIRECTORY

TENANT OWNER / SITE ADDRESS:
 Adult Day Care Program
 12211 Magnolia St
 Garden Grove, CA 92841
LAMBERTIAN MINISTRY CENTER
 Phone: 657-231-0110
 Email: lambertianmc@hclca.org

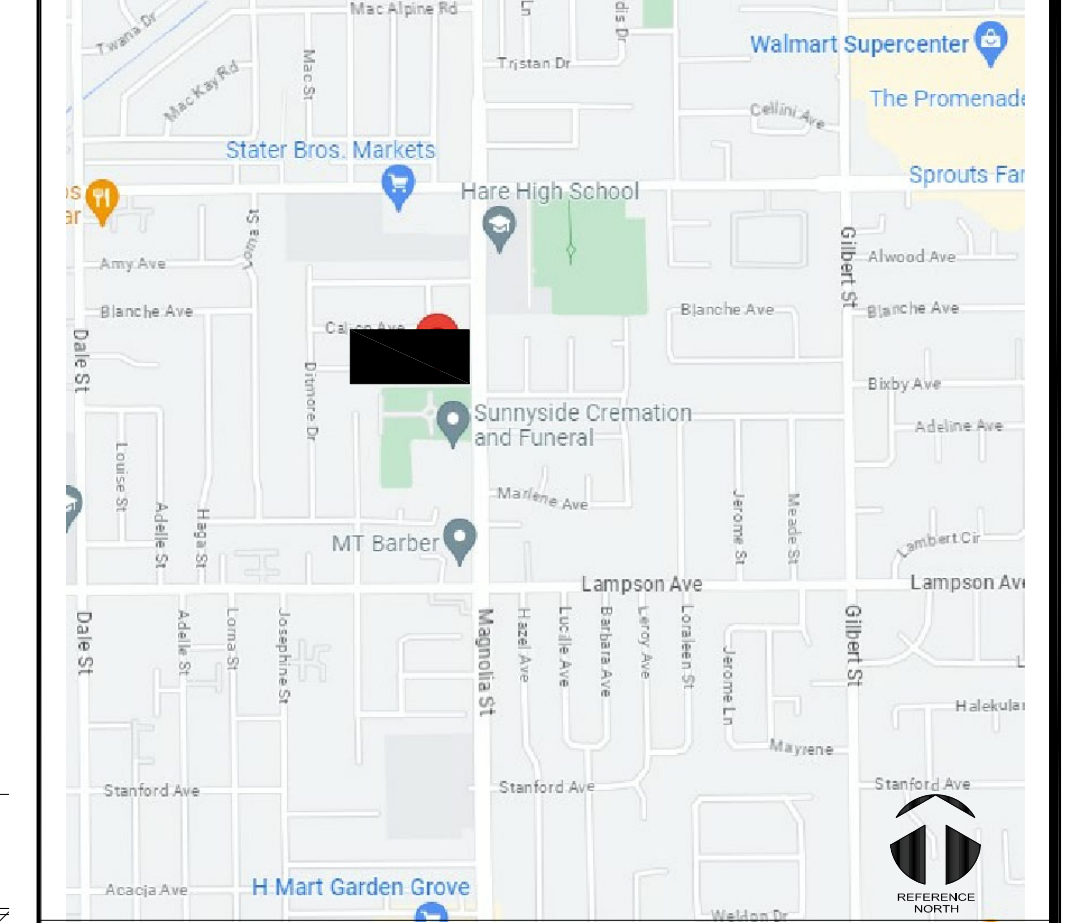
DESIGNER:
 JOHNNY KANOUNJI
 75 S. PARKWOOD AVE.
 PASADENA, CA 91107
 TEL: (626) 616-3633
 EMAIL: JOHNNYKANOUNJI@GMAIL.COM

STRUCTURAL ENGINEER:
 THANG LE, S.E.
 507 MAGELLAN ROAD
 ARCADIA, CA 91007
 TEL: (626) 731-1539

SHEET INDEX

- ARCHITECTURAL
- A1.0 PROJECT INFORMATION, SITE PLAN
 - A1.1 ACCESSIBLE PARKING NOTES
 - A1.2 ACCESSIBLE RAMP NOTES
 - A1.3 DETAILS
 - A1.4 BUILDING AREA ANALYSIS
 - A2.0 DEMOLITION PLAN BUILDING #3
 - A2.1 PROPOSED FLOOR PLAN BUILDING #3
 - A2.2 EXISTING CHAPEL FLOOR PLANS BUILDING #4
 - A2.3 EXISTING YOUTH CENTER FLOOR PLANS BUILDING #1

VICINITY MAP

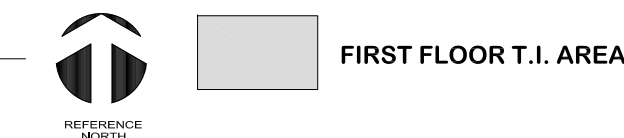


MAXIMUM OCCUPANCY ACTIVITY AREA 285 PERSONS

OCCUPANT LOAD CALCULATION			
ROOM NO.	SQ.FT.	O.L. FACTOR	OCP.T. LOAD
01	4008	15	267.2
02	104	150	0.7
03	80	150	0.5
04	252	150	1.7
05	301	150	2.0
06	136	150	0.9
07	151	150	1.0
08	172	150	1.1
09	289	150	1.9
10	156	200	1.5
11	62	150	0.4
13	428	150	2.9
14	268	200	1.3
15	79	200	0.4
17	562	200	2.8
TOTAL OCCUPANT LOAD			285.2
TOTAL FLOOR AREA			8,715

PROPOSED SITE PLAN

SCALE: 1/32" = 1'-0"



[P] TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

DESCRIPTION	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS
	MALE	FEMALE	MALE	FEMALE	
RESTAURANTS, BANQUET HALLS AND FOOD COURTS	1 per 75	1 per 75	1 per 200	1 per 200	1 per 500

PARKING REQUIREMENTS

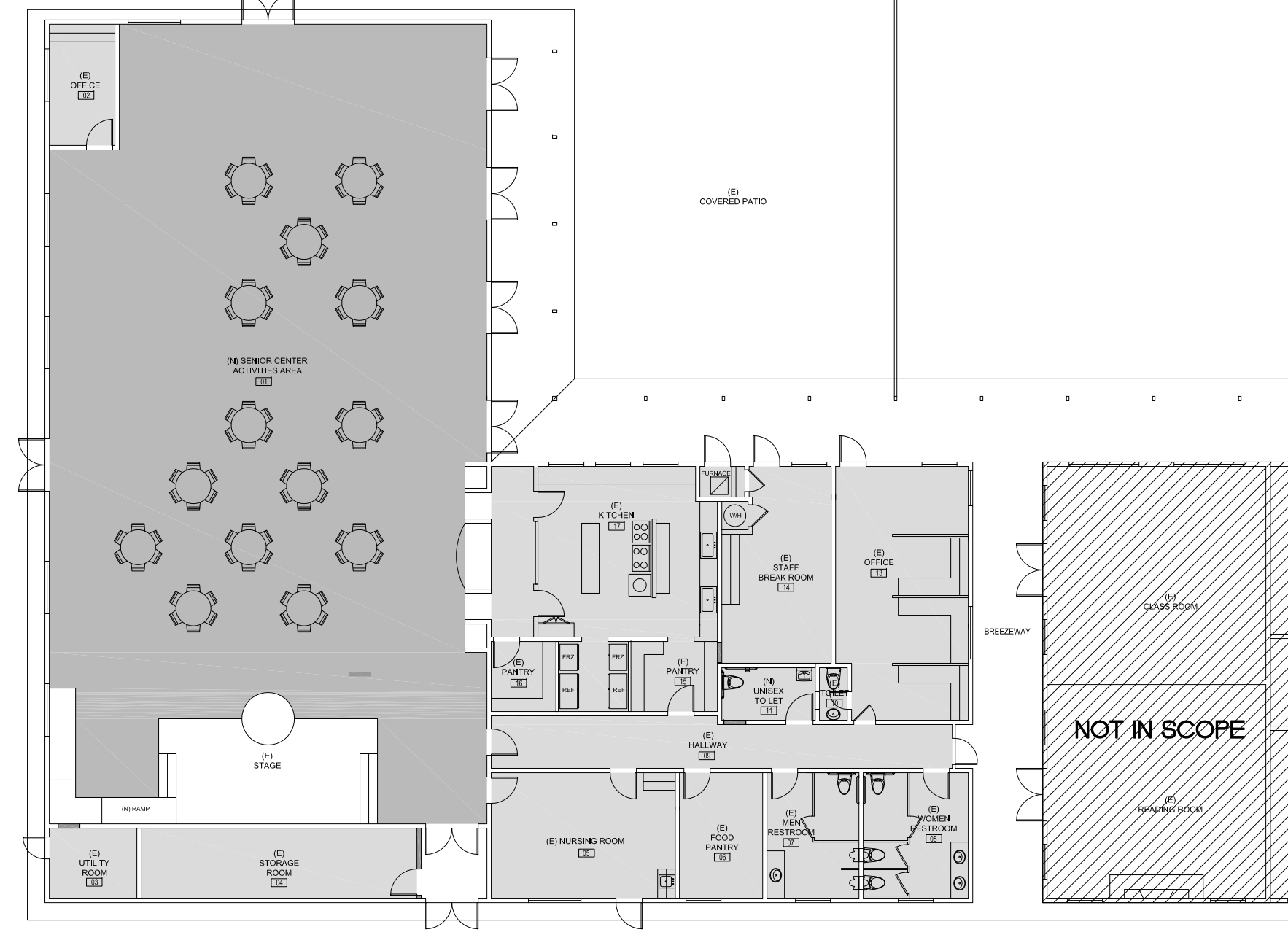
Building	Name	Square footage	Ratio	Parking spaces required	
4	Chapel (Assembly Area)	30 Pews (800/each)	1 space per each 3 fixed seats	80	
4	Chapel (other area)	4,269	1 space for each 250 sf of gross floor area	17.08	
1	Youth center	5,174	1 space for each 250 sf of gross floor area	20.70	
2	Children Day Care	6,141 (5 staff including teachers, and max. of 60 children - although currently only accept 30 children)	1 space per care provider and staff member, plus 1 spaces for each 6 children/individuals	5 staff + 10 for children = 15 spaces	
5	Residential	1,021.72	1 space for each 250 sf of gross floor area	4.09	
8	Office	1,776		7.10	
7	Office	604.59		2.42	
6	Storage	324		1.30	
3	Proposed adult Day Care	7,900 (6 staff and 120 individuals)	1 space per care provider and staff member plus 1 spaces for each 6 children/individuals	6 staff + 20 = 26 spaces	
				Total (173.69 spaces)	174

THIS IS A "PRIVATELY FUNDED" BUILDING

SECTION 11B-206.2.3
 THE FOLLOWING TYPES OF PRIVATELY FUNDED MULTISTORY BUILDINGS DO NOT REQUIRE A RAMP OR ELEVATOR ABOVE AND BELOW THE FIRST FLOOR:

- MULTI-STORIED OFFICE BUILDINGS (OTHER THAN THE PROFESSIONAL OFFICE OF A HEALTH CARE PROVIDER) AND PASSENGER VEHICLE SERVICE STATIONS LESS THAN THREE STORIES HIGH OR LESS THAN 3,000 SQUARE FEET (279 M²) PER STORY.
- ANY OTHER PRIVATELY FUNDED MULTI-STORIED BUILDING THAT IS NOT A SHOPPING CENTER, SHOPPING MALL OR THE PROFESSIONAL OFFICE OF A HEALTH CARE PROVIDER, OR A TERMINAL, DEPOT OR OTHER STATION USED FOR SPECIFIED PUBLIC TRANSPORTATION, OR AN AIRPORT PASSENGER TERMINAL AND THAT IS LESS THAN THREE STORIES HIGH OR LESS THAN 3,000 SQUARE FEET (279 M²) PER STORY IF A REASONABLE PORTION OF ALL FACILITIES AND ACCOMMODATIONS NORMALLY SOUGHT AND USED BY THE PUBLIC IN SUCH A BUILDING ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES.

AMERICAN WITH DISABILITIES ACT (ADA) ARE FEDERAL OBLIGATIONS ONLY AND IS NOT REVIEWED BY LOCAL ENFORCEMENT AGENCIES. THIS PROJECT SHALL COMPLY WITH THE DISABLED ACCESS PROVISIONS SET FORTH IN THE CURRENT CALIFORNIA BUILDING CODE (CBC). IT IS THE PROPERTY OWNERS AND THEIR AGENTS' RESPONSIBILITY TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES.*



OCCUPANCY FLOOR PLAN

SCALE: 1/16" = 1'-0"

Best Management Practices

A. All operations shall comply with the City's Jurisdictional Runoff Management Program (JRMP) and the City's Storm Water Ordinance (Municipal Code 13.10 and 16.60) to minimize or eliminate discharges of pollutants to the storm drain system. Operations shall include implementation of Best Management Practices (BMPs), including food service, as follows:

- Only rain is permitted to enter the storm drain system. Discharges (direct or by conveyance) of trash, debris, vehicle fluids, or wastewater (including washing fluids) to the storm drain system are strictly prohibited.
- Sweep or vacuum to clean outdoor areas (trash enclosures, sidewalks and parking lots). Power washing in outdoor areas is strictly prohibited.
- Maintain all outdoor areas including parking lots to be free from trash and petroleum leaks.
- Provide sufficient trash receptacles. Dispose of wastes properly.
- All dumpsters used by this project shall have lockable lids. All lids on all dumpsters shall remain closed while dumpster is not directly in use and locked after business hours. All dumpsters shall be properly stored inside a building or in a covered trash enclosure.

For Public Works requirements on this Planning Action please refer to the Conditions of Approval. This Site Plan may not clearly show existing or proposed improvements in the public right-of-way and should not be used for public improvement construction purposes.

Trash Enclosure - STORM WATER REQUIREMENTS AND COMMENTS THAT MAY BE APPLICABLE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT WITH A VALUATION OF \$25,000 OR GREATER:
 Show details of any proposed and existing trash enclosure(s) that will serve the newly proposed facility. The enclosure(s) must be designed to be secured, constructed with a grade-break, and covered with an impervious, fire-resistant roof in accordance with the requirements of the City trash enclosure guidelines Attachment No. 2 (available to the public through the City of El Cajon web-page).
 Comment: MAY BE APPLICABLE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT WITH A VALUATION OF \$25,000 OR GREATER

Construction Stormwater BMP Notes:

- All applicable temporary construction and non-stormwater discharge BMPs shall be implemented in accordance with the City of Garden Grove minimum BMP requirements included in the Garden Grove Municipal Code 13.10 and the City of Garden Grove Jurisdictional Runoff Management Program (JRMP).
- The owner/owner's contractor(s) are responsible for pollution prevention practices to prevent the discharge of sediment and pollutants to the public storm drain system.
- The owner/owner's contractor(s) are responsible for the prevention of erosion caused by grading, clearing of vegetation, demolition or construction.
- All stormwater BMPs shall be maintained for the duration of the project.
- All applicable temporary construction erosion and sediment control BMPs shall be implemented for all portions of the project area where applicable. All onsite drainage pathways that convey concentrated flows shall be stabilized to prevent erosion.
- Run-on from areas outside the project area shall be diverted around work areas to the extent feasible. Run-on that cannot be diverted shall be managed using appropriate erosion and sediment control BMPs.
- Graded areas around the project perimeter will drain away from the face of slopes at the end of each working day.
- Provide effective sediment perimeter control around project area to help prevent transport of soil and sediment offsite by using fiber rolls, gravel bags, or other equally effective BMPs.
- Any sediment tracked onto offsite paved areas shall be removed via sweeping at least daily. All BMPs shall be installed and maintained in accordance with the applicable fact sheets (CASQA, County of Orange County, City of Garden Grove).
- Solid waste and other construction wastes shall be placed in a container daily located in a designated area and shall be disposed of in accordance with applicable requirements.
- Construction Materials shall be stored in a manner to help avoid being transported in storm water runoff discharges. Concrete waste shall not be washed out onto the ground surface. Concrete washout shall be disposed properly and placed in a washout area designed in accordance with fact sheets (CASQA, County of Orange County, City of Garden Grove).
- Erosion Control measures will be implemented starting the first day of clearing, grading or soil disturbance or construction. These controls will remain in effect until all relevant operations have been completed and disturbed soil have either: established vegetation; or other permanent erosion control at 70% completion).
- Stumps and other sources of pollutants shall be covered when the chance of rain, within the next 48-hours with, is at least 50% precipitation.
- All gravel bags shall have ¼ inch minimum aggregate (No sandbags or burlap type bags allowed).
- In case of Emergency Contact Name: Thang Le
 Phone: (657) 231-0110

REVISION DESCRIPTION

No.	DATE	REVISION DESCRIPTION
02-15-2023	02-15-2023	PLANNING DEPARTMENT SUBMITTAL
04-28-2023	04-28-2023	PLANNING DEPARTMENT CORRECTIONS
06-22-2023	06-22-2023	PLANNING DEPARTMENT CORRECTIONS
01-22-2024	01-22-2024	OCFD CORRECTIONS

DATE ISSUED: 08-04-2023
 DRAW BY: JOHNNY KANOUNJI
 CHECKED BY: TL

THANG LE & ASSOCIATES
 STRUCTURAL ENGINEERS, INC.
 3119 E. FOOTHILL BLVD., SUITE C
 ARCADIA, CALIFORNIA 91006
 PHONE: (626) 731-1539

REGISTERED PROFESSIONAL ENGINEER
 THANG H. LE
 S 4978
 EXP 06/30/24
 STATE OF CALIFORNIA
 04.28.2023

LAMBERTIAN MINISTRY CENTER
 LOVERS OF THE HOLY CROSS
 12211 MAGNOLIA STREET
 GARDEN GROVE, CALIFORNIA 92841



PROPOSED SITE PLAN

A1.0

**DIVISION 5:
GENERAL SITE AND BUILDING ELEMENTS**

11B-501 General

11B-501.1 Scope. The provisions of Division 5 shall apply where required by Division 2 or where referenced by a requirement in this chapter.

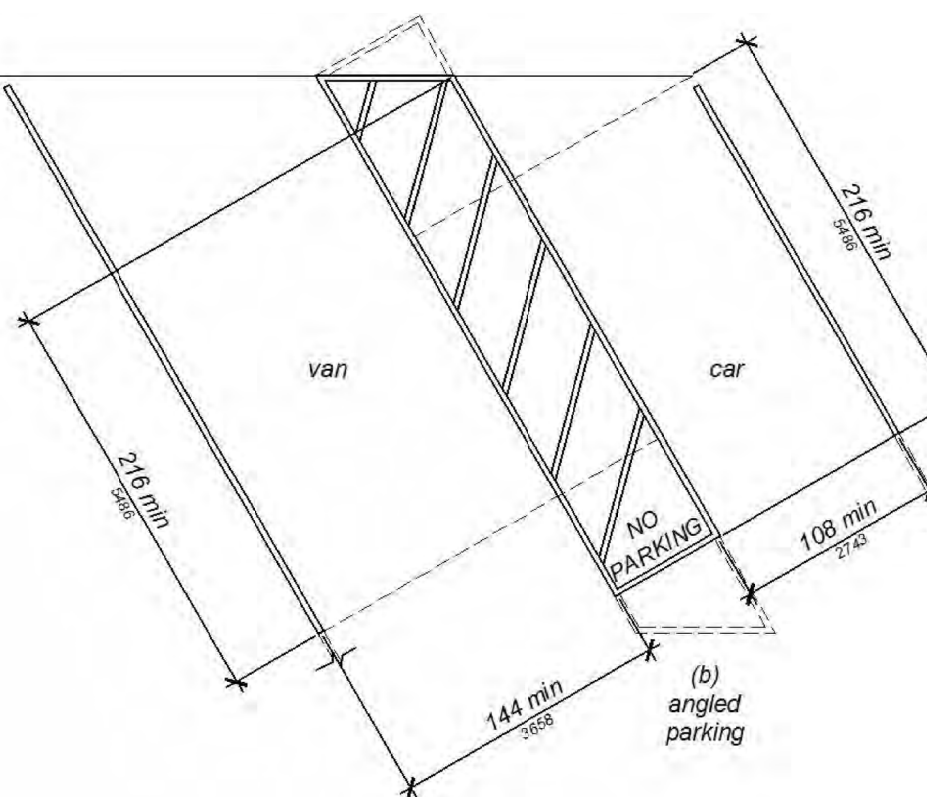
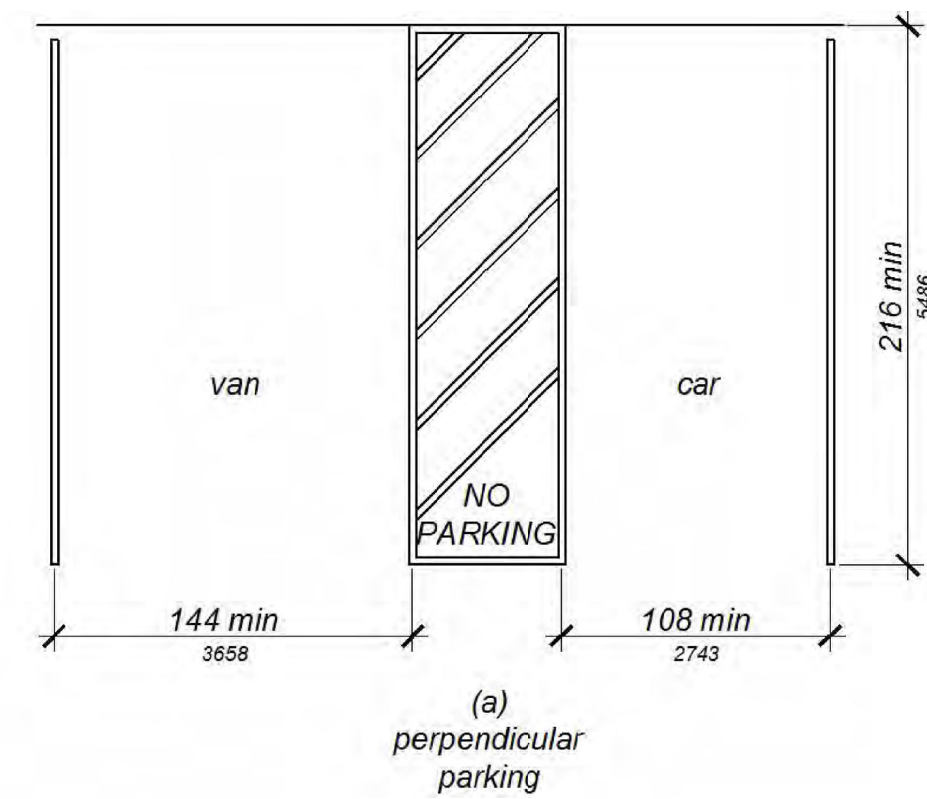
11B-502 Parking spaces

11B-502.1 General. Car and van parking spaces shall comply with Section 11B-502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

Exception: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

11B-502.2 Vehicle spaces. Car and van parking spaces shall be 216 inches (5486 mm) long minimum. Car parking spaces shall be 108 inches (2743 mm) wide minimum and van parking spaces shall be 144 inches (3658 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3.

Exception: Van parking spaces shall be permitted to be 108 inches (2743 mm) wide minimum where the access aisle is 96 inches (2438 mm) wide minimum.



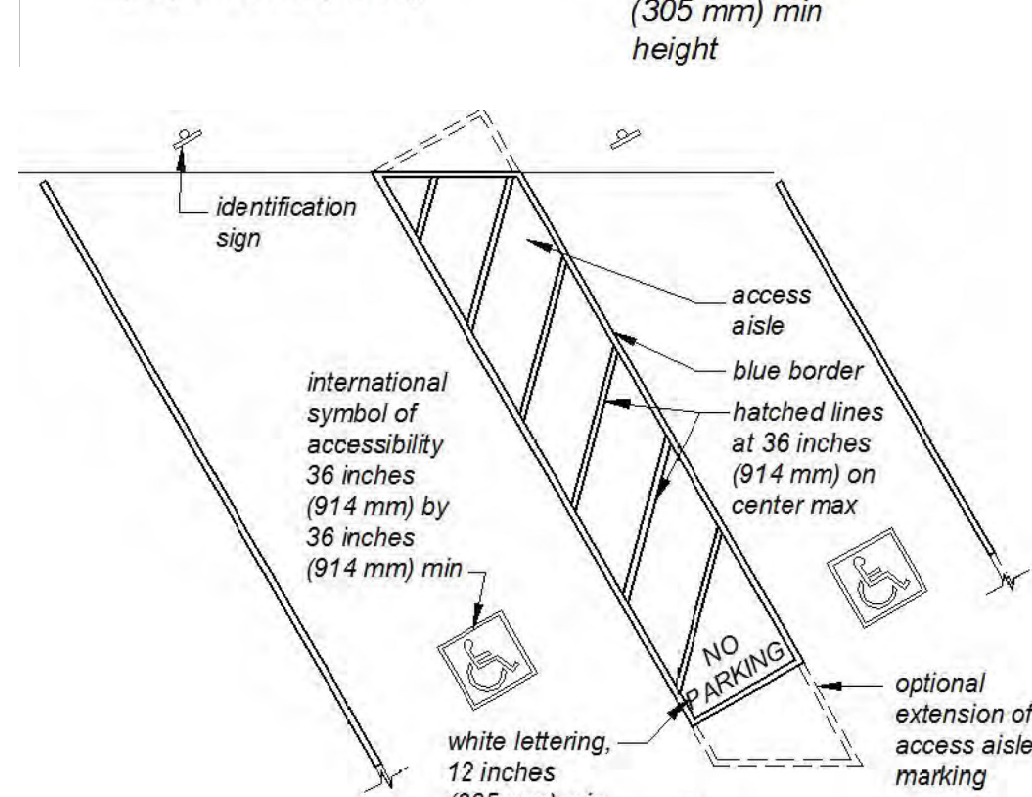
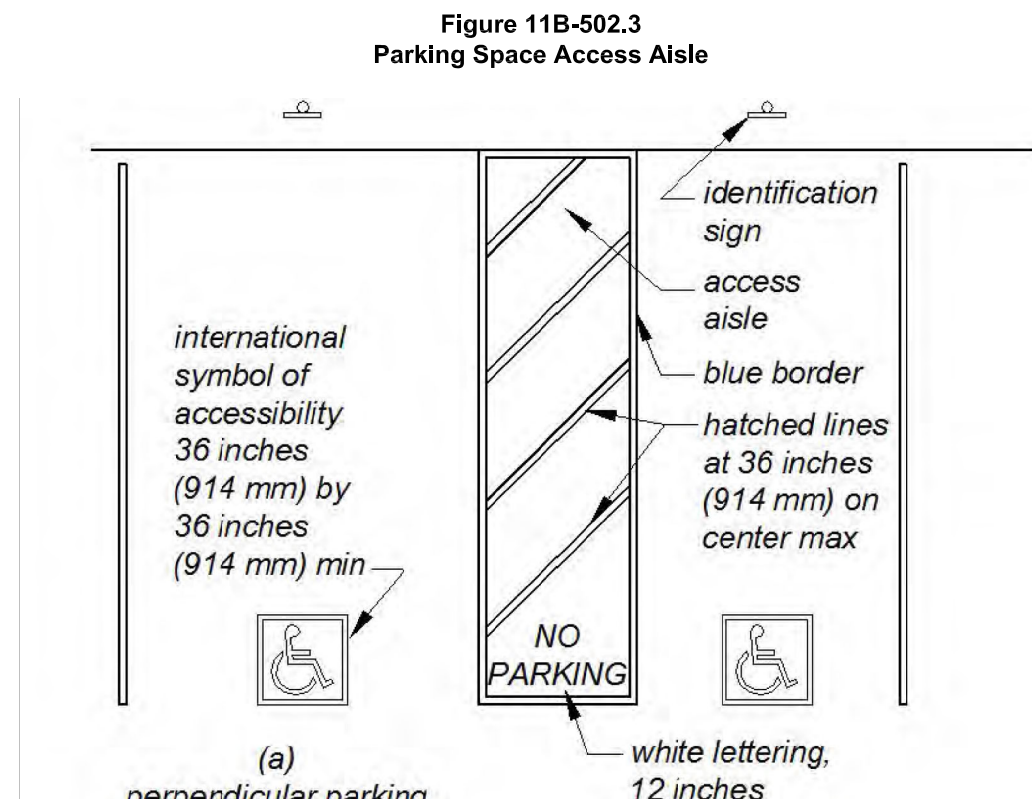
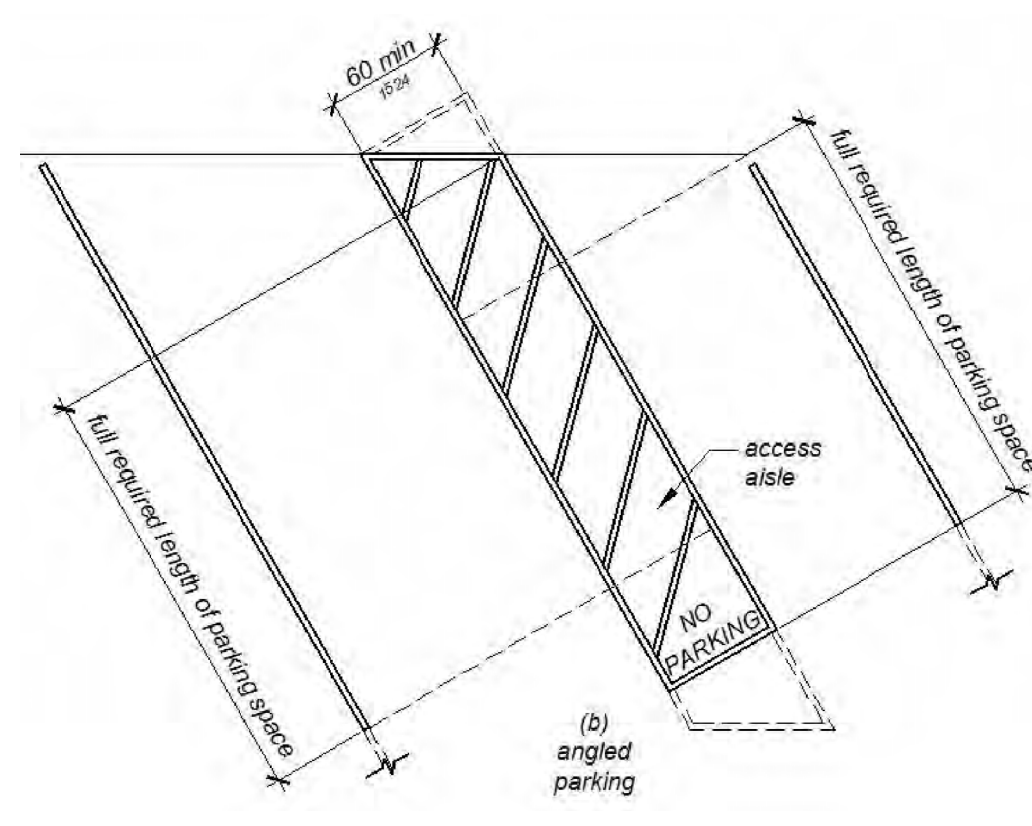
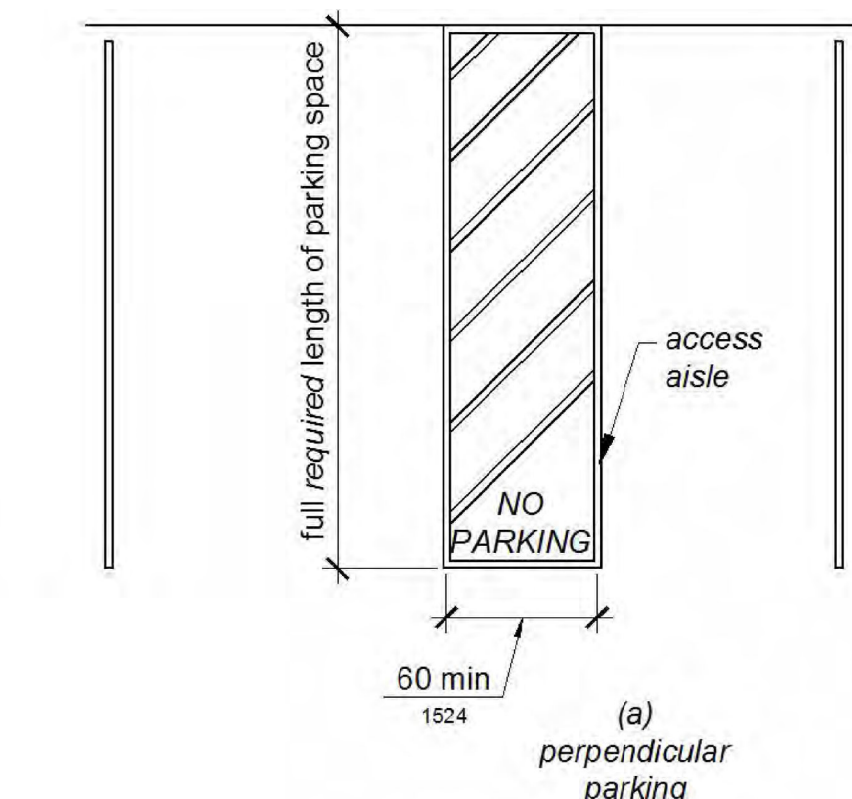
11B-502.3 Access aisle. Access aisles serving parking spaces shall comply with Section 11B-502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

11B-502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1524 mm) wide minimum.

11B-502.3.2 Length. Access aisles shall extend the full required length of the parking spaces they serve.

11B-502.3.3 Marking. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (305 mm) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

11B-502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces.



11B-502.4 Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-502.4. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Exception: Slopes not steeper than 1:48 shall be permitted.

11B-502.5 Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.

11B-502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.7.2.1. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible." Signs shall be 60 inches (1524 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

Exception: Signs located within an accessible route shall be a minimum of 80 inches (2032 mm) above the finish floor or ground surface measured to the bottom of the sign.

11B-502.6.1 Finish and size. Parking identification signs shall be reflectorized with a minimum area of 70 square inches (45161 mm²).

11B-502.6.2 Minimum fine. Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250."

11B-502.6.3 Location. A parking space identification sign shall be visible from each parking space. Signs shall be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space. Signs may also be permanently posted on a wall at the interior end of the parking space.

11B-502.6.4 Marking. Each accessible car and van space shall have surface identification complying with either Section 11B-502.6.4.1 or 11B-502.6.4.2.

11B-502.6.4.1 The parking space shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a blue background a minimum 36 inches wide by 36 inches high (914 mm x 914 mm). The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length.

11B-502.6.4.2 The parking space shall be outlined or painted blue and shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 a minimum 36 inches wide by 36 inches high (914 mm x 914 mm) in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space.

11B-502.7 Relationship to accessible routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

11B-502.7.1 Arrangement. Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked.

11B-502.7.2 Wheel stops. A curb or wheel stop shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.

11B-502.8 Additional signage. An additional sign shall be posted either: 1) in a conspicuous place at each entrance to an off-street parking facility or 2) immediately adjacent to on-site accessible parking and visible from each parking space.

11B-502.8.1 Size. The additional sign shall not be less than 17 inches (432 mm) wide by 22 inches (559 mm) high.

11B-502.8.2 Lettering. The additional sign shall clearly state in letters with a minimum height of 1 inch (25 mm) the following:

"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at: _____ or by telephoning _____."

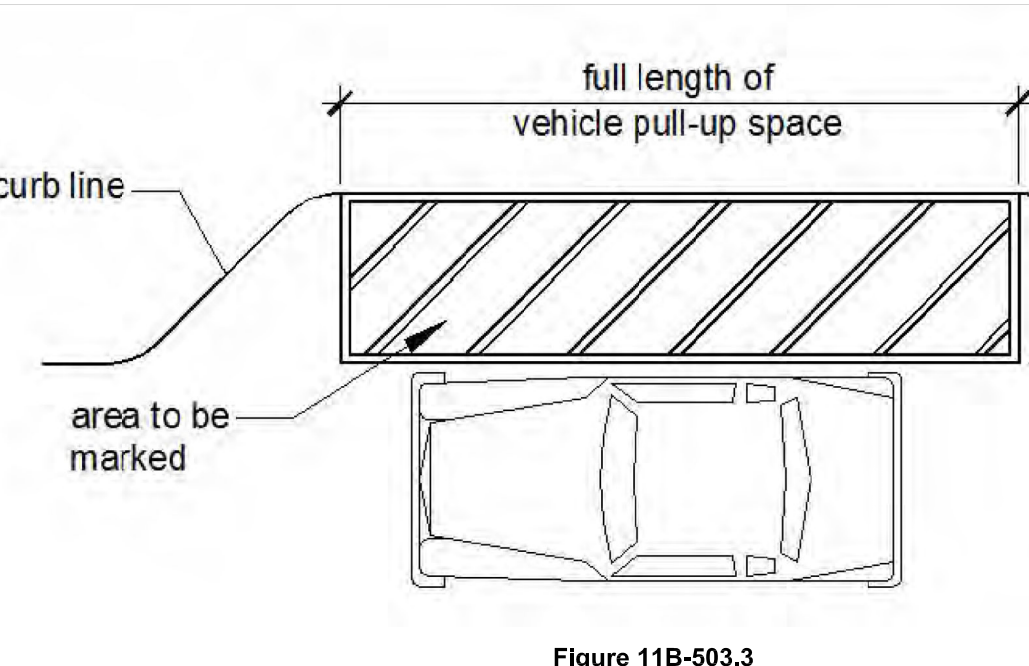
Blank spaces shall be filled in with appropriate information as a permanent part of the sign.

11B-503 Passenger drop-off and loading zones

11B-503.1 General. Passenger drop-off and loading zones shall comply with Section 11B-503.

11B-503.2 Vehicle pull-up space. Passenger drop-off and loading zones shall provide a vehicular pull-up space 96 inches (2438 mm) wide minimum and 20 feet (6096 mm) long minimum.

11B-503.3 Access aisle. Passenger drop-off and loading zones shall provide access aisles complying with Section 11B-503 adjacent and parallel to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.



11B-503.3.1 Width. Access aisles serving vehicle pull-up spaces shall be 60 inches (1524 mm) wide minimum.

11B-503.3.2 Length. Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

11B-503.3.3 Marking. Access aisles shall be marked with a painted borderline around their perimeter. The area within the borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting with that of the aisle surface.

11B-503.4 Floor and ground surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.

Exception: Slopes not steeper than 1:48 shall be permitted.

11B-503.5 Vertical clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2896 mm) minimum.

11B-503.6 Identification. Each passenger loading zone designated for persons with disabilities shall be identified with a reflectorized sign complying with Section 11B-703.5. It shall be permanently posted immediately adjacent to and visible from the passenger loading zone stating "Passenger Loading Zone Only" and including the International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a dark blue background.

11B-208 Parking spaces

11B-208.1 General. Where parking spaces are provided, parking spaces shall be provided in accordance with Section 11B-208.

Exception: Parking spaces used exclusively for buses, trucks, other delivery vehicles, or vehicular impound shall not be required to comply with Section 11B-208 provided that lots accessed by the public are provided with a passenger loading zone complying with Section 11B-503.)

11B-208.2 Minimum number. Parking spaces complying with Section 11B-502 shall be provided in accordance with Table 11B-208.2 except as required by Sections 11B-208.2.1, 11B-208.2.2, and 11B-208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Table 11B-208.2 Parking Spaces

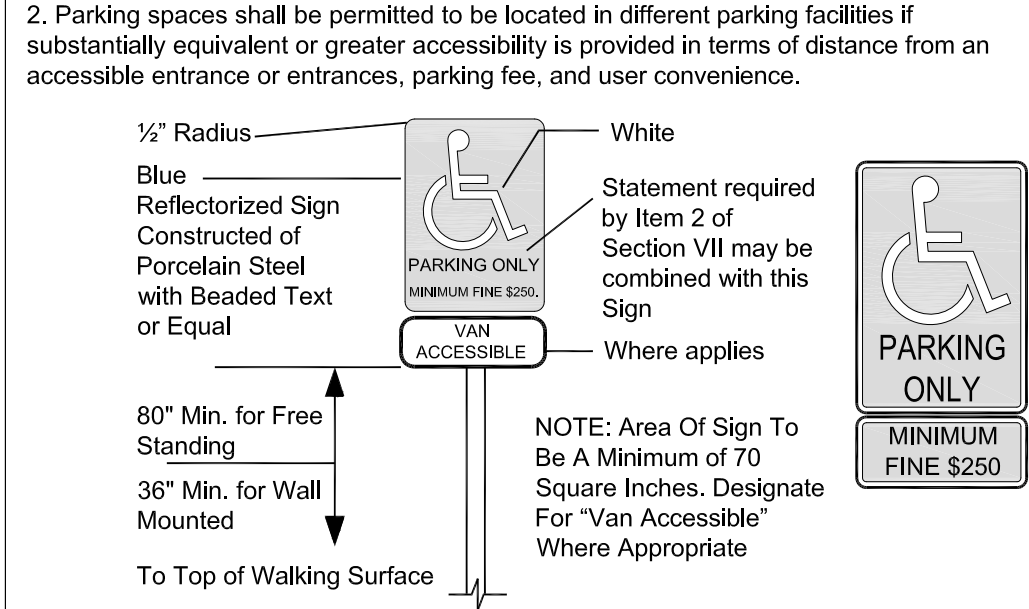
Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2% OF TOTAL
1001 & OVER	20 PLUS ONE FOR EACH 100 OR FRACTION THEREOF OVER 1,001

11B-208.2.4 Van parking spaces. For every six or fraction of six parking spaces required by Section 11B-208.2 to comply with Section 11B-502, at least one shall be a van parking space complying with Section 11B-502.

11B-208.3 Location. Parking facilities shall comply with Section 11B-208.3.

11B-208.3.1 General. Parking spaces complying with Section 11B-502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with Section 11B-206.4. Where parking serves more than one accessible entrance, parking spaces complying with Section 11B-502 shall be dispersed and located on the shortest accessible route to the accessible entrances. In parking facilities that do not serve a particular building or facility, parking spaces complying with Section 11B-502 shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.

Exceptions:
1. All van parking spaces shall be permitted to be grouped on one level within a multi-story parking facility.
2. Parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee, and user convenience.



GENERAL NOTES:

CODES: ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:
1- U.B.C. EDITION
2- C.A.C. TITLE 24

PERMIT AND FEES: CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES AND PERMITS.

EXISTING CONDITIONS: CONTRACTOR (S) SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITION REQUIRING CLARIFICATION, MODIFICATION OR CHANGE. COMMENCEMENT OF INSTALLATION BY CONTRACTOR (S), CONSTITUTES ACCEPTANCE OF CONDITIONS.

MECHANICAL, PLUMBING AND ELECTRICAL WORK: MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO ARCHITECTURAL DRAWINGS; IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (S) TO CHECK THE ARCHITECTURAL DRAWINGS BEFORE FABRICATION AND/OR INSTALLATION OF WORK. CONTRACTOR (S) SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY BETWEEN ARCHITECTURAL DRAWINGS AND WORK OF MECHANICAL, PLUMBING, AND ELECTRICAL TRADES.

CORRECTIONS: ANY WORK FABRICATED OR INSTALLED NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED AND ALL DAMAGED WORK SHALL BE REPLACED BY CONTRACTOR (S) AT HIS OWN EXPENSE, AND AT NO ADDITIONAL EXPENSE TO THE OWNER.

DIMENSIONS:

- 1- ALL DIMENSIONS SHALL HAVE PREFERENCE OVER THE SCALE.
- 2- THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY IN DIMENSIONS, ANY WORK DONE WITHOUT VERIFYING DIMENSIONS WILL BE DONE AT THE CONTRACTOR (S) RISK.
- 3- ALL DIMENSIONS OF STUD PARTITIONS ARE TO CENTER UNLESS OTHERWISE INDICATED.
- 4- ALL DOOR AND MOUNTING HEIGHTS ARE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.

SYMBOLS AND ABBREVIATIONS: ALL SYMBOLS AND ABBREVIATIONS ON DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF CONTRACTOR (S) HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.

ONSITE OPERATIONS:

- 1- CONTRACTOR(S) SHALL PROTECT BUILDING OCCUPANTS, OPERATIONS, AND EXISTING EQUIPMENT FROM DUST AND NOISE DURING CONSTRUCTION TO THE SATISFACTION OF THE OWNER. OWNER WILL DESIGNATE AND DELIMIT CONTRACTOR'S MATERIALS STORAGE AREAS, WORKERS TOILETS, USE OF UTILITIES, USE OF ELEVATOR, AND ACCESS ROUTE TO SITE.
- 2- CONTRACTOR(S) SHALL PROTECT THE PUBLIC AND WORKMEN DURING CONSTRUCTION AND SHALL FURNISH PROPER FENCING, BARRICADES, LIGHTS, WARNING SIGNS, ELECTRICAL PROTECTION, DUST AND PAINTING PROTECTION, AND OTHER PROTECTION AS NECESSARY.
- 3- CONTRACTOR(S) SHALL MAINTAIN FIRE EGRESS FROM BUILDING TO SATISFACTION OF AGENCY OF JURISDICTION.
- 4- CONTRACTOR (S) SHALL KEEP WORK PREMISES, MATERIAL STORAGE, AND ACCESS ROUTES CLEAN, AND WILL PROVIDE CLEANUP DAILY AT END OF EACH DAY'S WORK.
- 5- CONTRACTOR (S) SHALL GIVE OWNER ADVANCE NOTICE BEFORE INTERRUPTION OF BUILDING POWER, GAS, AND OTHER UTILITIES.

CEILING:

- 1- PROVIDE ACCESS PANELS FOR ELECTRICAL, PLUMBING AND HVAC CONTROLS, AND COORDINATE LOCATION, SIZE WITH SPECIFIC AFFECTED TRADES.
- 2- INSTALL DIFFUSERS AND GRILLES TO FIT EXACTLY IN ACOUSTIC TILE MODULE ESTABLISHED.

EQUIPMENT: CONTRACTOR (S) SHALL

- 1- VERIFY SIZE AND LOCATION OF ALL ELECTRICAL AND MECHANICAL EQUIPMENT PADS WITH ELECTRICAL AND MECHANICAL CONTRACTORS AND PROVIDE SAME.
- 2- VERIFY SIZE AND LOCATION OF DUCTS, PIPE, AND CONDUIT LOCATIONS INCLUDING FLOOR AND ROOF PENETRATIONS WITH ELECTRICAL AND MECHANICAL CONTRACTORS AND PROVIDE SAME. ALL PENETRATIONS SHALL BE COMPLETELY SEALED WITH APPROVED FIRE RATED MATERIALS.

CONTRACT DOCUMENTS: CONSIST OF:

- 1- SPECIFICATIONS.
- 2- AGREEMENT BETWEEN OWNER AND CONTRACTOR.
- 3- CONDITIONS OF THE CONTRACT GENERAL, SUPPLEMENTARY AND OTHER.
- 4- ALL ADDENDA ISSUED PRIOR TO EXECUTION OF THE CONSTRUCTION AGREEMENT.
- 5- COMPLETE SET OF DRAWINGS (AS INDEXED ON THE COVER SHEET).

CUTTING AND PATCHING:

- 1- CONTRACTOR (S) SHALL HAVE APPROVAL OF ARCHITECT FOR CUTTING OR NOTCHING OF ANY STRUCTURAL MEMBER UNLESS SPECIFICALLY DETAILED ON DRAWINGS.
- 2- CONTRACTOR (S) TO PREPARE LAYOUT OF HOLES AND HAVE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH PENETRATION OF STRUCTURAL MEMBERS, CONCRETE, MASONRY OR GUNITE WALLS.
- 3- PATCHING AND FINISHING AS REQUIRED DUE TO INSTALLATION OF NEW WORK TO MATCH ADJACENT FINISHES.

EXIT DOORS: ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL EFFORT OR KNOWLEDGE.

GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY OWNER AND AGENCIES OF JURISDICTION.

SUBMITTALS: CONTRACTOR (S) TO SUBMIT SHOP DRAWINGS, MANUFACTURER'S LITERATURE, AND SAMPLES FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

COMPLETION OF WORK: AT COMPLETED OF WORK, CONTRACTOR SHALL SUBMIT TO THE ARCHITECT AND OWNER ALL:

- 1- PERMITS
- 2- LETTERS OF APPROVALS AND FINAL ACCEPTANCE BY AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- 3- CERTIFICATE OF OCCUPANCY.
- 4- WARRANTIES AND GUARANTEES.
- 5- LIEN RELEASES.
- 6- AS BUILT DRAWINGS.

"A CERTIFICATE OF OCCUPANCY IS REQUIRED PRIOR TO TENANT OCCUPYING THE SPACE. SEE BUILDING DIVISION PERSONNEL FOR APPLICATION."

"APPROVAL OF THESE PLANS AND PERMIT ARE FOR GENERAL OFFICE USE ONLY. THIS FACILITY MAY NOT BE USED FOR PURPOSES OF RENDERING DENTAL SERVICES TO PATIENTS OR ANY OTHER MEDICAL SERVICES WITHOUT OROVEREVIEWER ACCESS FROM STREET LEVEL AS REQUIRED BY CALIFORNIA BUILDING CODE SECTION 11036."

SPECIAL NOTES:

- 1- ALL PRIMARY ENTRANCES TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PHYSICALLY DISABLED
- 2- ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WAARD DIRECTIONAL SIGNS, AS REQ. VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
- 3- EVERY REQ. ENTRANCE OR PASSAGE DOORWAY SHALL BE OF SIZE TO PERMIT INSTALLATION OF A DOOR NOT LESS THAN 3' IN W. IT IS NOT LESS THAN 6'-8" IN H. IT MUST BE CAPABLE OF OPENING AT LEAST 8" & SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32".
- 4- LATCHING AND LOCKING DEVICES THAT ARE HAND ACTIVATED & WHICH ARE IN PATH OF TRAVEL SHALL BE OPERABLE VIA SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER DESIGNED TO PROVIDE PASSAGE WITHOUT REQ. THE ABILITY TO GRASP THE OPENING HARDWARE.
- 5- HAND ACTIVATED DOOR HARDWARE SHALL BE CENTERED BETWEEN 30" & 44" ABOVE THE FLOOR.
- 6- WOODWORK AND CABINETRY SHALL CONFORM TO THE STANDARDS OF WOODWORK INSTITUTE OF CALIFORNIA.
- 7- CONTRACTOR SHALL PROVIDE CUT-OUTS AND OPENINGS AND CABINET WORK, AS REQUIRED, TO ACCOMMODATE ELECTRICAL AND TELEPHONE, JUNCTION BOXES, EQUIPMENT, AND DEVICES.
- 8- CABINET CONTRACTOR SHALL BE RESPONSIBLE FOR WALLCOVERING IN OR ON CABINET WORK UNLESS OTHERWISE NOTED.
- 9- ALL DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT KEY OR SPECIAL KNOWLEDGE.
- 10- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE: ANY DISCREPANCIES OR INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / ENGINEER.
- 11- THE GENERAL CONTRACTOR WILL SUBMIT FIRE SPRINKLER DRAWINGS TO THE FIRE DEPARTMENT.
- 12- WALL AND CEILING PAINTS TO BE BUILDING STANDARDS.
- 13- DOORS ARE 3' X 7' X 1-3/4". STAIN GRADE IN THE COLOR INDICATED BY INT. DECORATOR.
- 14- WALL AND CEILING TO BE PAINTED PER BUILDING STANDARDS.
- 15- LOCKSHEETS AND LATCHSETS SHALL BE LOCATED 36" FROM F.F.E. MAX.
- 16- ALL LIGHTING CONTROL DEVICES SHALL BE 48" F.F.E. VERIFY WITH ARCHITECT.
- 17- ALL DECORATIONS SHALL BE NON-COMBUSTIBLE OR FLAMEPROOF.
- 18- PROVIDE FIRE EXTINGUISHER IF REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.
- 19- UNDERCUT ALL DOORS APPROXIMATELY 1" FOR CARPET AND APPROXIMATELY 1/2" FOR TILE. VERIFY WITH MATERIAL ON SITE.
- 20- CONTRACTOR (S) WILL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF ANY OCCUPIED TENANT SPACE.
- 21- WHERE NEW PARTITIONS IS TO ALIGN WITH EXISTING WALL, REMOVE EXISTING CORNER BEAD, ALUM. TAPE AND SPACKLE NEW PARTITION.
- 22- WHENEVER THE BUILDING (STORE) IS OCCUPIED, THE EXIST SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE (L.A.M.C. 57.33).
- 23- CONTRACTOR TO PROVIDE EXIST SIGNS AND DIRECTIONAL EXIST SIGNS WITH MINIMUM 6" H BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND.
- 24- THE CENTER OF RECEPTACLES SHALL BE NOT LESS THAN 18" FROM F.F.E. UNLESS INDICATED ON PLANS.
- 25- THE CENTER OF FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48 INCHES ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.
- 26- IF EMERGENCY WARNING SYSTEMS ARE REQUIRED THEY SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED, FLASHING VISUAL WARNING. SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.

TENANT SPACE:

INTERIOR WALL & CEILING FINISHES SHALL NOT EXCEED A FLAME SPREAD OF CLASS II 75 SMOKE DENSITY RATING 450 MAX.

MALL SIDE: FLAME SPREAD CLASSIFICATION OF 25 (FLAGS I). SMOKE DENSITY RATING 300 MAX.

IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR (S) TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO INSURE THAT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS IN ACCORDANCE WITH ALL DRAWINGS AND SPECIFICATIONS.

OCFA FIRE DEPARTMENT NOTES:

A. BEFORE MAKING A REQUEST FOR FINAL FIRE INSPECTION, PLEASE READ AND COMPLY WITH THE APPLICABLE GFD NOTES. ADDITIONALLY, THE PERSON REQUESTING THE INSPECTION IS RESPONSIBLE FOR MEETING THE INSPECTOR ON TIME, PROVIDING ACCESS TO THE AREA REQUIRING INSPECTION AND HAVING AN APPROVED SET OF PLANS AND SUPPORTING DOCUMENTS AVAILABLE AT THE TIME OF THE INSPECTION.

B. A FIRE INSPECTION AND FINAL APPROVAL IS REQUIRED BEFORE THE BUILDING DEPARTMENT WILL ACCEPT A BUILDING FINAL INSPECTION REPORT. PLEASE CALL OCFA FIRE DEPARTMENT AT (714) 573-6000, A MINIMUM OF 3-5 WORKING DAYS IN ADVANCE TO REQUEST ALL FIRE INSPECTIONS AND/OR TESTING OF EQUIPMENT.

C. A KNOX BOX MUST EXIST ON THE BUILDING OR A KNOX BOX MUST BE PURCHASED AND INSTALLED IN ACCORDANCE WITH CFC, SECTION 506.1, BEFORE FINAL INSPECTION.

D. THE KEY TO THE SUITE MUST BE GIVEN TO THE FIRE INSPECTOR AT THE TIME OF FINAL INSPECTION. THE KEY WILL BE LOCKED IN THE KNOX BOX FOR FIRE DEPARTMENT EMERGENCY ACCESS.

E. FIRE EXTINGUISHERS MUST BE INSTALLED PER IFC, SECTION 906. START THE PLACEMENT OF FIRE EXTINGUISHER NEAR THE EXTERIOR EXIT DOORS. MOUNT THE FIRE EXTINGUISHER IN A VISIBLE AND ACCESSIBLE LOCATION, 3' TO 5' ABOVE THE FINISH FLOOR TO THE HANDLE. BUILDINGS WITH MULTIPLE FLOORS MUST HAVE AT LEAST ONE FIRE EXTINGUISHER PER FLOOR.

F. LIGHTS IN CLASSROOMS, CLASSROOMS, CHURCHES, ASSEMBLY ROOMS, RESIDENTIAL OCCUPANCIES REQUIRE "2A108C" FIRE EXTINGUISHERS. THE MAXIMUM COVERAGE AREA IS 5,000 SQ. FT PER EXTINGUISHER AND THE MAXIMUM TRAVEL DISTANCE IS 75'.

F. IN OCCUPANCY GROUPS "A-300 PERSONS", "B", "F", "M" & "S" OCCUPANCIES, KEY-LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT WHEN THE MAIN EXIT CONSIST OF A SINGLE DOOR OR PAIR OF DOORS IF THERE IS A READILY VISIBLE, DURABLE SIGN ON, OR ADJACENT TO THE DOOR STATING "THIS DOOR MUST REMAIN UNLOCKED WHILE THE BUILDING IS OCCUPIED". THIS SIGN SHALL BE IN LETTERS NOT LESS THAN 1-INCH HIGH OR BOTH LEAVES OF A PAIR OF DOORS MUST BE FREE TO SWING WITHOUT OPERATION OF ANY LATCHING DEVICE. THE USE OF THIS EXCEPTION MAY BE REVOKED BY THE CHIEF FOR DUE CAUSE.

G. ALL THE DOORS DESIGNATED AS EXITS, EXCEPT FOR THE MAIN ENTRANCE IN "A", "B", "F", "M", "S" OCCUPANCIES MUST BE EQUIPPED WITH COMMON KNOWLEDGE LEVER TYPE SINGLE ACTION HARDWARE, UNLESS PANIC HARDWARE IS SPECIFICALLY REQUIRED.

H. ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT THE TIME OF FINAL INSPECTION, IF THE ONES SHOWN ON THE PLANS DO NOT MEET THE INTENT OF THE CODE.

I. IF AS-BUILT PLANS ARE REQUIRED, ADDITIONAL FEES WILL BE DUE FOR THE REVIEW OF THE AS-BUILT PLANS.

J. THE SUITE ADDRESS NUMBER MUST BE READILY VISIBLE. A MINIMUM OF 8-INCH HIGH NUMBERS OR LETTERS AND FACING THE STREET FROM WHICH THEY ARE ADDRESSED.

K. IF EMERGENCY ILLUMINATION IS EXISTING AND/OR REQUIRED, ADDITIONAL FIXTURES MAYBE REQUIRED TO BE INSTALLED (VERIFY THE REQUIREMENT WITH THE PLANS). THE LIGHTING MUST PROVIDE A MINIMUM OF ONE-FOOT CANDLE AT THE FLOOR LEVEL THROUGHOUT THE EXIT PATH. TESTING OF THE FIXTURES WILL BE REQUIRED AT FINAL INSPECTION. THE FIRE INSPECTOR OR MAY REQUEST A NIGHTTIME TEST AT HIS DISCRETION TO CONFIRM THE MINIMUM REQUIREMENT OF ONE-FOOT CANDLE AT FLOOR LEVEL.

DATE	ISSUED	REVISION	DESCRIPTION
02-15-2023	08-04-2023	02-15-2023	PLANNING DEPARTMENT SUBMITTAL
04-28-2023		04-28-2023	PLANNING DEPARTMENT CORRECTIONS
06-22-2023		06-22-2023	PLANNING DEPARTMENT CORRECTIONS
01-22-2024		01-22-2024	OCFD CORRECTIONS

THANG LE & ASSOCIATES
STRUCTURAL ENGINEERS, INC.

JOHNNY KANOUNJI
DRAWN BY

319 E. FOOTHILL BLVD., SUITE C
ARCADIA, CALIFORNIA 91006
PHONE: (626) 731-1539

REGISTERED PROFESSIONAL ENGINEER
THANG L. LE
S 4978
EXP 06/30/24
STRUCTURAL
STATE OF CALIFORNIA

04.28.2023

LAMBERTIAN MINISTRY CENTER
LOVERS OF THE HOLY CROSS

12211 MAGNOLIA STREET
GARDEN GROVE, CALIFORNIA 92841

ACCESSIBLE PARKING NOTES

A1.1

11B-405 Ramps

11B-405.1 General. Ramps on accessible routes shall comply with Section 11B-405.

Exception: In assembly areas, aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not be required to comply with Section 11B-405.

11B-405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

Exception: Reserved.

11B-405.3 Cross slope. Cross slope of ramp runs shall not be steeper than 1:48.

11B-405.4 Floor or ground surfaces. Floor or ground surfaces of ramp runs shall comply with Section 11B-302. Changes in level other than the running slope and cross slope are not permitted on ramp runs.

11B-405.5 Clear width. The clear width of a ramp run shall be 48 inches (1219 mm) minimum.

Exceptions:

1. Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.
2. Handrails may project into the required clear width of the ramp at each side 3 1/2 inches (89 mm) maximum at the handrail height.
3. The clear width of ramps in residential uses serving an occupant load of fifty or less shall be 36 inches (914 mm) minimum between handrails.

11B-405.6 Rise. The rise for any ramp run shall be 30 inches (762 mm) maximum.

11B-405.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with Section 11B-405.7.

11B-405.7.1 Slope. Landings shall comply with Section 11B-302. Changes in level are not permitted.

Exception: Slopes not steeper than 1:48 shall be permitted.

11B-405.7.2 Width. The landing clear width shall be at least as wide as the widest ramp run leading to the landing.

11B-405.7.2.1: Top landings shall be 60 inches (1524 mm) wide minimum.

11B-405.7.3 Length. The landing clear length shall be 60 inches (1524 mm) long minimum.

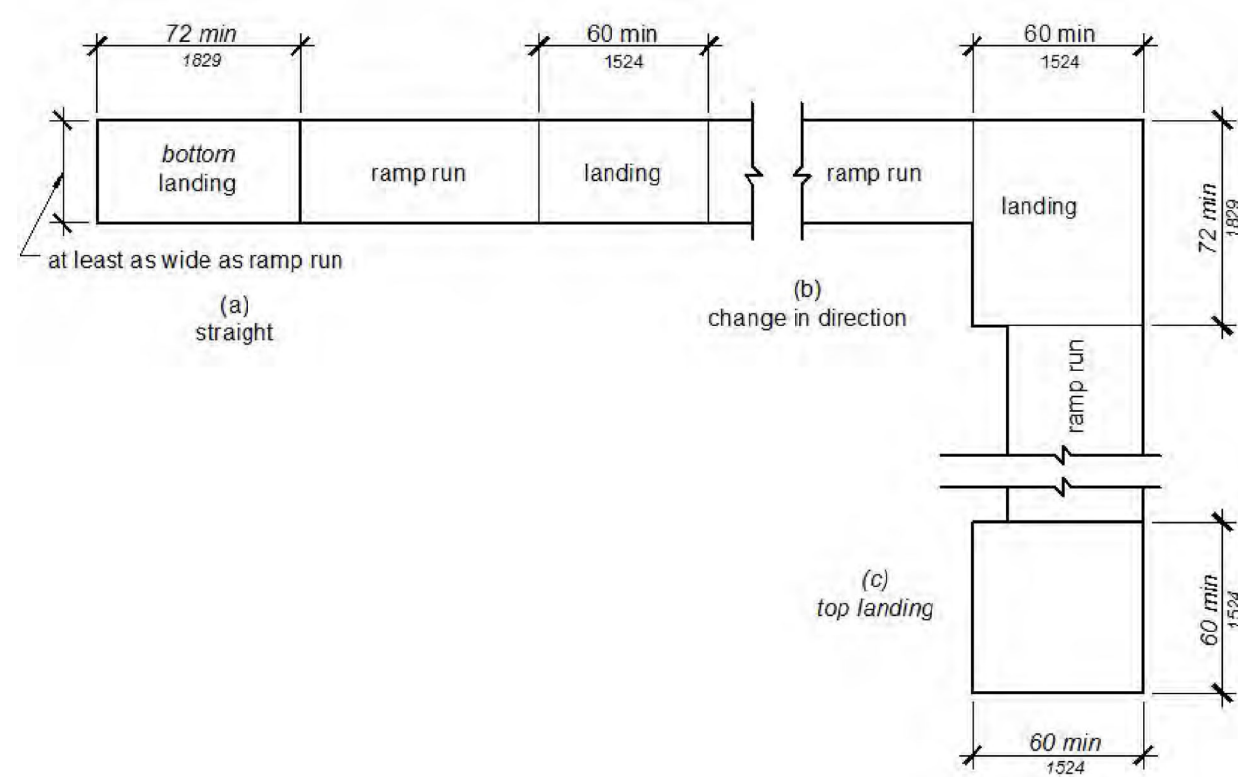


Figure 11B-405.7 Ramp Landings

11B-405.7.1 Slope. Landings shall comply with Section 11B-302. Changes in level are not permitted.

Exception: Slopes not steeper than 1:48 shall be permitted.

11B-405.7.2 Width. The landing clear width shall be at least as wide as the widest ramp run leading to the landing.

11B-405.7.2.1: Top landings shall be 60 inches (1524 mm) wide minimum.

11B-405.7.3 Length. The landing clear length shall be 60 inches (1524 mm) long minimum.

11B-405.7.3.1: Bottom landings shall extend 72 inches (1829 mm) minimum in the direction of ramp run.

11B-405.7.4 Change in direction. Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 72 inches (1829 mm) minimum in the direction of downward travel from the upper ramp run.

11B-405.7.5 Doorways. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by Sections 11B-404.2.4 and 11B-404.3.2 shall be permitted to overlap the required landing area. Doors, when fully open, shall not reduce the required ramp landing width by more than 3 inches (76 mm). Doors, in any position, shall not reduce the minimum dimension of the ramp landing to less than 42 inches (1067 mm).

11B-405.8 Handrails. Ramp runs shall have handrails complying with Section 11B-505.

Exceptions:

1. Reserved.
2. Handrails are not required at ramps immediately adjacent to fixed seating in assembly areas.
3. Curb ramps do not require handrails.
4. At door landings, handrails are not required on ramp runs less than 6 inches (152 mm) in rise or 72 inches (1829 mm) in length.

11B-405.9 Edge protection. Edge protection complying with Section 11B-405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

Exceptions:

1. Edge protection shall not be required on ramps that are not required to have handrails and have sides complying with Section 11B-406.2.2.
2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway.
3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/2 inch (12.7 mm) maximum within 10 inches (254 mm) horizontally of the minimum landing area specified in Section 11B-405.7.

11B-405.9.1 Reserved.

11B-405.9.2 Curb or barrier. A curb, 2 inches (51 mm) high minimum, or barrier shall be provided that prevents the passage of a 4 inch (102 mm) diameter sphere, where any portion of the sphere is within 4 inches (102 mm) of the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp.

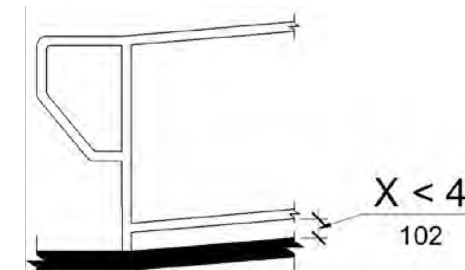


Figure 11B-405.9.2 Curb or Barrier Edge Protection

11B-405.10 Wet conditions. Landings subject to wet conditions shall be designed to prevent the accumulation of water.

11B-406 Curb ramps, blended transitions and islands

11B-406.1 General. Curb ramps, blended transitions and islands on accessible routes shall comply with Section 11B-406. Curb ramps may be perpendicular, parallel, or a combination of perpendicular and parallel.

11B-406.1.1 Perpendicular curb ramps. Perpendicular curb ramps shall comply with Section 11B-406.2.

11B-406.1.2 Parallel curb ramps. Parallel curb ramps shall comply with Section 11B-406.3.

11B-406.1.3 Blended transitions. Blended transitions shall comply with Section 11B-406.4.

11B-406.1.4 Islands. Islands shall comply with Section 11B-406.6.

11B-406.2 Perpendicular curb ramps. Perpendicular curb ramps shall comply with Sections 11B-406.2 and 11B-406.5.

11B-406.2.1 Slope. Ramp runs shall have a running slope not steeper than 1:12.

11B-406.2.2 Sides of curb ramps. Where provided, curb ramp flares shall not be steeper than 1:10.

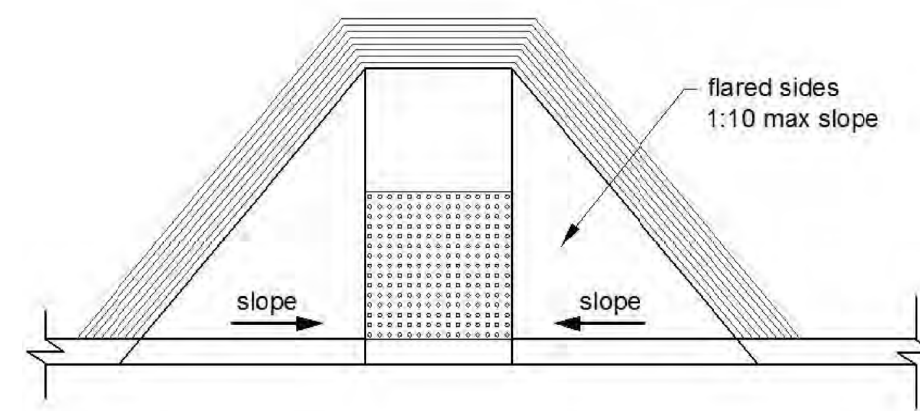


Figure 11B-406.2.2 Sides of Curb Ramps

11B-406.3 Parallel curb ramps. Parallel curb ramps shall comply with Sections 11B-406.3 and 11B-406.5.

11B-406.3.1 Slope. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12.

11B-406.3.2 Turning space. A turning space 48 inches (1219 mm) minimum by 48 inches (1219 mm) minimum shall be provided at the bottom of the curb ramp. The slope of the turning space in all directions shall be 1:48 maximum.

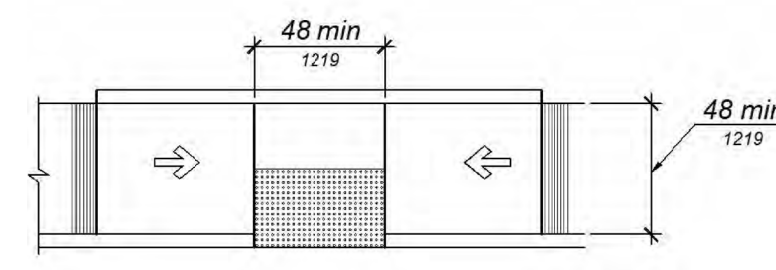


Figure 11B-406.3.2 Parallel Curb Ramps

11B-406.4 Blended transitions. Blended transitions shall comply with Sections 11B-406.4 and 11B-406.5.

11B-406.4.1 Slope. Blended transitions shall have a running slope not steeper than 1:20.

11B-406.5 Common requirements. Curb ramps and blended transitions shall comply with Section 11B-406.5.

11B-406.5.1 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

Exception: Diagonal curb ramps shall comply with Section 11B-406.5.9.

11B-406.5.2 Width. The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces shall be 48 inches (1219 mm) minimum.

11B-406.5.3 Landings. Landings shall be provided at the tops of curb ramps and blended transitions. The landing clear length shall be 48 inches (1219 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. The slope of the landing in all directions shall be 1:48 maximum.

Exception: Parallel curb ramps shall not be required to comply with Section 11B-406.5.3.

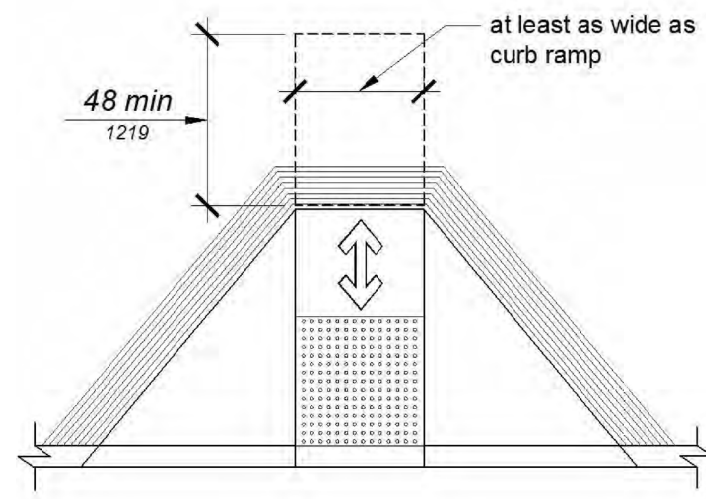


Figure 11B-406.5.3 Landings at the Top of Curb Ramps

11B-406.5.4 Floor or ground surfaces. Floor or ground surfaces of curb ramps and blended transitions shall comply with Section 11B-404.4.

11B-406.5.5 Wet conditions. Curb ramps and blended transitions shall comply with Section 11B-405.10.

11B-406.5.6 Grade breaks. Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush.

11B-406.5.7 Cross slope. The cross slope of curb ramps and blended transitions shall be 1:48 maximum.

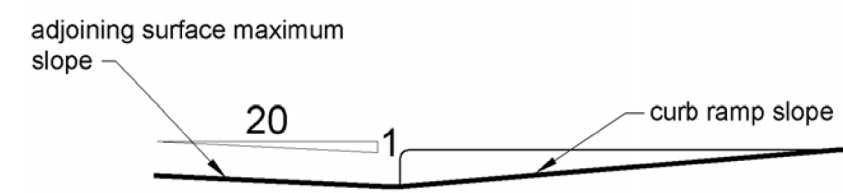


Figure 11B-406.5.7 Counter Slope of Surfaces Adjacent to Curb Ramps

11B-406.5.8 Counter slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches (610 mm) of the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

11B-406.5.9 Clear space at diagonal curb ramps. The bottom of diagonal curb ramps shall have a clear space 48 inches (1219 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1219 mm) minimum clear space within the markings.

11B-406.5.10 Diagonal curb ramps. Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.

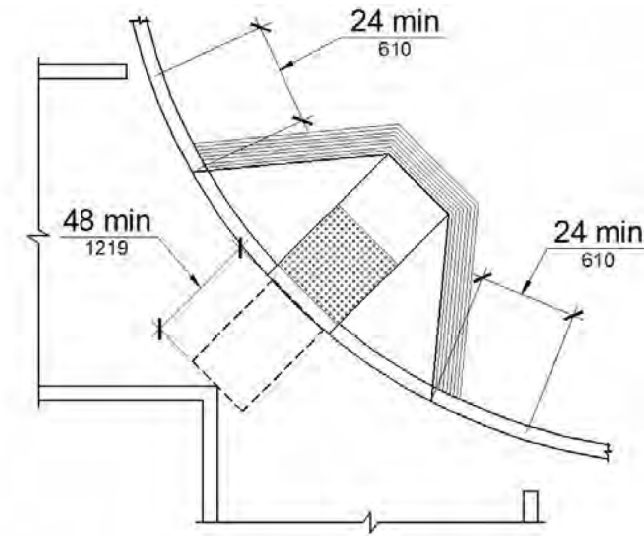


Figure 11B-406.5.10 Diagonal or Corner Type Curb Ramps

11B-406.5.11 Grooved border. Curb ramps shall have a grooved border 12 inches (305 mm) wide along the top of the curb ramp at the level surface of the top landing and at the outside edges of the flared sides. The grooved border shall consist of a series of grooves 1/4 inch (6.4 mm) wide by 1/4 inch (6.4 mm) deep, at 1/4 inch (19 mm) on center.

Exceptions:

1. At parallel curb ramps, the grooved border shall be on the upper approach immediately adjacent to the curb ramp across the full width of the curb ramp.
2. A grooved border shall not be required at blended transitions.

11B-406.5.12 Detectable warnings. Curb ramps and blended transitions shall have detectable warnings complying with Section 11B-705.

11B-406.6 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. The clear width of the accessible route at islands shall be 60 inches (1524 mm) wide minimum. Where curb ramps are provided, they shall comply with Section 11B-406. Landings complying with Section 11B-406.5.3 and the accessible route shall be permitted to overlap. Islands shall have detectable warnings complying with Section 11B-705.

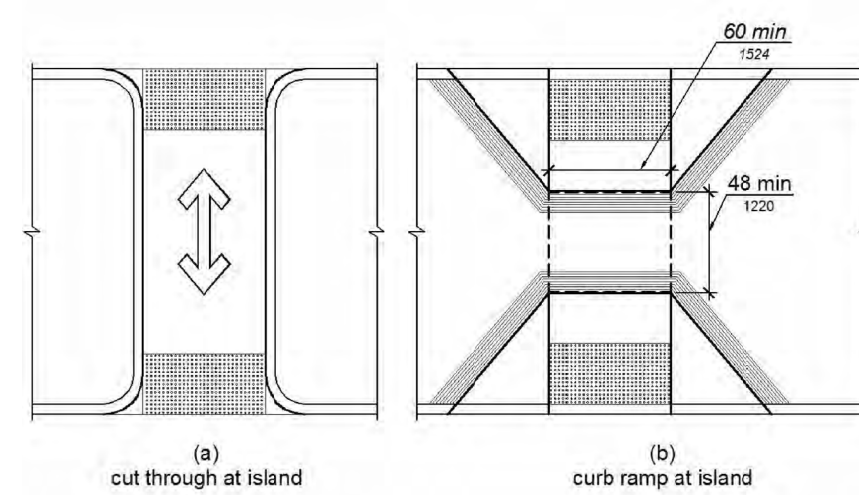


Figure 11B-406.6 Islands in Crossings

11B-705 Detectable warnings and detectable directional texture

11B-705.1 Detectable warnings.

11B-705.1.1 General. Detectable warnings shall consist of a surface of truncated domes and shall comply with Section 11B-705.

11B-705.1.1.1 Dome size. Truncated domes in a detectable warning surface shall have a base diameter of 0.9 inch (22.9 mm) minimum and 0.92 inch (23.4 mm) maximum, a top diameter of 0.45 inch (11.4 mm) minimum and 0.47 inch (11.9 mm) maximum, and a height of 0.18 inch (4.6 mm) minimum and 0.22 inch (5.6 mm) maximum.

11B-705.1.1.2 Dome spacing. Truncated domes in a detectable warning surface shall have a center-to-center spacing of 2.3 inches (58 mm) minimum and 2.4 inches (61 mm) maximum, and a base-to-base spacing of 0.65 inch (16.5 mm) minimum, measured between the most adjacent domes on a square grid.

Exception: Where installed in a radial pattern, truncated domes shall have a center-to-center spacing of 1.6 inches (41 mm) minimum to 2.4 inches (61 mm) maximum.

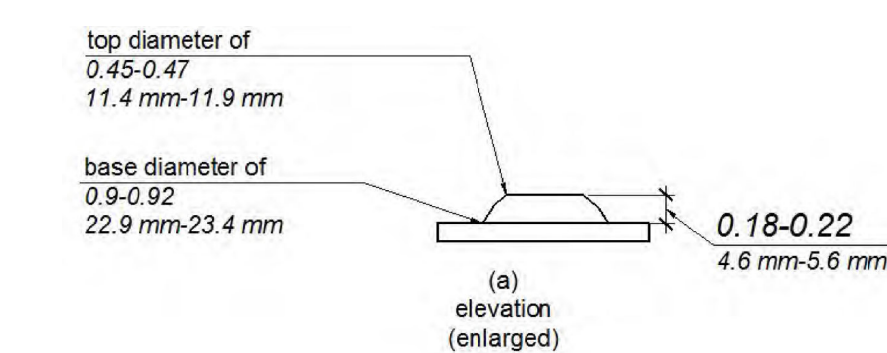


Figure 11B-705.1 Size and Spacing of Truncated Domes

11B-705.1.1.3 Contrast. Detectable warning surfaces shall contrast visually with adjacent walking surfaces either light-on-dark, or dark-on-light. The material used to provide contrast shall be an integral part of the surface. Contrast shall be determined by:

$$\text{Contrast} = \frac{|(B1-B2)/B1|}{1} \times 100 \text{ percent where}$$

B1 = light reflectance value (LRV) of the lighter area and

B2 = light reflectance value (LRV) of the darker area.

Exception: Where the detectable warning surface does not adequately contrast with adjacent surfaces, a 1 inch (25 mm) wide black strip shall separate yellow detectable warning from adjacent surfaces.

11B-705.1.1.4 Resiliency. Detectable warning surfaces shall differ from adjoining surfaces in resiliency or sound-on-cane contact.

Exception: Detectable warning surfaces at curb ramps, islands or cut-through medians shall not be required to comply with Section 11B-705.1.1.4.

11B-705.1.1.5 Color. Detectable warning surfaces shall be yellow conforming to FS 33538 of Federal Standard 595C.

Exception: Detectable warning surfaces at curb ramps, islands or cut-through medians shall not be required to comply with Section 11B-705.1.1.5.

11B-705.1.2 Locations. Detectable warnings at the following locations shall comply with Section 11B-705.1.

11B-705.1.2.1 Platform edges. Detectable warning surfaces at platform boarding edges shall be 24 inches (610 mm) wide and shall extend the full length of the public use areas of the platform.

11B-705.1.2.2 Curb ramps. Detectable warnings at curb ramps shall extend 36 inches (914 mm) in the direction of travel. Detectable warnings shall extend the full width of the ramp run excluding any flared sides. Detectable warnings shall be located so the edge nearest the curb is 6 inches (152 mm) minimum and 8 inches (203 mm) maximum from the line at the face of the curb marking the transition between the curb and the gutter, street or highway.

Exception: On parallel curb ramps, detectable warnings shall be placed on the turning space at the flush transition between the street and sidewalk.

11B-705.1.2.3 Islands or cut-through medians. Detectable warnings at pedestrian islands or cut-through medians shall be 36 inches (914 mm) minimum in depth extending the full width of the pedestrian path or cut-through, placed at the edges of the pedestrian island or cut-through median, and shall be separated by 24 inches (610 mm) minimum of walking surface without detectable warnings.

Exception: Detectable warnings shall be 24 inches (610 mm) minimum in depth at pedestrian islands or cut-through medians that are less than 96 inches (2438 mm) in length in the direction of pedestrian travel.

11B-705.1.2.4 Bus stops. When detectable warnings are provided at bus stop pads, it shall be 36 inches (914 mm) in width.

11B-705.1.2.5 Hazardous vehicular areas. Detectable warnings at hazardous vehicular areas shall be 36 inches (914 mm) in width.

11B-705.1.2.6 Reflecting pools. When detectable warnings are provided at reflecting pools, it shall be 24 inches (610 mm) minimum and 36 inches (914 mm) maximum in width.

11B-705.1.2.7 Track crossings. Detectable warnings at track crossings shall be 36 inches (914 mm) in the direction of pedestrian travel and extend the full width of the circulation path.

11B-705.2 Detectable directional texture. Detectable directional texture at transit boarding platforms shall comply with Figure 11B-705.2 and shall be 0.1 inch (2.5 mm) in height that tapers off to 0.04 inch (1.0 mm), with bars raised 0.2 inch (5.1 mm) from the surface. The raised bars shall be 1.3 inches (33 mm) wide and 3 inches (76 mm) from center-to-center of each bar. This surface shall differ from adjoining walking surfaces in resiliency or sound-on-cane contact. The color shall be yellow conforming to Federal Color No. 33538. This surface will be placed directly behind the yellow detectable warning texture specified in Section 11B-705.1.2.1, aligning with all doors of the transit vehicles where passengers will embark. The width of the directional texture shall be equal to the width of the transit vehicle's door opening. The depth of the texture shall not be less than 36 inches (914 mm).

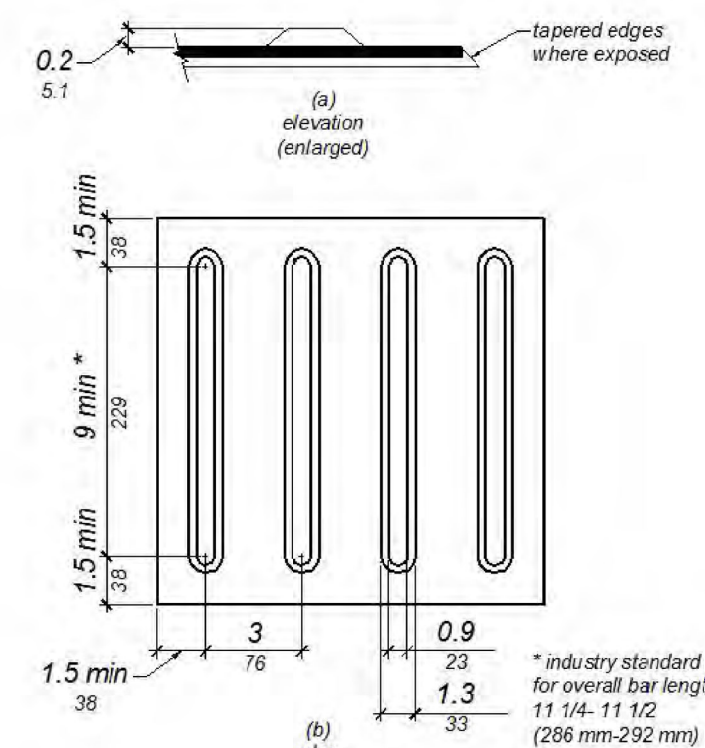


Figure 11B-705.2 Detectable Directional Texture

11B-705.3 Product approval. Only approved DSA-AC detectable warning products and directional surfaces shall be installed as provided in the California Code of Regulations (CCR), Title 24, Part 1, Chapter 5, Articles 2, 3 and 4. Refer to CCR Title 24, Part 12, Chapter 11B, Section 12, 11B.205 for building and facility access specifications for product approval for detectable warning products and directional surfaces.

11B-703.7.2 Symbols.

11B-703.7.2.1 International Symbol of Accessibility. The International Symbol of Accessibility shall comply with Figure 11B-703.7.2.1. The symbol shall consist of a white figure on a blue background. The blue shall be Color No. 19590 in Federal Standard 595B.

Exception: The appropriate enforcement agency may approve other colors to complement décor or unique design. The symbol contrast shall be light on dark or dark on light.



Figure 11B-703.7.2.1 International Symbol of Accessibility

No.	REVISION	DESCRIPTION
	PLANNING	DEPARTMENT SUBMITTAL
	CORRECTIONS	02-15-2023
	CORRECTIONS	04-28-2023
DATE ISSUED	08-04-2023	
DRAWN BY	JOHNNY KANOUNJI	
CHECKED BY	TL	

THANG LE & ASSOCIATES
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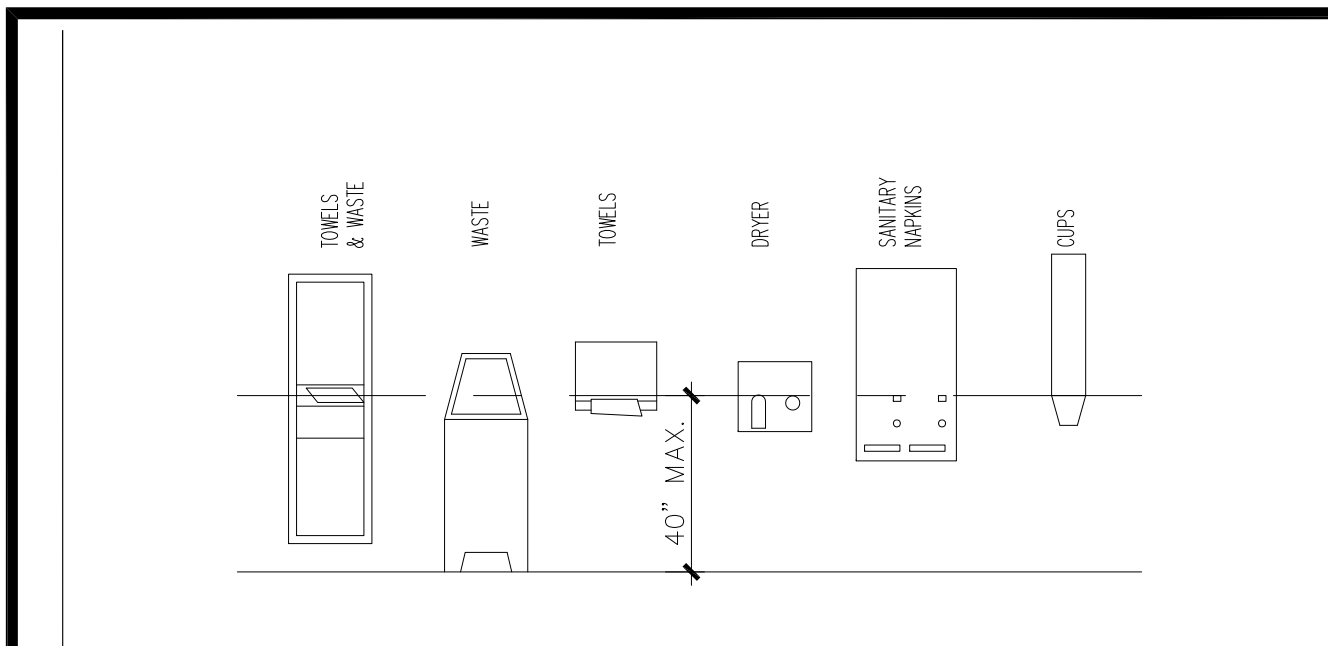
REGISTERED PROFESSIONAL ENGINEER
THANG H. LE
S 4978
EXP 06/30/24
STRUCTURAL
STATE OF CALIFORNIA
04.28.2023

LAMBERTIAN MINISTRY CENTER
LOVERS OF THE HOLY CROSS
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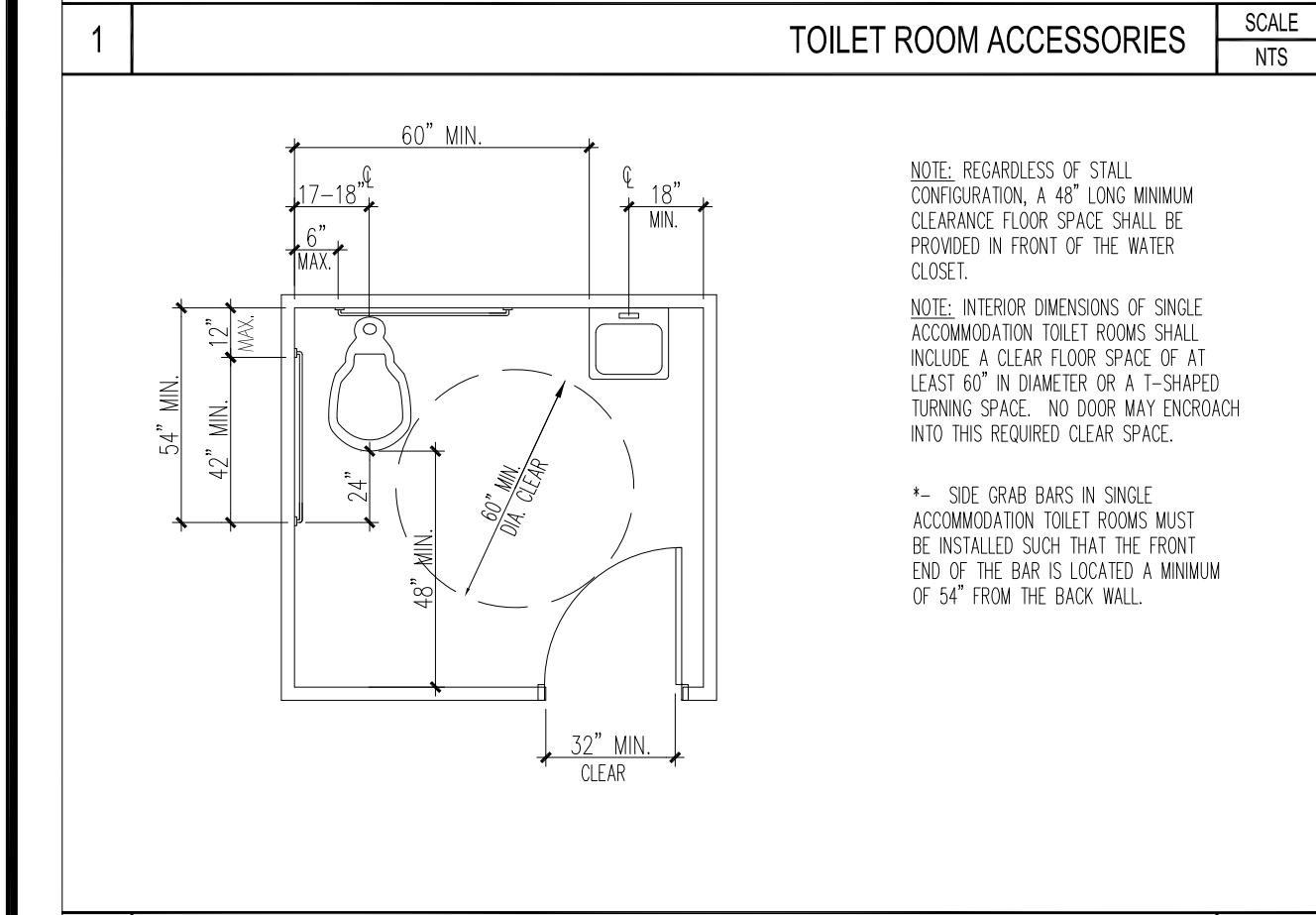
ACCESSIBLE RAMPS NOTES

A1.2



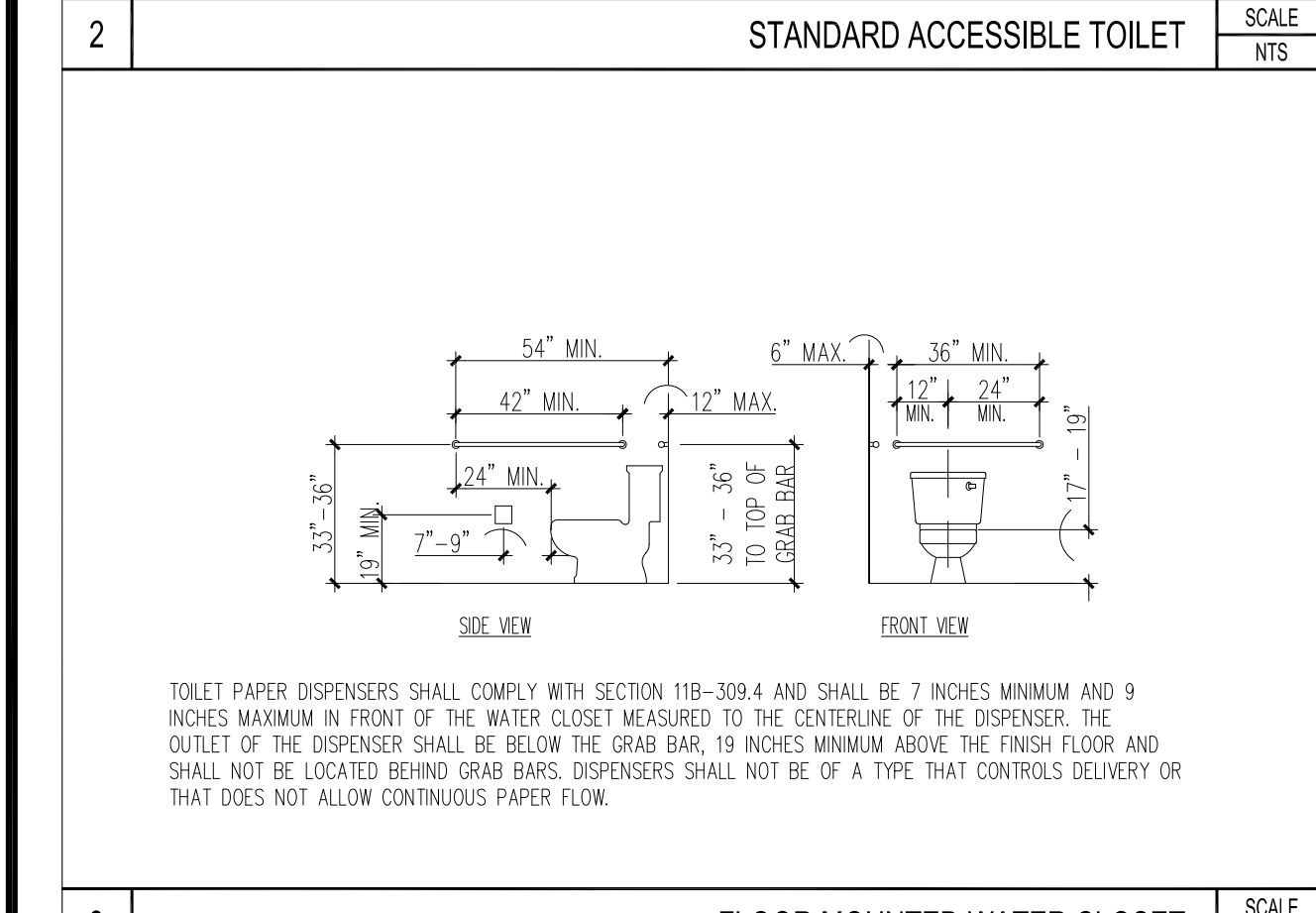
TOILET ROOM ACCESSORIES

SCALE: NTS



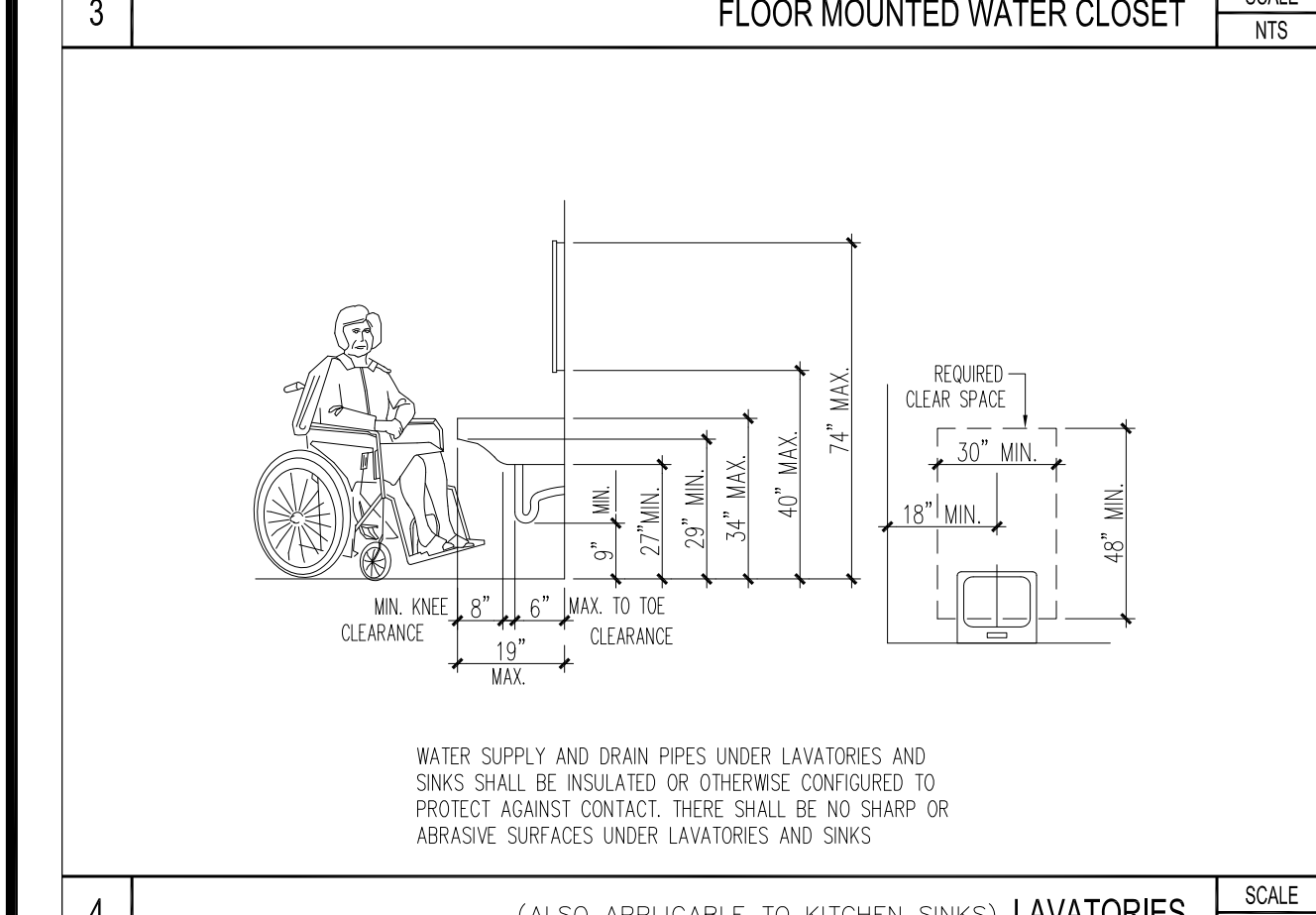
STANDARD ACCESSIBLE TOILET

SCALE: NTS



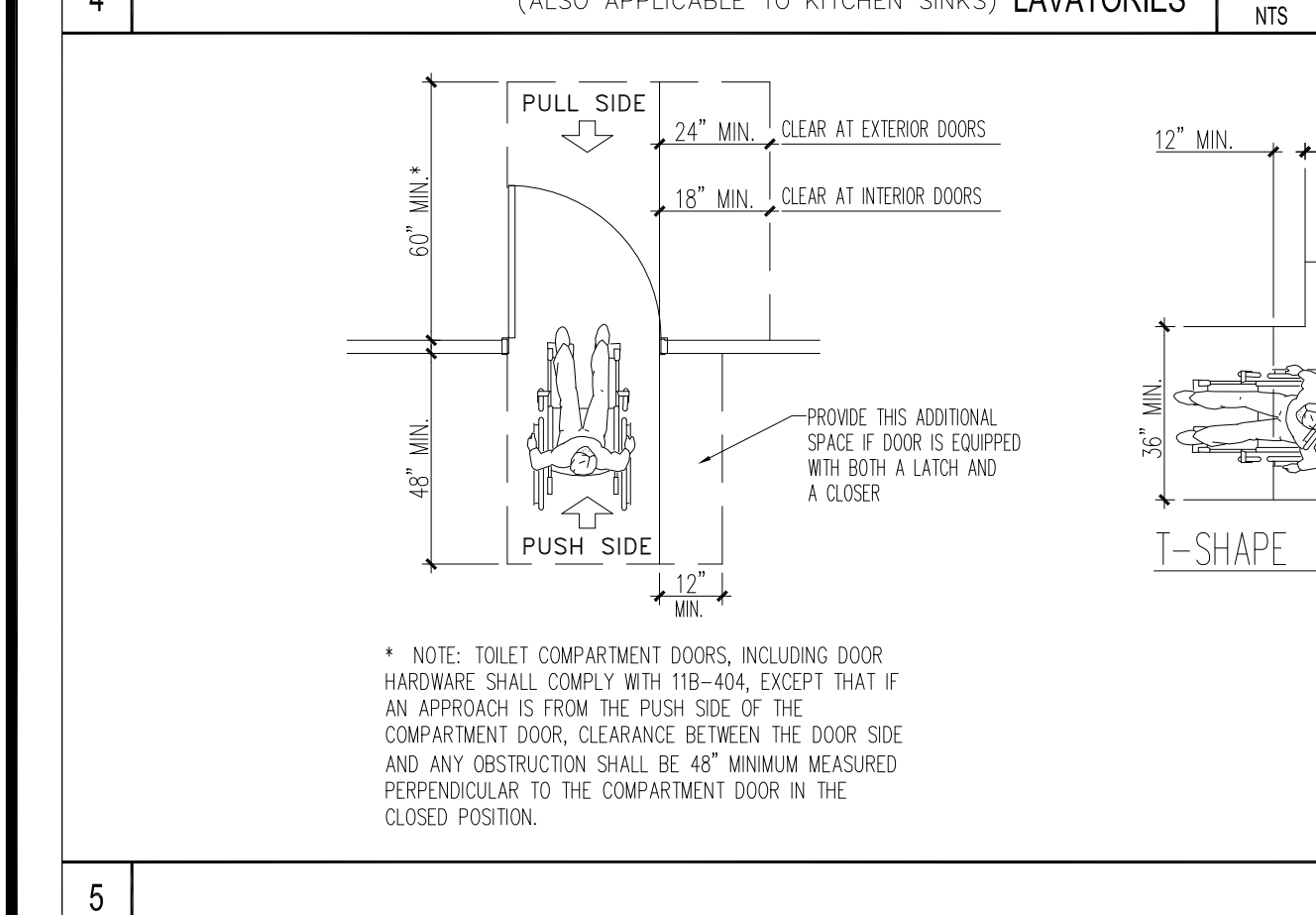
FLOOR MOUNTED WATER CLOSET

SCALE: NTS



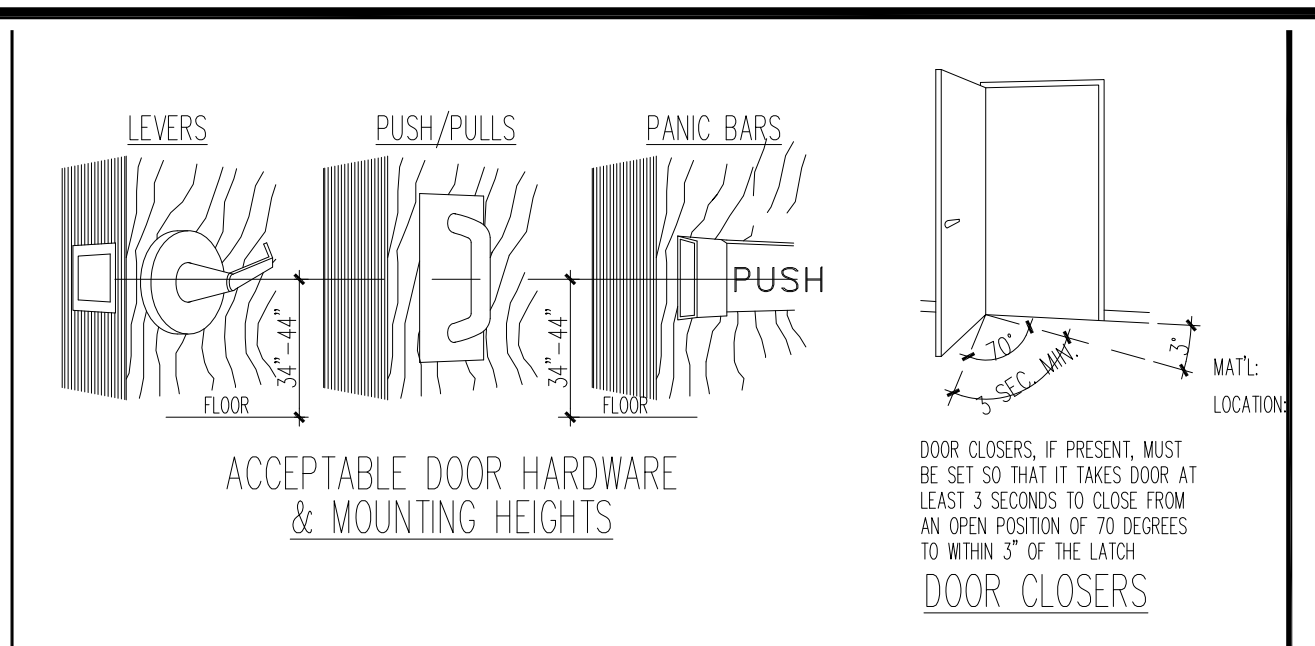
(ALSO APPLICABLE TO KITCHEN SINKS) LAVATORIES

SCALE: NTS



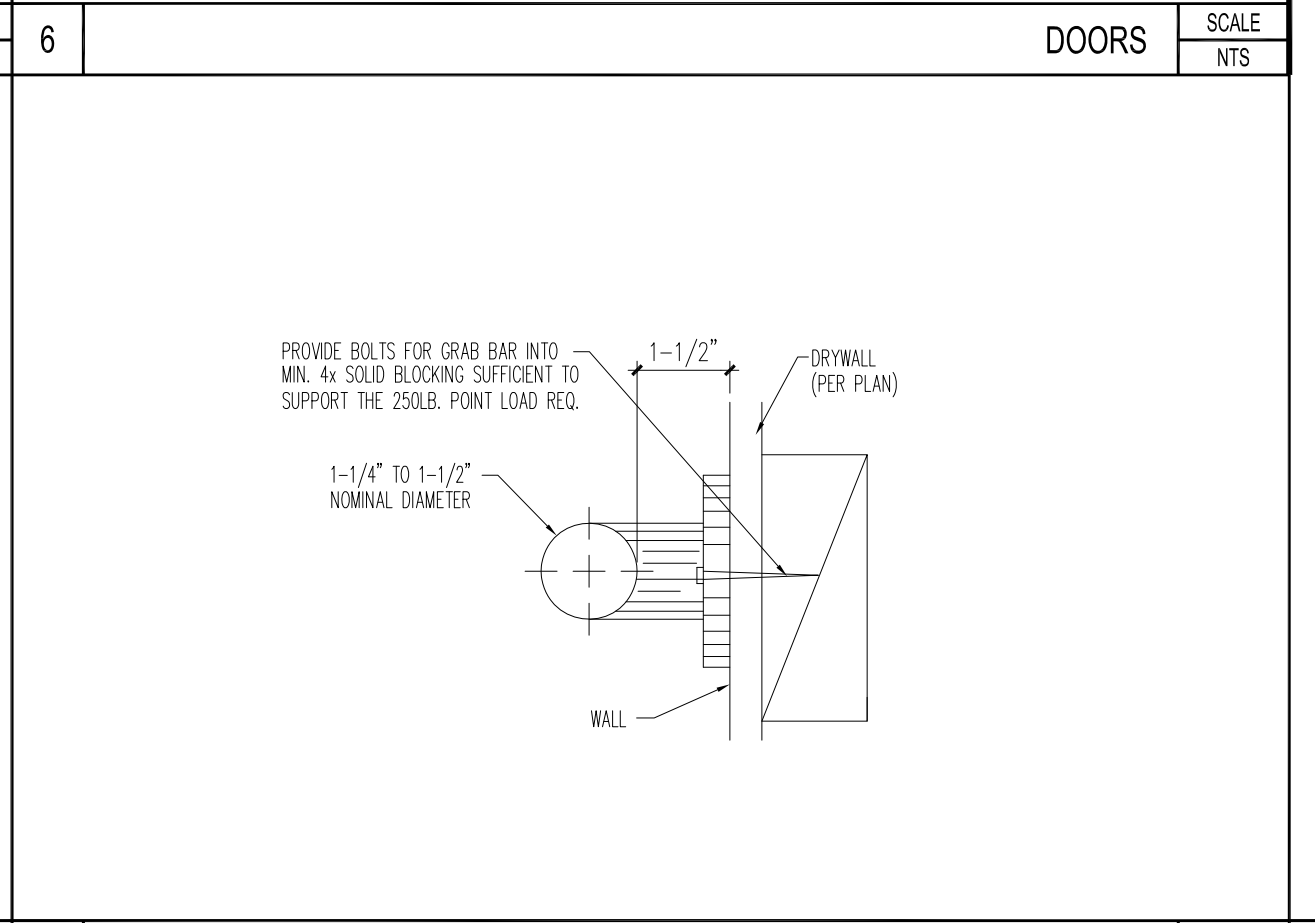
LEVEL MANEUVERING CLEARANCE

SCALE: NTS



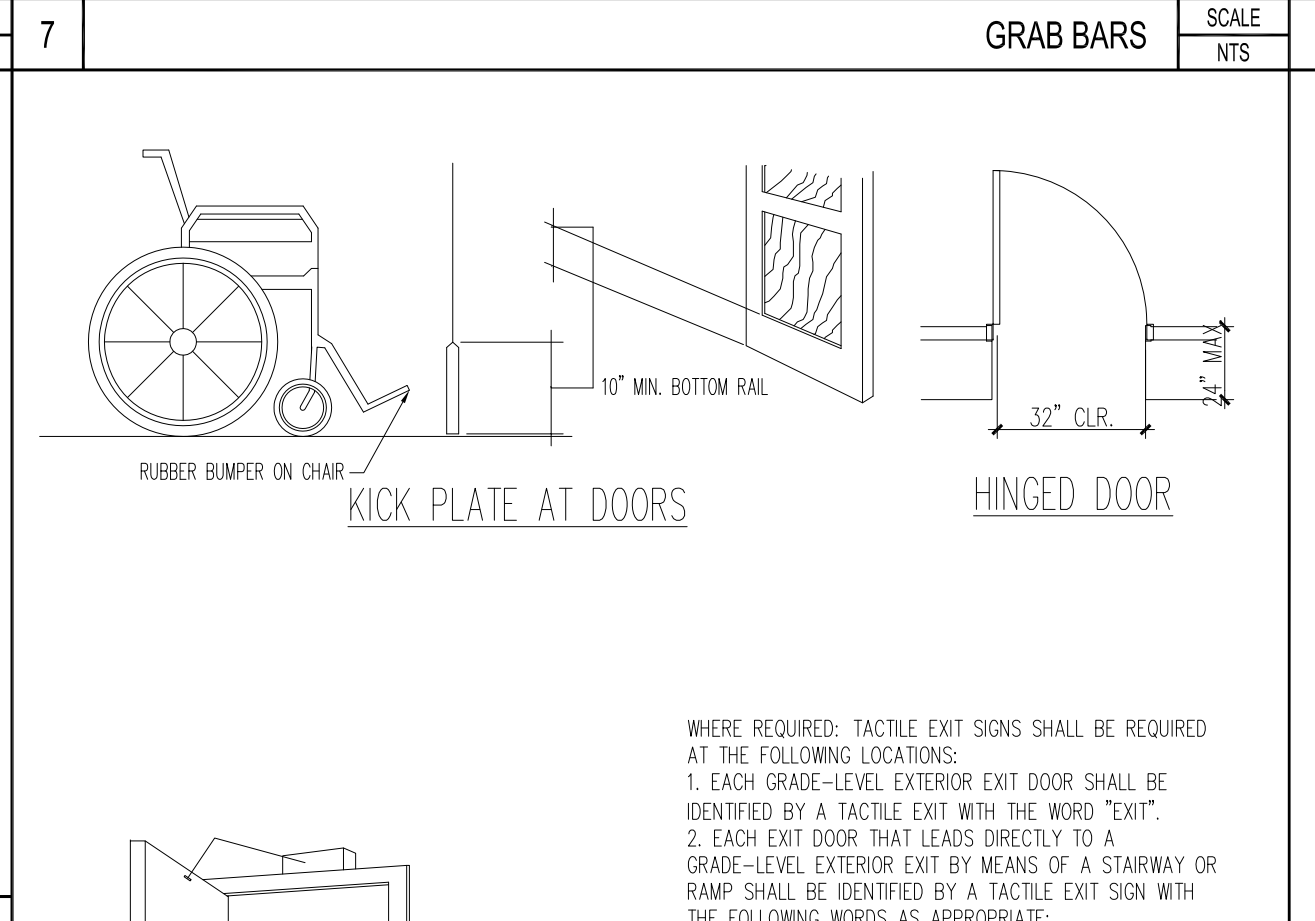
DOORS

SCALE: NTS



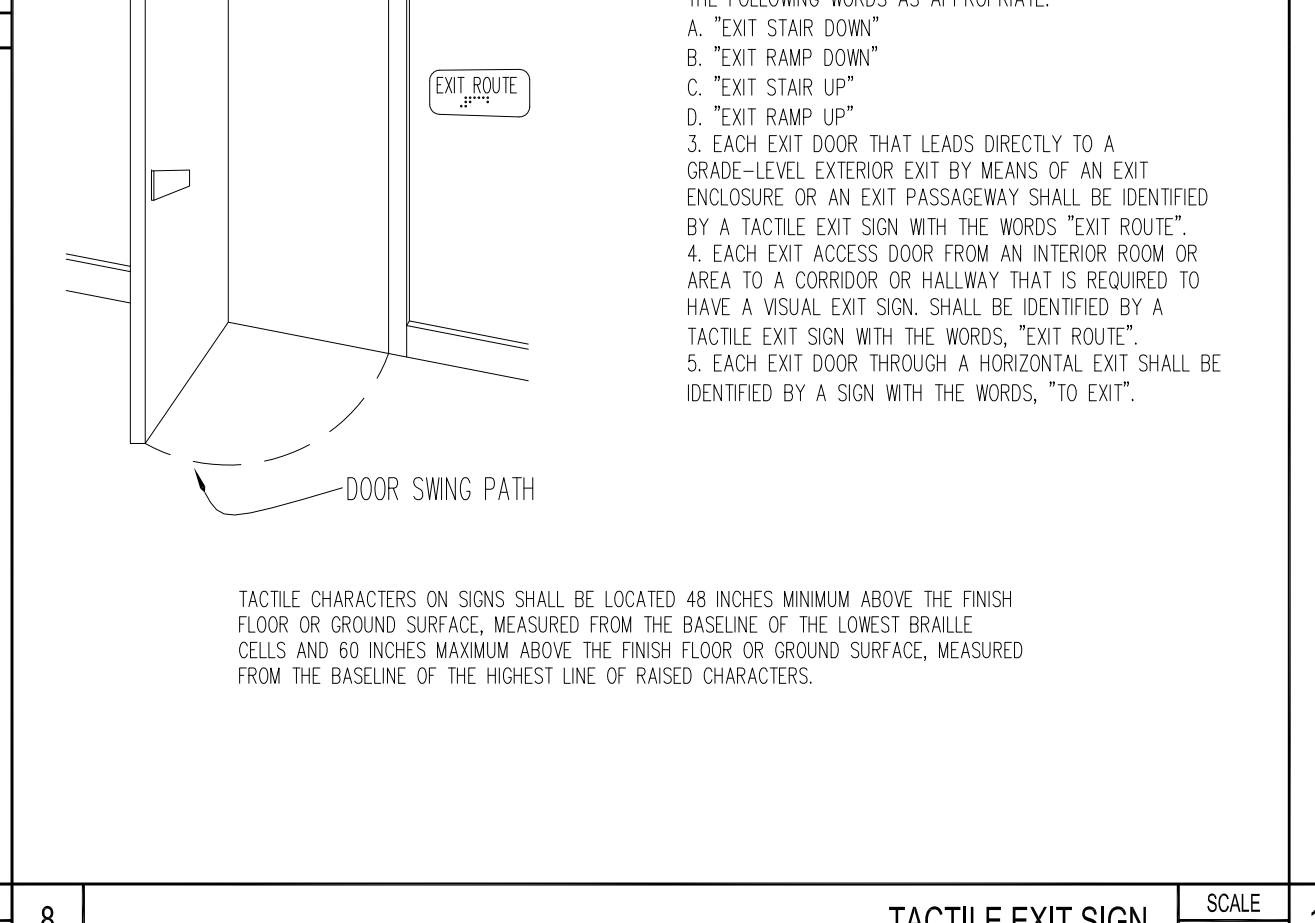
GRAB BARS

SCALE: NTS



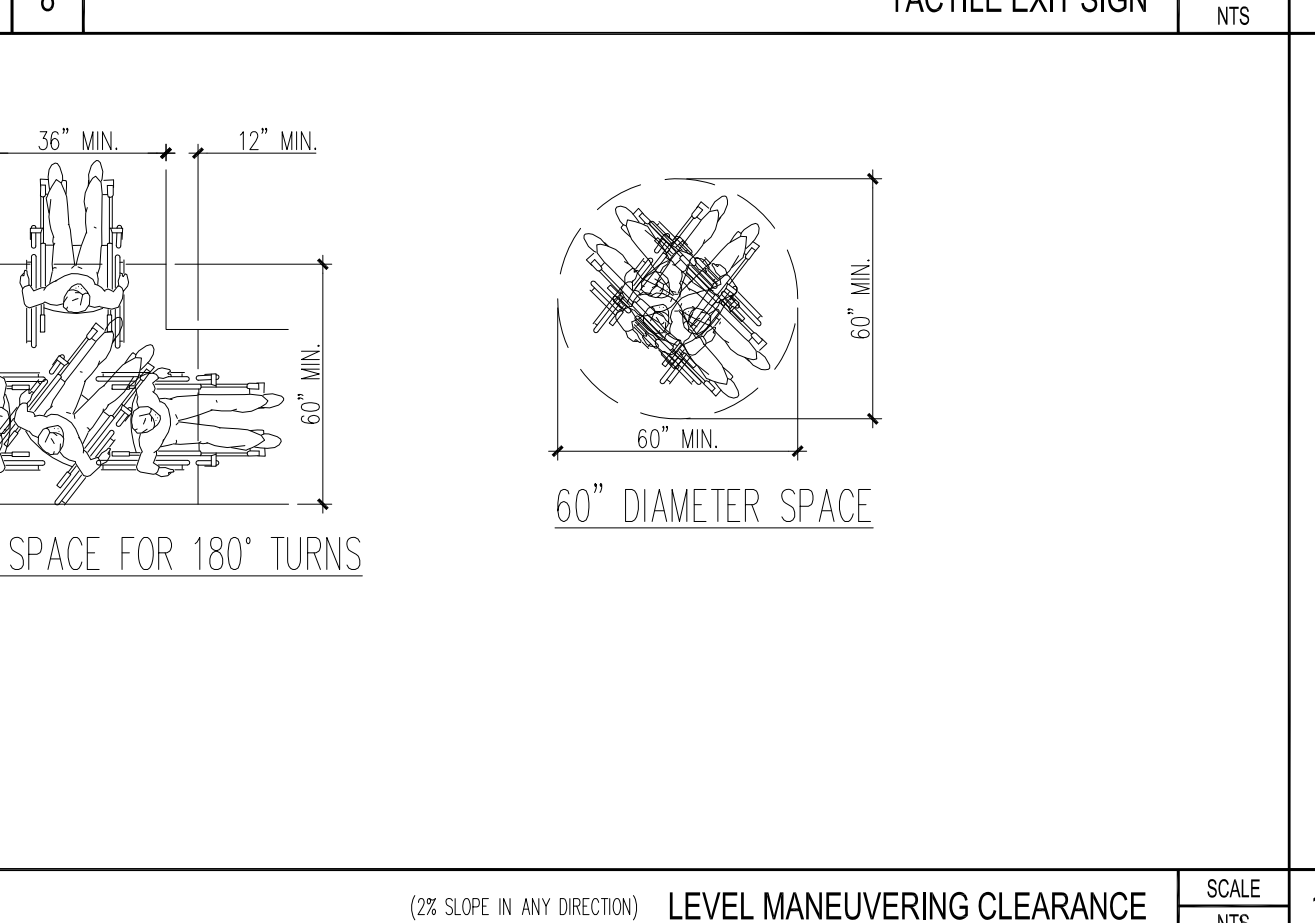
TACTILE EXIT SIGN

SCALE: NTS



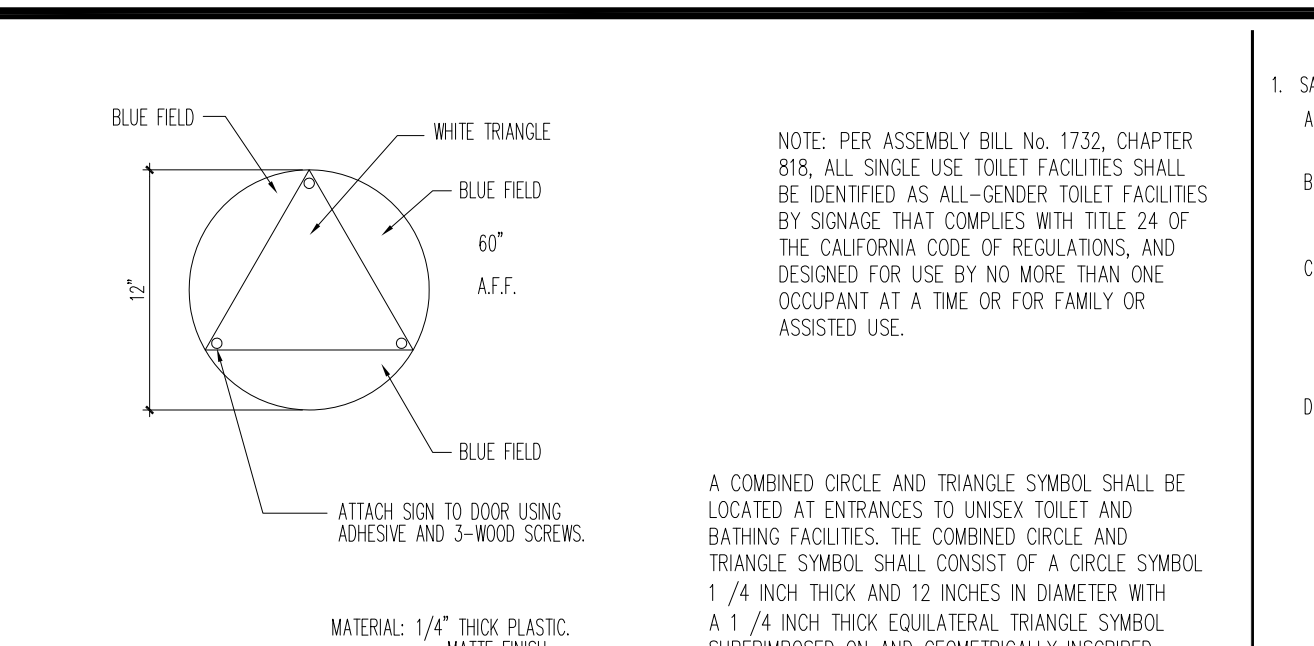
THRESHOLD AT DOORWAYS

SCALE: NTS



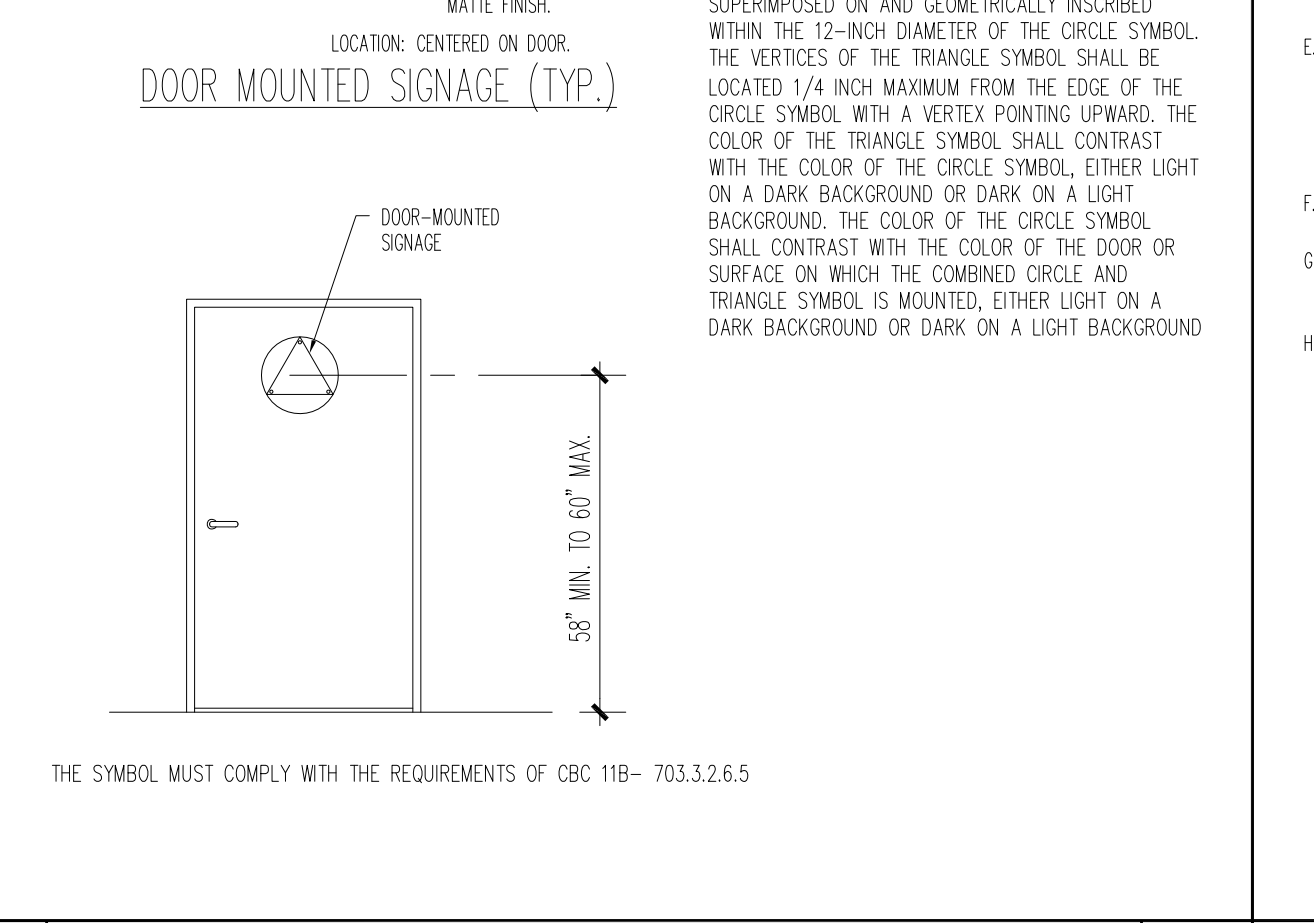
URINALS

SCALE: NTS



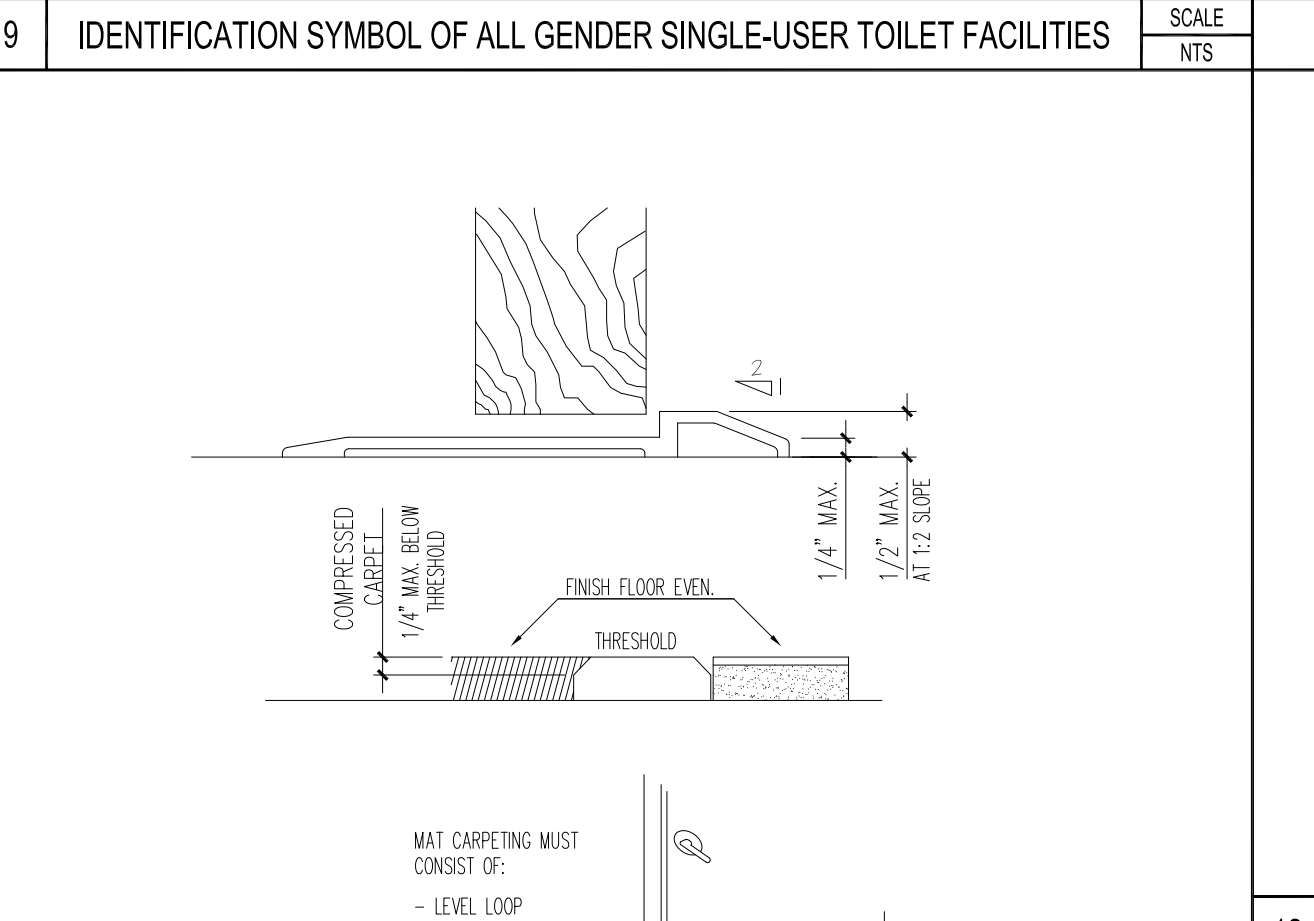
IDENTIFICATION SYMBOL OF ALL GENDER SINGLE-USER TOILET FACILITIES

SCALE: NTS



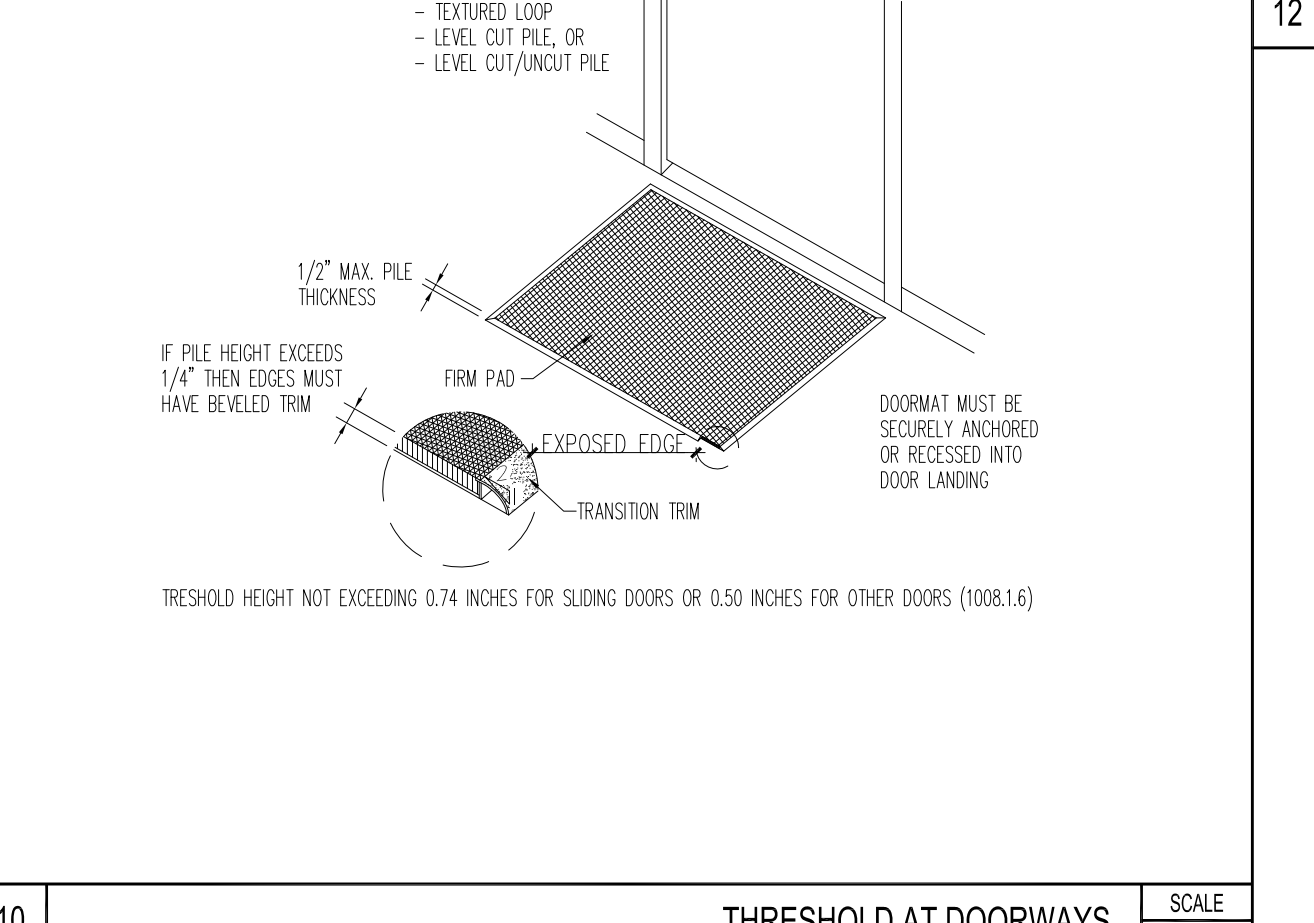
OBSTRUCTED HIGH FORWARD REACH

SCALE: NTS



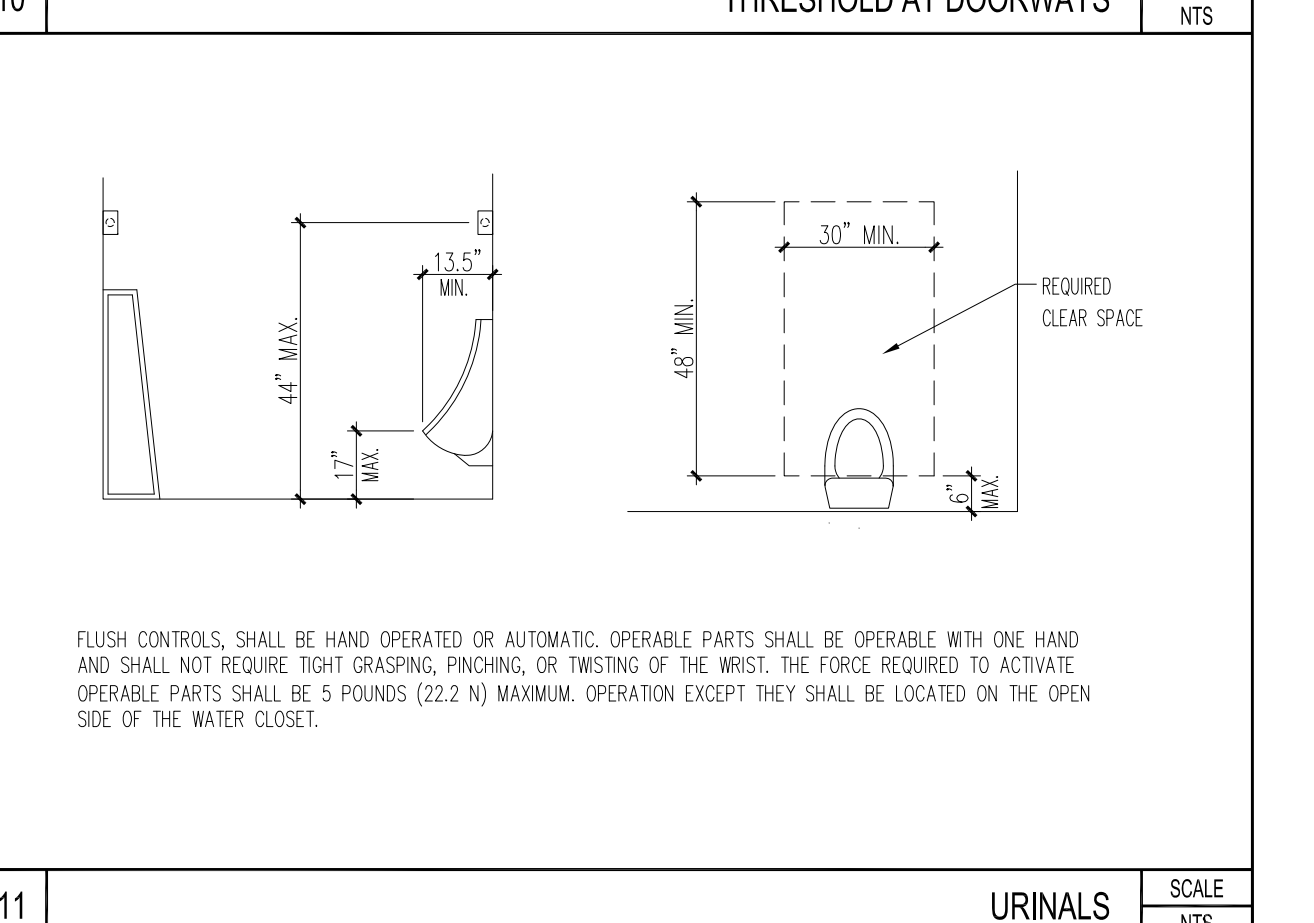
TACTILE EXIT SIGN

SCALE: NTS



THRESHOLD AT DOORWAYS

SCALE: NTS

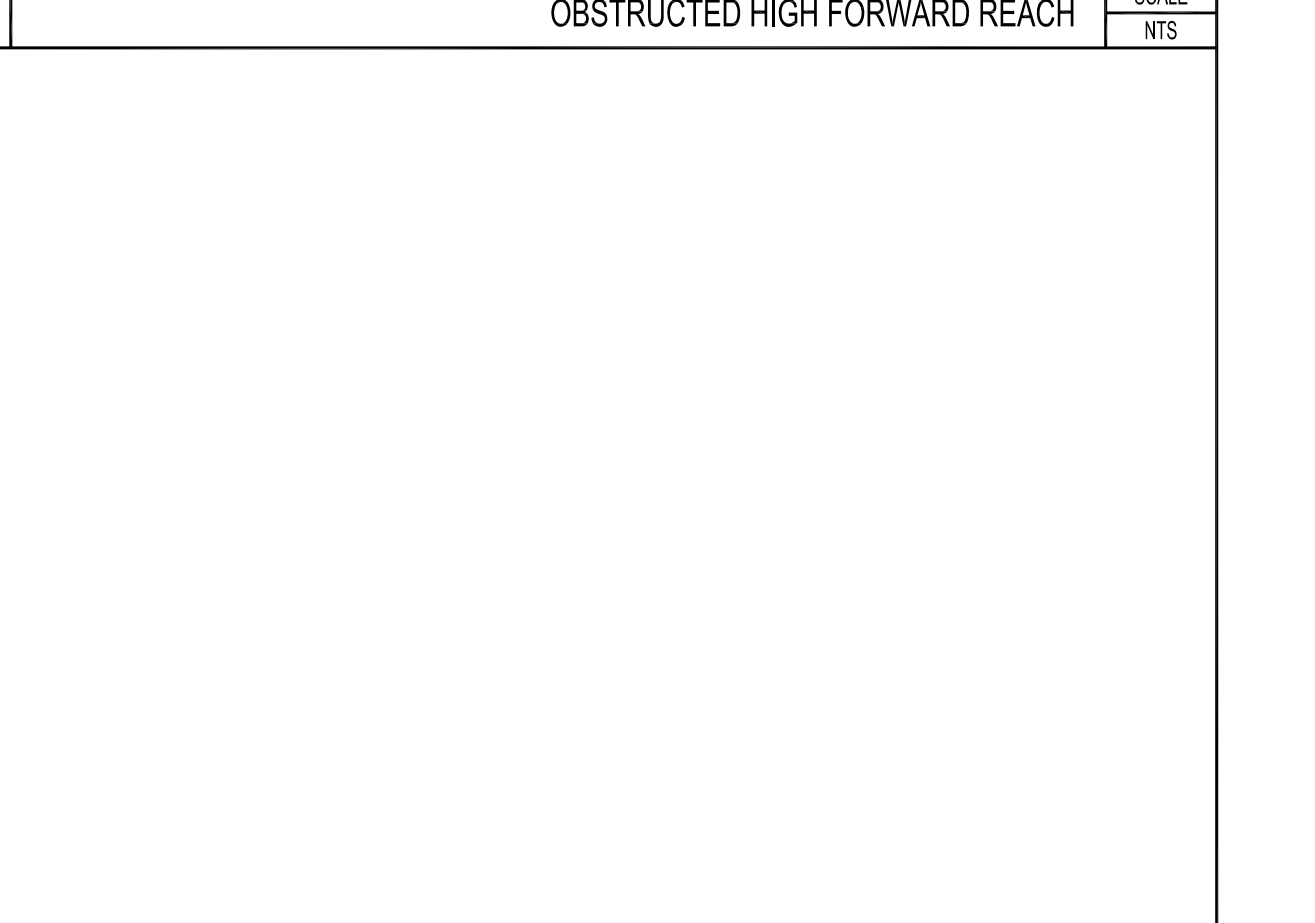
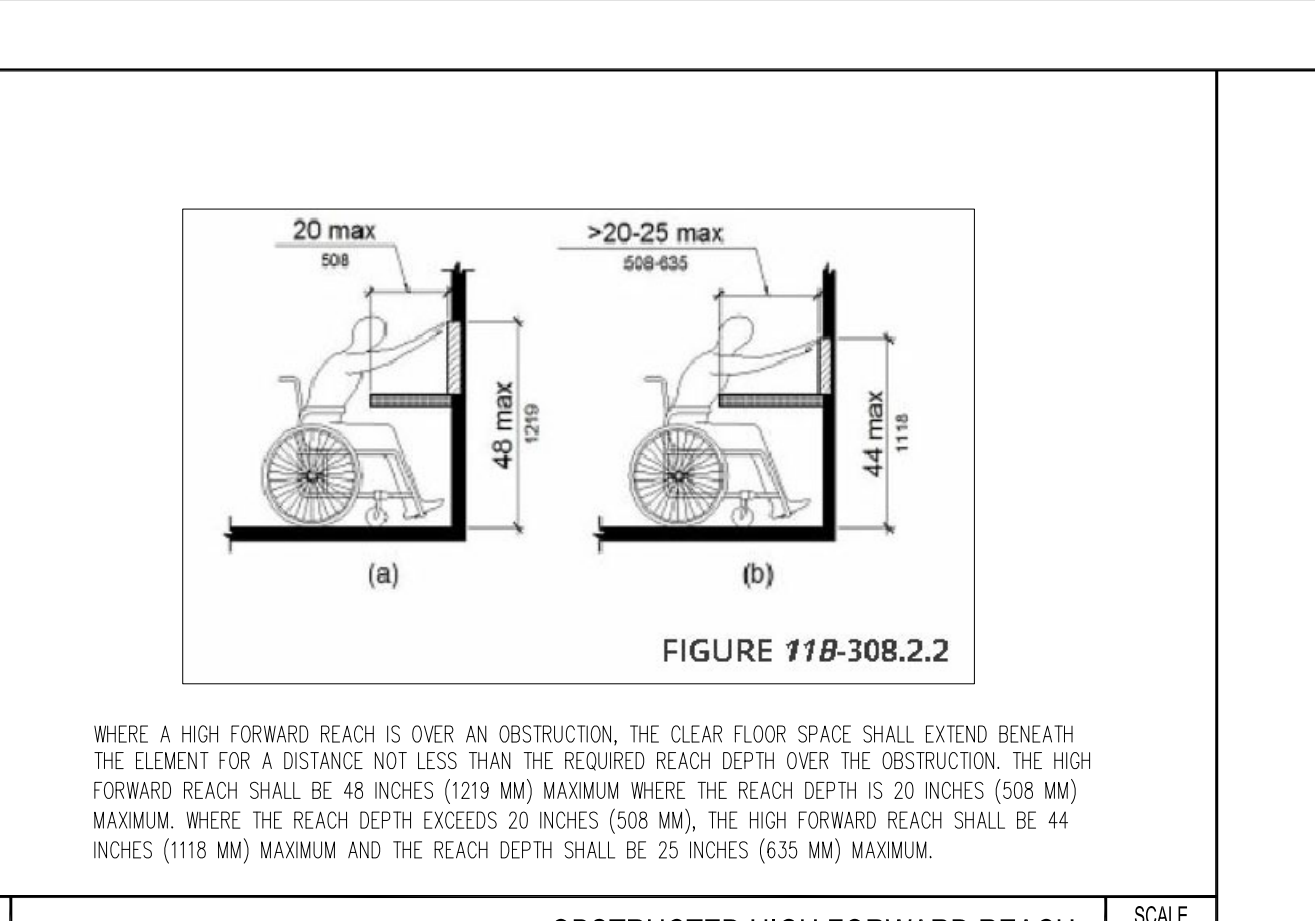


URINALS

SCALE: NTS

- SANITARY FACILITIES MUST COMPLY WITH THE FOLLOWING REQUIREMENTS IN ACCORDANCE WITH SECTION 11B:
 - WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL BE 60" WIDE MINIMUM AND 56" DEEP MINIMUM FOR WALL HUNG WATER CLOSETS AND 59" DEEP MINIMUM FOR FLOOR MOUNTED WATER CLOSETS. (CBC 11B-604.8.1.1)
 - THE CENTERLINE OF THE WATER CLOSET FIXTURE SHALL BE 17" MINIMUM AND 18" MAXIMUM FROM THE SIDE WALL OR PARTITION. THE SEAT HEIGHT OF WATER CLOSET ABOVE THE FINISH FLOOR IS 17" MINIMUM AND 19" MAXIMUM MEASURED TO THE TOP OF THE SEAT. (CBC 11B-604)
 - WHERE ONE OR MORE URINALS ARE PROVIDED, AT LEAST ONE WITH AN ELONGATED RIM PROJECTING A MINIMUM OF 13-1/2" FROM THE WALL AND MAXIMUM OF 17" ABOVE THE FLOOR SHALL BE PROVIDED. CLEAR FLOOR SPACE OF 30"X48" IS REQUIRED IN FRONT OF THE URINAL TO ALLOW FORWARD APPROACH. AN ADDITIONAL MANEUVERING CLEARANCE WIDTH OF 6" IS REQUIRED WHERE THE DEPTH OF THE URINAL SIDE PARTITION EXCEEDS 24". (CBC 11B-300, 11B-603)
 - LAVATORIES SHALL BE A MINIMUM OF 18" FROM THE SIDE WALL OR PARTITION TO THE CENTERLINE OF THE FIXTURE. LAVATORIES SHALL BE INSTALLED WITH THE HIGHER OF THE RIM OR COUNTER SURFACE 34" MAXIMUM ABOVE THE FINISH FLOOR. CLEAR FLOOR SPACE OF 30"X48" IS REQUIRED IN FRONT OF THE LAVATORY TO ALLOW FORWARD APPROACH. PROVIDE A SIDE ELEVATION OF THE ACCESSIBLE LAVATORIES SHOWING THE MINIMUM REQUIRED KNEE AND TOE CLEARANCES COMPLY WITH CBC 11B-300 (CBC 11B-300, 11B-606)

2. SIGNS WITH RAISED CHARACTERS AND BRILLE SHALL BE LOCATED 48" MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRILLE AND 60" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE TO THE HIGHEST LINE OF RAISED CHARACTERS. (CBC 11B-183.4)
- 2.1 SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR SPACE OF 18" MINIMUM BY 18" MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.
3. ELECTRICAL SWITCHES AND RECEPTACLES SHALL COMPLY WITH SECTION 11B-308.1
 - WHERE A FORWARD REACH IS UNOBSTRUCTED, CONTROLS, SWITCHES & ELECTRICAL RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF FINISH FLOOR. (CBC 11B-308.2)
 - ELECTRICAL RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING NOR LESS THAN 15" MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING. (CBC 11B-308.2)
4. ACCESSIBLE SIGNS SHALL BE INSTALLED WITH THE HIGHER OF THE RIM OF COUNTER SURFACE 34" MAXIMUM ABOVE THE FINISH FLOOR. SIGNS SHALL BE 6-1/2" DEEP MAXIMUM. CLEAR FLOOR SPACE OF 30"X48" IS REQUIRED IN FRONT OF THE SIGN TO ALLOW FORWARD APPROACH. PROVIDE A SIDE ELEVATION VIEW OF THE ACCESSIBLE SIGN SHOWING THE MINIMUM REQUIRED KNEE AND TOE CLEARANCES COMPLYING WITH CBC 11B-300. A PARALLEL APPROACH IS PERMITTED IN A SPACE WHERE A LOOK TOP OR CONVENTIONAL RANGE IS NOT PROVIDED. (CBC 11B-212, 11B-606, 11B-804)
5. NO DOOR SHALL ENDOACH INTO THE TURNING SPACE FOR MORE THAN 12". DOORS MAY SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE WHERE A 30"X48" CLEAR FLOOR SPACE IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING. (CBC 11B-602.3)
6. CLEARANCE AROUND A WATER CLOSET SHALL BE 60" MIN. MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56" MIN. MEASURED PERPENDICULAR FROM THE REAR WALL. (CBC 11B-604.1.1)



FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM. OPERATION EXCEPT THEY SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.

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04-28-2023	PLANNING	DEPARTMENT CORRECTIONS
06-22-2023	PLANNING	DEPARTMENT CORRECTIONS
01-22-2024	OCFD	CORRECTIONS

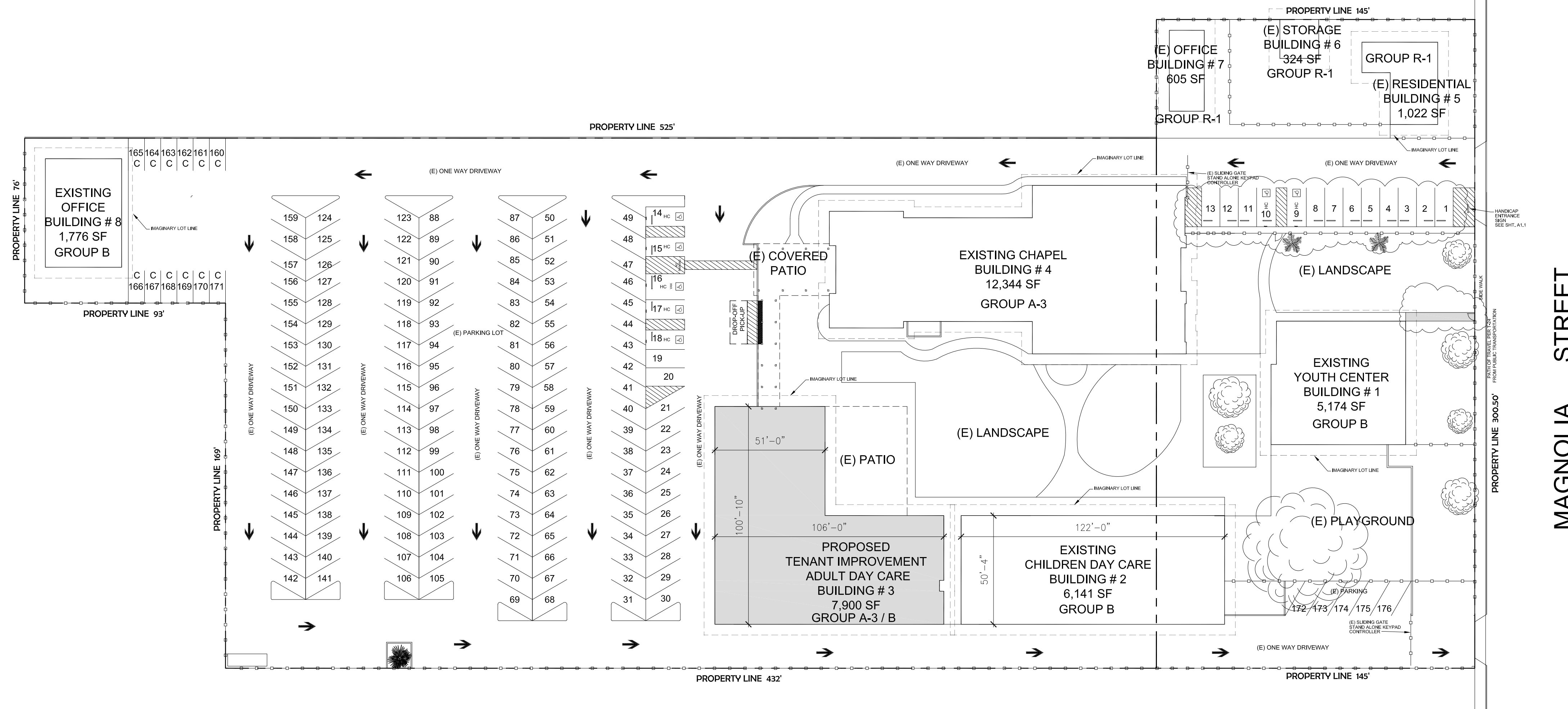
DATE ISSUED: 08-04-2023
 DRAW BY: JOHNNY KANOUNJI
 CHECKED BY: TL

THANG LE & ASSOCIATES
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LAMBERTIAN MINISTRY CENTER
 LOVERS OF THE HOLY CROSS
 12211 MAGNOLIA STREET
 GARDEN GROVE, CALIFORNIA 92841

KANOUNJI
 DESIGN
 75 S. PARKWOOD AVE.
 PASADENA, CA 91107
 TEL: 626-815-3633
 johnnykanounji@gmail.com

DETAILS
A1.3



BUILDING AREA ANALYSIS
 SCALE: 1/32" = 1'-0"
 FIRST FLOOR T.I. AREA

MAGNOLIA STREET

No.	DATE	REVISION DESCRIPTION
1	02-15-2023	PLANNING DEPARTMENT SUBMITTAL
2	04-28-2023	PLANNING DEPARTMENT CORRECTIONS
3	06-22-2023	PLANNING DEPARTMENT CORRECTIONS
4	01-22-2024	OCFD CORRECTIONS

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DRAWN BY	JOHNNY KANOUNJI
CHECKED BY	TL

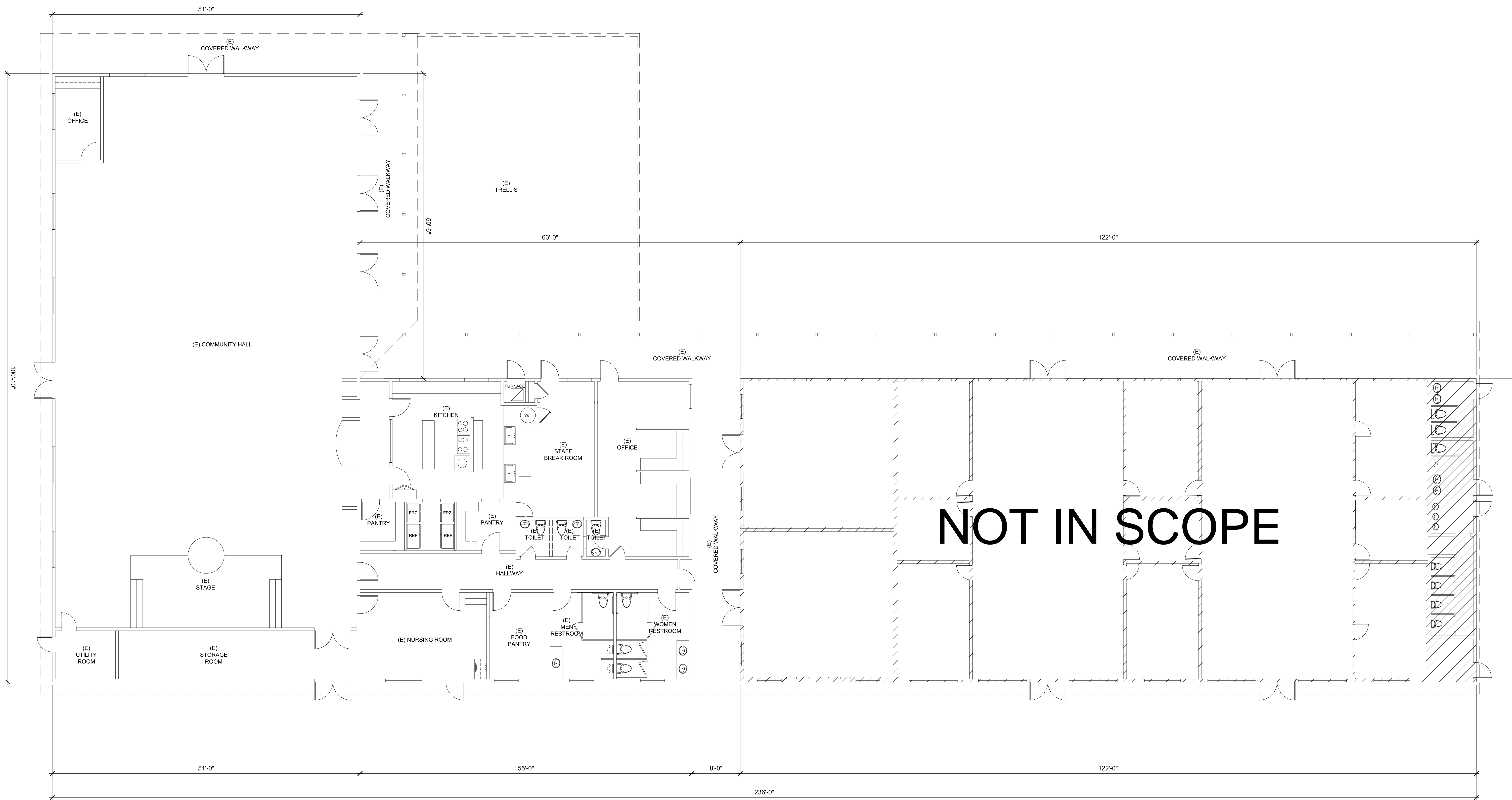
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LAMBERTIAN MINISTRY CENTER
 LOVERS OF THE HOLY CROSS
 12211 MAGNOLIA STREET
 GARDEN GROVE, CALIFORNIA 92841



PROPOSED SITE PLAN
 BUILDING AREA
 ANALYSIS



DEMOLITION PLAN

SCALE: 1/8"=1'-0"



NORTH

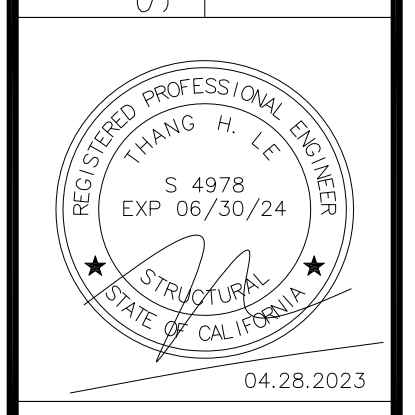
--- WALL TO BE DEMOLISHED

DEMOLITION GENERAL NOTES

- DEMOLISH AS REQUIRED TO ACCOMPLISH WORK INDICATED IN THESE DOCUMENTS ALL REQUIRED DEMOLITION WORK SHALL BE INCLUDED IN THE BASE BID PACKAGE SUBMITTED BY THE CONTRACTOR.
- DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE ON THE JOB SITE, REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER. NO ON SITE SALE OR BURNING OF REMOVED ITEMS IS PERMITTED.
- THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, DO NOT REMOVE ANY ITEMS WITHOUT VERIFYING AND COORDINATING WITH ALL GENERAL TRADES AS TO HOW THEY RELATE TO THE OVERALL PROJECT.
- THE CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTION TO ENSURE THE SAFETY OF THE PUBLIC AND OR WORKMEN ON THE SITE TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON ABOUT OR ADJACENT TO THE PREMISES, THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES AND REGULATIONS PERTAINING TO SAFETY AND THE PREVENTION OF ACCIDENTS.
- THE CONTRACTOR MUST MAINTAIN ADEQUATE SUPPORT, INSULATION, WATERPROOFING, EMERGENCY LIGHTING, SECURITY, ALARMS, ETC. FOR ALL OR PART OF ITEMS WHICH ARE TO REMAIN.
- ALL CONSTRUCTION WASTE AND DEBRIS MUST BE CONTAINERIZED AT ALL TIMES.
- PRE-GRADE MEETING REQUIRED WITH CITY BUILDING INSPECTOR, CONTRACTOR, OWNER OR OWNERS AGENT, SOILS ENGINEER, GEOLOGIST (IF APPLICABLE), AND PLANNING DEPARTMENT REPRESENTATIVE PRIOR TO ANY WORK COMMENCING ON THE SITE.
- BMP'S (BEST MANAGEMENT PROCEDURES) WILL BE UTILIZED IN THE GRADING, BUILDING AND FINAL CONSTRUCTION PHASES OF THE PROJECT.
- "DUST CONTROL MEASURES" SHALL BE MAINTAINED THROUGH OUT THE DURATION OF THE PROJECT.
- DUCT'S SHALL BE PROTECTED DURING CONSTRUCTION AND CLEANED BEFORE OCCUPANCY.

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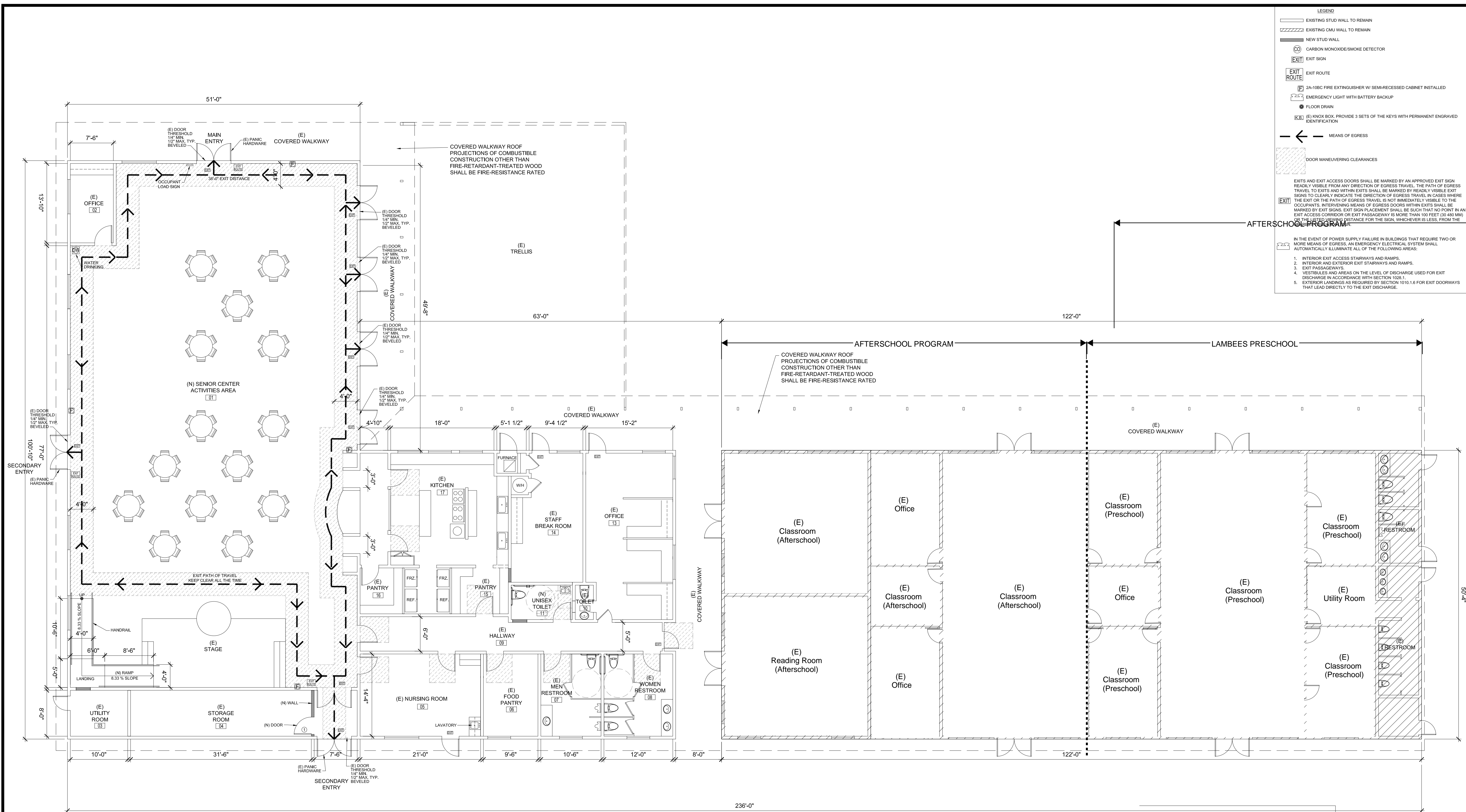


LAMBERTIAN MINISTRY CENTER
LOVERS OF THE HOLY CROSS
12211 MAGNOLIA STREET
GARDEN GROVE, CALIFORNIA 92841



(E) COMMUNITY HALL
DEMOLITION PLAN
BUILDING #3

A2.0



LEGEND

- EXISTING STUD WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- NEW STUD WALL
- ⊙ CARBON MONOXIDE/SMOKE DETECTOR
- EXIT EXIT SIGN
- EXIT ROUTE
- 2A-10BC FIRE EXTINGUISHER W/ SEMI-RECESSED CABINET INSTALLED
- EMERGENCY LIGHT WITH BATTERY BACKUP
- FLOOR DRAIN
- (K) KNOX BOX. PROVIDE 3 SETS OF THE KEYS WITH PERMANENT ENGRAVED IDENTIFICATION
- ← MEANS OF EGRESS
- DOOR MANEUVERING CLEARANCES

EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITH EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET (OR 40 M) OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE EXIT.

IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:

- INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS.
- INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS.
- EXIT PASSAGEWAYS.
- VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH SECTION 1028.1.
- EXTERIOR LANDINGS AS REQUIRED BY SECTION 1010.1.6 FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE.

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01-22-2024	OCFD CORRECTIONS	

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 DRAW BY: JOHNNY KANOUNJI
 CHECKED BY: TL

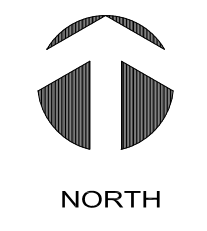
THANG LE & ASSOCIATES
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PROPOSED FLOOR PLAN

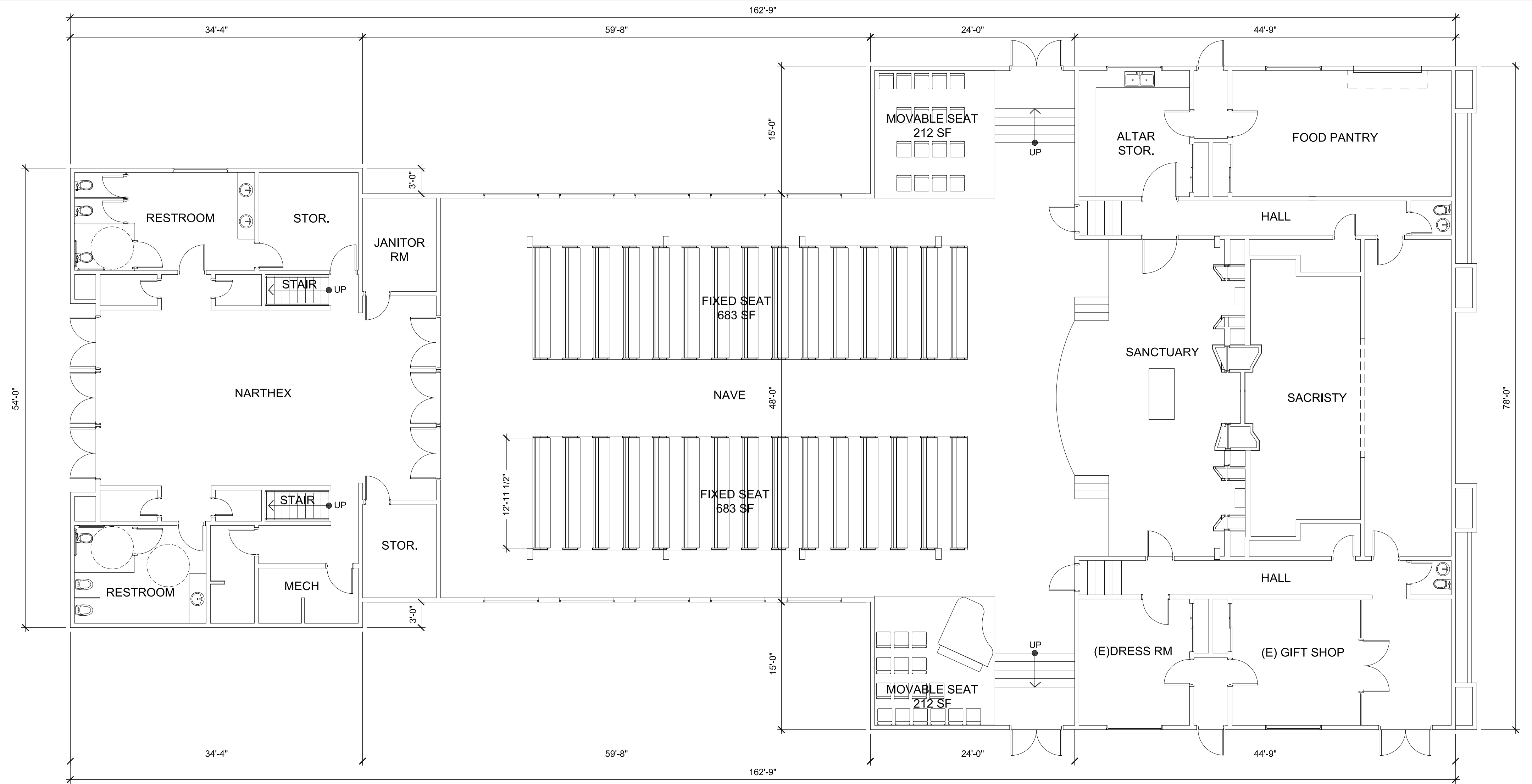
SCALE: 1/8"=1'-0"



MARK	DOOR DATA						FRAME DATA				REMARKS
	CORE	WIDTH	HEIGHT	THICK	TYPE	MATERIAL	FINISH	MATERIAL	FINISH	HARDWARE	
①	SC	3'-0"	6'-8"	1 1/4"	SWINGING	WOOD	PAINT	METAL	PAINT	LEVER TYPE	UNDER CUT PARTITION DOOR

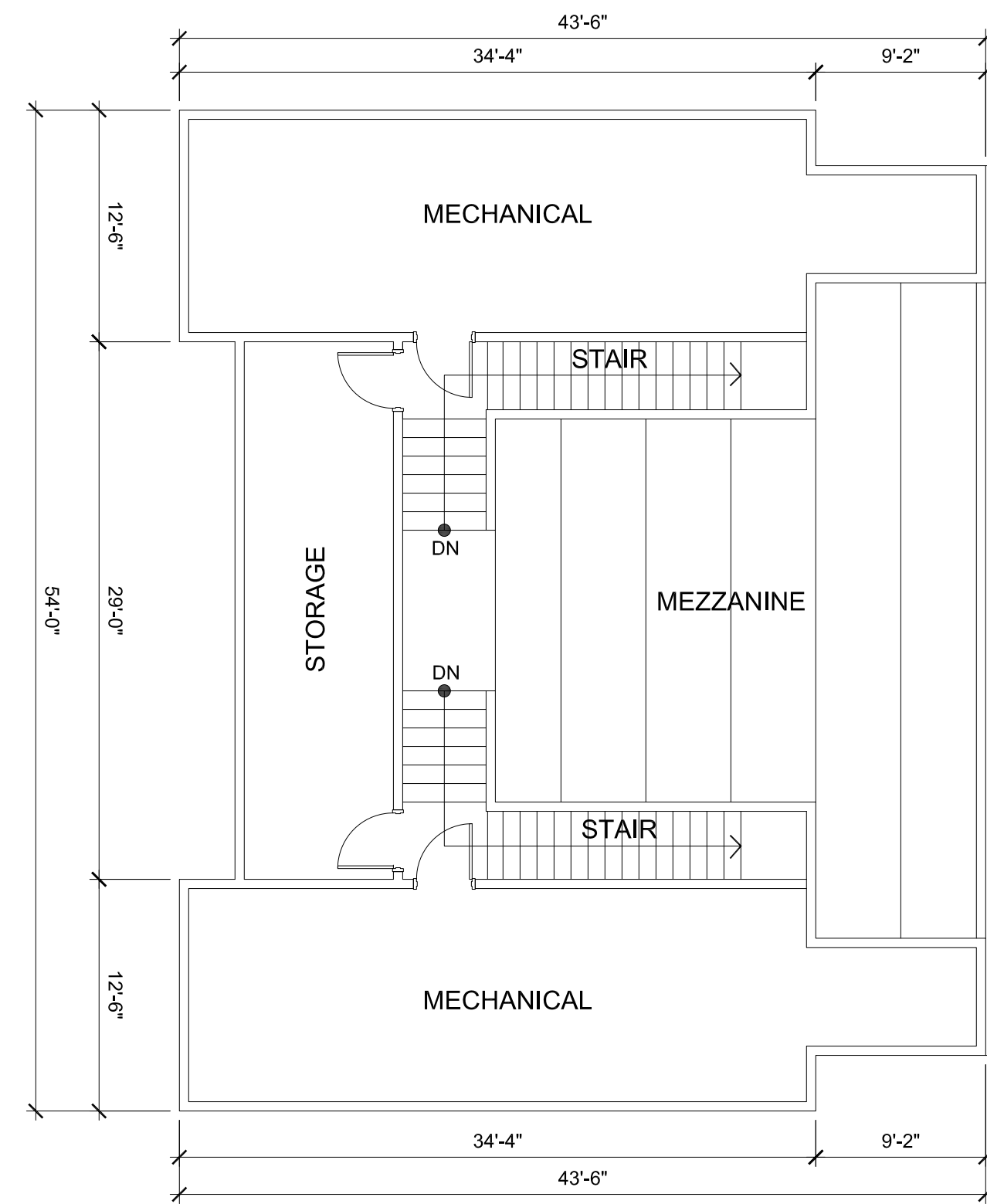
- NOTES:**
- ALL EXTERIOR GLASS WINDOWS MUST BE PERMANENTLY FIXED WITH NON OPEN - CLOSE OPTION.
 - ALL DOOR OPENINGS TO THE OUTSIDE MUST BE ROCKET PROOF (<1/4" AT BOTTOM OF DOOR) WITH SELF CLOSING DEVICE.
 - THE MAIN ENTRANCE DOOR HAS KEY LOCKING HARDWARE. PROVIDE SIGN OVER MAIN EXIT. THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS. ALL OTHER EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT PER CBC 1008.1.9.3. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION PER CBC 1008.1.9.5.
 - ALL DOORS HARDWARE HAS KEY LOCKING HARDWARE.
 - SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH (1.6 MM) OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED WICK PLATES SHALL BE CAPPED.

ADULT DAY CARE
 NEW FLOOR PLAN
 BUILDING #3
A2.1



EXISTING CHAPEL FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



EXISTING CHAPEL MEZZANINE FLOOR PLAN

SCALE: 1/8"=1'-0"



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DATE ISSUED 08-04-2023	DATE ISSUED 08-04-2023
DRAWN BY JOHNNY KANOUNJI	CHECKED BY TL

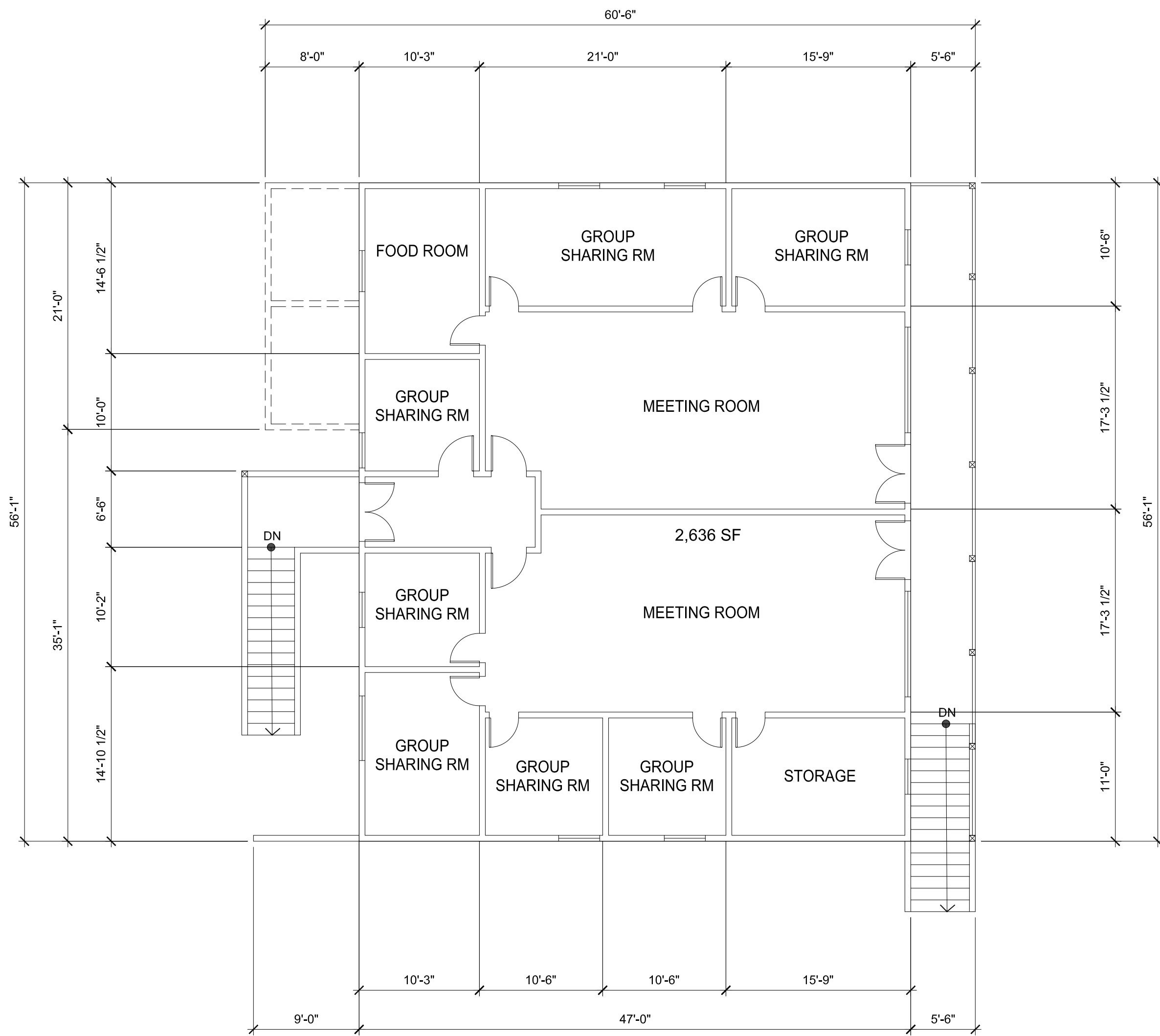
THANG LE & ASSOCIATES
STRUCTURAL ENGINEERS, INC.
319 E. FOOTHILL BLVD., SUITE C
ARCADIA, CALIFORNIA 91006
PHONE: (626) 731-1539

REGISTERED PROFESSIONAL ENGINEER
THANG H. LE
S 4978
EXP 06/30/24
STRUCTURAL
STATE OF CALIFORNIA
04.28.2023

LAMBERTIAN MINISTRY CENTER
LOVERS OF THE HOLY CROSS
12211 MAGNOLIA STREET
GARDEN GROVE, CALIFORNIA 92841



EXISTING CHAPEL
FLOOR PLANS
BUILDING #4



EXISTING YOUTH CENTER SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



EXISTING YOUTH CENTER FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



No.	DATE	REVISION DESCRIPTION
1	02-15-2023	PLANNING DEPARTMENT SUBMITTAL
2	04-28-2023	PLANNING DEPARTMENT CORRECTIONS
3	06-22-2023	PLANNING DEPARTMENT CORRECTIONS
4	01-22-2024	OCTD CORRECTIONS

DATE ISSUED	08-04-2023
DRAWN BY	JOHNNY KANOUNJI
CHECKED BY	TL

THANG LE & ASSOCIATES STRUCTURAL ENGINEERS, INC. 319 E. FOOTHILL BLVD., SUITE C ARCADIA, CALIFORNIA 91006 PHONE: (626) 731-1539	
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REGISTERED PROFESSIONAL ENGINEER THANG H. LE S 4978 EXP 06/30/24 STATE OF CALIFORNIA 04.28.2023
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LAMBERTIAN MINISTRY CENTER LOVERS OF THE HOLY CROSS 12211 MAGNOLIA STREET GARDEN GROVE, CALIFORNIA 92841

 KANOUNJI 75 S. PARKWOOD AVE. PASADENA, CA 91107 Tel: 626.815.3533 johnnykanounji@gmail.com
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EXISTING YOUTH CENTER FLOOR PLANS BUILDING #1
--

A2.3

RESOLUTION NO. 6084-24

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING INTERPRETATION OF USE NO. IOU-005-2024 AND CONDITIONAL USE PERMIT NO. CUP-255-2024, FOR A PROPERTY LOCATED ON THE WEST SIDE OF MAGNOLIA STREET, BETWEEN BLOSSOM AVENUE AND HEALEY DRIVE, AT 12191-12211 MAGNOLIA STREET, ASSESSOR'S PARCEL NOS. 215-064-36 AND 215-064-37.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on March 21, 2024, hereby approves (1) Interpretation of Use No. IOU-005-2024, determining that Adult Day Services, including Adult Day Program (ADP) and Adult Day Health Care (ADHC), is a conditionally permitted use in the R-1 (Single-Family Residential) zone district, subject to the conditions that it is incidental to the operation of a Church and Other Religious Center and is located along and has access from a major or primary arterial street, and (2) Conditional Use Permit No. CUP-255-2024, for a property located on the west side of Magnolia Street, between Blossom Avenue and Healey Drive, at 12191-12211 Magnolia Street, Assessor's Parcel Nos. 215-064-36 and 215-064-37, permitting the operation of a religious facility with an incidental preschool and an incidental adult day health care facility, subject to the conditions of approval attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED in the matter Interpretation of Use No. IOU-005-2024 and Conditional Use Permit No. CUP-255-2024, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Sister Grace Duc Le with authorization from the property owner, Lovers of the Holy Cross Sisters (LHC).
2. The applicant requests Interpretation of Use approval to determine that an Adult Day Services use, including Adult Day Program (ADP) and Adult Day Health Care (ADHC), is permitted in the R-1 (Single-Family Residential) zone district, subject to a Conditional Use Permit, and subject to the conditions that it is incidental to the operation of a Church and Other Religious Center and is located along and has access from a major or primary arterial street. In conjunction with the Interpretation of Use request, the applicant also requests Conditional Use Permit approval to allow the continued operation of an existing religious facility, Lambertian Ministry Center, and an existing preschool, Lambees Preschool, and to introduce and allow the operation of a new Adult Day Health Care facility collectively on a property located at 12191-12211 Magnolia Street.
3. The City of Garden Grove Planning Commission hereby determines that the proposed project is categorically exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines (14 Cal. Code Regs., Section 15301).

4. The property has a General Plan Land Use Designation of Low Density Residential (LDR) and is zoned R-1 (Single-Family Residential). The site is 3.6 acres and is improved with an existing religious facility.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by the City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on March 21, 2024, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting on March 21, 2024.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.04.030 are as follows:

FACTS:

The subject site is located on the west side of Magnolia Street, at 12191-12211 Magnolia Street. The site is zoned R-1 (Single-Family Residential) and has a General Plan Land Use Designation of Low Density Residential (LDR). The site abuts R-1 (Single-Family Residential) zoned properties to the north, south, west, and, across Magnolia Street, to the east. Surrounding uses include single-family dwellings to the north, to the west, and across Magnolia Street, to the east, and a cemetery to the south.

The site is approximately 3.6 acres, and consists of two separate parcels, held under one common ownership with one parcel (APN: 215-064-36) fronting Magnolia Street, and a landlocked parcel (APN: 215-064-37) at the rear. After the City of Garden Grove was incorporated in 1956, the Code did not require religious facilities (i.e., churches) to operate with a Conditional Use Permit (CUP) until 1991. The site was originally developed in 1951, prior to the incorporation of the City, as a religious center, and operated by various Christian denominations. The site currently consists of eight (8) detached buildings serving different church-related activities. In addition, business license records reflect that a preschool has operated at this location since 1968 as part of the church's operation.

On June 15, 2021, the Lovers of Holy Cross (LHC) purchased the subject site and changed its name to Lambertian Ministry Center. Similar to the previous church operations on the property, the Lambertian Ministry Center continues to operate as a religious center. In September of 2022, a business license was issued to allow the Lambees Preschool to operate in place of the previous preschool.

LHC proposes to add a new Adult Day Health Care (ADHC) as an incidental use to the church's operation. The applicant requests an Interpretation of Use (IOU) approval to determine that an Adult Day Services use, including Adult Day Program (ADP) and Adult Day Health Care (ADHC), is permitted in the R-1 (Single-Family Residential) zone district, subject to a Conditional Use Permit, and subject to the conditions that it is incidental to the operation of a Church and Other Religious Center and is located along and has access from a major or primary arterial street. In conjunction with the IOU request, the applicant also requests Conditional Use Permit approval to allow the continued operation of the existing religious facility, Lambertian Ministry Center, and the existing preschool, Lambees Preschool, and to introduce and allow the operation of a new Adult Day Health Care facility collectively on the subject property.

FINDINGS AND REASONS:

INTERPRETATION OF USE

1. The proposed use is similar in scale and operational characteristics to other uses permitted in that zone.

"Child Day Care Center" is a conditionally permitted use in the R-1 zone and has similar scale and operational characteristics to the proposed "Adult Day Services" use. The Municipal Code defines "Child Day Care Center" as a state-licensed care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities, and school-age child care centers, which provides care, protection, and supervision to children, for periods of less than 24 hours per day. The proposed "Adult Day Services" use has similar operational characteristics to Child Day Care facilities, as they both provide less than 24-hour care and supervision for their prospective clientele.

2. The proposed use is consistent with the intent of the General Plan and the Zone District.

The site is zoned R-1 (Single-Family Residential) and has a General Plan Land Use Designation of Low Density Residential (LDR). The LDR Land Use Designation is intended to preserve and enhance residential areas characterized by detached, single-unit structures and accessory dwelling units. Although the LDR promotes single-family housing developments, it also encourages compatible uses serving the local community. The LDR Land Use Designation is implemented by the R-1 zone, where churches and children's daycares are conditionally permitted. The proposed Interpretation of Use, to determine "Adult Day Services" as a compatible use in the R-1 zone is consistent with the goals and policies of the General Plan, which include:

- a. ***Goal LU-1: The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision.***

- b. **Policy LU-2.4:** *Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.*
- c. **Goal LU-4:** *Seek to develop uses that are compatible with one another.*
- d. **Goal ED-2:** *Encourages establishment of new businesses, while supporting and assisting those already located within Garden Grove.*

The proposed Interpretation of Use is to determine the compatibility of the "Adult Day Services" with the R-1 zone subject to the conditions that it is incidental to the operation of Church and Other Religious Center and is located along and has access from a major or primary arterial street. Such conditions are implemented to ensure that facilities that will be used for "Adult Day Services" will not only be able to accommodate the use but also to minimize potential impacts such as traffic and noise issues to the surrounding single-family neighborhoods. Therefore, allowing the "Adult Day Services" within existing religious facilities along major or primary arterials would be compatible with the existing land uses permitted in the R-1 zone.

In addition to the religious and worship services, it is common that churches and other religious facilities also offer other services and ministries to their congregation and to the community, such as preschool, day care, Bible study, and religious camp activities. Approving the proposed "Adult Day Services" within an existing religious facility will allow churches and other religious facilities to provide additional services and expand their ministry to support aging and chronically disabled populations within Garden Grove's community and its vicinity.

The R-1 zone is intended to provide for the establishment and promotion of single-family detached residences on individual lots. However, it also allows compatible associated activities. "Child Day Care Center" is a conditionally permitted use in the R-1 zone, and has similar scale and operational characteristics to the proposed "Adult Day Services" use, as they both provide less than 24-hour care and supervision for their prospective clientele. Therefore, approving "Adult Day Services" will be consistent with the intent of the R-1 zone.

3. The proposed use is compatible with other permitted uses.

The proposed use is compatible with other permitted uses. The Municipal Code conditionally permits different types of community care facilities in residential zones, including R-2 (Limited Multiple) and R-3 (Multiple-Family Residential), and mixed-use zones, including GGMU-1, -2, and -3 (Garden Grove Boulevard Mixed Use), CC-1 (Civic Center Mixed Use 1), and NMU (Neighborhood Mixed Use). There are multiple ADHC facilities currently in operation in the City, with most of them located off larger arterial streets. To minimize any potential impacts to surrounding uses, Adult Day Services will be permitted in the R-1 Zone only if incidental to the operation of a Church and Other Religious Center and located

along and having access from a major or primary arterial street, and subject to Conditional Use Permit approval.

CONDITIONAL USE PERMIT

1. The proposed use will be consistent with the City's adopted General Plan and redevelopment plan.

The site is zoned R-1 (Single-Family Residential) and has a General Plan Land Use Designation of Low Density Residential (LDR). The LDR Land Use Designation is intended to preserve and enhance residential areas characterized by detached, single-unit structures and accessory dwelling units. Future development within the Low Density Residential designation should remain residential in character with single-family homes and allow for compatible uses, such as schools or other small-scale civic or institutional uses. The LDR Land Use Designation is implemented by the R-1 (Single-Family Residential) zone, where religious facilities, child day care centers, and adult day care in conjunction with a religious facility (through an interpretation of use) are conditionally permitted. The design and improvement of the proposed project is consistent with the spirit and intent of the General Plan, through its goals, policies, and implementation programs, including specifically:

- a. **Goal LU-1:** *The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meets the needs of anticipated growth and achieve the community's vision.* - The entire site has been used as a religious center since 1951, and will continue to be used as such. The subject site is improved with eight detached buildings, each used for different church functions and related activities. Existing church operations include Lambees Preschool, an Afterschool program, a Youth center, Mary's Sanctuary, House of Hope, and the Gethsemane Chapel. The proposed ADHC will occupy one of the existing buildings. No additional square footage will be added to accommodate the proposed use. Approving the requested additional use will allow the applicant to expand its services to serve local seniors and adults with disabilities.
- b. **Policy LU-2.4:** *Assure that the type and intensity of land use are consistent with those of the immediate neighborhood, and* **Goal LU-4:** *Seek to develop uses that are compatible with one another.* - The site is located within an R-1 zoned neighborhood. Surrounding uses include single-family dwellings to the north, west, and across Magnolia Street to the east, and a cemetery to the south. The site is fronted by, and only accessible from, Magnolia Street, which is a primary arterial. In addition, ADHC activities will occur entirely inside the building, which will minimize the noise impact

on the surrounding neighborhood. The religious center's operation will remain largely the same.

- c. **Goal ED-2:** *Encourages establishment of new businesses, while supporting and assisting those already located within Garden Grove.* - Approving the proposed ADHC will allow the applicant to provide new services that support aging and chronically disabled populations within Garden Grove's community and its vicinity.
2. The requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

"Church and Other Religious Centers" and "Child Day Care Centers" are conditionally permitted uses in the R-1 zone. Additionally, "Church and Other Religious Centers" are subject to Special Operating Conditions and Development Standards. As previously noted, a religious facility and preschool were established on the subject property, prior to the City's incorporation, and prior to the City's requirement for a Conditional Use Permit such uses. The Lambertian Ministry Center currently operates as a religious center, which includes the incidental preschool operation, Lambees Preschool, without a Conditional Use Permit. Therefore, the current operation is considered a legal nonconforming use. The proposed introduction of a new Adult Day Health Care to the site constitutes an intensification of the existing legal nonconforming uses. Thus, approval of a Conditional Use Permit approval is necessary to govern the entire operation of the Lambertian Ministry Center including church-related activities, the Lambees Preschool, and the new ADHC. Approving the requested Conditional Use Permit will allow the Lambertian Ministry Center, including all ancillary operations and functions, such as the Lambees Preschool, to continue to operate on the subject site. The approval will also allow the operation of the proposed ADHC on-site as an additional amenity serving local seniors and adults with disabilities. Conditions of approval require the entire Lambertian Ministry Center to comply with the City's Noise Ordinance. Therefore, the use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.

3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

The site is of adequate size to accommodate the religious center, inclusive of the proposed ADHC. Lambertian Ministry Center's operation will largely remain unchanged. There will be no significant changes to the site. Operational characteristics are anticipated to remain largely the same with the addition of the new ADHC facility. Provided the conditions of approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area.

4. The proposed site is adequately served: by highways or streets or sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The site is located on the west side of Magnolia Street, between Blossom Avenue and Healey Drive. The site is sufficiently served by the public service facilities required, such as public utilities: gas, electric, water, and sewer facilities. As a part of this request, no changes are proposed to the overall functions of the buildings. Therefore, the site will continue to be adequately served by all existing highways, streets, and other public and private service facilities.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Interpretation of Use and Conditional Use Permit possess characteristics that would justify the request in accordance with Municipal Code Section No. 9.32.030 (Interpretation of Use and Conditional Use Permit).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A") shall apply to Interpretation of Use No. IOU-005-2024 and Conditional Use Permit No. CUP-255-2024.

EXHIBIT "A"

Interpretation of Use No. IOU-005-2024 Conditional Use Permit No. CUP-255-2024

12191-12211 Magnolia Street
(Assessor Parcel Nos: 215-064-36 and 215-064-37)

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required within 30 days of the approval.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Sister Grace Duc Le, owner and developer of the project, Lovers of the Holy Cross, and the future owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Except for minor modifications authorized to be approved by the Community Development Director pursuant to Condition No. 4, any changes to the Conditions of Approval require approval by the appropriate City hearing body.
3. Conditional Use Permit No. CUP-255-2024 only authorizes the continued operation of an existing religious facility, Lambertian Ministry Center, and the operation of the following incidental uses in conjunction with operation of the religious facility: a preschool, an after school program, a youth center, a food pantry, a workshop area, a sanctuary for women and a residential dwelling and an Adult Day Health Care facility collectively on a property located at 12191-12211 Magnolia Street, as depicted on the plans submitted by the applicant and made part of the record of the March 21, 2024, Planning Commission proceedings. This Conditional Use Permit does not authorize the independent operation of any of the foregoing incidental uses on the property separate from the primary use of the property as a Church or Religious Center; in the event operation of the religious facility on the property ceases, operation of the approved incidental uses shall also cease. Approval of Conditional Use Permit No. CUP-255-2024 shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. The approved site plan and floor plan are an integral part of the decision approving this Interpretation of Use and Conditional Use Permit. There shall

be no additional changes in the design of the site plan and floor plan without the approval of the City. Minor modifications to the site plan and/or these Conditions of Approval, which do not materially change the scope or intensity of the project, and which will not result in impacts that have not previously been addressed, may be approved by the Community Development Director, at his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Community Development Director not to be minor in nature shall be subject to the approval of new and/or amended land use entitlements by the applicable City hearing body.

5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual

Engineering Division

6. To the extent applicable, the applicant shall be subject to Traffic Mitigation Fees, identified in Chapter 9.44 of the Garden Grove Municipal Code, if any, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.

Police Department

7. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises at any time.
8. There shall be no customers or patrons in or about the premises when the establishment is closed.
9. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation of up to \$1,000 pursuant to GGMC 1.22.010(a).

Public Works Water Services Division

10. If new water service installations two inches (2") and smaller are required, the work may be installed by the City of Garden Grove at the owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees unless otherwise noted. Fire services and larger water services three inches (3") and larger, shall be installed by the developer/owner's contractor per City Standards.
11. Water meters shall be located within the City right-of-way. Fire services and large water services three inches (3") and larger, shall be installed by a

contractor with Class A or C-34 license, per City water standards, and inspected by approved Public Works inspection.

12. If required, a separate meter is required for the landscape system, a Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have an RPPD device. Any carbonation dispensing equipment shall have an RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross-connection inspector shall be notified for inspection after the installation is completed. The owner shall have the RPPD device tested once a year thereafter by a certified backflow device tester and the test results are to be submitted to Public Works, Water Services Division. The property owner must open a water account upon installation of the RPPD device.
13. New utilities shall have a minimum 5-foot (5'-0") horizontal and a minimum 1-foot (1'-0") vertical clearance from the water main and appurtenances.
14. Any new or existing water valve located within a new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
15. If a fire service and/or any private fire hydrant lateral are required, an above-ground backflow device with a double-check valve assembly shall be installed for both the fire service and fire hydrant lateral. The device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. The device shall be on private property and is the responsibility of the property owner. The above-ground assembly shall be screened from public view as required by the Planning Division.
16. The location and number of fire hydrants shall be as required by the Water Services Division and the Orange County Fire Authority (OCFA).
17. If a new sewer lateral is required, the owner shall install a new sewer lateral with a cleanout at the right-of-way line. Lateral in the public right-of-way shall be six-inch (6") minimum diameter, extra strength VCP with wedge lock joints.
18. Contractor shall abandon any existing unused sewer lateral(s) at street right-of-way on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete. Only one sewer connection per lot is allowed.
19. All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of minimum twelve inches (12") below the water main,

outer diameter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board.

Orange County Fire Authority

20. The applicant shall comply with all applicable Orange County Fire Authority (OCFA) requirements, including, but not limited to, the Fire Master Plan.

Building and Safety Division

21. The applicant, and all proposed work, shall comply with the latest edition of the California Building Standards Code (CBC) at the time of project submittal.
22. The path of travel shall comply with all requirements of CBC Chapter 11B.
23. Common use areas shall comply with the latest edition of CBC Chapter 11A.
24. All applicable restrooms shall be accessible, and comply with CBC Chapter 11B, Division 6.
25. The appropriate building permits shall be obtained for any proposed construction.

Community Development Department

26. No outside storage or displays shall be permitted at any time.
27. All business activities shall be conducted within the wholly enclosed building. There shall be no outdoor activities conducted on the premises without the approval of a Special Event Permit or Community Event Permit, with the exception of the outdoor playground area serving the preschool.
28. Hours of operation for the preschool shall be permitted from 7:30 a.m. to 6:00 p.m., Monday through Friday. The maximum enrollment capacity of the preschool program(s) shall be 45 children as allowed by the State licenses for the program, at any one time during the operational hours.
29. Hours of operation for the afterschool program(s) shall be permitted from 3:00 p.m. to 6:00 p.m., Monday through Friday. The maximum enrollment capacity of the after school program(s) shall be 60 students as allowed by the State licenses for the program, at any one time during the operational hours.
30. Hours of operation for the adult day care facility shall be permitted from 8:30 a.m. to 3:00 p.m., Monday through Friday. The maximum capacity of the Adult

Day Health Care facility shall be 120 patrons as allowed by the State licenses for the program, at any one time between 8:30 a.m. to 3:00 p.m., Monday to Friday.

31. The applicant shall implement best practices to manage on-site circulation during drop-off and pick-up hours including delineated areas for drop-off and pick-up, establish times for drop-off and pick-up windows, drop-off and pick-up instructions to parents and adult day care patrons to minimize any potential impacts to other on-site services and neighboring properties.
32. Patrons of the adult day care shall be picked up and dropped off at the designated area as shown on the approved plan. Any change to the drop-off and pick-up area shall be reviewed and subject to approval by the Planning Services Division.
33. The applicant shall devise and implement a plan in the event the site cannot accommodate the parking demand for the on-site uses, at any given time, which causes a nuisance, hindrance, and/or problem with both on-site and/or off-site parking and circulation. The applicant shall submit a plan to manage parking issues for review and approval by the Community Development Department. The plan may include, but not be limited to: reducing the hours of operation; staggering operating times; instituting an off-site parking arrangement; having on-site parking control personnel; and/or other alternatives that may be deemed applicable to the situation. If the City deems such action is necessary to address parking and circulation problems, such action shall be required within thirty (30) days of written notice. Failure to take appropriate action may result in the City restricting the overall use of the facility or revoking Conditional Use Permit No. CUP-255-2024.
34. The Applicant shall ensure there is no dumping and/or storing of products, items, or other, relating to its business operation, on the property or around the subject tenant space. The applicant shall ensure the areas near and around the subject tenant space are free and clear of any products, items, trash/litter, dumped items, or other similar potential nuisances.
35. There shall be no deliveries to or from the premises before 7:00 a.m. and after 10:00 p.m., seven days a week.
36. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.

37. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least once per week, however, if additional pick-ups are needed to accommodate the uses on the site, the property owner shall increase the number of pick-ups as required.
38. There shall be no uses or activities of an adult-oriented nature permitted on the premises as outlined in City Code Section 9.08.070.
39. Litter shall be removed daily from the premises, including adjacent public sidewalks and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
40. All parking lot areas of the licensed premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lots. The applicant shall ensure that all parking lot lighting is in proper working order. Lighting in the parking area of the licensed premises shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate the window areas of nearby residences.
41. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
42. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
43. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department, Planning Services Division. Said screening shall block the visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
44. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community Development

Department, Planning Services Division. No advertising material shall be placed thereon.

45. The site is improved with eight (8) existing detached buildings that are intended to be used as a single integrated religious facility with the operation of the following incidental uses in conjunction with operation of the religious facility: a preschool, an after school program, a youth center, a food pantry, a workshop area, a sanctuary for women and a residential dwelling and an Adult Day Health Care facility. The facility is to be used solely for religious activities and other incidental uses listed above, and to be open to the public, which would include prayer or worship services, and bible study. This facility shall not be used as a boarding house or serve as temporary housing/living quarters except for the existing dwelling resided by the church housekeeper and his family. Should any change in the religious activities occur, the filing of a new Conditional Use Permit and/or other proper entitlement(s) shall be required.
46. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
47. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort.
48. Any modifications to existing signs or the installation of new signs shall require approval by the Community Development Department, Planning Services Division prior to issuance of a building permit.
49. A copy of the resolution and the conditions of approval for Interpretation of Use No. IOU-005-2024 and Conditional Use Permit No. CUP-255-2024 shall be kept on the premises at all times.
50. The permittee shall submit a signed letter acknowledging receipt of the decision approving Interpretation of Use No. IOU-005-2024 and Conditional Use Permit No. CUP-255-2024 and his/her agreement with all conditions of the approval.
51. If deemed necessary by the Community Development Director, the Conditional Use Permit may be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.
52. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its

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officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Interpretation of Use No. IOU-005-2024 and Conditional Use Permit No. CUP-255-2024. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may be issued against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

53. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the uses authorized by this approval of Interpretation of Use No. IOU-005-2024 and Conditional Use Permit No. CUP-255-2024 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
54. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.