

# COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> C.3	<b>SITE LOCATION:</b> North side of Garden Grove Boulevard, east of Euclid Street at 11277 Garden Grove Boulevard, Suite Nos. 201 and 202
<b>HEARING DATE:</b> September 7, 2017	<b>GENERAL PLAN:</b> Civic Center Mixed Use
<b>CASE NOS.:</b> Conditional Use Permit No. CUP-107-2017	<b>ZONE:</b> CC-3 (Civic Center Core)
<b>APPLICANT:</b> California Graduate School of Theology	<b>APN.:</b> 090-171-35
<b>PROPERTY OWNER:</b> KJ Investment Group, LLC	<b>CEQA DETERMINATION:</b> Exempt – 15301 Existing Facilities

## **REQUEST:**

A request for Conditional Use Permit (CUP) approval to operate an adult private educational institution, California Graduate School of Theology, for a maximum of 17 employees/ instructors and 58 students, in an existing approximately 9,943 square foot tenant space, located at 11277 Garden Grove Boulevard, Suites 201 and 202.

## **BACKGROUND:**

The subject property is approximately 1.85-acres in site area, improved with an existing two-story office building totaling approximately 24,000 square feet. The property is located on the north side of Garden Grove Boulevard, east of Euclid Street. The subject tenant space under application is an approximately 9,943 square foot space located on the second floor in Suite Nos. 201 and 202.

The property maintains a General Plan Land Use designation of Civic Center Mixed Use, and is zoned CC-3 (Civic Center Core). The property abuts CC-3 (Civic Center Core) zoned properties to the north and west, CC-1 (Civic Center East) zoned property to the east, across Civic Center Drive, and CCSP-PR46 (Civic Center Specific Plan Peripheral Residential 46) zoned property to the south, across Garden Grove Boulevard.

In December of 2013, the applicant obtained only a City business license to conduct an adult private educational institution, California Graduate School of Theology, at

11277 Garden Grove Boulevard, Suites Nos. 201 and 202, without a conditional use permit.

Small-scale adult private educational businesses are typically permitted in the mixed use zones with the following restrictions: (i) a maximum of fifteen (15) students in the establishment at any one-time; and (ii) each student is allowed a maximum stay of four (4) hours in the establishment per day. An educational business which exceeds the maximum fifteen (15) student threshold is classified as an "educational institution" use, and requires the approval of a Conditional Use Permit. The Conditional Use Permit ensures that there are no negative impacts to surrounding uses from potential issues such as, but not limited to, parking, littering, and loitering.

An educational institution is a permitted use in the CC-3 zone, subject to the approval of a Conditional Use Permit. Thus, the applicant has submitted a request for Conditional Use Permit approval to allow the operation of an educational institution.

### **DISCUSSION:**

#### **CONDITIONAL USE PERMIT:**

The Municipal Code defines an "educational institution" use as a public, private, parochial or other non-profit institution conducting regular academic instruction at the elementary, secondary, collegiate, university or graduate level qualified by the State Department of Education.

Per the applicant's submitted business proposal, California Graduate School of Theology will operate as an adult private educational institution, with a particular focus on preparing students for faithful ministry in Church and society. The hours of operation will be from 9:00 a.m. to 5:00 p.m., Monday through Friday. The staff will consist of a maximum of seventeen (17) full and part-time employees/instructors and up to a maximum of fifty-eight (58) students.

The floor plan of the subject 9,943 square foot tenant space, Suite Nos. 201 and 202 will be comprised of the following spaces: a front reception area, an admission office, records office, library, two (2) classrooms, a training/ conference room, a break room, president's office, seven (7) faculty offices, two (2) storage rooms, and a men's and a women's accessible restrooms.

#### **PARKING:**

An educational institution must provide a minimum of one (1) parking space per each employee, plus one (1) parking space for each three (3) student capacity. The applicant has represented that there will be seventeen (17) full and part-time

employees/ instructors and up to a maximum of fifty-eight (58) students in the establishment at any one time. Therefore, based on Code requirements, a total of thirty-seven (37) parking spaces, minimum, are required for the proposed educational institution.

In 2016, the property owner improved the parking area to ensure the minimum parking requirements for the medical use that is located on the first floor, requiring one (1) parking space per 170 square feet of gross floor area, and the subject educational use, along with future educational use, that are to be located on the second floor requiring one (1) parking space for every employee and one (1) parking space for every three (3) students. The previously number of parking stalls were 141, the new total number of parking spaces is 159, with 128 standard spaces, 25 compact spaces, and six (6) accessible parking spaces. The following is a required parking table for all the proposed uses:

SUITE NUMBER(S)	USE	SQUARE FEET	CODE PARKING RATIO	CODE REQUIRED PARKING
100	Medical	6380	1 per 170 sf	37.53
101	Medical	5826	1 per 170 sf	34.27
102	Medical	3563	1 per 170 sf	20.96
200 & 203	Educational	4416	1 per Employee 1 every 3 Students	12.00 7.00
201 & 202	Educational	9943	1 per Employee 1 every 3 Students	17.00 19.33
<b>TOTAL CODE REQUIRED PARKING SPACES</b>				<b>148.09 or 149</b>
<b>TOTAL CURRENT PARKING SPACES</b>				<b>159</b>
<b>TOTAL EXTRA PARKING SPACES</b>				<b>10</b>

Therefore, Staff finds there to be sufficient parking to accommodate the proposed educational institution, with no negative impacts to existing parking conditions. The conditions of approval for the subject project state that in the event there are any parking or traffic circulation issues caused by the subject proposed business, the applicant shall prepare a parking/ traffic mitigation plan to the satisfaction of the City.

Additionally, it should be noted that the maximum number of full and part-time employees/ instructors and students, within the establishment at any one-time, is further subject to the maximum occupancy allowed by the California Building Code. A condition of approval will limit the establishment to seventeen (17) full and part-time employees/ instructors and up to a maximum of fifty-eight (58) students, unless further limited by the maximum occupancy allowed by the California Building Code.

Based on the proposed adult private educational institution, California Graduate School of Theology is not expected to increase the parking demand beyond what a typical office use would generate. Staff finds that the proposed educational institution use is permissible and that there will be sufficient parking to support the integrated office development, based on:

- No increase in parking demand based on the existing and proposed uses;
- No other changes to the site, and
- No known complaints or issues regarding on-site parking.

The Community and Economic Development Department and the Police Department have reviewed the request and are supporting the proposal.

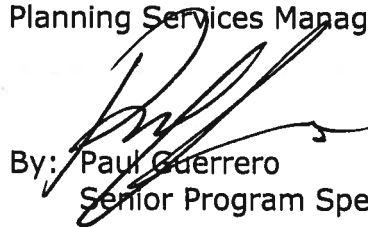
**RECOMMENDATION:**

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 5894-17 approving Conditional Use Permit No. CUP-107-2017, subject to the recommended conditions of approval.



Lee Marino  
Planning Services Manager



By: Paul Guerrero  
Senior Program Specialist

300' RADIUS MAP

CUP-107-2017

CITY OF GARDEN GROVE, CA

Stanford Ave

Stanford Ave

CC\_OS  
CC\_OS

Main St

CC\_3

CC\_OS

CC\_3

CC\_OS

CC\_3

CC\_3

8th St

9th St

R-1-7

R-1-7

R-1-7

CC\_2

CC\_2

CC\_3

CC\_3

Euclid St

Civic Center Dr

CC\_1

CC\_1

CC\_1

CC\_1

7th St

Acacia Pkwy

Main St

Lincoln St

CC\_3

CC\_3

CC\_3

CC\_3

Stanrich Pl

CCSP-PR46

CC\_3

R-1-7

R-1-7

R-1-7

Crosby Ave

Birchwood St

R-1-7

R-1-7

R-1-7

R-1-7

Garden Grove Blvd

Safford St

R-1-7

R-3

R-1-7

R-1-7

GENERAL NOTES:

CONTRACTOR & SUBCONTRACTOR SHALL VISIT THE SITE & THOROUGHLY FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS & BY SUBMITTING A BID, EACH CONTRACTOR & SUBCONTRACTOR ACCEPTS THE CONDITIONS UNDER WHICH HE/SHE WILL BE REQUIRED TO WORK.

THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA & FEDERAL INCLUDING BUT NOT LIMITED TO THE FOLLOWING CALIFORNIA ADMINISTRATIVE CODE:

CODE INFORMATION COMPLIANCE AND LOCAL AMENDMENTS

- TITLE 24 BUILDING STANDARDS
- 2014 CALIFORNIA COMMERCIAL CODE
- 2014 CALIFORNIA ELECTRICAL CODE
- 2014 CALIFORNIA MECHANICAL CODE
- 2014 CALIFORNIA PLUMBING CODE
- 2014 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

IN THE EVENT OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS & THE ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

THESE DRAWINGS MAY NOT BE TO SCALE AND ARE FOR ILLUSTRATION PURPOSES ONLY. THE CONTRACTOR IS REQUIRED TO VERIFY DIMENSIONS AND CONDITIONS IN THE FIELD. EACH CONTRACTOR & CONDITION IN THE FIELD, EACH SUBCONTRACTOR SHALL ALSO MAKE & SHALL BE RESPONSIBLE FOR THEIR ACCURACY.

DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS SECTIONS & DETAILS.

CONTRACTOR SHALL PROVIDE SANITARY FACILITIES DURING CONSTRUCTION.

OPENINGS SHALL NOT BE PLACED IN BEAMS, JOIST, COLUMNS, BEARING WALLS, UNLESS SPECIFICALLY DETAILED OR NOTED ON THE STRUCTURAL DRAWINGS. BEFORE PROCEEDING WITH THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN DRAWINGS BY OTHERS SHOW OR REQUIRED SUCH OPENINGS, CHANGES, ETC.

THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL TRASH, WASTE, RUBBISH & DEBRIS RESULTING FROM HIS/HER WORK AND/OR OPERATION.

MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.

CONSULTANT'S:

STRUCTURAL ENGINEER:

MANUEL A. ESPINO  
12105 WOODRUFF AVE. DOWNEY, CA 90241  
(323) 379 - 6216  
(562) 622 - 6927

OFFICE BUILDING CUP

(E) BUILDING AREA ANALYSIS

EDUCATIONAL INSTITUTION: 9,943 SQ. FT.  
SUITE NOS: 201 AND 202

SCOPE OF WORK

2nd FLOOR TO COMPLY WITH CITY REQUIREMENTS

(10'-0" HEIGHT) PARTITION WALLS (FLOOR TO CEILING)

SCOPE OF WORK DESCRIPTION

CLASS ROOM TO BE RE-LOCATED TO COMPLY WITH LESS 90 OCCUPANCY LOAD  
EXISTING TRAILING CONFERENCE ROOM DOORS TO BE REPLACED BY EMERGENCY 180° SWING DOORS  
EXISTING STORAGE AREA TO BE CONVERTED INTO NEW OFFICES  
EXISTING RESTROOMS TO BE UPGRADE PER ADA (MAINTAIN CUP ACCESSIBLE)

NOTE

ALL WORK TO BE DONE ONLY 11277 GARDEN GROVE BLVD. (SECOND FLOOR)  
ALL WORK TO BE INTERIOR AND NEED TO COMPLY WITH CALIFORNIA COMMERCIAL BUILDING CODE AND CITY ORANGE GROVE STANDARDS  
CONSTRUCTION VALUATION \$30,000

INDEX

- 1.1 TITLE SHEET
- A.1 EXISTING SITE & 2ND FLOOR PLAN
- A.2 NEW 2ND FLOOR PLAN
- ADA 1 HANDICAPPED ACCESSIBILITY STANDARDS

"I certify that the primary path of travel to the specific area of alteration, structural repair or addition from the public way or accessible parking space as indicated on the plans does not include steps or a slope exceeding 1:20 except where access is provided by a ramp with 1:12 maximum slope, accessible elevator or otherwise granted by an unreasonable hardship exemption. I understand that if the primary path of travel is found not to be as indicated, significant delays may result.

Furthermore, I certify that these plans were prepared under my direct supervision and that the area of specific alteration, structural repair or addition, including a primary entrance to the existing building and, when applicable, sanitation facilities, drinking fountains, signs and public telephones serving the area complies with current CA Title 24 Accessibility requirements."

Signature \_\_\_\_\_ Title \_\_\_\_\_  
Print Name \_\_\_\_\_ Date \_\_\_\_\_

PROJECT SITE INFO:

11277 GARDEN GROVE BLVD. #202 GARDEN GROVE, CA 92643  
PARCEL # 090 171 35  
ZONING: C-3  
EXISTING TWO STORY BUILDING  
TYPE V B CONSTRUCTION  
OCCUPANCY:  
USE: A  
TRUCK  
LOT: 35  
FIRE SPRINKLERS: NO  
FIRE ALARM: NO  
2 STORY BUILDING

VICINITY MAP:



ABBREVIATIONS:

- E = EXISTING
- N = NEW
- R = RELOCATED
- RE = RELOCATED
- QTY = QUANTITY
- SYM = SYMBOL
- 50 FT = SQUARE FEET
- IN = INCHES
- = DETAIL REFERENCE
- = SHEET NUMBER
- = SCHEDULE REFERENCE
- NA = NO APPLICABLE

- GAS METER
- ELECTRICAL METER
- WATER METER
- PROPERTY LINE
- STREET CENTER LINE
- EXISTING WALL
- 24" RATING WALL
- 24" RATING WALL
- NEW WOOD FRAME WALLS WITH STUDS @ 16" O.C. S/S"
- BRICK WALL @ INTERIOR AND 1/2" @ EXTERIOR
- OPENING
- CABINETS
- DEMOLITION WALLS

ASSESSOR # 090-171-35

OWNER: C.J. Investments Group LLC  
C/O: Dana R. Davis  
ADDRESS: 2525 W. 5th St. #200 Los Angeles, CA 90057

PROJECT INFORMATION

JOB ADDRESS: 11277 GARDEN GROVE BLVD  
GARDEN GROVE, CA 92643

JOB NO 17 014  
DRAWN BY: E  
DATE: Jun. 2017  
SHEETS: 1/1



11277 Garden Grove Blvd. Los Angeles, CA  
11277 Garden Grove Blvd. Los Angeles, CA  
11277 Garden Grove Blvd. Los Angeles, CA



DATE: 6/20/17 3:32 PM  
DRAWN BY: E  
CHECKED BY: E  
DATE: 6/20/17 3:32 PM

PYTHON		D7'S SECTION
<input checked="" type="checkbox"/>	USE PLAIN & OFF	
<input checked="" type="checkbox"/>	1-60 SAGA	
<input checked="" type="checkbox"/>	A ALL TO B' CORD	
<input checked="" type="checkbox"/>	REPHRASE LOGS	
<input checked="" type="checkbox"/>	* TRANSFER P8	

E. 2nd FLOOR PLAN

SURFACE AREA = 10'



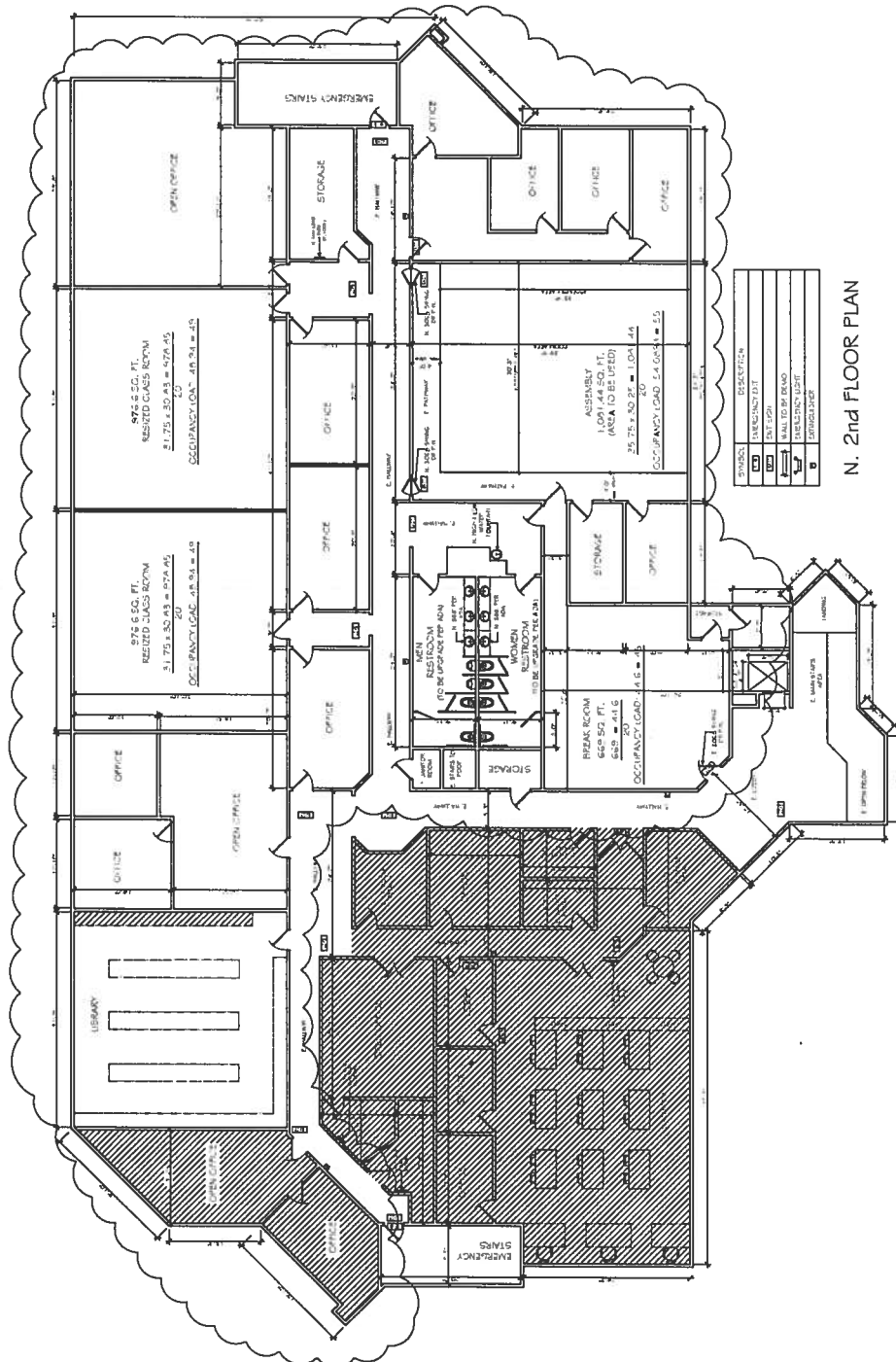
## PLUMBING FIXTURE FLOW RATES

TABLE 4.303.2  
PURE FLOW RATES

FIXTURE TYPE	MAXIMUM FLOW RATE AT ± 20 percent REDUCTION
Showerheads	2 gpm @ 80 psi
Lavatory faucets	1.5 gpm @ 80 psi
Lavatory faucets, residential	0.4 gpm @ 60 psi
Lavatory faucets, non-residential	1.6 gpm @ 80 psi
Kitchen faucets	1.2 gpm/flush
Gravelly tank type water closets	1.29 gpm/flush
Flushometer tank water closets	1.29 gpm/flush
Flushometer valve water closets	0.125 gpm/flush
Urinals	

TABLE 9.503.2  
FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	2 gpm @ 80psi
Lavatory faucets, restricted	1.5 gpm @ 80 psi
Gravity tank type water closets	1.28 gallons/flush
Flushometer tank water closets	1.28 gallons/flush
Flushometer tank water closets	1.28 gallons/flush
Flushometer valve water closets	1.28 gallons/flush
Urinals	0.125 gpm/flush



N. 2nd FLOOR PLAN

[illegible]

WALL PARALLEL TO (E) ROOF

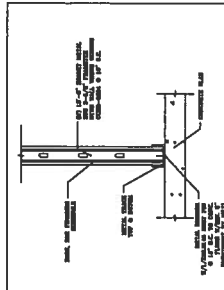
WALL PARK, N.Y.

WALL PERPENDICULAR TO (E) ROOF

**WALL PREP**  
SCALE: N.T.S.

**STUD WALL DETAIL TO (E) FLOOR**

**STUD WAI**  
**SCALE: N.T.5.**




255: 1127 GARDEN GROVE BLVD  
GARDEN GROVE, CA 92643  
SCALE: 1/8" = 1'-0"

JOB NO. 17-014  
DRAWN BY: I.R.  
DATE: JUN. 2017

N  
I  
A

OMER: C Investments Group, LLC  
 CEO: Chae Hong Chae  
 ADDRESS: 2525 W 5th St., #200 Los Angeles, CA 90057  
 ASSESSOR #: 090 - 171 - 35  
 BUILDING CUP

5003 Telegraph Rd. Los Angeles CA  
90022



**T. D.**

you dream it we will  
make it true

