

APPLICATION CHECKLIST AND CASE PROGRESS LOG

Case Identification No. CUP-626-02 Case Planner Rosalinh Ung

Related Case File Nos. _____

Date Filed 9/4/02 Hearing Date 1/16/03 Hearing Body PC

Applicant: David Kim	Prop. Owner: First Gospel Korean Church
Address: 13040 Coast St.	Address: Same as applicant
City: Garden Grove CA 92844	City:
Phone: 213-388-4205	Phone:

Representative: Jamie Choi
Address: 3600 Wilshire Blvd. Ste. 1826
City: Los Angeles, CA 90010
Phone: 213-388-4200

* * * * *

Site Address: 13040 Coast Street **APN:** 09701103

Location: e/s Coast St. s/o G.G. Blvd. **General Plan:** Mixed Use

Flood Zone: B **Current Zone:** R-3

Map/Panel No.: 06059C/0027F **Proposed Zone:** n/a

Processing Information

	<u>Date</u>		<u>Date</u>
Application Submitted	<u>9/4/02</u>	Resumes distributed	_____
App Correction Notice	_____	Legals sent to Newspaper	_____
App Determined Complete	<u>11/11/02</u>	Radius Map	_____
Fees sent to cashier	<u>11/21/02</u>	Legal Notices sent	_____
ZAP review	_____	Final Staff Report	_____
PCC review	_____	Staff Report Delivered	_____
Site Inspection	_____	NOD sent to County	_____

MINUTE EXCERPT

GARDEN GROVE PLANNING COMMISSION

PUBLIC HEARING: CONDITIONAL USE PERMIT NO. CUP-626-02
APPLICANT: DAVID KIM (GOSPEL FIRST KOREAN BAPTIST CHURCH)
LOCATION: EAST SIDE OF COAST STREET SOUTH OF GARDEN GROVE BOULEVARD AT 13040 COAST STREET
DATE: JANUARY 16, 2003
REQUEST: To operate a childcare center at an existing religious facility located in the R-3 (Multi-Family Residential) zone.

Staff report was reviewed and recommended approval.

Commissioner Freze asked if the combined use requirement is 122 parking spaces, and the church provides 102, would the church need to use 20 of the annex parking. Staff stated yes.

Chair Butterfield opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. Johnathan Pae, architect for the project, approached the Commission. He commented that he appreciates the detailed conditions and he is impressed. He stated that the applicant would comply with all of the conditions in a timely manner. He stated that the motivation for creating a day care center for the church members is to provide a Christian environment for their children.

Chair Butterfield asked if the applicant, Mr. Kim, has read and agrees with the conditions of approval.

Mr. Kim approached the Commission and expressed his agreement with the conditions of approval.

Commissioner Barry asked for clarification for the hours of operation, and noted a discrepancy between what is stated in the staff report and what is stated in the conditions.

Staff stated that there was a Conditional Use Permit that was approved for this facility and the church building, which allowed a variety of uses but not specifically a day care. This is a CUP to add day care with the other uses already allowed, which include Sunday school.

Commissioner Barry asked why it was limited under the conditions of approval. Staff stated that this CUP only pertains to the day care use and does not conflict with what has already been permitted.

Commissioner Barry asked if the items for discussion in the staff report have any impact on the actual Resolution. Doug Holland stated that it could, however, the first document that is looked to is the Resolution, and the discussion is part of the record and establishes the intent behind what is contained in the staff report.

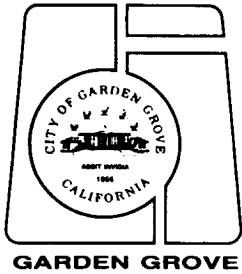
Staff noted that there is an error in condition S, and the days of operation should be changed to read Monday through Saturday.

Commissioner Barry asked for clarification of whether the hours should be from 8:00 a.m. to 6:00 p.m. as stated in the staff report, or the hours of 7:00 a.m. to 6:30 p.m. as stated in condition S. Staff stated that the hours that should be considered are the hours that are listed in the conditions of approval. The applicant requested the hours of 8:00 a.m. through 6:00 p.m., however, 7:00 a.m. is more consistent with other day care centers, and a 6:30 p.m. closure allows for flexibility for parents coming from longer distances to pick up their children.

There being no further comments, the public portion of the hearing was closed.

Commissioner Hutchinson moved to approve Conditional Use Permit No. CUP-626-02, with the amendment to condition S, to change the days of operation to Monday through Saturday, seconded by Commissioner Callahan, pursuant to the facts and reasons contained in Resolution No. 5339 and authorized the Chair to execute the Resolution. The motion carried with the following vote:

AYES:	COMMISSIONERS:	BARRY, BUTTERFIELD, CALLAHAN, FREZE, HUTCHINSON, JONES
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE



CITY OF GARDEN GROVE

Bruce A. Broadwater
Mayor

Mark Rosen
Mayor Pro Tem

William J. Dalton
Councilman

Mark Leyes
Councilman

Van T. Tran
Councilman

(714) 741-5312

January 17, 2003

David Kim
13040 Coast Street
Garden Grove CA 92844

REFERENCE: Conditional Use Permit No. CUP-626-02

Your request as referenced above has been provisionally approved. The final granting is contingent upon your complying with all of the conditions of approval listed in the enclosed Resolutions.

Provided that you do comply with all conditions of approval and no appeals of the Planning Commission's decision are filed with the City Clerk, the earliest effective date will be February 7, 2003.

Sincerely,

Glen Krieger

Glen Krieger
Planning Services Manager

c: Jamie Choi

Enclosure

RESOLUTION NO. 5339

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-626-02 FOR PROPERTY LOCATED ON THE EAST SIDE OF COAST STREET, SOUTH OF GARDEN GROVE BOULEVARD, AT 13040 COAST STREET, PARCEL NO. 097-011-03.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on January 16, 2003, approves Conditional Use Permit No. CUP-626-02.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-626-02, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by David Kim (Gospel First Korean Baptist Church).
2. The applicant is requesting Conditional Use Permit approval in order to allow the operation of a preschool for 38 children in conjunction with the Gospel First Korean Baptist Church.
3. The City of Garden Grove has determined that this project is exempt pursuant to Article 19, Section 15301, Existing Facilities, of the California Environmental Quality Act.
4. The property has a General Plan Designation of Mixed Use and is zoned R-3 (Multiple-Family Residential). The site is 21,831 sq. ft. in area and is utilized as a part of the existing church facility located at 8132 Garden Grove Boulevard.
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 City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on January 16, 2003, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter at its meeting on January 16, 2003, and

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 9.24.030, are as follows:

FACTS:

The subject property is approximately 21,831 sq. ft. in area.

The property is currently improved as an annex building where ancillary related religious uses are permitted. This property is a part of the existing religious facility located at 8132 Garden Grove Boulevard.

Preschools are conditionally permitted in the R-3 zone.

FINDINGS AND REASONS:

1. The use is consistent with the City's General Plan.

The subject site has a General Plan Land Use Designation of Mixed Use, which is being implemented by the R-3 (Multiple Family Residential) zone. The proposed preschool is a conditionally permitted use in the R-3 zone. Provided that all conditions of approval are complied with, the proposed use is consistent with the General Plan.

2. The use will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.

Through the implementation of the conditions of approval, the use at the location will not adversely affect the health, peace comfort or welfare of persons residing or working in the surrounding area provided the conditions of approval are adhered to for the life of the project. The prior conditional use permit approved for the operation of a religious facility required that the property be screened by a solid wall from the neighboring properties. The play area will be fenced to ensure the safety of the children while playing outside of the classroom areas. The existing parking area will provide needed parking spaces that will not impact the residential neighbors to the south.

3. The use will not unreasonably interfere with the use, enjoyment, or valuation of property of other persons located within the vicinity of the site.

The preschool will provide the required outdoor play and inside activity areas for the proposed number of children. The proposed outdoor play area expansion would cause the elimination of five (5) parking spaces located on the subject site. The existing religious facility, annex building, and the proposed preschool, are required to maintain a total of 122 parking spaces per Code. The main church property provides a total of 102 parking spaces and 20 parking spaces are located on the annex building property, for a total of 122 spaces on both sites. This request is acceptable since two sites combined provide the required number of parking spaces per Title 9. Overall the property and function of the use will be improved by

this proposal, and therefore, will not interfere with the use, enjoyment and valuation of properties within the vicinity.

4. The site is adequate in size and shape to accommodate the yards, walls, fences, parking and other development features prescribed in Title 9 or as otherwise required in order to integrate the use with the uses in the surrounding area. Through the conditions of approval, the site will adequately accommodate the proposed preschool, the outdoor activity area, on-site parking and circulation, and pick-up and drop-off area.
5. The site has access from Coast Street. Through the implementation of the conditions of approval, the site will be adequately served by highways and streets of sufficient width and improvement as are necessary to carry kind and quantity of traffic such as to be generated.

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

The Conditional Use Permit does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.24.030.D.4.

In order to fulfill the purpose and intent of the Municipal Code, and thereby promote the health, safety, and general welfare, the following Conditions of Approval shall apply to Conditional Use Permit No. CUP-626-02.

CONDITIONS OF APPROVAL:

- A. The applicant shall record a "Notice Of Agreement With Conditions of Approval and Discretionary Permit," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required prior to the issuance of building permits. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval of the Planning Commission.
- B. The approved floor plan is an integral part of the decision approving this Conditional Use Permit. There shall be no change in the design of the floor plan and the operation of the preschool without the approval of the Community Development Department. Any changes in the approved floor plan or the use of the establishment which has the effect of expanding or intensifying the proposal shall require a new Conditional Use Permit.

- C. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning regulations or any Federal, State, County and City laws and regulations. Unless otherwise expressly specified, all other requirements of the Garden Grove Municipal Code shall apply. The applicant shall obtain, and abide by, any necessary permits or licenses required to conduct the use in compliance with applicable laws.
- D. All minor modifications may be approved by the Community Development Department. If other than minor changes are proposed, a new Conditional Use Permit, containing all proposed revisions shall be required.
- E. The existing parking lot area shall be illuminated during hours of darkness at a minimum of two foot-candles of light on the parking surface during operating hours. During, non-operating hours, illumination shall be one foot-candle of light on the parking surface. Lighting on the site shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent properties. Lighting shall be restricted to decorative type wall-mounted lights, or preferably, a ground lighting system. This includes lighting provided throughout all parking areas.
- F. Hours and days of construction and grading shall be as follows, as set forth in the City of Garden Grove Municipal Code Section 8.47.010, referred to as the County Noise Ordinance as adopted:
1. Monday through Saturday between the hours of 7:00 a.m. and 8:00 p.m.
 2. Sunday and Federal Holidays between the hours of 7:00 a.m. and 8:00 p.m., subject to the noise restrictions as stipulated in City of Garden Grove Municipal Code Section 8.47.010.
- H. All provisions of the City of Garden Grove Public Works Department, Engineering Services Division shall be adhered to. This includes, but is not limited to:
1. The applicant is subject to Traffic Mitigation Fees.
- G. All provisions of the City of Garden Grove Public Works Department, Water Services Division shall be adhered to. This includes, but is not limited to:
1. A proper sized grease interceptor shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. The grease interceptor shall be located outside of the building and accessible for routine maintenance. The property owner shall

maintain comprehensive grease interceptor maintenance records and shall have them available to the City upon request.

2. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have a RPPD device. Any carbonation dispensing equipment shall have a stainless steel an RPPD device. Installation shall be per City Standards and shall be inspected by cross connection specialist after installation. Cross connection inspector is to be notified for inspection after installation is completed. The property owner shall have RPPD device tested once a year by a certified backflow device tester and the results shall be submitted to Public Works, Water Services Division.
 3. No building permits shall be issued for the preschool until the grease interceptor has been installed and permits are finalized for the existing religious facility located at 8132 Garden Grove Boulevard.
- I. All provisions of the Fire Department shall be met. This includes, but is not limited to, the following:
1. Address shall be visible from the street (in contrasting colors), a minimum of six (6) inches in height.
 2. Fire extinguishers shall be provided. The number, locations, and ratings shall be determined by fire inspector.
 3. Fire alarm system shall be provided in accordance with the Uniform Fire Code, NFPA 72, Article 14 and the California Electrical Code.
 4. Fire lane(s) shall be posted and marked in accordance with Garden Grove Fire Department Fire Protection Specifications and Requirements.
- J. The building plans, site plans and all construction shall comply with the current editions of the C.B.C, U.P.C., U.M.C., and N.E.C. as amended by the City of Garden Grove and State of California handicap access, energy conservation and sound transmission control requirements.
- K. Graffiti shall be removed from the premises and all parking areas under the control of the property owner within 120 hours of application.
- L. All mechanical equipment shall be screened from the view of adjacent properties and public right-of-way.
- M. The applicant shall submit a detailed landscape and irrigation plan of the existing and expanded play areas. The plan shall be submitted to and be approved by the Community Development Department, Planning Services Division prior to the

issuance of building permits. Said plan shall include substantial plantings that create a natural setting and include type (both common and botanical names), size, location, and quantity of all plant material. It shall include staking and planting specifications.

- N. The outdoor play area shall be secured with a six-foot high fence (3 feet of wrought iron on top and 3 feet of decorative block wall).
- O. All signs shall require a separate permit and shall be installed in accordance with the provisions of the sign ordinance and shall be approved by the Development Services Department prior to installation.
- P. The number of children allowed for the preschool shall not exceed 38. No adult day care shall be allowed.
- Q. Students shall not be permitted in the play area before 8 a.m. or after 6 p.m. Monday through Friday. No outdoor weekend activities of any kind shall be permitted.
- R. All activities conducted on-site after normal school hours shall be conducted within a wholly enclosed building.
- S. The hours of operation for the school and extended care shall be from 7:00 a.m. to 6:30 p.m., Monday through Saturday.
- T. The applicant shall obtain a State day care license and shall obtain all necessary approvals and inspections as required by the State.
- U. The applicant/property owner shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-626-02 and his/her agreement with all conditions of the approval.
- V. The applicant shall keep and maintain on the property one standard refuse storage enclosure to accommodate a trash bin for use by the preschool. Trash enclosure doors shall be kept closed and secured except during trash disposal or pickup.

- W. The Conditional Use Permit shall be reviewed three (3) years from the date of this Resolution's approval in order to determine if the preschool is operating in compliance.

ADOPTED this 16th day of January 2003.

/s/ LEE BUTTERFIELD
CHAIR

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on January 16, 2003, by the following votes:

AYES: COMMISSIONERS: BARRY, BUTTERFIELD, CALLAHAN, FREZE,
HUTCHINSON, JONES, NGUYEN
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE

/s/ TERESA POMEROY
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is February 6, 2003.

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: c. 2.	SITE LOCATION: 13040 Coast St., E/S Coast St., S/O Garden Grove Blvd.
HEARING DATE: January 16, 2003	GENERAL PLAN: Mixed Use
CASE NO.: Conditional Use Permit No. CUP-626-02	ZONE: R-3 (Multiple-Family Residential)
APPLICANT/PROPERTY OWNER: David Kim (Gospel First Korean Baptist Church)	CEQA DETERMINATION: Exempt

REQUEST:

The applicant is requesting Conditional Use Permit approval to allow the operation of a preschool for 38 children in conjunction with the Gospel First Korean Church facility.

BACKGROUND:

In 1999, the Planning Commission and City Council approved a Zone Change, General Plan Amendment, Conditional Use Permit, and Variance to allow the operation of a religious facility at 8132 Garden Grove Boulevard and ancillary uses at 13040 Coast Street (the subject site).

After receiving the land use entitlement approvals, the applicant converted the Coast Street property from an office building to a church annex building where Sunday Bible School, group gathering, and youth activities are being conducted. No religious services are allowed in this building.

The operation of the church facility is separated from its ancillary building by Coast Street. Because parking allocations are not equally distributed between the properties, therefore, a Use Restriction Agreement has been recorded. This Agreement prohibits the two properties from being sold separately; the Garden Grove property will be utilized as the main church facility; and the Coast Street property will only be used as an annex building where ancillary uses may be conducted.

A Conditional Use Permit is required for the daycare use at the facility on Coast Street. Preschools are a conditionally permitted use in the R3 zone.

The subject site is surrounded by R-3 zoned properties, which consists of an auto repair business to the north, an adult bookstore to the east, the main church facility to the west, and multiple family residential development to the south.

DISCUSSION:

The applicant proposes to operate a preschool for a maximum of 38 children in the annex building of the existing church facility. The proposed hours of operation will be from 8:00 a.m. to 6:00 p.m., Monday through Saturday. A total of five (5) employees will staff the operation of the preschool.

The existing building is currently improved to accommodate the Church's Sunday Bible School, youth activities, and ancillary church related functions. The building presently has a small multi-purpose room, several small classrooms, a kitchen, administration offices, and restroom facilities. The proposed interior modification to the existing building consists of removing the interior partition walls in order to create a total of three (3) large classrooms for the proposed preschool. The remaining interior of the building will not be altered.

Access to the site is from Coast Street through an existing driveway located along the north side of the property. Drop-off and pick-up area will be located within the existing parking lot area located to the east of the existing building.

The State Code requires the operator to provide a minimum of 75 square feet of usable outside activity space for each child enrolled, and 35 square feet of useable inside activity space for each child enrolled. To comply with the State requirements, the applicant is proposing to convert the existing landscape area and a small portion of the parking lot area to an outdoor playground for the children. This playground is conditioned to be enclosed with a six-foot high, combination wrought iron and block wall fence for security and safety purposes. The remaining parking area will not be altered.


The proposed outdoor play area expansion will cause the elimination of five (5) parking spaces located on the subject site. The existing church annex building and the proposed preschool are required to maintain a total of 122 parking spaces per Code. The main church property provides a total of 102 parking spaces, and 20 parking spaces are located on the annex building property for a total of 122 spaces for both sites. Therefore, the required number of parking spaces for the combined uses is being provided per Code.

RECOMMENDATION:

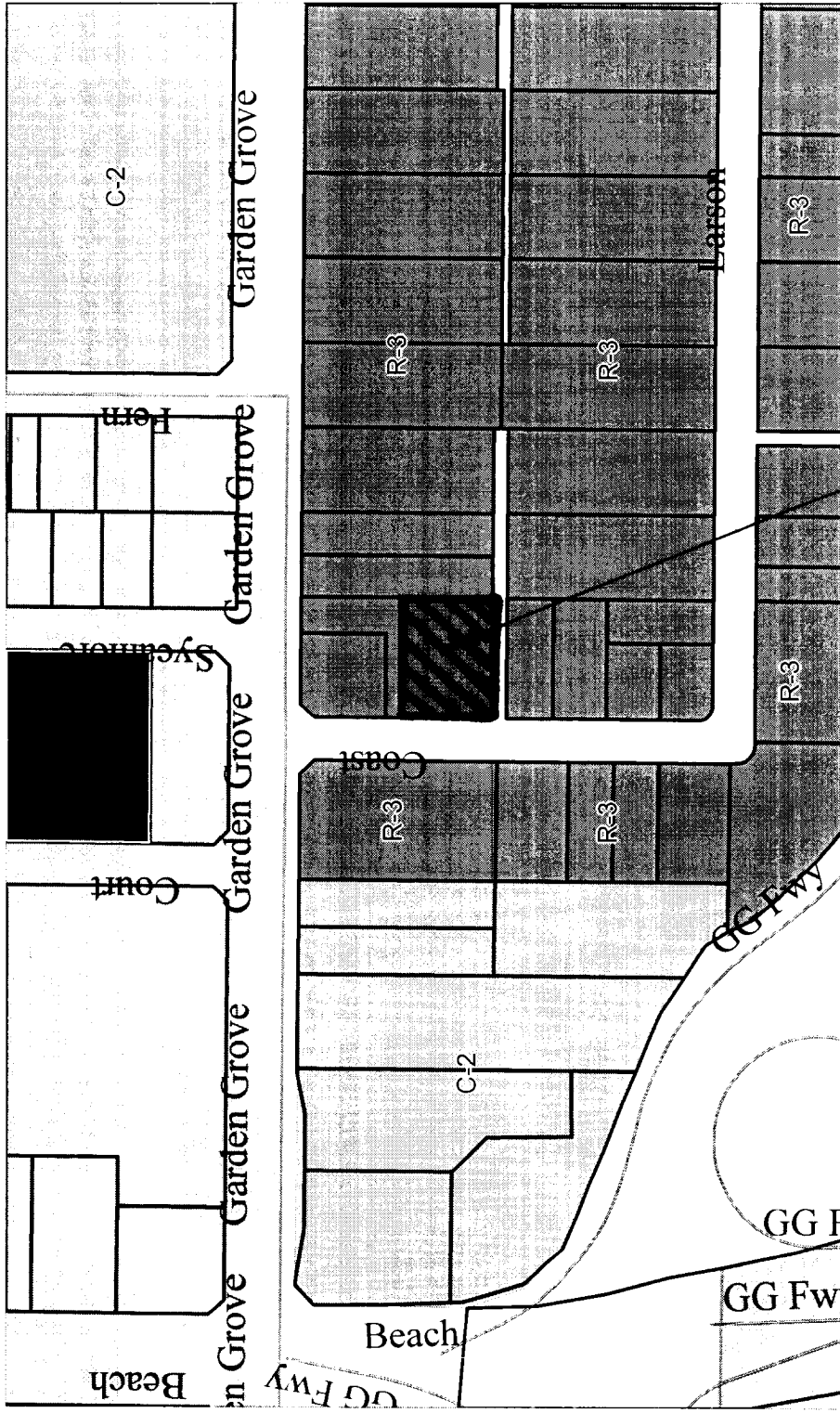
Staff recommends that the Planning Commission take the following action:

- Approve Conditional Use Permit No. CUP-626-02, subject to the recommended conditions of approval.

GLEN KRIEGER *GK*
Planning Services Manager


By: Rosalinh Ung
Urban Planner

VININITY MAP - CUP-626-02



- Street Names**
- Parcels**
- Residential**
 - R-1
 - R-2
 - R-3
- Commercial**
 - C-1
 - C-2
 - C-3
- Office**
- Open Space**
- Industrial**
 - M-1
 - M-P
- Planned Unit Development**
 - PUD(C)
 - PUD(C-R)
 - PUD(I)
 - PUD(M)
 - PUD(O)
 - PUD(R-1)
 - PUD(R-2)
 - PUD(R-3)
 - PUD(RF)
- Misc. Zoning**
 - C-1(T)
 - R-3(T)
 - TC

SCALE 1 : 3,010



SUBJECT SITE

RESOLUTION NO. 5339

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-626-02 FOR PROPERTY LOCATED ON THE EAST SIDE OF COAST STREET, SOUTH OF GARDEN GROVE BOULEVARD, AT 13040 COAST STREET, PARCEL NO. 097-011-03.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on January 16, 2003, approves Conditional Use Permit No. CUP-626-02.

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1. The subject case was initiated by David Kim (Gospel First Korean Baptist Church).
2. The applicant is requesting Conditional Use Permit approval in order to allow the operation of a preschool for 38 children in conjunction with the Gospel First Korean Baptist Church.
3. The City of Garden Grove has determined that this project is exempt pursuant to Article 19, Section 15301, Existing Facilities, of the California Environmental Quality Act.
4. The property has a General Plan Designation of Mixed Use and is zoned R-3 (Multiple-Family Residential). The site is 21,831 sq. ft. in area and is utilized as a part of the existing church facility located at 8132 Garden Grove Boulevard.
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 City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on January 16, 2003, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter at its meeting on January 16, 2003, and

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 9.24.030, are as follows:

FACTS:

The subject property is approximately 21,831 sq. ft. in area.

The property is currently improved as an annex building where ancillary related religious uses are permitted. This property is a part of the existing religious facility located at 8132 Garden Grove Boulevard.

Preschools are conditionally permitted in the R-3 zone.

FINDINGS AND REASONS:

1. The use is consistent with the City's General Plan.

The subject site has a General Plan Land Use Designation of Mixed Use, which is being implemented by the R-3 (Multiple Family Residential) zone. The proposed preschool is a conditionally permitted use in the R-3 zone. Provided that all conditions of approval are complied with, the proposed use is consistent with the General Plan.

2. The use will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.

Through the implementation of the conditions of approval, the use at the location will not adversely affect the health, peace comfort or welfare of persons residing or working in the surrounding area provided the conditions of approval are adhered to for the life of the project. The prior conditional use permit approved for the operation of a religious facility required that the property be screened by a solid wall from the neighboring properties. The play area will be fenced to ensure the safety of the children while playing outside of the classroom areas. The existing parking area will provide needed parking spaces that will not impact the residential neighbors to the south.

3. The use will not unreasonably interfere with the use, enjoyment, or valuation of property of other persons located within the vicinity of the site.

The preschool will provide the required outdoor play and inside activity areas for the proposed number of children. The proposed outdoor play area expansion would cause the elimination of five (5) parking spaces located on the subject site. The existing religious facility, annex building, and the proposed preschool, are required to maintain a total of 122 parking spaces per Code. The main church property provides a total of 102 parking spaces and 20 parking spaces are located on the annex building property, for a total of 122 spaces on both sites. This request is acceptable since two sites combined provide the required number of parking spaces per Title 9. Overall the property and function of the use will be improved by

this proposal, and therefore, will not interfere with the use, enjoyment and valuation of properties within the vicinity.

4. The site is adequate in size and shape to accommodate the yards, walls, fences, parking and other development features prescribed in Title 9 or as otherwise required in order to integrate the use with the uses in the surrounding area. Through the conditions of approval, the site will adequately accommodate the proposed preschool, the outdoor activity area, on-site parking and circulation, and pick-up and drop-off area.
5. The site has access from Coast Street. Through the implementation of the conditions of approval, the site will be adequately served by highways and streets of sufficient width and improvement as are necessary to carry kind and quantity of traffic such as to be generated.

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

The Conditional Use Permit does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.24.030.D.4.

In order to fulfill the purpose and intent of the Municipal Code, and thereby promote the health, safety, and general welfare, the following Conditions of Approval shall apply to Conditional Use Permit No. CUP-626-02.

CONDITIONS OF APPROVAL:

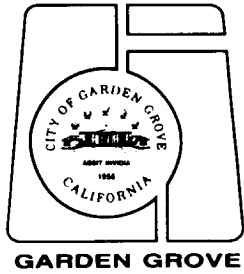
- A. The applicant shall record a "Notice Of Agreement With Conditions of Approval and Discretionary Permit," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required prior to the issuance of building permits. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval of the Planning Commission.
- B. The approved floor plan is an integral part of the decision approving this Conditional Use Permit. There shall be no change in the design of the floor plan and the operation of the preschool without the approval of the Community Development Department. Any changes in the approved floor plan or the use of the establishment which has the effect of expanding or intensifying the proposal shall require a new Conditional Use Permit.

- C. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning regulations or any Federal, State, County and City laws and regulations. Unless otherwise expressly specified, all other requirements of the Garden Grove Municipal Code shall apply. The applicant shall obtain, and abide by, any necessary permits or licenses required to conduct the use in compliance with applicable laws.
- D. All minor modifications may be approved by the Community Development Department. If other than minor changes are proposed, a new Conditional Use Permit, containing all proposed revisions shall be required.
- E. The existing parking lot area shall be illuminated during hours of darkness at a minimum of two foot-candles of light on the parking surface during operating hours. During, non-operating hours, illumination shall be one foot-candle of light on the parking surface. Lighting on the site shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent properties. Lighting shall be restricted to decorative type wall-mounted lights, or preferably, a ground lighting system. This includes lighting provided throughout all parking areas.
- F. Hours and days of construction and grading shall be as follows, as set forth in the City of Garden Grove Municipal Code Section 8.47.010, referred to as the County Noise Ordinance as adopted:
1. Monday through Saturday between the hours of 7:00 a.m. and 8:00 p.m.
 2. Sunday and Federal Holidays between the hours of 7:00 a.m. and 8:00 p.m., subject to the noise restrictions as stipulated in City of Garden Grove Municipal Code Section 8.47.010.
- H. All provisions of the City of Garden Grove Public Works Department, Engineering Services Division shall be adhered to. This includes, but is not limited to:
1. The applicant is subject to Traffic Mitigation Fees.
- G. All provisions of the City of Garden Grove Public Works Department, Water Services Division shall be adhered to. This includes, but is not limited to:
1. A proper sized grease interceptor shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. The grease interceptor shall be located outside of the building and accessible for routine maintenance. The property owner shall

maintain comprehensive grease interceptor maintenance records and shall have them available to the City upon request.

2. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have a RPPD device. Any carbonation dispensing equipment shall have a stainless steel an RPPD device. Installation shall be per City Standards and shall be inspected by cross connection specialist after installation. Cross connection inspector is to be notified for inspection after installation is completed. The property owner shall have RPPD device tested once a year by a certified backflow device tester and the results shall be submitted to Public Works, Water Services Division.
 3. No building permits shall be issued for the preschool until the grease interceptor has been installed and permits are finalized for the existing religious facility located at 8132 Garden Grove Boulevard.
- I. All provisions of the Fire Department shall be met. This includes, but is not limited to, the following:
1. Address shall be visible from the street (in contrasting colors), a minimum of six (6) inches in height.
 2. Fire extinguishers shall be provided. The number, locations, and ratings shall be determined by fire inspector.
 3. Fire alarm system shall be provided in accordance with the Uniform Fire Code, NFPA 72, Article 14 and the California Electrical Code.
 4. Fire lane(s) shall be posted and marked in accordance with Garden Grove Fire Department Fire Protection Specifications and Requirements.
- J. The building plans, site plans and all construction shall comply with the current editions of the C.B.C, U.P.C., U.M.C., and N.E.C. as amended by the City of Garden Grove and State of California handicap access, energy conservation and sound transmission control requirements.
- K. Graffiti shall be removed from the premises and all parking areas under the control of the property owner within 120 hours of application.
- L. All mechanical equipment shall be screened from the view of adjacent properties and public right-of-way.
- M. The applicant shall submit a detailed landscape and irrigation plan of the existing and expanded play areas. The plan shall be submitted to and be approved by the Community Development Department, Planning Services Division prior to the

- issuance of building permits. Said plan shall include substantial plantings that create a natural setting and include type (both common and botanical names), size, location, and quantity of all plant material. It shall include staking and planting specifications.
- N. The outdoor play area shall be secured with a six-foot high fence (3 feet of wrought iron on top and 3 feet of decorative block wall).
- O. All signs shall require a separate permit and shall be installed in accordance with the provisions of the sign ordinance and shall be approved by the Development Services Department prior to installation.
- P. The number of children allowed for the preschool shall not exceed 38. No adult day care shall be allowed.
- Q. Students shall not be permitted in the play area before 8 a.m. or after 6 p.m. Monday through Friday. No outdoor weekend activities of any kind shall be permitted.
- R. All activities conducted on-site after normal school hours shall be conducted within a wholly enclosed building.
- S. The school and extended care hours shall not begin before 7:00 a.m. and shall be concluded by 6:30 p.m., Monday through Friday.
- T. The applicant shall obtain a State day care license and shall obtain all necessary approvals and inspections as required by the State.
- U. The applicant/property owner shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-626-02 and his/her agreement with all conditions of the approval.
- V. The applicant shall keep and maintain on the property one standard refuse storage enclosure to accommodate a trash bin for use by the preschool. Trash enclosure doors shall be kept closed and secured except during trash disposal or pickup.
- W. The Conditional Use Permit shall be reviewed three (3) years from the date of this Resolution's approval in order to determine if the preschool is operating in compliance.



CITY OF GARDEN GROVE

Bruce A. Broadwater
Mayor

Mark Rosen
Mayor Pro Tem

William J. Dalton
Councilman

Mark Leyes
Councilman

Van T. Tran
Councilman

(714) 741-5312

January 9, 2003

CERTIFIED MAIL

David Kim
13040 Coast St.
Garden Grove CA 92844

SUBJECT: For Public Hearing Before the Planning Commission
Case No.: Conditional Use Permit No. CUP-626-02
Date & Time: January 16, 2003, 7:00 p.m.
Place: City Council Chamber, Garden Grove Community Meeting
Center, 11300 Stanford Avenue, Garden Grove

We are enclosing, for your information, a copy of the staff report in conjunction with the subject public hearing.

If you have any questions concerning this report, please call the Planning Services Division of Community Development at (714) 741-5312.

Sincerely,

Glen Krieger

Glen Krieger
Planning Services Manager

Enclosure

c: Jamie Choi

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JAMIE CHOI
3600 WILSHIRE BLVD. STE. 1826
LOS ANGELES CA 90010

2. Article Number

(Transfer from service label)

7002 0510 0003 1028 0993

APPLICABLE TO THIS SECTION ON DELIVERY

A. Signature

X *Jamie Choi*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

1/10/07

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

7002 0510 0003 1028 1006

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Total Post

Sent To **DAVID KIM**
13040 COAST STREET
 Street, Apt. or PO Box No. **GARDEN GROVE CA 92844**
 City, State, ZIP _____

PS Form 3800, June 1995 See Reverse for Instructions

7002 0510 0003 1028 0993

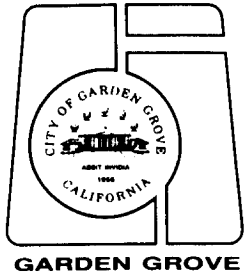
U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Total Postage

Sent To **JAMIE CHOI**
3600 WILSHIRE BLVD. STE. 1826
 Street, Apt. No. or PO Box No. **LOS ANGELES CA 90010**
 City, State, ZIP _____

PS Form 3800, June 1995 See Reverse for Instructions



CITY OF GARDEN GROVE

Bruce A. Broadwater
Mayor
Mark Rosen
Mayor Pro Tem
William J. Dalton
Councilman
Mark Leyes
Councilman
Van T. Tran
Councilman

(714) 741-5312

December 20, 2002

CERTIFIED MAIL

David Kim
13040 Coast Street
Garden Grove CA 92844

SUBJECT: Case: Conditional Use Permit No. CUP-626-02
Date and Time: January 16, 2003, 7:00 p.m.

The Planning Commission of the City of Garden Grove will consider the referenced application at its meeting on the date and time stated above.

The meeting will be held in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

If you are unable to attend this meeting, please have someone represent you. A representative must have your written authorization to speak and to agree to any conditions of approval on your behalf.

Sincerely,

Glen Krieger

Glen Krieger
Planning Services Manager

c: First Gospel Korean Church
Jamie Choi

Enclosure: Public Notice

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JAMIE CHOI
3600 WILSHIRE BLVD. STE. 1826
LOS ANGELES CA 90010

2. Article Number

(Transfer from service label)

PS Form 3811, March 2001

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) B. Date of Delivery

C. Signature

X *Jamie Choi* Agent
 Addressee

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

7002 0510 0003 1028 0474

Domestic Return Receipt

102595-01-M-1424

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DAVID KIM
13040 COAST STREET
GARDEN GROVE CA 92844

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) B. Date of Delivery

JAN 02 2002

C. Signature

X

- Agent
- Addressee

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label)

7002 0510 0003 1028 0252

PS Form 3811, March 2001

Domestic Return Receipt

102595-01-M-1424

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7002 0510 0003 1028 0252

Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total P:	
Sent To DAVID KIM	
13040 COAST STREET	
Street, Apt or PO Box GARDEN GROVE CA 92844	
City, State	

PS Form 3800-101 (Rev. 10-1999) Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7002 0510 0003 1028 0474

Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
Sent To JAMIE CHOI	
3600 WILSHIRE BLVD. STE. 1826	
Street, Apt or PO Box LOS ANGELES CA 90010	
City, State	

PS Form 3800-101 (Rev. 10-1999) Reverse for Instructions



City of Garden Grove

**OFFICIAL NOTICE AFFECTS YOUR PROPERTY
PLEASE READ!**

OFFICIAL NOTICE OF PUBLIC HEARING

The City of Garden Grove Planning Commission will hold a Public Hearing in the Council Chamber, 11300 Stanford Avenue, Garden Grove, to consider the following request:

PUBLIC HEARING DATE: THURSDAY, JANUARY 16, 2003 AT 7:00 P.M.

PROJECT DESCRIPTION: A REQUEST TO OPERATE A CHILD CARE CENTER AT AN EXISTING RELIGIOUS FACILITY.

PROJECT LOCATION: EAST SIDE OF COAST STREET SOUTH OF GARDEN GROVE BOULEVARD AT 13040 COAST STREET

CASE NUMBER: CONDITIONAL USE PERMIT NO. CUP-626-02

ZONE: C-1 (NEIGHBORHOOD COMMERCIAL)

The City of Garden Grove has determined that this project is exempt pursuant to CEQA.

If you wish to provide comment on the above listed project, you may do so by attending the Public Hearing or submitting comments in writing to the Planning Division prior to the hearing date. Please reference the case number with all correspondence.

For further information, please call (714) 741-5312, or inquire at the Planning Services Division, City Hall, 11222 Acacia Parkway.

ATTENTION MULTI-TENANT PROPERTY OWNERS: THIS NOTICE IS NOT MAILED TO YOUR TENANTS. PLEASE POST THIS WHERE IT WILL BE VISIBLE TO YOUR TENANTS.

GARDEN GROVE JOURNAL

PROOF OF PUBLICATION (2015.5. C.C.P.)

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a part or interested in the above title matter. I am the principle clerk of The Garden Grove Journal, a newspaper of general circulation, published in the City of Garden Grove, County of Orange, and which a newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Orange, State of California on November 26, 1984, case number A124641; that the notice, of which the annexed is a printed copy, has been published in regular and entire issue of said newspaper and not in supplement there of on the following date, to wit:

Dec. 19, 2002

I certify (or declare) under penalty of perjury that the forgoing is true and correct. Executed at Garden Grove, California

Date Dec 19, 2002

Carol Jensen
Signature

This space is for the County Clerk's Filing Stamp

LEGAL NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER OF THE COMMUNITY MEETING CENTER, 11301 STANFORD AVENUE, GARDEN GROVE, CALIFORNIA, ON THURSDAY, 7:00 P.M., JANUARY 16, 2002 TO RECEIVE AND CONSIDER ALL EVIDENCE AND REPORTS RELATIVE TO THE APPLICATIONS DESCRIBED BELOW:

NEGATIVE DECLARATION SITE PLAN NO. SP-317-02

A request to construct a 50 foot high, 672 square foot billboard on an approximately 5.29 acre sit on the north side of Garden Grove Boulevard east of Fairview Street at 11311-13341 Garden Grove Boulevard in the Planned Unit Development No. PUD-103-77 (Commercial) zone.

CONDITIONAL USE PERMIT NO. CUP-626-02

A request to operate a child care center at an existing religious facility located on the east side of Coast Street south of Garden Grove Boulevard at 13040 Coast Street in the R-3 (Multi-Family Residential) zone.

NEGATIVE DECLARATION GENERAL PLAN AMENDMENT NO. GPA-4-02 PLANNED UNIT DEVELOPMENT NO. PUD-146-02 SITE PLAN NO. SP-318-02 VARIANCE NO. V-296-02 TENTATIVE TRACT MAP NO. TT-16449

A request to change the General Plan designation from OP (Office Professional) to LMDR (Low Medium Density Residential) and rezone an approximate 1.78 acre site from OP to Residential Planned Unit Development. Also a request for a Variance to deviate from the required minimum lot size, a Site Plan to construct 16 single-family homes, a Tentative Tract Map for a 19-lot subdivision and Development Agreement. The site is located on the southeast corner of Chapman Avenue and Nutwood Street at 10510 Chapman Avenue in the OP (Office Professional) zone.

CONDITIONAL USE PERMIT NO. CUP-627-02

A request to operate an existing convenience market (D&B Food Store) under an Alcoholic Beverage Control Type I21I (Off-Sale General) license. The store is located on the southeast corner of Harbor Boulevard and Trask Avenue at 13518 Harbor Boulevard in the C-2 (Community Commercial) zone.

Copies of the Negative Declaration, including the initial study and the documents used in the preparation of the initial study, and all documents referenced in the Negative Declaration are available for public review at the Garden Grove City Hall, 11222 Acacia Parkway.

ALL INTERESTED PARTIES are invited to attend said Hearing and express opinions or submit evidence for or against the proposal as outlined above. If you challenge the application in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described above. Responses or objections should be delivered to the Planning Commission at, or prior to, the public hearing. Further information on the above may be obtained at the Planning Services Division, City Hall, 11222 Acacia Parkway, or by telephone at (714) 741-5312.

DATE: DECEMBER 16, 2002
PUBLISH: DECEMBER 19, 2002

Publish Dec. 19, 2002
Garden Grove Journal (GG 02-51-2)

GARDEN GROVE JOURNAL

12866 Main Street, Suite 203, Garden Grove, CA 92840
Tel: (714) 539-6018 • Fax: (714) 892-7052

Case No. CUP-626-02 Development Agreement Yes No

COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET

RECEIVED

NOV 22 2002

DISTRIBUTION:

- | | | |
|---|--|--|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
| <input type="checkbox"/> Comm. Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Engineer Serv (2) |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input checked="" type="checkbox"/> P/W - Utility Serv |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Supervisor | <input type="checkbox"/> P/W - Streets |

PUBLIC WORKS
UTILITIES

ATTN:	Scott Lowe	
From:	Rosalinh Ung	Return By: 12-5-02
Applicant:	David Kim (Gospel First Korean Baptist Church)	Date Out: 11-21-02
Request:	Conditional Use Permit approval to operate a one-story, 4,950 sq. ft. child care center for a maximum of 38 children at an existing religious facility	
Location:	E/S of Coast Street, S/O Garden Grove Blvd.	
Address:	13040 Coast Street	Parcel No. 097-011-03
Zone:	R-3	General Plan: Mixed Use
Environmental Determination: Exempt		
ANALYSIS		
Please provide any information you would like to be included in the Staff Report.		
1) SEE CDA.		

Please list specific conditions of approval on reverse side.

Conditions of Approval to be included in the Planning Commission Resolution:

<i>1) SEE ATTACHED COA</i>			
Prepared By:	<i>SCOTT LOWIS</i>	Date: <i>12.5.02</i>	Ext.: <i>5326</i>
Div/Dept. Head:		Date:	Ext.:
Signature:	<i>[Handwritten Signature]</i>	Date:	

DEPARTMENT OF PUBLIC WORKS
WATER SERVICES DIVISION
DEVELOPMENT REVIEW AND
CONDITIONS OF APPROVAL

Child Care Center, 13040 Coast St., CUP-626-02

1. The 18" sewer in Garden Grove Blvd. relieved Coast Street from surcharging but it is still flowing at 100% full. No new or additional development can be allowed in this area until the sewer mains are upsized and a new line bored under the freeway.
- 1) ~~1~~. A proper sized grease interceptor shall be installed on the sewer lateral and maintained by the property owner: There shall be a separate waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. The grease interceptor shall be located outside of the building and accessible for routine maintenance. The property owner shall maintain comprehensive grease interceptor maintenance records and shall have them available to the City upon request.
- 2) ~~2~~. 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 a stainless steel an RPPD device. Installation shall be per City Standards and shall be inspected by cross connection specialist after installation. Cross connection inspector is to be notified for inspection after installation is completed. The property owner shall have RPPD device tested once a year by a certified backflow device tester and the results shall be submitted to Public Works, Water Services Division.
- 3) No permits shall be issued for the ~~new~~ proposed school until the grease interceptor has been installed and permits finalized

Case No. CUP-626-02 Development Agreement Yes No

COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|---|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
| <input type="checkbox"/> Comm. Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Engineer Serv (2) |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> P/W - Utility Serv |
| <input checked="" type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Supervisor | <input type="checkbox"/> P/W - Streets |

ATTN:	Glen Kring	
From:	Rosalinh Ung	Return By: 12-5-02
Applicant:	David Kim (Gospel First Korean Baptist Church)	Date Out: 11-21-02
Request:	Conditional Use Permit approval to operate a one-story, 4,950 sq. ft. child care center for a maximum of 38 children at an existing religious facility	
Location:	E/S of Coast Street, S/O Garden Grove Blvd.	
Address:	13040 Coast Street	Parcel No. 097-011-03
Zone:	R-3	General Plan: Mixed Use
Environmental Determination: Exempt		
ANALYSIS		
Please provide any information you would like to be included in the Staff Report.		
① Area MAP shows wrong property!		
② STD DAYCARE COA'S		
③ widen compact spaces to 9ft		
to eliminate compact parking spaces		
(use only needs 12 spaces)		
gk		

Please list specific conditions of approval on reverse side.

Conditions of Approval to be included in the Planning Commission Resolution:

Prepared By:		Date:	Ext.:
Div/Dept. Head:		Date:	Ext.:
Signature:			Date:

Case No. CUP-626-02 Development Agreement Yes No

COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|---|---|---|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
| <input type="checkbox"/> Comm. Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Engineer Serv (2) |
| <input type="checkbox"/> Code Enforcement | <input checked="" type="checkbox"/> Police Department | <input type="checkbox"/> P/W – Utility Serv |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Supervisor | <input type="checkbox"/> P/W - Streets |

ATTN:	Robert Fowler	
From:	Rosalinh Ung	Return By: 12-5-02
Applicant:	David Kim (Gospel First Korean Baptist Church)	Date Out: 11-21-02
Request:	Conditional Use Permit approval to operate a one-story, 4,950 sq. ft. child care center for a maximum of 38 children at an existing religious facility	
Location:	E/S of Coast Street, S/O Garden Grove Blvd.	
Address:	13040 Coast Street	Parcel No. 097-011-03
Zone:	R-3	General Plan: Mixed Use
Environmental Determination: Exempt		
ANALYSIS		
Please provide any information you would like to be included in the Staff Report.		
NO COMMENTS FROM PD		

Please list specific conditions of approval on reverse side.

Conditions of Approval to be included in the Planning Commission Resolution:

Prepared By:	R. FOWLER	Date: 11-25-02	Ext.: 5857
Div/Dept. Head:		Date:	Ext.:
Signature:		Date:	



GARDEN GROVE
CALIFORNIA DESIGN
1181 ADOLPH NUMBER

RECEIPT

RECEIVED FROM

9/11/2002 No 103603
Lospel First Korean Baptist Church

ADDRESS

81 1/2 G. Blvd. C.G. 92844

THE SUM OF

Two thousand fifty and 00/100 DOLLARS \$2,500.00

FOR

1875 CLP 1751 Nature of Ex-emption

CASH

MONEY
ORDER

CHECK

VALIDATION

GENERAL

NUMBER NO.

111-32111 187500

ACCOUNT

NUMBER

111-32150 17500

CITY OF GARDEN GROVE, CALIF.

PAID ON 21 Nov 2002 AT 11:19

TRANSACT OPERATOR: LARAINE STN/DIV: 194 245,206,215/8

CHECK# 1004 IN DISTRICT# 05 0000.00

DEPARTMENT

FORM NO. 143-100

13040 Coast St

65-Rita

Case No. CUP-626-02 Development Agreement Yes No

COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|---|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
| <input type="checkbox"/> Comm. Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Engineer Serv (2) |
| <input checked="" type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> P/W - Utility Serv |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Supervisor | <input type="checkbox"/> P/W - Streets |

ATTN:		
From:	Rosalinh Ung	Return By: 12-5-02
Applicant:	David Kim (Gospel First Korean Baptist Church)	Date Out: 11-21-02
Request:	Conditional Use Permit approval to operate a one-story, 4,950 sq. ft. child care center for a maximum of 38 children at an existing religious facility	
Location:	E/S of Coast Street, S/O Garden Grove Blvd.	
Address:	13040 Coast Street	Parcel No. 097-011-03
Zone:	R-3	General Plan: Mixed Use
Environmental Determination: Exempt		

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

No comments

Rita Craver

Please list specific conditions of approval on reverse side.

Planning



Case No. CUP-626-02 Development Agreement Yes No

COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET RECEIVED

DISTRIBUTION:

NOV 22 2002

- Econ
- Com
- Code
- Plan

Com Dev

- Fire Department
- Plan Check
- Police Department
- Planning Supervisor

- Taorimina Ind. **PUBLIC WORKS**
- Engineer Serv (2)
- P/W - Utility Serv
- P/W - Streets

ATTN: *mail to*

From:	Rosalinh Ung	Return By:	12-5-02
Applicant:	David Kim (Gospel First Korean Baptist Church)	Date Out:	11-21-02
Request:	Conditional Use Permit approval to operate a one-story, 4,950 sq. ft. child care center for a maximum of 38 children at an existing religious facility		
Location:	E/S of Coast Street, S/O Garden Grove Blvd.		
Address:	13040 Coast Street	Parcel No.	097-011-03
Zone:	R-3	General Plan:	Mixed Use
Environmental Determination: Exempt			
ANALYSIS			
Please provide any information you would like to be included in the Staff Report.			

Please list specific conditions of approval on reverse side.

RECEIVED
NOV 21 2002

Case No. CUP-626-02 Development Agreement

P.W. ENGINEERING

COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET

DISTRIBUTION:

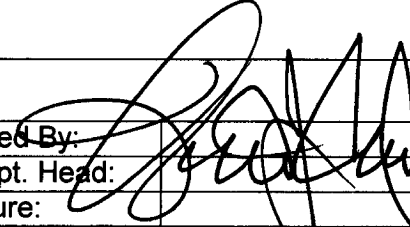
- | | | |
|---|--|---|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
| <input type="checkbox"/> Comm. Dev. Director | <input type="checkbox"/> Plan Check | <input checked="" type="checkbox"/> Engineer Serv (2) |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> P/W - Utility Serv |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Supervisor | <input type="checkbox"/> P/W - Streets |

ATTN:	Dan Candelaria	
From:	Rosalinh Ung	Return By: 12-5-02
Applicant:	David Kim (Gospel First Korean Baptist Church)	Date Out: 11-21-02
Request:	Conditional Use Permit approval to operate a one-story, 4,950 sq. ft. child care center for a maximum of 38 children at an existing religious facility	
Location:	E/S of Coast Street, S/O Garden Grove Blvd.	
Address:	13040 Coast Street	Parcel No. 097-011-03
Zone:	R-3	General Plan: Mixed Use
Environmental Determination: Exempt		
ANALYSIS		
Please provide any information you would like to be included in the Staff Report.		

Please list specific conditions of approval on reverse side.

Conditions of Approval to be included in the Planning Commission Resolution:

The applicant is required to pay traffic Mitigation fees

Prepared By:		Date:	12/3/02	Ext.:	5185
Div/Dept. Head:		Date:		Ext.:	
Signature:		Date:		Date:	

Case No. CUP-626-02 Development Agreement Yes No

COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Economic Development | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
| <input type="checkbox"/> Comm. Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Engineer Serv (2) |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> P/W – Utility Serv |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Supervisor | <input type="checkbox"/> P/W - Streets |

ATTN:	Susan Emery	
From:	Rosalinh Ung	Return By: 12-5-02
Applicant:	David Kim (Gospel First Korean Baptist Church)	Date Out: 11-21-02
Request:	Conditional Use Permit approval to operate a one-story, 4,950 sq. ft. child care center for a maximum of 38 children at an existing religious facility	
Location:	E/S of Coast Street, S/O Garden Grove Blvd.	
Address:	13040 Coast Street	Parcel No. 097-011-03
Zone:	R-3	General Plan: Mixed Use
Environmental Determination: Exempt		

ANALYSIS

Please provide any information you would like to be included in the Staff Report.

What impact on parking, ingress/egress, & homes, will this have on surrounding buildings + neighborhood.

JP

Please list specific conditions of approval on reverse side.

Case No. CUP-626-02 Development Agreement Yes No

COMMUNITY DEVELOPMENT REVIEW AND COMMENT SHEET

DISTRIBUTION:

- | | | |
|---|---|---|
| <input type="checkbox"/> Economic Development | <input checked="" type="checkbox"/> Fire Department | <input type="checkbox"/> Taorimina Ind. |
| <input type="checkbox"/> Comm. Dev. Director | <input type="checkbox"/> Plan Check | <input type="checkbox"/> Engineer Serv (2) |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> Police Department | <input type="checkbox"/> P/W – Utility Serv |
| <input type="checkbox"/> Planning Manager | <input type="checkbox"/> Planning Supervisor | <input type="checkbox"/> P/W - Streets |

ATTN:	Patrick Collins	
From:	Rosalinh Ung	Return By: 12-5-02
Applicant:	David Kim (Gospel First Korean Baptist Church)	Date Out: 11-21-02
Request:	Conditional Use Permit approval to operate a one-story, 4,950 sq. ft. child care center for a maximum of 38 children at an existing religious facility	
Location:	E/S of Coast Street, S/O Garden Grove Blvd.	
Address:	13040 Coast Street	Parcel No. 097-011-03
Zone:	R-3	General Plan: Mixed Use
Environmental Determination: Exempt		
ANALYSIS		
Please provide any information you would like to be included in the Staff Report.		
<i>12/2/02 see attached. S. W. W. W. W. W.</i>		

Please list specific conditions of approval on reverse side.

Fire Department General Requirements

12/2/02

1. Address shall be visible from the street(in contrasting colors).
2. Fire extinguishers shall be provided, locations and ratings to be determined by fire inspector.
3. Fire alarm system in accordance with the Uniform Fire Code, NFPA 72, Article 14 and the California Electrical Code shall be provided.
4. Required fire lanes shall be posted and marked in accordance with Garden Grove Fire Department Fire Protection Specifications and Requirements.

PLANNING DIVISION	City of Garden Grove
Community Development Department	LAND USE PERMIT APPLICATION

Project Address: 13040 Coast St.
 Project Location: E/S Coast St, S/O G.G. Blvd

Application For:	
<input type="checkbox"/> Code Amendment	\$1,250
<input checked="" type="checkbox"/> Conditional Use Permit	\$1,875
<input type="checkbox"/> Director's Review	\$ 175
<input type="checkbox"/> Front Yard Determination	\$ 175
<input type="checkbox"/> General Plan Amendment	\$1,600
<input type="checkbox"/> Interpretation of Use - PC	\$ 550
<input type="checkbox"/> Lot Line Adjustment	\$ 575
<input type="checkbox"/> Modification to Conditions	1/2 cost
<input type="checkbox"/> Modification to Plans	1/2 cost
<input type="checkbox"/> Planned Unit Development	\$3,000
<input type="checkbox"/> Site Plan	\$1,875
<input type="checkbox"/> Specific Plan	cost+15%
<input type="checkbox"/> Tentative Parcel Map	\$1,350 + \$15 lot
<input type="checkbox"/> Tentative Tract Map	\$2,400 + \$15 lot
<input type="checkbox"/> Variance - all others	\$1,600
<input type="checkbox"/> Variance Single Family	\$ 850
<input type="checkbox"/> Zone Change	\$1,700
<input type="checkbox"/> Time Extension	1/2 fee
<input type="checkbox"/> Other: _____	\$ _____
Environmental Review:	
<input type="checkbox"/> Environmental Impact Report	cost + 15%
<input type="checkbox"/> Mitigated Neg Dec	\$ 800
<input type="checkbox"/> Negative Declaration	\$ 500
<input checked="" type="checkbox"/> Notice of Exemption	\$ 125
<input type="checkbox"/> County Recording Fee	\$ 43

Applicant/Owner Information:

Applicant:

Name: DAVID S. KIM

Address: 13040 COAST ST.

City/State: GARDEN GROVE - CA 92844

Phone: 213-388-4205

Representative:

Name: JAMIE CHOI

Address: 3600 WILSHIRE BLVD. SUITE 1826

City/State: LOS ANGELES CA 90010

Phone: 213-388-4200

Property Owner:

Name: _____

Address: _____

City/State: _____

Phone: _____

Status of Applicant:

<input type="checkbox"/> Recorded Property Owner	<input type="checkbox"/> Lessee
<input type="checkbox"/> Purchasing/Escrow Subject to Case Approval	<input type="checkbox"/> Authorized Agent of One of The Above

AUTHORIZED SIGNATURES

Important Note: If the applicant is anyone other than the recorded owner of the property, a letter of authorization, signed by the owner, is to be notarized and submitted as a part of the application.

Owner's Signature: David S Kim Date: 8-8-02

Applicant's Signature: David S Kim Date: 8-8-02

Application Accepted By: _____ Date: _____

NOTE: If you are not the recorded owner of the property, this letter of authorization must be signed by the owner of the property, notarized, and submitted as a part of the application.

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING SERVICES DIVISION**

LETTER OF AUTHORIZATION

TO BE NOTARIZED

To: City of Garden Grove

Application for CONDITIONAL USE PERMIT

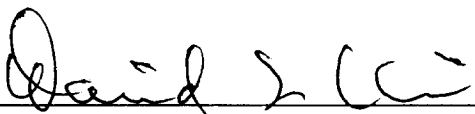
I, DAVID S. KIM, owner of the below-described property, do hereby appoint JAMIE CHOI as my agent for the purpose of consummating the above application, and agree to accept and fulfill any and all requirements which may be imposed as conditions of approval. The conditions of approval may be required to be recorded on the title of the property in the form of a Notice of Discretionary Permit Approval. These conditions of approval run with the land and constitute express limitations and restriction on the use of the Property. These conditions of approval will be binding on all persons who own or occupy the Property.

LEGAL PROPERTY DESCRIPTION: _____

LOT 2, BLOCK A, OF TRACT 1075

MAP RECORD IN BOOK 35, PAGE 4 OF

MISCELLANEOUS MAPS


(Signature of Owner)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

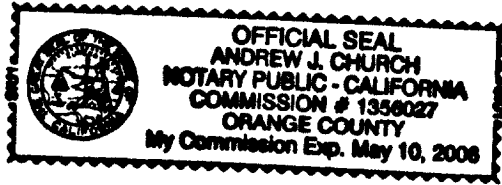
County of ORANGE } ss.

On Aug 21, 2002 before me, Andrew J. Church - Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared DAVID SANG KIM
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) (is) are subscribed to the within instrument and acknowledged to me that (he) ~~she~~ they executed the same in (his) ~~her~~ their authorized capacity(ies), and that by (his) ~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
Andrew J. Church
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Community Development Dept. Letter of Authorization

Document Date: 8-21-02 Number of Pages: 1

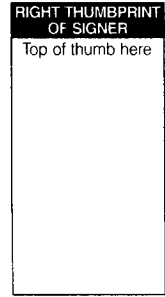
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



ENVIRONMENTAL INFORMATION FORM
(To Be Completed By Applicant)

Date Filed: 9/4/02

GENERAL INFORMATION:

1. Name and address of developer or project sponsor: REV. DONG H. SHIN FOR GOSPEL FIRST KOREAN BAPTIST CHURCH
2. Address of project: 13040 COAST ST.
GARDEN GROVE, CA 92844
3. Assessor's Block and Lot Number: _____
4. Name, address, and telephone number of person to be contacted concerning this project:
JAMIE CHOI, 3600 WILSHIRE BLVD SUITE 1826 ;
LOS ANGELES, CA 90010 TEL 213-388-4200
5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:
STATE SOCIAL SERVICES APPROVAL AFTER C.U.P GRANTED.
6. Existing zoning district and General Plan designation: _____
7. Proposed use of site (project for which this form is filed):
CHILD CARE CENTER.

PROJECT DESCRIPTION:

9. Site size (gross acres/square feet): 21.831 sq.ft.
10. Square footage of structures/buildings: 4.950 sq.ft.
11. Number of floors of construction: 1 STORY
12. Amount of off-street parking provided: 22
OPENING AS SOON AS CUP APPROVED.
13. Proposed scheduling (phasing): NO CONSTRUCTION BESIDES NON-BEARING WALL REMOVAL.
14. Associated projects: NONE
15. Anticipated phased development: NONE

16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected: _____

N/A

17. If commercial, indicate the type, whether neighborhood, city, or regionally-oriented, square footage, and loading and trash facilities: _____

N/A

18. If industrial, indicate type, estimated employment per shift, and loading facilities: _____

N/A

19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: _____

CHILD CARE CENTER . 5 TEACHERS FULLTIME .

ESTIMATE OCCUPANCY :

PROPOSED SITE LOCATES RESIDENTIAL CONCENTRATED AREA, AND PROJECT WILL BE BENEFICIAL FOR NEIGHBORHOOD WELFARE.

20. If the project involves a Variance, Conditional Use Permit, or rezoning application, state this and indicate clearly why the application is required: _____

N/A FOR VARIANCE

ONLY C.U.P REQUIRED FOR CHILD CARE CENTER

ENVIRONMENTAL CHECKLIST:

Are the following items applicable to the project or its effects? Discuss below all items checked "Yes" (attach additional sheets as necessary).

	Yes	No
21. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.	_____	<input checked="" type="checkbox"/>
22. Change in scenic views or vistas from existing residential areas or public lands or roads.	_____	<input checked="" type="checkbox"/>
23. Change in pattern, scale or character of general area of project.	_____	<input checked="" type="checkbox"/>
24. Significant amounts of solid waste or litter.	_____	<input checked="" type="checkbox"/>
25. Change in dust, ash, smoke, fumes or odors in vicinity.	_____	<input checked="" type="checkbox"/>
26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	_____	<input checked="" type="checkbox"/>
27. Substantial change in existing noise or vibration levels in the vicinity.	_____	<input checked="" type="checkbox"/>
28. Site on filled land or slope of 10 percent or more.	_____	<input checked="" type="checkbox"/>

- | | Yes | No |
|--|-------|------------|
| 29. Use of disposal of potentially hazardous materials, such as toxic substances, flammable or explosives. | _____ | _____
X |
| 30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). | _____ | _____
X |
| 31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). | _____ | _____
X |
| 32. Relationship to a larger project or series of projects. | _____ | _____
X |

ENVIRONMENTAL SETTING:

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects. Describe any existing structures on the site, and the use of the structures. PROJECT BUILDING IS EXISTING AND ALREADY HAS OCCUPANCY PERMIT AS CHURCH EDUCATION CENTER FOR SUNDAY SCHOOL.

34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). THERE IS NO HISTORICAL OR SCENIC SUBJECT SURROUNDING PROPERTY AND MOST OF BUILDINGS AROUND PROPERTY ARE SINGLE FAMILY RESIDENTIAL AND LIGHT-COMMERCIAL.

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted to the City of Garden Grove to complete my review.

David S Kin 8-8-02
 Signature Date

p:\planning\envform.doc

Community Development Department
City of Garden Grove

PLANNING DIVISION
CONDITIONAL USE PERMIT FILING INSTRUCTIONS

Project Address: 13040 COAST ST. GARDEN GROVE, CA 92844

Applicant's Name REV. DONG H. SHIN & DAVID S. KIM

Mailing Address 3600 WILSHIRE BLVD. SUITE 1826

City LOS ANGELES State CA Zip 90010

Operator's Name GOSPEL FIRST KOREAN BAPTIST CHURCH

Mailing Address 8132 GARDEN GROVE BLVD.

City GARDEN GROVE State CA Zip 92844

Will the business involve:

(Check any that apply)

- Schooling or education
- Worship, meditation, prayer, religious gatherings
- Sale or service of alcoholic beverages, Type of ABC License _____
- Live performances (bands, disc jockeys, karaoke)
- Dancing
- Selling, showing of material depicting sexual acts or specified anatomical parts
- Nude or partially nude modeling or entertaining
- Gambling, bingo, horse racing or game of chance
- Sales of new and/or used vehicles
- Other _____

Days and hours of operation: 8:00 AM - 6:00 PM MON - SAT

TO BEGIN THE PROCESS:

The applicant should contact the Planning Division to discuss the land use permit application prior to the preparation of any detailed plans. This contact should take place prior to any substantial investment (i.e., leasing of property, or construction plans) in the preparation of the proposed application.

If requested by staff, please submit a pre-application review. During this review, Department representatives will inform you of the applicable policies, plans, and requirements as they pertain to the proposal, and review the appropriate procedures specified in the Municipal Code. During this period, staff will examine the project in relation to the City's Municipal Code, policies, and General Plan. When necessary, staff will suggest possible alternatives or modifications relating to the project.

Preliminary environmental issues will also be identified. Any further technical studies relating to the project will be addressed at this time.

The Planning Division may be reached by telephone at (714) 741-5312 or at the Development Permit Center, City Hall, 11222 Acacia Parkway, Garden Grove, California.

THE APPLICATION SUBMITTAL:

After review by the City, you should **schedule an appointment** with your project planner to submit your application. Your planner will instruct you to bring all required exhibits, as described below and as otherwise required by the City, to the Development Permit Center, City Hall, 11222 Acacia Parkway, Garden Grove, California 92840. Your project planner will verify that your application materials are complete. If all submittals are in order, the planner will accept the application for public hearing.

NO APPLICATION WILL BE ACCEPTED UNTIL ALL APPLICATION FORMS, REQUIREMENTS, INFORMATION, PLANS AND MAPS HAVE BEEN COMPLETED TO THE REQUIRED SPECIFICATIONS. **NOTE: THE PROJECT PLANNER DOES NOT HAVE THE AUTHORITY TO "HOLD" ANY INCOMPLETE APPLICATION.**

As a permit granting Agency, the Community Development Department is required to review land use permit applications to determine if they are complete and acceptable for filing. The applicant will then be notified, in writing, of the status of the application. From the date of the submittal of the application, there is a 30-day time limit for written notification of any incompleteness.

Since it could become necessary to postpone the hearing date for an incomplete application, you should work closely with your project planner. The acceptance of an application as complete does not guarantee that further studies or information will be required to fully evaluate the project.

EXHIBITS

The formal application must contain twenty-five (25) sets of plans at the time of application. Each set of plans must be stapled together in the following order, from top to bottom:

1. Area Map
2. Plot Plan
3. Floor Plan(s)
4. Elevations **(For existing developments, one set of color photographs mounted on an 8-1/2 inch by 11 inch sheet of paper may be used.)**

Plans must be folded to a size approximately 11 inches by 14 inches and in such a manner as to expose the title block. **Plans which are not folded will not be accepted.**

Also required as a part of the submittal package are the following:

1. Application fees
2. Application form(s)
 - a. cover sheet
 - b. Letter of Authorization
3. One Preliminary Title Report, less than 180 days old
4. Environmental Information Form
5. List of Property Owners Within 300 Feet of the Project Site for any properties outside of the City limits
6. Other supporting documents as required by the City.

The following explains the type of exhibits required, and the information necessary for staff to perform a full analysis of your application. Remember, if you do not include all of the information below, your application cannot be accepted for processing. If you have questions regarding the instructions, please contact the Planning Division at (714) 741-5312.

AREA MAP (25 Copies @ 8-1/2" X 11")

The Area Map must be drawn at a scale of 1" = 100 feet or 1" = 200 feet and must include all of the following:

1. North Arrow, Scale and Title Block (name of project, applicant and date prepared)
2. Show all properties within 300 feet of the project site, with the subject site clearly designated
3. Show the Assessors, Book, Block, and Parcel Number(s) for the development site and all properties within 300 feet.
4. Show all streets and their names.
5. Show all Municipal and County boundaries.

PLOT PLAN (25 COPIES WITH A MAXIMUM SIZE OF 30 INCHES BY 42 INCHES)

The Plot Plan must be drawn at the same scale as the Existing Facilities Plan and at a scale large enough to clearly indicate all of the following:

- I. North arrow, scale, and title block, including the name and telephone number of the person preparing the plan.
- II. Show property lines of the subject property and dimensions of each.
- III. Show area of proposed use, dimensions to show building sizes, setbacks, distance between buildings, etc.
- IV. Show and label streets, dimensioned to show widths and distance from street centerlines.
- V. Show all proposed parking spaces and aisles, including dimensions.
- VI. Show all proposed signs including location and dimensions.
- VII. Show all structures on contiguous properties within 30 feet of the subject property.
- VIII. Show all existing and proposed walls and fences, and label each as to type of dimensions on the subject property.
- IX. Show all landscaped areas and dimensions of each.
- X. Show the following in tabular form:
 - A. Net size of parcel(s)
 - B. Square footage of proposed use
 - C. Total area of landscaping within parking area
 - D. Building area, coverage and height
 - E. Total number of parking spaces on the site and number of compact and handicap spaces, and percentages of each
 - F. Building height(s)
 - G. Identify the existing and proposed uses and the amount of square footage for each use.

FLOOR PLANS (25 COPIES WITH A MAXIMUM SIZE OF 30 INCHES BY 42 INCHES)

The Floor Plans must be fully dimensioned and drawn to a scale large enough to clearly indicate all of the following:

- I. Title block.
- II. Each floor plan shall indicate:
 - A. Overall square footage,
 - B. Each room shall be labeled as to use and dimensioned, and
 - C. Doorway locations.

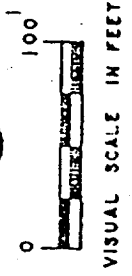
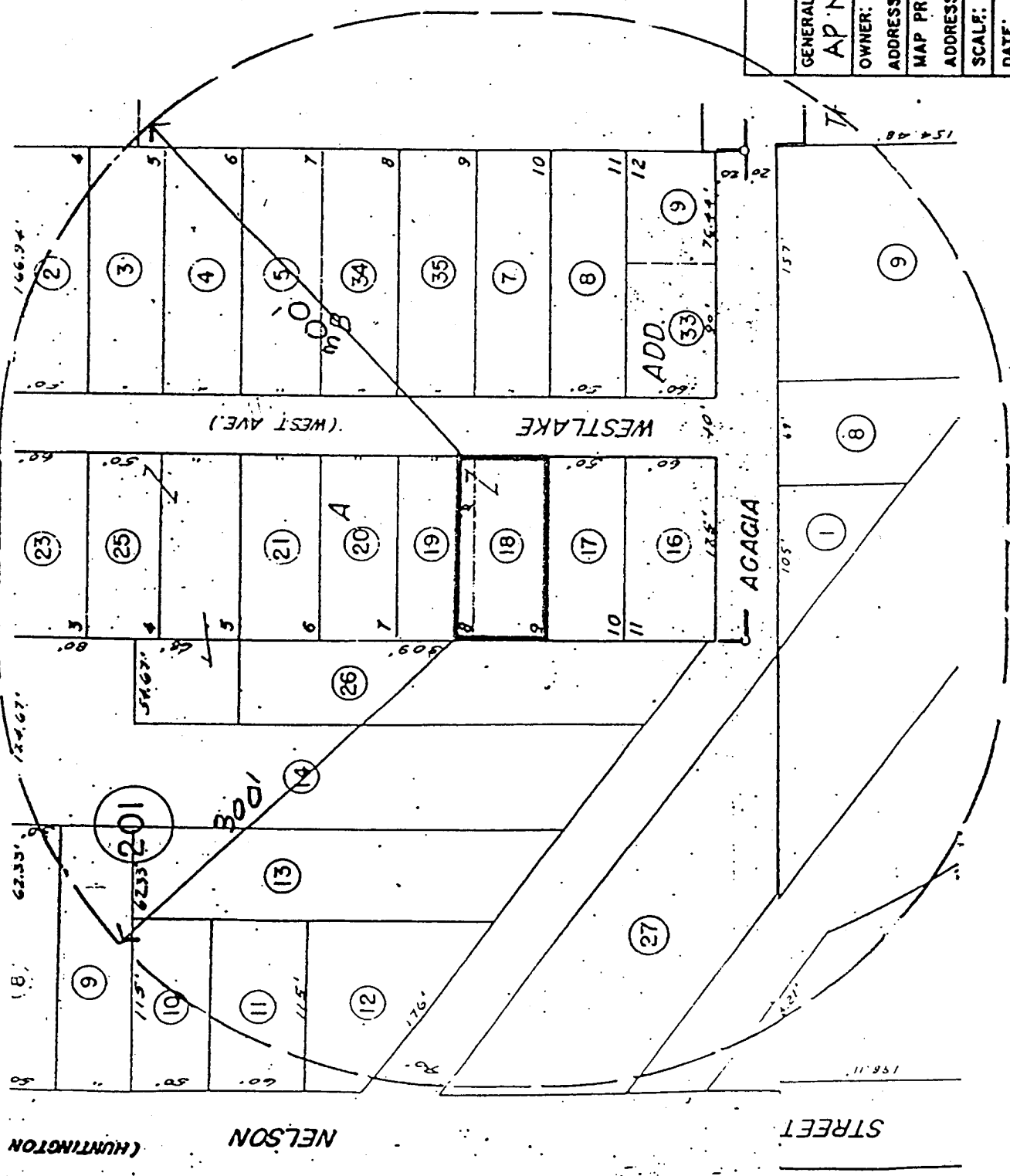
ELEVATIONS (25 COPIES WITH A MAXIMUM SIZE OF 30 INCHES BY 42 INCHES)
(For existing developments, one set of color photographs mounted on an 8-1/2 inch by 11 inch sheet of paper may be used.)

Elevations are required for all developments. The Elevation Plans must be fully dimensioned and drawn to a scale large enough to clearly indicate all of the following:

1. Types: Elevations shall include all sides of each building type proposed for the site.
2. Scale: Not less than 1/8" = 1'-0"
3. All exterior building materials and colors labeled and identified.
4. All roof, window, and door heights shall be dimensioned.
5. Title block.

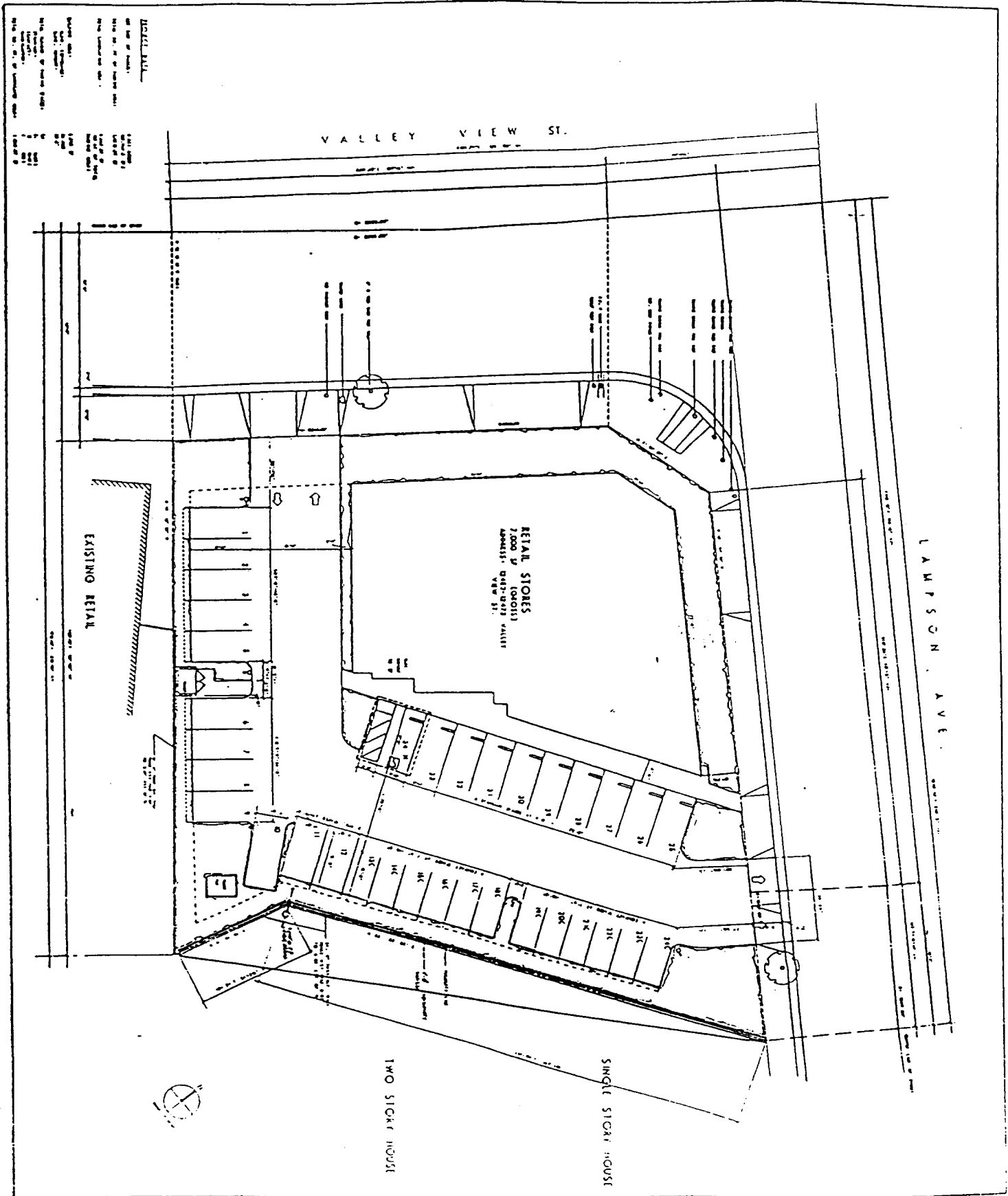
***Note: All portions of the elevations shall be plainly visible, unobstructed by conceptual landscaping items (trees, shrubs, etc.) or other opaque features. However, supplemental plans may be submitted showing building elevations with landscaping, signs or other architectural features added or an artist's rendering of the proposed project.**

EXAMPLE OF AREA MAP

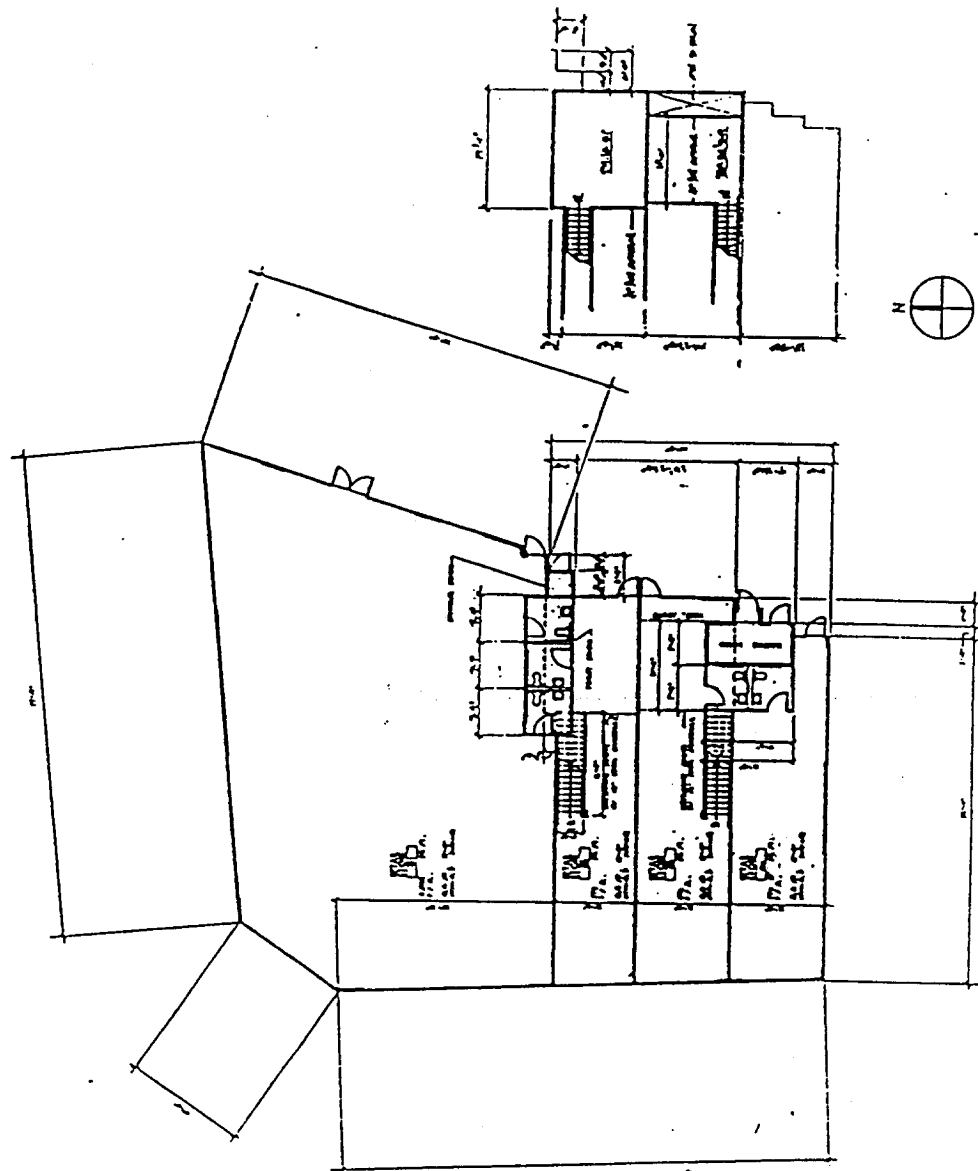


AREA MAP	
GENERAL DESCRIPTION OF PROPERTY: AP No 089-201-1b	
OWNER:	TEL.:
ADDRESS:	
MAP PREPARED BY:	
ADDRESS:	
SCALE: 1" = 100'	CASE NO.:
DATE:	

EXAMPLE OF PLOT PLAN

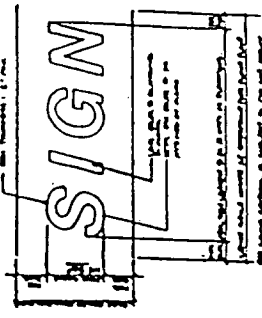
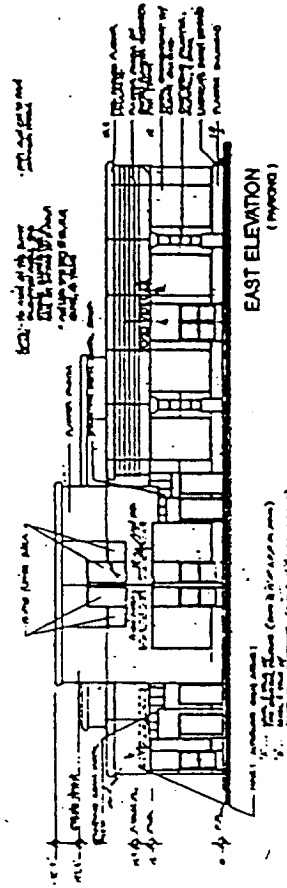
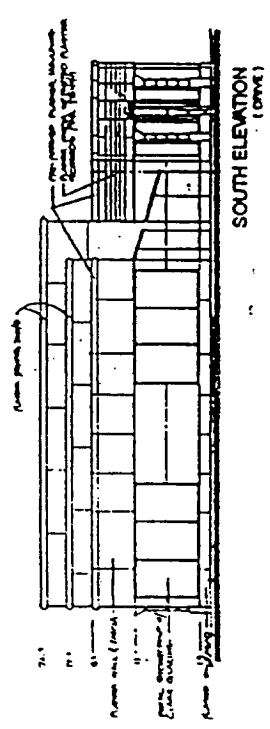
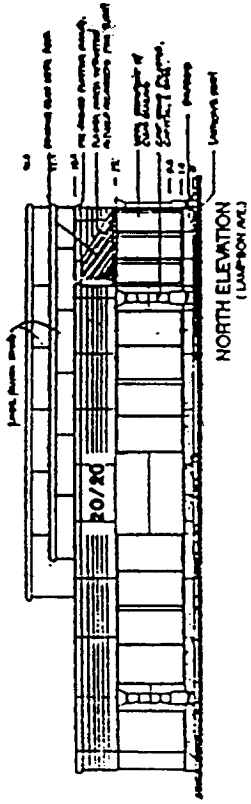


EXAMPLE OF FLOOR PLAN

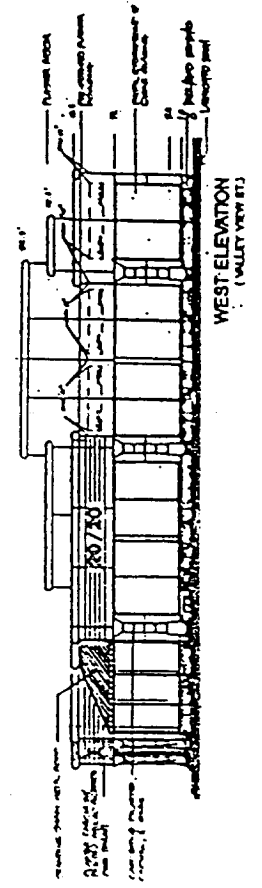


EXAMPLE OF ELEVATIONS

See elevation of building for details of construction and materials. See also elevation of building for details of construction and materials.



CHANNEL LETTER SIGN CRITERIA

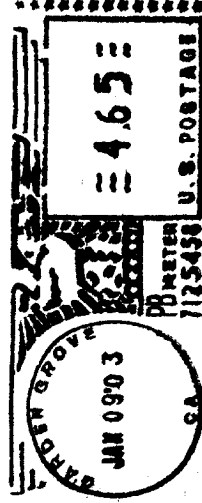


CERTIFIED MAIL



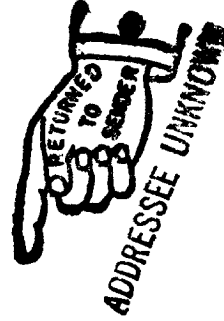
CITY OF GARDEN GROVE
P.O. Box 3070
Garden Grove, California 92842

7002 0510 0003 1028 1006



CERTIFIED MAIL
RETURN RECEIPT REQUESTED

DAVID KIM
13040 COAST STREET
GARDEN GROVE CA 92844



KIM-040 928443024 IN 16 01/22/03
RETURN TO SENDER
NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DAVID KIM
13040 COAST STREET
GARDEN GROVE CA 92844

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label)

7002 0510 0003 1028 1006

PS Form 3811, August 2001

Domestic Return Receipt

102595-01-M-2509



CITY OF GARDEN GROVE

Bruce A. Broadwater
Mayor

Mark Rosen
Mayor Pro Tem

William J. Dalton
Councilman

Mark Leyes
Councilman

Van T. Tran
Councilman

(714) 741-5312

January 9, 2003

CERTIFIED MAIL

David Kim
13040 Coast St.
Garden Grove CA 92844

SUBJECT: For Public Hearing Before the Planning Commission
Case No.: Conditional Use Permit No. CUP-626-02
Date & Time: January 16, 2003, 7:00 p.m.
Place: City Council Chamber, Garden Grove Community Meeting
Center, 11300 Stanford Avenue, Garden Grove

We are enclosing, for your information, a copy of the staff report in conjunction with the subject public hearing.

If you have any questions concerning this report, please call the Planning Services Division of Community Development at (714) 741-5312.

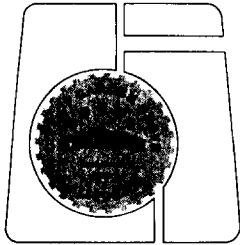
Sincerely,

Glen Krieger

Glen Krieger
Planning Services Manager

Enclosure

c: Jamie Choi



GARDEN GROVE

AGENDA
GARDEN GROVE PLANNING COMMISSION
REGULAR MEETING

JANUARY 16, 2003

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

WORK SESSION - 6:30 P.M.

ROLL CALL: CHAIR BUTTERFIELD, VICE CHAIR JONES
COMMISSIONERS BARRY, CALLAHAN, FREZE, HUTCHINSON, NGUYEN

1. Questions regarding Agenda items.
2. Brief description of future Agenda items.

REGULAR SESSION - 7:00 P.M.

ROLL CALL: CHAIR BUTTERFIELD, VICE CHAIR JONES
COMMISSIONERS BARRY, CALLAHAN, FREZE, HUTCHINSON, NGUYEN

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

A. ORAL COMMUNICATIONS- PUBLIC

B. APPROVAL OF MINUTES: November 21, 2002 and December 5, 2002

C. PUBLIC HEARINGS (Authorization for the Chairman to execute Resolution shall be included in the motion.)

C.1. CONDITIONAL USE PERMIT NO. CUP-627-02

APPLICANT: AMINUL ISLAM

LOCATION: SOUTHEAST CORNER OF HARBOR BOULEVARD AND TRASK AVENUE AT 13518 HARBOR BOULEVARD

REQUEST: To allow an existing convenience market (D&B Food Store) to operate under an Alcoholic Beverage Control Type "21" (Off-Sale General) license. The store is located in the C-2 (Community Commercial) zone.

C.2. CONDITIONAL USE PERMIT NO. CUP-626-02

APPLICANT: DAVID KIM (GOSPEL FIRST KOREAN BAPTIST CHURCH)
LOCATION: EAST SIDE OF COAST STREET SOUTH OF GARDEN GROVE
BOULEVARD AT 13040 COAST STREET

REQUEST: To operate a childcare center at an existing religious facility located in the R-3 (Multi-Family Residential) zone.

C.3. NEGATIVE DECLARATION
SITE PLAN NO. SP-312-02

APPLICANT: VIACOM OUTDOOR
LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD EAST OF FAIRVIEW
STREET AT 11311-13341 GARDEN GROVE BOULEVARD

REQUEST: To allow the construction of a 50 foot high, 672 square foot billboard on an approximately 5.29 acre site in the Planned Unit Development No. PUD-103-77 (Commercial) zone.

C.4. NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. GPA-4-02
PLANNED UNIT DEVELOPMENT NO. PUD-146-02
SITE PLAN NO. SP-318-02
VARIANCE NO. V-296-02
TENTATIVE TRACT MAP NO. TT-16449
DEVELOPMENT AGREEMENT

APPLICANT: JOHNSTON REAL ESTATE
LOCATION: SOUTHEAST CORNER OF CHAPMAN AVENUE AND NUTWOOD
STREET AT 10510 CHAPMAN AVENUE

REQUEST: To allow a change of the General Plan designation from OP (Office Professional) to LMDR (Low Medium Density Residential) and to rezone an approximate 1.78 acre site from OP to Residential Planned Unit Development. Also a request for a Variance to deviate from the required minimum lot size of three acres for a Planned Unit Development, a Site Plan to construct 16 single-family homes, and a Tentative Tract Map for a 20-lot subdivision.

D. ITEMS FOR CONSIDERATION

D.1. GENERAL PLAN CONFORMITY

APPLICANT: COUNTY OF ORANGE

LOCATION: SOUTH SIDE OF CERULEAN STREET EAST OF OWEN STREET AT
6202 CERULEAN STREET

REQUEST: To lease approximately 4,500 square feet of office space for a Medical
Therapy Unit to serve special needs children.

D.2. ADOPTION OF RESOLUTION NO. 5323

D.3. SELECTION OF CHAIR AND VICE CHAIR

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: c. 2.	SITE LOCATION: 13040 Coast St., E/S Coast St., S/O Garden Grove Blvd.
HEARING DATE: January 16, 2003	GENERAL PLAN: Mixed Use
CASE NO.: Conditional Use Permit No. CUP-626-02	ZONE: R-3 (Multiple-Family Residential)
APPLICANT/PROPERTY OWNER: David Kim (Gospel First Korean Baptist Church)	CEQA DETERMINATION: Exempt

REQUEST:

The applicant is requesting Conditional Use Permit approval to allow the operation of a preschool for 38 children in conjunction with the Gospel First Korean Church facility.

BACKGROUND:

In 1999, the Planning Commission and City Council approved a Zone Change, General Plan Amendment, Conditional Use Permit, and Variance to allow the operation of a religious facility at 8132 Garden Grove Boulevard and ancillary uses at 13040 Coast Street (the subject site).

After receiving the land use entitlement approvals, the applicant converted the Coast Street property from an office building to a church annex building where Sunday Bible School, group gathering, and youth activities are being conducted. No religious services are allowed in this building.

The operation of the church facility is separated from its ancillary building by Coast Street. Because parking allocations are not equally distributed between the properties, therefore, a Use Restriction Agreement has been recorded. This Agreement prohibits the two properties from being sold separately; the Garden Grove property will be utilized as the main church facility; and the Coast Street property will only be used as an annex building where ancillary uses may be conducted.

A Conditional Use Permit is required for the daycare use at the facility on Coast Street. Preschools are a conditionally permitted use in the R3 zone.

The subject site is surrounded by R-3 zoned properties, which consists of an auto repair business to the north, an adult bookstore to the east, the main church facility to the west, and multiple family residential development to the south.

DISCUSSION:

The applicant proposes to operate a preschool for a maximum of 38 children in the annex building of the existing church facility. The proposed hours of operation will be from 8:00 a.m. to 6:00 p.m., Monday through Saturday. A total of five (5) employees will staff the operation of the preschool.

The existing building is currently improved to accommodate the Church's Sunday Bible School, youth activities, and ancillary church related functions. The building presently has a small multi-purpose room, several small classrooms, a kitchen, administration offices, and restroom facilities. The proposed interior modification to the existing building consists of removing the interior partition walls in order to create a total of three (3) large classrooms for the proposed preschool. The remaining interior of the building will not be altered.

Access to the site is from Coast Street through an existing driveway located along the north side of the property. Drop-off and pick-up area will be located within the existing parking lot area located to the east of the existing building.

The State Code requires the operator to provide a minimum of 75 square feet of usable outside activity space for each child enrolled, and 35 square feet of useable inside activity space for each child enrolled. To comply with the State requirements, the applicant is proposing to convert the existing landscape area and a small portion of the parking lot area to an outdoor playground for the children. This playground is conditioned to be enclosed with a six-foot high, combination wrought iron and block wall fence for security and safety purposes. The remaining parking area will not be altered.


The proposed outdoor play area expansion will cause the elimination of five (5) parking spaces located on the subject site. The existing church annex building and the proposed preschool are required to maintain a total of 122 parking spaces per Code. The main church property provides a total of 102 parking spaces, and 20 parking spaces are located on the annex building property for a total of 122 spaces for both sites. Therefore, the required number of parking spaces for the combined uses is being provided per Code.

RECOMMENDATION:

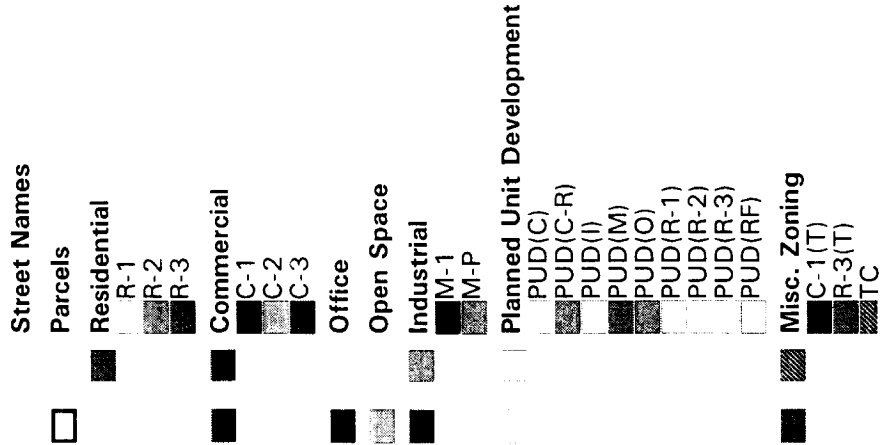
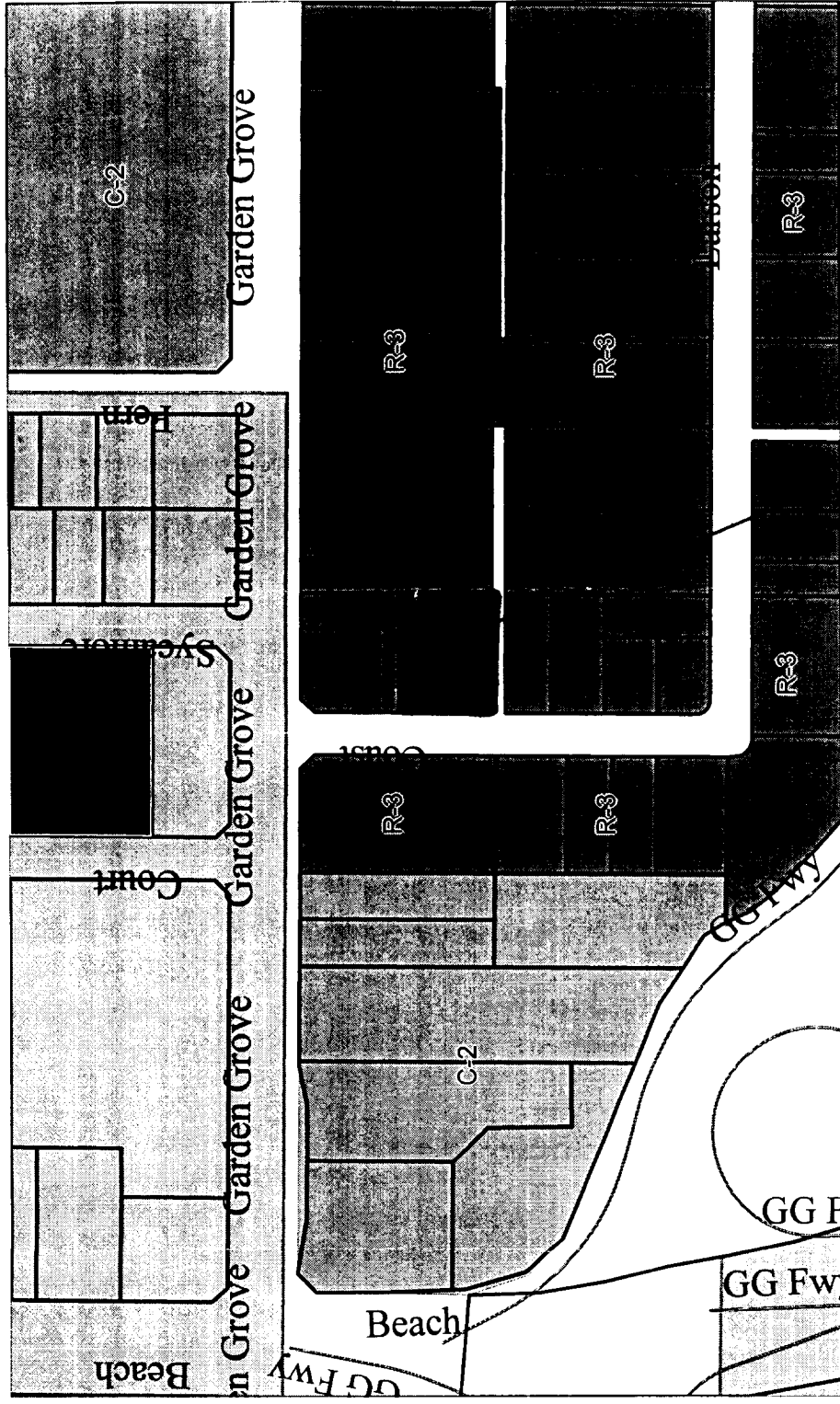
Staff recommends that the Planning Commission take the following action:

- Approve Conditional Use Permit No. CUP-626-02, subject to the recommended conditions of approval.

GLEN KRIEGER *AK*
Planning Services Manager


By: Rosalinh Ung
Urban Planner

VININITY MAP - CUP-626-02



SCALE 1 : 3,010



SUBJECT SITE

RESOLUTION NO. 5339

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-626-02 FOR PROPERTY LOCATED ON THE EAST SIDE OF COAST STREET, SOUTH OF GARDEN GROVE BOULEVARD, AT 13040 COAST STREET, PARCEL NO. 097-011-03.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on January 16, 2003, approves Conditional Use Permit No. CUP-626-02.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-626-02, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by David Kim (Gospel First Korean Baptist Church).
2. The applicant is requesting Conditional Use Permit approval in order to allow the operation of a preschool for 38 children in conjunction with the Gospel First Korean Baptist Church.
3. The City of Garden Grove has determined that this project is exempt pursuant to Article 19, Section 15301, Existing Facilities, of the California Environmental Quality Act.
4. The property has a General Plan Designation of Mixed Use and is zoned R-3 (Multiple-Family Residential). The site is 21,831 sq. ft. in area and is utilized as a part of the existing church facility located at 8132 Garden Grove Boulevard.
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 City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on January 16, 2003, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter at its meeting on January 16, 2003, and

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 9.24.030, are as follows:

FACTS:

The subject property is approximately 21,831 sq. ft. in area.

The property is currently improved as an annex building where ancillary related religious uses are permitted. This property is a part of the existing religious facility located at 8132 Garden Grove Boulevard.

Preschools are conditionally permitted in the R-3 zone.

FINDINGS AND REASONS:

1. The use is consistent with the City's General Plan.

The subject site has a General Plan Land Use Designation of Mixed Use, which is being implemented by the R-3 (Multiple Family Residential) zone. The proposed preschool is a conditionally permitted use in the R-3 zone. Provided that all conditions of approval are complied with, the proposed use is consistent with the General Plan.

2. The use will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.

Through the implementation of the conditions of approval, the use at the location will not adversely affect the health, peace comfort or welfare of persons residing or working in the surrounding area provided the conditions of approval are adhered to for the life of the project. The prior conditional use permit approved for the operation of a religious facility required that the property be screened by a solid wall from the neighboring properties. The play area will be fenced to ensure the safety of the children while playing outside of the classroom areas. The existing parking area will provide needed parking spaces that will not impact the residential neighbors to the south.

3. The use will not unreasonably interfere with the use, enjoyment, or valuation of property of other persons located within the vicinity of the site.

The preschool will provide the required outdoor play and inside activity areas for the proposed number of children. The proposed outdoor play area expansion would cause the elimination of five (5) parking spaces located on the subject site. The existing religious facility, annex building, and the proposed preschool, are required to maintain a total of 122 parking spaces per Code. The main church property provides a total of 102 parking spaces and 20 parking spaces are located on the annex building property, for a total of 122 spaces on both sites. This request is acceptable since two sites combined provide the required number of parking spaces per Title 9. Overall the property and function of the use will be improved by

this proposal, and therefore, will not interfere with the use, enjoyment and valuation of properties within the vicinity.

4. The site is adequate in size and shape to accommodate the yards, walls, fences, parking and other development features prescribed in Title 9 or as otherwise required in order to integrate the use with the uses in the surrounding area. Through the conditions of approval, the site will adequately accommodate the proposed preschool, the outdoor activity area, on-site parking and circulation, and pick-up and drop-off area.
5. The site has access from Coast Street. Through the implementation of the conditions of approval, the site will be adequately served by highways and streets of sufficient width and improvement as are necessary to carry kind and quantity of traffic such as to be generated.

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

The Conditional Use Permit does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.24.030.D.4.

In order to fulfill the purpose and intent of the Municipal Code, and thereby promote the health, safety, and general welfare, the following Conditions of Approval shall apply to Conditional Use Permit No. CUP-626-02.

CONDITIONS OF APPROVAL:

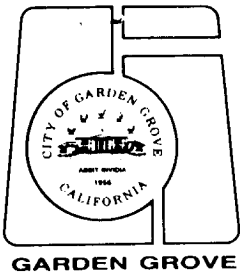
- A. The applicant shall record a "Notice Of Agreement With Conditions of Approval and Discretionary Permit," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required prior to the issuance of building permits. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval of the Planning Commission.
- B. The approved floor plan is an integral part of the decision approving this Conditional Use Permit. There shall be no change in the design of the floor plan and the operation of the preschool without the approval of the Community Development Department. Any changes in the approved floor plan or the use of the establishment which has the effect of expanding or intensifying the proposal shall require a new Conditional Use Permit.

- C. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning regulations or any Federal, State, County and City laws and regulations. Unless otherwise expressly specified, all other requirements of the Garden Grove Municipal Code shall apply. The applicant shall obtain, and abide by, any necessary permits or licenses required to conduct the use in compliance with applicable laws.
- D. All minor modifications may be approved by the Community Development Department. If other than minor changes are proposed, a new Conditional Use Permit, containing all proposed revisions shall be required.
- E. The existing parking lot area shall be illuminated during hours of darkness at a minimum of two foot-candles of light on the parking surface during operating hours. During, non-operating hours, illumination shall be one foot-candle of light on the parking surface. Lighting on the site shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent properties. Lighting shall be restricted to decorative type wall-mounted lights, or preferably, a ground lighting system. This includes lighting provided throughout all parking areas.
- F. Hours and days of construction and grading shall be as follows, as set forth in the City of Garden Grove Municipal Code Section 8.47.010, referred to as the County Noise Ordinance as adopted:
1. Monday through Saturday between the hours of 7:00 a.m. and 8:00 p.m.
 2. Sunday and Federal Holidays between the hours of 7:00 a.m. and 8:00 p.m., subject to the noise restrictions as stipulated in City of Garden Grove Municipal Code Section 8.47.010.
- H. All provisions of the City of Garden Grove Public Works Department, Engineering Services Division shall be adhered to. This includes, but is not limited to:
1. The applicant is subject to Traffic Mitigation Fees.
- G. All provisions of the City of Garden Grove Public Works Department, Water Services Division shall be adhered to. This includes, but is not limited to:
1. A proper sized grease interceptor shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. The grease interceptor shall be located outside of the building and accessible for routine maintenance. The property owner shall

maintain comprehensive grease interceptor maintenance records and shall have them available to the City upon request.

2. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have a RPPD device. Any carbonation dispensing equipment shall have a stainless steel an RPPD device. Installation shall be per City Standards and shall be inspected by cross connection specialist after installation. Cross connection inspector is to be notified for inspection after installation is completed. The property owner shall have RPPD device tested once a year by a certified backflow device tester and the results shall be submitted to Public Works, Water Services Division.
 3. No building permits shall be issued for the preschool until the grease interceptor has been installed and permits are finalized for the existing religious facility located at 8132 Garden Grove Boulevard.
- I. All provisions of the Fire Department shall be met. This includes, but is not limited to, the following:
1. Address shall be visible from the street (in contrasting colors), a minimum of six (6) inches in height.
 2. Fire extinguishers shall be provided. The number, locations, and ratings shall be determined by fire inspector.
 3. Fire alarm system shall be provided in accordance with the Uniform Fire Code, NFPA 72, Article 14 and the California Electrical Code.
 4. Fire lane(s) shall be posted and marked in accordance with Garden Grove Fire Department Fire Protection Specifications and Requirements.
- J. The building plans, site plans and all construction shall comply with the current editions of the C.B.C, U.P.C., U.M.C., and N.E.C. as amended by the City of Garden Grove and State of California handicap access, energy conservation and sound transmission control requirements.
- K. Graffiti shall be removed from the premises and all parking areas under the control of the property owner within 120 hours of application.
- L. All mechanical equipment shall be screened from the view of adjacent properties and public right-of-way.
- M. The applicant shall submit a detailed landscape and irrigation plan of the existing and expanded play areas. The plan shall be submitted to and be approved by the Community Development Department, Planning Services Division prior to the

- issuance of building permits. Said plan shall include substantial plantings that create a natural setting and include type (both common and botanical names), size, location, and quantity of all plant material. It shall include staking and planting specifications.
- N. The outdoor play area shall be secured with a six-foot high fence (3 feet of wrought iron on top and 3 feet of decorative block wall).
 - O. All signs shall require a separate permit and shall be installed in accordance with the provisions of the sign ordinance and shall be approved by the Development Services Department prior to installation.
 - P. The number of children allowed for the preschool shall not exceed 38. No adult day care shall be allowed.
 - Q. Students shall not be permitted in the play area before 8 a.m. or after 6 p.m. Monday through Friday. No outdoor weekend activities of any kind shall be permitted.
 - R. All activities conducted on-site after normal school hours shall be conducted within a wholly enclosed building.
 - S. The school and extended care hours shall not begin before 7:00 a.m. and shall be concluded by 6:30 p.m., Monday through Friday.
 - T. The applicant shall obtain a State day care license and shall obtain all necessary approvals and inspections as required by the State.
 - U. The applicant/property owner shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-626-02 and his/her agreement with all conditions of the approval.
 - V. The applicant shall keep and maintain on the property one standard refuse storage enclosure to accommodate a trash bin for use by the preschool. Trash enclosure doors shall be kept closed and secured except during trash disposal or pickup.
 - W. The Conditional Use Permit shall be reviewed three (3) years from the date of this Resolution's approval in order to determine if the preschool is operating in compliance.



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92842

(714) 741-5312

September 30, 2002

Jamie Choi
3600 Wilshire Blvd., Ste. 1826
LA, CA 90010

Subject: Proposed Child Care Center for Gospel First Korean Baptist Church at
13040 Coast Street, Garden Grove

Dear Ms. Choi:

This letter is to inform you of the status of the land use entitlement application for the proposed childcare center at the above-mentioned address.

On September 4, 2002, staff received a Conditional Use Permit application to allow the operation of a childcare center as a part of the existing religious facility. In reviewing the application package, staff has determined that it is incomplete due to the lack of the following information:

- The maximum number of children requested in the Conditional Use Permit application. The State of California requires 35 square feet of child usable inside activity space for each child enrolled and 75 square feet of child usable outside activity space for each child enrolled.
- The total number of staff/instructor for the proposed childcare center in order to determine the required number of on-site parking spaces.

The site plan shows the playground has an area of 1,580 square feet. According to State regulation, this square footage could only accommodate 21 children. The submitted floor plan shows a total of three (3) classrooms that could accommodate up to a total of 48 children. As the conditional use permit governs the operation of the childcare center including the number of children and instructor(s), and the required number of on-site parking, it is essential that the proposed request would be in accordance with State and City Codes. This number must be determined at the time of CUP submittal.

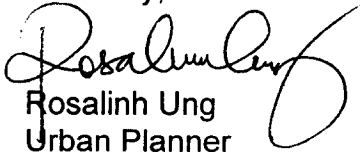
Jamie Choi
September 30, 2002
Page 2

On several different occasions (September 13, 16, and 18), staff contacted your office and left messages for you regarding this issue. Once we made direct contact with you, again it was reiterated the importance of such information. Without this information, your CUP application cannot be processed.

Please contact the County of Orange Social Services Agency to assist you in determining the number of children allowed per their specifications. Once determined, please refer to Title 9 of the Garden Grove Municipal Code to determine the required number of parking spaces for the proposed childcare center. These exercises are necessary in completing your CUP application. Please provide the necessary information as soon as possible so your application can be processed.

If you have any questions or need further assistance from staff, please contact Rosalinh Ung at (714) 741-5312.

Sincerely,


Rosalinh Ung
Urban Planner

c: David Kim (Gospel First Korean Baptist Church)

CHICAGO TITLE COMPANY

Date: August 28, 2002

CHARLES RIM
UNITED PACIFIC INVESTMENTS
26314 S. WESTERN AVE
LOMITA, CA

Order No.: 26063030 - H55

Property: 13040 COAST ST, GARDEN GROVE, CA

RE: GOSPEL 1ST KOREAN

In response to a request for our issuance of a Policy of Title Insurance, we enclose herewith our Preliminary Report for your review.

Should you have any questions in connection with this or any other matter concerning the above referenced order, please do not hesitate to contact our office.

Thank you for choosing CHICAGO TITLE COMPANY.

Title Department:

CHICAGO TITLE COMPANY
535 NORTH BRAND BLVD
GLENDALE, CA 91203
(818)548-0222 fax: (818)550-3254

JIM PRESTON
TITLE OFFICER

CHICAGO TITLE INSURANCE COMPANY
Fidelity National Financial Group of Companies' Privacy Statement
July 1, 2001

We recognize and respect the privacy expectation of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- * From applications or other forms we receive from you or your authorized representative;
- * From your transactions with, or from the services being performed by, us, our affiliates, or others;
- * From our internet web sites;
- * From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- * From consumer or other reporting agencies.

Our Policies Regarding The Protection Of The Confidentiality And Security Of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We may also disclose your Personal Information:

- * to agents, brokers or representatives to provide you with services you have requested;
- * to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- * to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right To Access Your Personal Information And Ability To Correct Errors Or Request Change Or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Privacy Compliance Officer
Fidelity National Financial, Inc.
4050 Calle Real, Suite 220
Santa Barbara, CA 93110

Multiple Products or Services:

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.

CHICAGO TITLE COMPANY

PRELIMINARY REPORT

Dated as of: August 14, 2002 at 7:30 AM

Order No.: 26063030 - H55

Regarding: 13040 COAST ST
GARDEN GROVE, CA

CHICAGO TITLE COMPANY hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception in Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in the attached list. Copies of the Policy forms are available upon request.

Please read the exceptions shown or referred to in Schedule B and the exceptions and exclusions set forth in the attached list of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

The form of policy of title insurance contemplated by this report is:

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY

AMERICAN LAND TITLE ASSOCIATION LOAN EXTENDED COVERAGE POLICY

Title Department:

CHICAGO TITLE COMPANY
535 NORTH BRAND BLVD
GLENDALE, CA 91203
(818)548-0222 fax: (818)550-3254

JIM PRESTON
H55

SCHEDULE A

Order No: 26063030 H55

Your Ref:

1. The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

2. Title to said estate or interest at the date hereof is vested in:

GOSPEL FIRST KOREAN BAPTIST CHURCH, A NON-PROFIT ORGINZATION

3. The land referred to in this report is situated in the State of California, County of ORANGE and is described as follows:

LOT 2, BLOCK A, OF TRACT 1075, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 4 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF COAST STREET AS DESCRIBED IN THE CERTIAN RESOLUTION NO. 3239-66 ORDERING THE VACATION AND ABANDONMENT OF A PORTION OF SAID COAST STREET, A CERTIFIED COPY OF WHICH WAS RECORDED OCTOBER 14, 1966, IN BOOK 8076, PAGE 589, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING BETWEEN THE WESTERLY PROLONGATION OF THE NORTHERLY AND SOUTHERLY LINES OF SAID LOT 2.

EXCEPT ALL WATER AND WATER RIGHTS OF EVERY KING OR CHARACTER, IN, UPON AND UNDER SAID LAND, AS RESERVED BY R. F. DEEBLE AND OTHERS, IN DEED RECORDED OCTOBER 18, 1945, IN BOOK 1258, PAGE 525, OFFICIAL RECORDS, AND NOVEMBER 1, 1947, IN BOOK 1559, PAGE 366, OFFICIAL RECORDS.

SCHEDULE B

Page 1

Order No: 26063030 H55

Your Ref:

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the policy form designated on the face page of this Report would be as follows:

- A 1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2002-2003 THAT ARE A LIEN NOT YET DUE.
- B 2. PROPERTY TAXES FOR THE FISCAL YEAR SHOWN BELOW ARE PAID. FOR INFORMATION PURPOSES THE AMOUNTS ARE:

FISCAL YEAR: 2001-2002
1ST INSTALLMENT: \$107.53
2ND INSTALLMENT: \$107.53
EXEMPTION: \$NONE
CODE AREA: 18365
ASSESSMENT NO: 097-011-03

- C 3. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

- D 4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

- E 5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED MAP SHOWN BELOW.

MAP OF: SAID TRACT
EASEMENT
PURPOSE: STREETS
AFFECTS: AS SHOWN ON SAID MAP

- F 6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED MAP SHOWN BELOW.

MAP OF: SAID TRACT
EASEMENT
PURPOSE: PUBLIC UTILITIES
AFFECTS: THE EAST 5 FEET OF SAID LAND

- G 7. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

SCHEDULE B (continued)

Order No: 26063030 H55

Your Ref:

PURPOSE: PUBLIC UTILITIES
 RECORDED: IN BOOK 1256, PAGE 548, OFFICIAL RECORDS
 AFFECTS: THE EAST 5 FEET OF LICENSED SURVEYS

- H 8. COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING THEREFROM ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) AS SET FORTH IN THE DOCUMENT.

RECORDED: IN BOOK 1559, PAGE 366, OFFICIAL RECORDS

- I NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, MARITAL STATUS DISABILITY, NATIONAL ORIGIN, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.1 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

- J 9. AN EASEMENT OR OTHER RIGHTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN THE DOCUMENT ABOVE MENTIONED.

FOR: PUBLIC UTILITIES
 AFFECTS: THE EAST 5 FEET OF SAID LAND

- K 10. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

PURPOSE: PUBLIC UTILITIES
 RECORDED: IN BOOK 8076, PAGE 589, OFFICIAL RECORDS
 AFFECTS: THE WESTERLY 6 FEET OF SAID LAND

- L 11. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

PURPOSE: STREET AND HIGHWAY
 RECORDED: IN BOOK 8164, PAGE 842, OFFICIAL RECORDS
 AFFECTS: THE SOUTHERLY 10 FEET OF SAID LAND

- M 12. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS

SCHEDULE B
(continued)

Order No: 26063030 H55

Your Ref:

SET FORTH IN A DOCUMENT

PURPOSE: PUBLIC UTILITIES
 RECORDED: IN BOOK 8216, PAGE 487, OFFICIAL RECORDS
 AFFECTS: THE NORTHERLY 2 FEET AND THE EASTERLY 4 FEET OF SAID LAND

- N 13. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

PURPOSE: PUBLIC UTILITIES
 RECORDED: IN BOOK 8226, PAGE 954, OFFICIAL RECORDS
 AFFECTS: A STRIP OF LAND IN WIDTH, THE CENTERLINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2 IN BLOCK "A";
 THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 20 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE OF SAID LOT 2, SAID POINT BEING DISTANT EASTERLY 45 FEET FROM SAID NORTHWEST CORNER OF SAID LOT 2.

- P 14. THE FACT THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.

REDEVELOPMENT

AGENCY: NOT SHOWN
 RECORDED: IN BOOK 11984, PAGE 1027, OFFICIAL RECORDS

- Q 15. NOTE: AN INSTRUMENT ENTITLED "PROPOSED SUPPLEMENT TO THE AMENDED REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT AG", RECORDED IN BOOK 13365, PAGE 348, OFFICIAL RECORDS.

- R 16. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN BELOW

AMOUNT: \$287,500.00
 DATED: JUNE 23, 1994
 TRUSTOR: JONG DAI PARK AND IN JA PARK, HUSBAND AND WIFE
 TRUSTEE: FARM CREDIT SERVICES OF SOUTHERN CALIFORNIA, AN ACA, A CORPORATION
 BENEFICIARY: FARM CREDIT SERVICES OF SOUTHERN CALIFORNIA, AN ACA, A CORPORATION
 RECORDED: AUGUST 11, 1994, AS INSTRUMENT NO. 94-0496909, OFFICIAL RECORDS

SCHEDULE B (continued)

Order No: 26063030 H55

Your Ref:

ORIGINAL LOAN
NUMBER:

NOT SHOWN

s AN ASSIGNMENT OF THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WHICH
NAMES

AS ASSIGNEE: FARM CREDIT SERVICES OF SOUTHERN CALIFORNIA, FLCA
RECORDED: APRIL 21, 2002, AS INSTRUMENT NO. 2000-207163,
OFFICIAL RECORDS

r 17. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN
BELOW

AMOUNT: \$575,054.00
DATED: MAY 19, 1999
TRUSTOR: GOSPEL FIRST KOREAN BAPTIST CHURCH, A CALIFORNIA
NON-PROFIT CORPORATION
TRUSTEE: CHICAGO TITLE COMPANY
BENEFICIARY: CALIFORNIA BAPTIST FOUNDATION, A NON-PROFIT
CORPORATION
RECORDED: MAY 24, 1999, AS INSTRUMENT NO. 1999-379530, OFFICIAL
RECORDS
ORIGINAL LOAN
NUMBER: NOT SHOWN

u AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.

v 18. AN ASSIGNMENT OF ALL MONIES DUE, OR TO BECOME DUE AS RENT OR OTHERWISE FROM
SAID LAND, TO SECURE PAYMENT OF AN INDEBTEDNESS, SHOWN BELOW AND UPON THE
TERMS AND CONDITIONS THEREIN

AMOUNT: \$575,054.00
ASSIGNED TO: CALIFORNIA BAPTIST FOUNDATION, A NON-PROFIT
CORPORATION
BY: GOSPEL FIRST KOREAN BAPTIST CHURCH, A CALIFORNIA
NON-PROFIT CORPORATION
RECORDED: MAY 24, 1999, AS INSTRUMENT NO. 1999-379531, OFFICIAL
RECORDS

w AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.

x 19. A DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT", DATED NOVEMBER 9, 1999

SCHEDULE B
(continued)

Order No: 26063030 H55

Your Ref:

EXECUTED BY THE CITY OF GARDEN GROVE AND GOSPEL FIRST KOREAN BAPTIST CHURCH
, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED,
RECORDED NOVEMBER 30, 1999, AS INSTRUMENT NO. 1999-819224, OFFICIAL RECORDS

y REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

z 20. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN
BELOW

AMOUNT: \$623,000.00
DATED: AUGUST 25, 2000
TRUSTOR: GOSPEL FIRST KOREAN BAPTIST CHURCH
TRUSTEE: FIDELITY NATIONAL TITLE COMPANY
BENEFICIARY: RELIANCE TRUST COMPANY
RECORDED: AUGUST 15, 2000, AS INSTRUMENT NO. 2000-425390,
OFFICIAL RECORDS

ORIGINAL LOAN
NUMBER: NOT SHOWN

AM AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.

AA 21. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION OR SURVEY OF SAID LAND OR
BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

AB 22. ANY RIGHTS OF THE PARTIES IN POSSESSION OF SAID LAND, BASED ON ANY
UNRECORDED LEASE, OR LEASES.

THIS COMPANY WILL REQUIRE THAT A FULL COPY OF ANY UNRECORDED LEASE BE
SUBMITTED TO US, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS,
BEFORE ISSUING ANY POLICY OF TITLE INSURANCE.

AC END OF SCHEDULE B

AD NOTE NO. 1: BEFORE ISSUING ANY POLICY OF TITLE INSURANCE, THIS COMPANY
WILL REQUIRE THAT A FULL COPY OF ANY UNRECORDED LEASE REFERRED TO HEREIN BE
FURNISHED TO THIS COMPANY, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND
AMENDMENTS.

AE NOTE NO. 2: THIS COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS IN ORDER TO
INSURE A CONVEYANCE OR ENCUMBRANCE BY THE CORPORATION NAMED BELOW.

CORPORATION: GOSPEL FIRST KOREAN BAPTIST CHURCH, CALIFORNIA
NONPROFIT CORPORATION.

(A) A COPY OF THE CORPORATION BY-LAWS OR ARTICLES.

**SCHEDULE B
(continued)**

Page 6

Order No: 26063030 H55

Your Ref:

(B) AN ORIGINAL OR CERTIFIED COPY OF THE RESOLUTION AUTHORIZING THE SUBJECT TRANSACTION, TOGETHER WITH A CERTIFICATE OF COMPLIANCE PURSUANT TO SECTION 5912 OR 7912 CORPORATIONS CODE.

(C) IF THE ARTICLES OR BY-LAWS REQUIRE APPROVAL BY A "PARENT" ORGANIZATION, WE WILL ALSO REQUIRE A COPY OF THOSE BY-LAWS OR ARTICLES.

AN NOTE NO. 3: NO EXAMINATION OF THE COMPANY'S RECORDS HAS BEEN MADE FOR, NOR IS REPORT MADE IN THIS PRELIMINARY REPORT OF, MONETARY LIENS, OR ENCUMBRANCES, IF ANY, WHICH MAY AFFECT TITLE TO AN ESTATE OR INTEREST IN THE LAND DESCRIBED HEREIN ACQUIRED BY A PROSPECTIVE PURCHASER OR PURCHASERS.

AF NOTE NO. 4: THE CHARGE FOR A POLICY OF TITLE INSURANCE, WHEN ISSUED THROUGH THIS TITLE ORDER, WILL BE BASED ON THE BASIC (NOT SHORT-TERM) TITLE INSURANCE RATE.

AG NOTE NO. 5: IF THIS COMPANY IS REQUESTED TO DISBURSE FUNDS IN CONNECTION WITH THIS TRANSACTION, CHAPTER 598, STATUTES OF 1989 MANDATES HOLD PERIODS FOR CHECKS DEPOSITED TO ESCROW OR SUB-ESCROW ACCOUNTS. THE MANDATORY HOLD PERIOD FOR CASHIER'S CHECKS, CERTIFIED CHECKS AND TELLER'S CHECKS IS ONE BUSINESS DAY AFTER THE DAY DEPOSITED. OTHER CHECKS REQUIRE A HOLD PERIOD OF FROM TWO TO FIVE BUSINESS DAYS AFTER THE DAY DEPOSITED. IN THE EVENT THAT THE PARTIES TO THE CONTEMPLATED TRANSACTION WISH TO RECORD PRIOR TO THE TIME THAT THE FUNDS ARE AVAILABLE FOR DISBURSEMENT (AND SUBJECT TO COMPANY APPROVAL), THE COMPANY WILL REQUIRE THE PRIOR WRITTEN CONSENT OF THE PARTIES. UPON REQUEST, A FORM ACCEPTABLE TO THE COMPANY AUTHORIZING SAID EARLY RECORDING MAY BE PROVIDED TO ESCROW FOR EXECUTION.

WIRE TRANSFERS

THERE IS NO MANDATED HOLD PERIOD FOR FUNDS DEPOSITED BY CONFIRMED WIRE TRANSFER. THE COMPANY MAY DISBURSE SUCH FUNDS THE SAME DAY.

CHICAGO TITLE WILL DISBURSE BY WIRE (WIRE-OUT) ONLY COLLECTED FUNDS OR FUNDS RECEIVED BY CONFIRMED WIRE (WIRE-IN). THE FEE FOR EACH WIRE-OUT IS \$25.00. THE COMPANY'S WIRE-IN INSTRUCTIONS ARE:

WIRE-IN INSTRUCTIONS FOR BANK OF AMERICA:

BANK: BANK OF AMERICA
1850 GATEWAY BLVD.
CONCORD, CA 94520

BANK ABA: 121000358

ACCOUNT NAME: CHICAGO TITLE COMPANY
TRI-VALLEY MARKET CENTER

**SCHEDULE B
(continued)**

Order No: 26063030 H55

Your Ref:

ACCOUNT NO.: 12358-50729

FOR CREDIT TO: CHICAGO TITLE COMPANY
535 NORTH BRAND BOULEVARD
GLENDALE, CA 91203

FURTHER CREDIT TO: ORDER NO.: 026063030

AM NOTE NO. 6: THERE ARE NO CONVEYANCES AFFECTING SAID LAND, RECORDED WITHIN SIX (6) MONTHS OF THE DATE OF THIS REPORT.

AI NOTE NO. 7: THERE IS LOCATED ON SAID LAND A COMMERCIAL BUILDING KNOWN AS: 13040 COAST STREET, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA.

JP/MP

CLTA PRELIMINARY REPORT FORM

Exhibit A (Revised 01/04/02)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY -1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

5. Any claim which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY -1990

(Continued)

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART 1

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land which or which may be asserted by persons in thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (6/2/96)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (10/17/98)

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning
 - a. building
 - b. zoning
 - c. Land use
 - d. improvements on the Land
 - e. Land division
 - f. environmental protection

This Exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.

This Exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless
 - a. notice of exercising the right appears in the public records at the Policy Date; or
 - b. the taking happened before the Policy Date and is binding on You if You bought the land without Knowing of the taking.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7,8.d, 22, 23, 24 or 25.
5. Failure to pay value for YOUR Title.
6. Lack of a right:
 - a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 18.

AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)

EXCLUSIONS

In addition to the Exceptions in Schedule 8, you are not insured against loss, costs attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or governmental regulation.

This includes building and zoning ordinances and also laws and regulations concerning:

land use
improvements on the land
land division
environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.

This exclusion does not limit the zoning coverage described in Items 12 and 13 d Covered Title Risks.

2. The right to take the land by condemning it, unless:

a notice of exercising the right appears in the public records on the Policy Date
the taking happens prior to the Policy Date and is binding on you if you bought the land without knowing of the taking

3. Title Risks:

that are created, allowed, or agreed to by you
that are known to you, but not to us, on the Policy Date - unless they appear in the public records
that result in no loss to you
that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in item 8 of Covered Title Risks

4. Failure to pay value for your title.

5. Lack of a right:

to any land outside the area specifically described and referred to in Item 3 of Schedule A

OR

in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

**AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (10-17-92)
WITH ALTA ENDORSEMENT-FORM 1 COVERAGE**

and

**AMERICAN LAND TITLE ASSOCIATION LEASEHOLD LOAN POLICY (10-17-92)
WITH ALTA ENDORSEMENT-FORM 1 COVERAGE**

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy); or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness to comply with applicable doing business laws of the state in which the land is situated
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

**AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (10-17-92)
WITH ALTA ENDORSEMENT-FORM 1 COVERAGE**

and

**AMERICAN LAND TITLE ASSOCIATION LEASEHOLD LOAN POLICY (10-17-92)
WITH ALTA ENDORSEMENT-FORM 1 COVERAGE**

(CONTINUED)

6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the subordination of the interest of the insured mortgagee as a result of the doctrine of equitable subordination; or
 - (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above policy forms may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following General Exceptions:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices, of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10/13/01)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvements now or hereafter erected on the Land ; (iii) a separation in ownership or a change in the dimensions or areas of the Land or any parcel of which the Land is or was a part; or (ii) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14, and 16 of this policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14, and 16 of this policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the Public Records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without Knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (this paragraph does limit the coverage provided under Covered Risks 8, 16, 18, 19, 20, 21, 22 ,23, 24, 25 and 26); or
 - (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the Land is situated.
5. Invalidity or unenforceability of the lien of the Insured Mortgage, or claim thereof, which arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, except as provided in Covered Risk 27, or any consumer credit protection or truth in lending law.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10/13/01)

(Continued)

6. Real property taxes or assessments of any governmental authority which become a lien on the Land subsequent to Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 7, 8(e) and 26.
7. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This exclusion does not limit the coverage provided in Covered Risk 8.
8. Lack of priority of the lien of the Insured Mortgage as to each and every advance made after Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting the title, the existence of which are Known to the Insured at:
 - (a) The time of the advance; or
 - (b) the time a modification is made to the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of interest is greater as a result of the modification than it would have been before the modification. This exclusion does not limit the coverage provided in Covered Risk 8.
9. The failure of the residential structure, or any portion thereof to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at Date of Policy.

AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (10-17-92)

and

AMERICAN LAND TITLE ASSOCIATION LEASEHOLD OWNER'S POLICY (10-17-92)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged affecting the land has been recorded in the public records at Date of Policy.
2. (b) Any governmental police power not excluded by (a) above, except to the extent notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be bidding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

AMERICAN LAND TITILE ASSOCIATION OWNER'S POLICY (10-17-92)

and

AMERICAN LAND TITLE ASSOCIATION LEASEHOLD OWNER'S POLICY (10-17-92)

(Continued)

The above policy forms may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage Policy will also include the following General Instructions:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

"This plat is for your aid in locating your land with reference to streets and other parcels. It is not a survey. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon."

CHICAGO TITLE INSURANCE COMPANY

131-55

Sycamore ST.

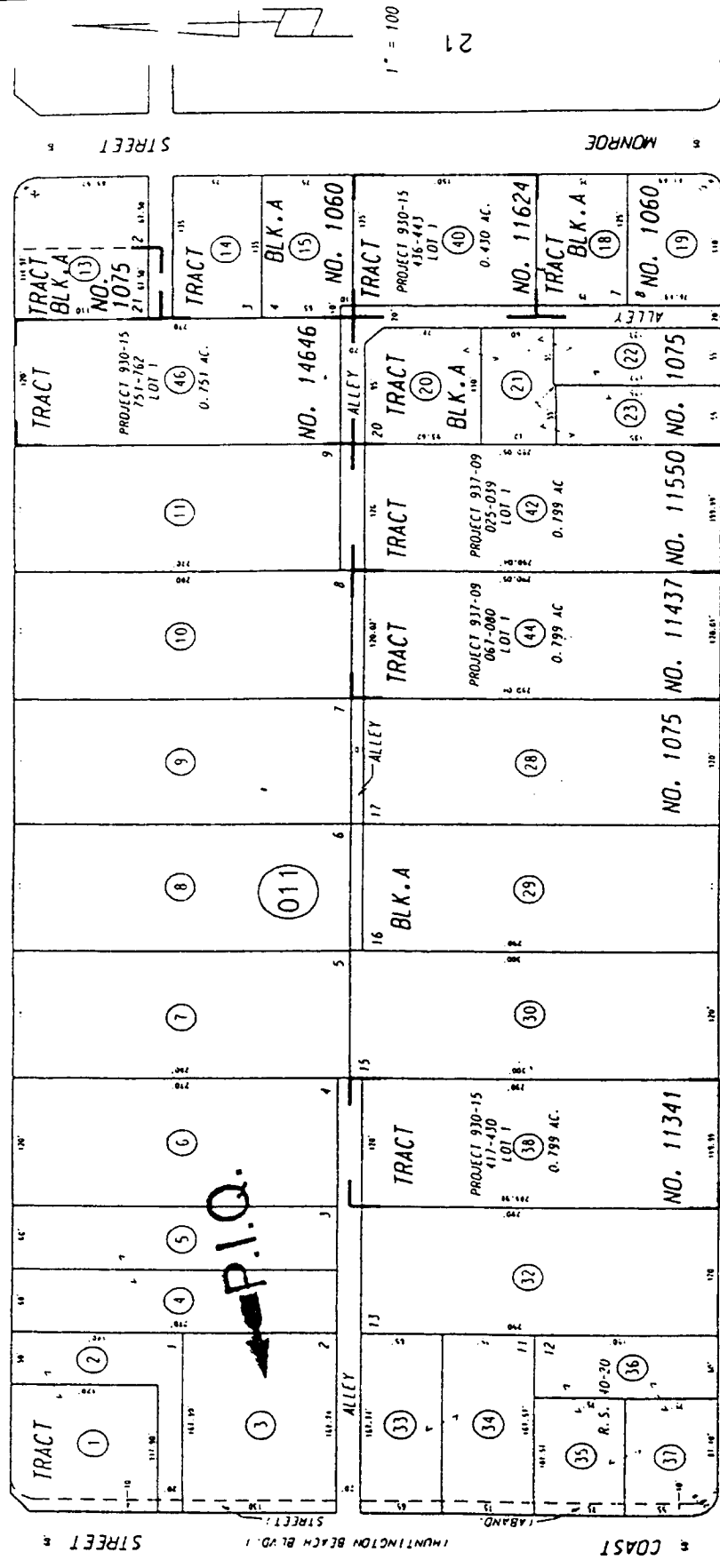
GARDEN GROVE

OCEAN AVE.

I. S. R. 11 W
I. S. R. 11 W

BOULEVARD

MONROE



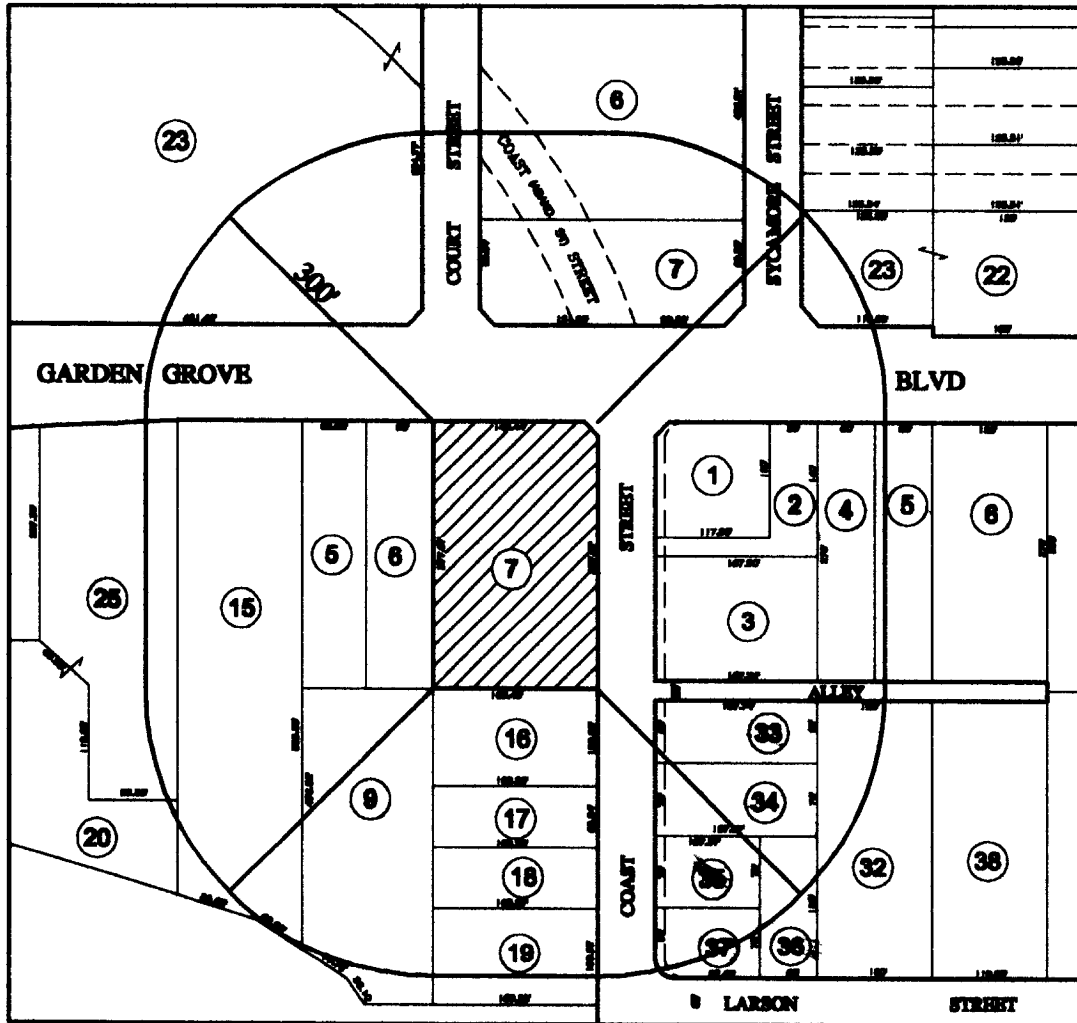
- TRACT NO. 1060
- TRACT NO. 1075
- TRACT NO. 11341
- TRACT NO. 11624
- TRACT NO. 11550
- TRACT NO. 11437
- TRACT NO. 14646
- M.M. 34-49
- M.M. 35-4
- M.M. 495-39, 40
- M.M. 507-6, 7
- M.M. 518-29, 30
- M.M. 526-17, 18
- M.M. 693-30, 31

MARCH 1951

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 097 PAGE 01 COUNTY OF ORANGE

02



AREA MAP

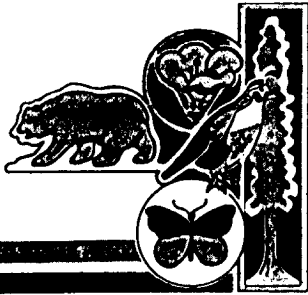
GENERAL DESCRIPTION OF PROPERTY: AP NO. 1334-053-010

**OWNER: CHOI, MIN JA WS
 ADDRESS: 8752 E. ACACIA AVE.
 GARDEN GROVE, CA 92841**

**MAP PREPARED BY ALDA
 TEL: (818) 438-8838**

**DATE:
 CASE NO.:
 SCALE: 1"=200'**





State
of
California
SECRETARY OF STATE

GOSPEL FIRST KOREAN BAPTIST CHURCH

I, *BILL JONES*, Secretary of State of the State of California, hereby certify:

That the annexed transcript was prepared by and in this office from the record on file, of which it purports to be a copy, and that it is full, true and correct.

IN WITNESS WHEREOF, I execute
this certificate and affix the Great
Seal of the State of California this

September 10, 1996



Bill Jones

Secretary of State

ACS

1200456

RE
RE

FILED
In the office of the Secretary of State
of the State of California

MAY 9 - 1983

BRUCE TONG, Secretary of State

By M. S. [Signature]
Deputy

ARTICLES OF INCORPORATION
OF
KOREAN KOINONIA BAPTIST CHURCH

I

The name of this corporation is KOREAN KOINONIA BAPTIST CHURCH

II

This corporation is a religious corporation and is not organized for the private gain of any person. It is organized under the Nonprofit Religious Corporation Law primarily for religious purposes.

III

The name and address in the State of California of this corporation's initial agent for service of process is:

✓ Dr. David S. Kim, 1626 La Loma, Santa Ana, Ca, 92705

IV

A. This corporation is organized and operated exclusively for religious purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

B. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501 (c)(3) of the Internal Revenue Code or (b) by a corporation contributions to which are deductible under Section 170 (c)(2) of the Internal Revenue Code.

C. No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of any candidate for public office.


V

The property of this corporation is irrevocably dedicated to religious or charitable purposes and no part of the net income or assets of this corporation shall ever inure to the benefit of any director, officer or member thereof or to the benefit of any private person. Upon the dissolution or winding up of the corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of this corporation shall be distributed to a nonprofit fund, foundation or corporation which is organized and operated exclusively for religious or charitable purposes and which has established its tax exempt status under Section 501 (c)(3) of the Internal Revenue Code.

VI


The name of the existing unincorporated association now being incorporated by the filing of these articles is LEMON HEIGHTS KOREAN BAPTIST MISSION.

Dated: May 4, 1983



KEI AN LEE


I hereby declare that I am the person who executed the foregoing Articles of Incorporation, which execution is my act and deed.



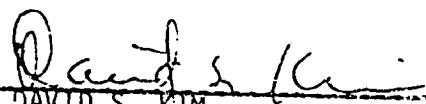
DECLARATION

KEI AN LEE and DAVID S. KIM declare under penalty of perjury that they are the president and secretary, respectively, of LEMON HEIGHTS KOREAN BAPTIST MISSION, the unincorporated association referred to in the articles of incorporation to which this declaration is attached, and that said association has duly authorized its incorporation by means of said articles.

Executed at Santa Ana, CA on May 4, 1983



KEI AN LEE



DAVID S. KIM

NOTO:

1200456

A359701

FILED
In the office of the Secretary of State
of the State of California

OCT 14 1988

CERTIFICATE OF AMENDMENT
OF
ARTICLE OF INCORPORATION

Wrench Fred Lee
MARSH 1978 EL. Secretary of State

REV. SOO Y. CHOI and DR. DAVID S. KIM certify that :

1. They are the president and secretary respectively , of KOREAN KOINONIA BAPTIST CHURCH , a California corporation.
2. Article I of the article of incorporation of this corporation is amended to read as follow :

The name of the corporation is GOSPEL FIRST KOREAN BAPTIST CHURCH
3. The forgoing amendment of article of incorporation has been duly approved by the board of directors.
4. The forgoing amendment of article of incorporation has been duly approved by the required vote of members.

We further declare under penalty of perjury undre the law of the state of California that the matters set forth in this certificate are true and correct of our own knowledge.

Date : Sept.27 1988

Sooyoung Choi

Rev. Sco Y. Choi , President

David S. Kim

Dr. David s. Kim, Secretary

RECORDING REQUESTED BY:
RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE INS CO.

When Recorded Mail Document
and Tax Statement To:

GOSPEL FIRST KOREAN BAPTIST CHURCH
13040 COAST ST.,
GARDEN GROVE, CA 92644

Recorded in the County of Orange, California
Gary L. Granville, Clerk/Recorder



19960044052 4:15pm 01/30/96

004 178492 20 50 IB22
G02 3 18 63.25 7.00 6.00 0.00 0.00 63.25 0.00
0.00 0.00

Escrow No.
Title Order No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN:

GRANT DEED

The undersigned grantor(s) declare(s) 50

Documentary transfer tax is \$ 126.50 City tax \$ _____

[] computed on full value of property conveyed, or

[X X] computed on full value less value of liens or encumbrances remaining at time of sale,

[] Unincorporated Area City of GARDEN GROVE

IT
3
IN
T

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JONG DAI PARK AND IN JA PARK, HUSBAND AND WIFE

hereby GRANT(S) to GOSPEL FIRST KOREAN BAPTIST CHURCH, A NON-PROFIT ORGANIZATION

the following described real property in the City of Garden Grove
County of Orange

State of California:

See Exhibit "B" for complete legal descriptions attached hereto and made a part hereof.

Commonly known as: 13040 Coast Street, Garden Grove, CA 92644

DATED: 1-17-1996

*Jong Dai Park by wife
as his attorney in fact*

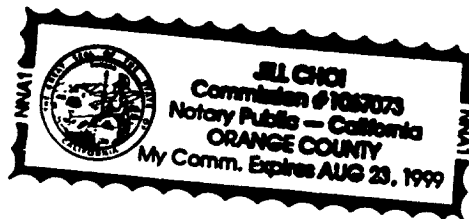
STATE OF CALIFORNIA
COUNTY OF Orange

Jong Dai Park

ON Jan. 17, 1996 before me,
the undersigned notary public personally appeared
In Ja Park

In Ja Park

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

Signature _____

MAIL TAX STATEMENT AS DIRECTED ABOVE

Gospel First Korean Baptist Church, 13040 Coast St., Garden Grove, CA 92644

EXHIBIT "B"

LOT 2 IN BLOCK A OF TRACT NO. 1075, AS SHOWN ON A MAP RECORDED IN BOOK 35, PAGE 4 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, TOGETHER WITH THAT PORTION OF COAST STREET AS DESCRIBED IN THAT CERTAIN RESOLUTION NO. 3239-66 ORDERING THE VACATION AND ABANDONMENT OF A PORTION OF SAID COAST STREET, A CERTIFIED COPY OF WHICH WAS RECORDED OCTOBER 14, 1966 IN BOOK 8076, PAGE 589 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, LYING BETWEEN THE WESTERLY PROLONGATION OF THE NORTHERLY AND SOUTHERLY LINES OF SAID LOT 2.

EXCEPT ALL WATER AND WATER RIGHTS OF EVERY KING OR CHARATER, IN UPON AND UNDER SAID LAND, AS RESERVED BY R.F. DEEBLE AND OTHERS IN DEED RECORDED OCTOBER 18, 1945 IN BOOK 1258, PAGE 525 OF OFFICIAL RECORDS, AND NOVEMBER 1, 1947 IN BOOK 1559, PAGE 366 OF OFFICIAL RECORDS.

I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE NOTARY ACKNOWLEDGEMENT ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: Jill Choi

DATE COMMISSION EXPIRES: 8-23-99

COUNTY IN WHICH BOND IS FILED: Orange

COMMISSION #: 1067073

MANUFACTURER/VENDOR NO:

DATE: 1/29/96


FIDELITY NATIONAL TITLE

SANTA ANA, CA
PLACE OF EXECUTION

남가주 가스펠 교회

Gospel First Korean Baptist Church
8132 Garden Grove Bl. GG., CA 92844

담임목사 : 신동호
Rev. Dong Ho Shin

Letter of Authorization

Jun.22.2002

Gospel First Korean Baptist Church
13040 Coast St.
Garden Grove, CA 92644

Community Development Department
City Garden Grove

I hereby authorize Jonathan Pae as my agent to precede conditional use permit procedure for Childcare center at existing church.



Rev. Dong Ho Shin
Pastor of Gospel First Korean Baptist Church



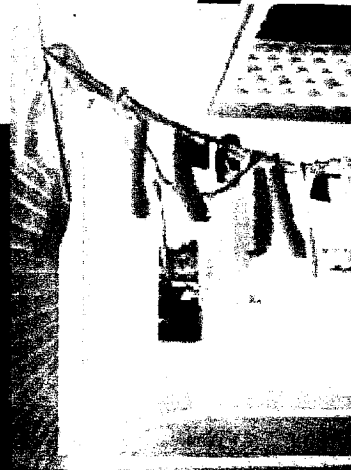
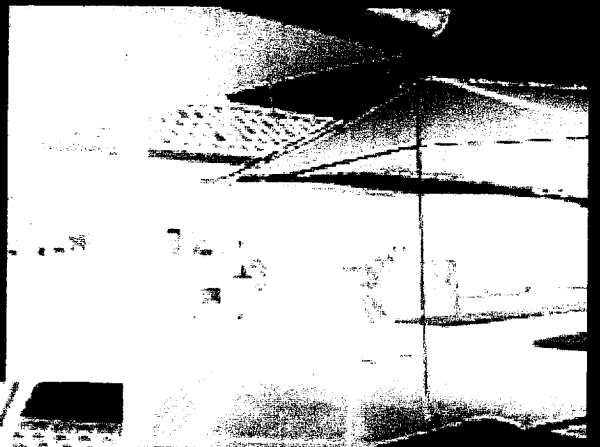
North Elevation



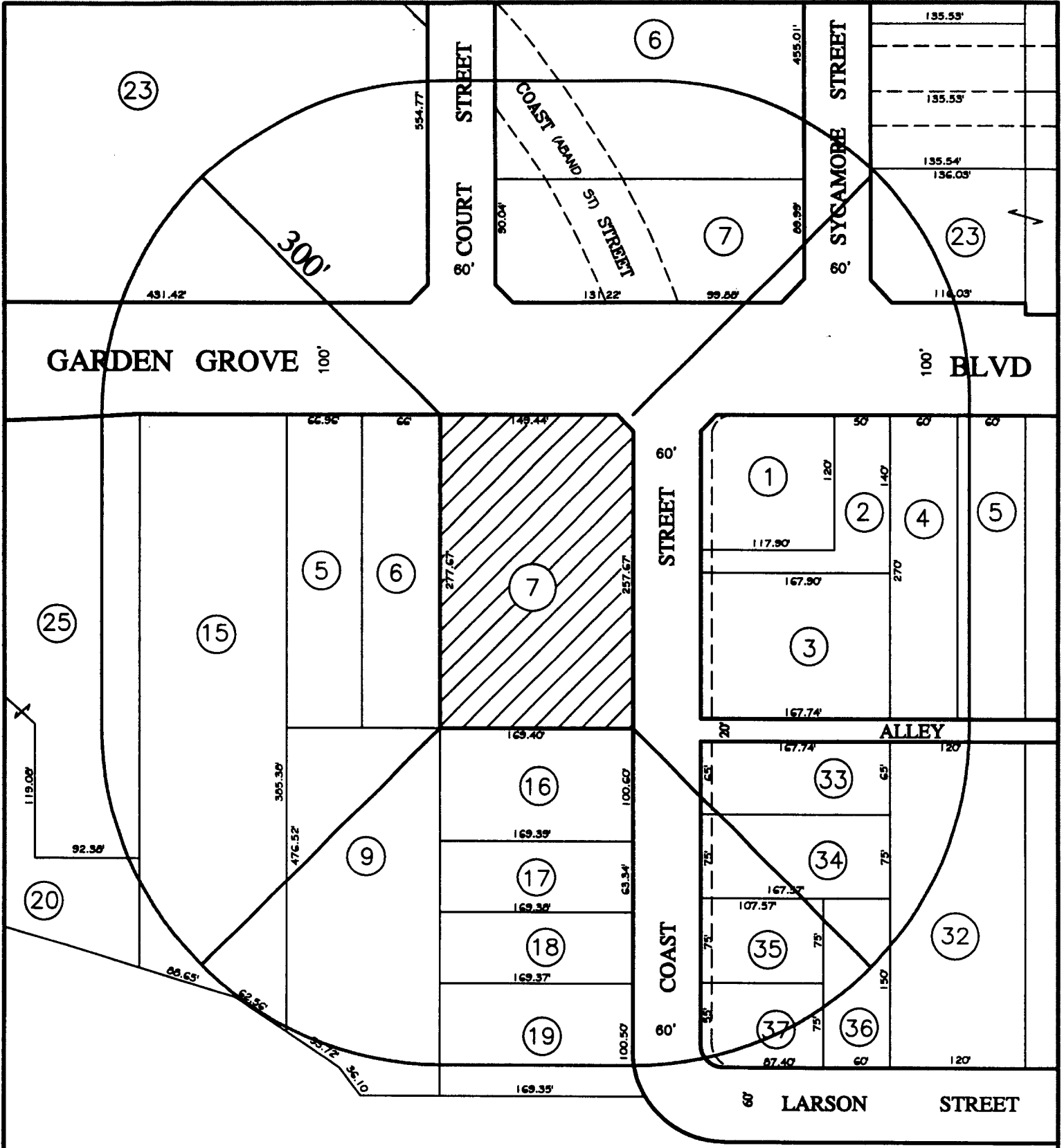
South Elevation




East Elevation



West Elevation



AREA MAP

GENERAL DESCRIPTION OF PROPERTY: AP NO. 0962-082-007	MAP PREPARED BY: ALDA TEL: (818) 438-8838	 VISUAL SCALE IN FEET
OWNER: CHURCH, GOSPEL FIRST KOREAN BAPTIST NO ADDRESS: BANK, CALIFORNIA CENTER 13040 COAST ST. GARDEN GROVE, CA 92844	DATE: CASE NO.: SCALE: 1"=80'	

BUILDING A CHILD CARE CENTER: APPROXIMATE COST OF CONSTRUCTION OF A CHILD CARE CENTER

(Examples shown to indicate required space)

	<u>Inside</u> 35/75 sf ⁵	<u>Outside</u> 75/82.5 sf ⁶	<u>Total</u>
100 Children	7,500 sf	8,250 sf	15,750 sf
120 Children	9,000 sf	9,900 sf	18,900 sf

COST (Approximate cost based on examples shown above)

	<u>Low</u> ⁷	<u>High</u> ⁸
100 Children		
Building	562,500	937,500
<u>Playground</u>	<u>206,250</u>	<u>288,750</u>
TOTAL	768,750	1,226,250
120 Children		
Building	675,000	1,125,000
<u>Playground</u>	<u>247,500</u>	<u>346,500</u>
TOTAL	922,500	1,471,500

⁵The State of California requires 35 sq. ft. of child usable activity space for each child enrolled. However, as a rule of thumb, 75 sq. ft. per child is recommended for overall building construction (85 sq. ft. when the program includes children under 2) to account for the non-usable space such as restrooms and hallways.

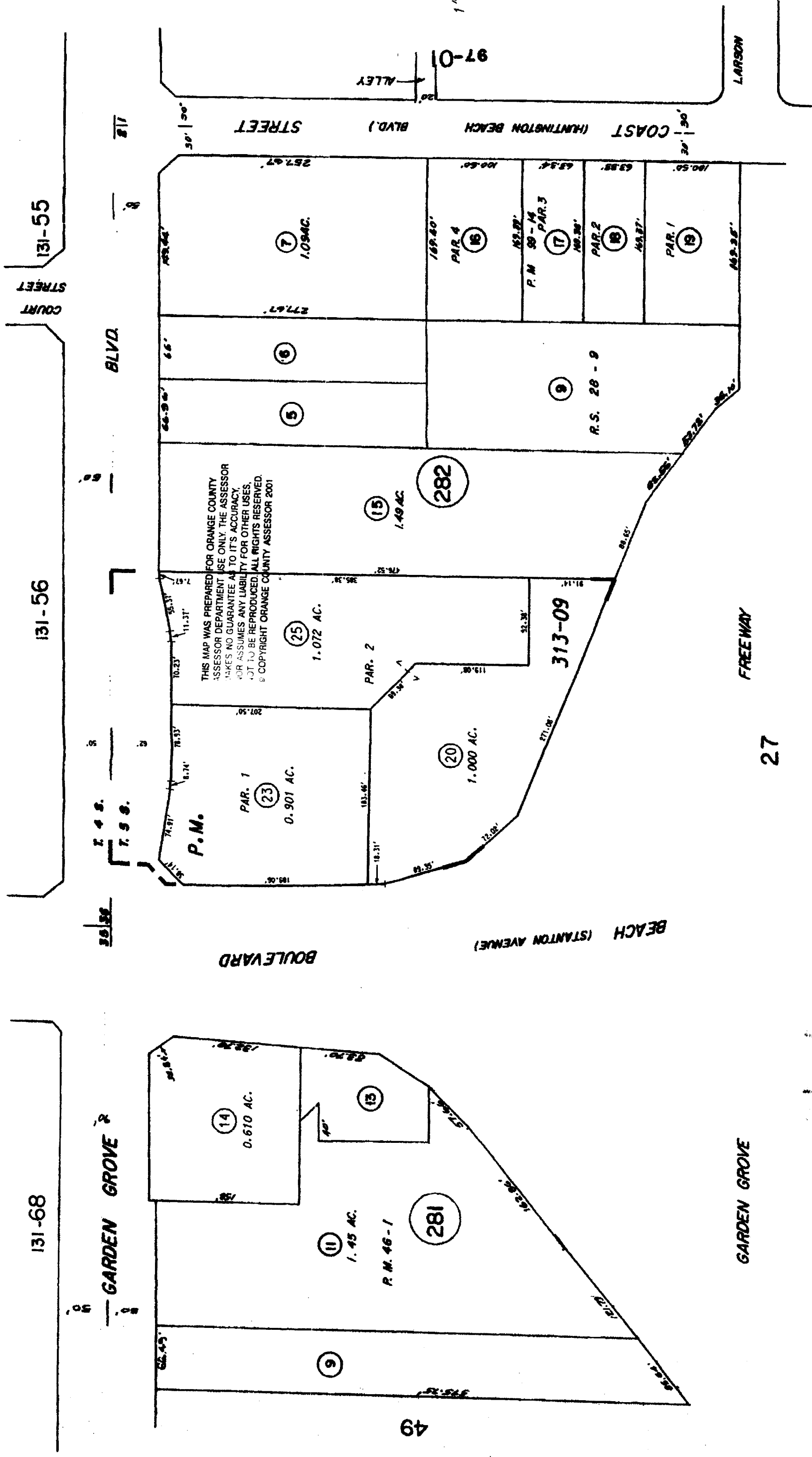
⁶The State of California requires 75 sq. ft. of child usable activity space for each child enrolled. However, as a rule of thumb, 82.5 sq. ft. per child is recommended to allow for playground landscaping and other non-usable space. This figure does not include space for required parking, general landscaping, set-backs from street, etc.

⁷Low figures are estimated at \$75/sq. ft. inside and \$25/sq. ft. outside. The outside figure includes normal grading. The inside figure does not include any built-in cabinetry, shelving, etc. These figures do not include any supplies, equipment or furnishings, either inside or outside.

⁸High figures are estimated at \$125/sq. ft. inside and \$35/sq. ft. outside. The outside figure includes normal grading. Inside figure includes some or most built-in cabinetry, shelving, etc. These figures do not include any supplies, equipment or furnishings, either inside or outside.

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V98-20



131-55
COURT STREET

131-56

131-68

BLVD.

GARDEN GROVE

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BOULEVARD

BEACH (STANTON AVENUE)

COAST (HUNTINGTON BEACH BLVD.)

GARDEN GROVE

FREEWAY

LARSON

MARCH 1951

PARCEL MAP P.M. 99 - 14. 313 - 9

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 096 PAGE 28 COUNTY OF ORANGE

1-1-01



CP-626-02

1-1-01