



## AGENDA

### ZONING ADMINISTRATOR MEETING

Garden Grove Community Meeting Center  
11300 Stanford Avenue

Thursday, January 8, 2026

9:00 a.m.

**Members of the public who wish to comment on matters before the Zoning Administrator, in lieu of doing so in person, may submit comments by emailing [public-comment@ggcity.org](mailto:public-comment@ggcity.org) no later than 3:00 p.m. the day prior to the meeting. The comments will be provided to the Zoning Administrator as part of the meeting record.**

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Comments by the Public. Each speaker shall be limited to three (3) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

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

All revised or additional documents and writings related to any items on the agenda, which are distributed to the Zoning Administrator within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the Community Meeting Center at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Zoning Administrator may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

1. ORAL COMMUNICATIONS – PUBLIC
2. PUBLIC HEARING ITEM(S):
  - a. [CONDITIONAL USE PERMIT NO. CUP-023-2014 \(REV 2026\)](#)

APPLICANT: Andy Ly  
LOCATION: 12741 Main St

REQUEST: A request to modify conditions of approval for Conditional Use Permit No. CUP-023-2014 to add a new preschool/daycare at the Garden Grove United Methodist Church site, which currently operates a head start program and a preschool, Sunflower Preschool. In conjunction with this request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. Conditional Use Permit No. CUP-023-2014 (REV 2026), subject to the recommended Conditions of Approval.

3. ADJOURNMENT

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> <b>2.A.</b>	<b>SITE LOCATION:</b> Southwest corner of Main Street and Stanford Avenue, at 12741 Main Street
<b>HEARING DATE:</b> January 8, 2026	<b>GENERAL PLAN:</b> Civic Center Mixed Use (CC)
<b>CASE NO.:</b> Conditional Use Permit No. CUP-023-2014 (REV. 2026)	<b>ZONE:</b> CC-3 (Civic Center Core)
<b>APPLICANT:</b> Andy Ly	<b>CEQA DETERMINATION:</b> Exempt – Section 15301 - Existing Facilities
<b>PROPERTY OWNER:</b> United Methodist Church of Garden Grove	<b>APN:</b> 089-202-58

## **REQUEST:**

A request to modify conditions of approval for Conditional Use Permit No. CUP-023-2014 to add a new preschool/daycare at the Garden Grove United Methodist Church site, which currently operates a Head Start program and a preschool, Sunflower Preschool.

## **BACKGROUND:**

The subject site consists of two (2) parcels totaling 5.2 acres, located in the downtown Civic Center area just north of Historic Main Street. The property has a General Plan Land Use designation of Civic Center Mixed Use (CC) and is zoned CC-3 (Civic Center Core). The site abuts Community Center Specific Plan - Community Center Residential District Area 20 (CCSP-CCR20) zoned properties to the west, CCSP-PR12 zoned properties across Stanford Avenue to the north, Civic Center Open Space (CC-OS) zoned properties across Main Street to the east, and Community Center Specific Plan - Community Core Area 31 (CCSP-CR31) zoned and a CC-2 zoned properties to the south. Surrounding uses include multifamily residential developments to the north, south and west; and community facilities—such as the Courtyard Center, Gem Theater, Garden Amp, and Village Green Park—to the east.

The site was originally developed with a religious facility, including a main assembly building and ancillary structures. Existing operations on the property include the Garden Grove United Methodist Church, a church-operated preschool (Sunflower Preschool), and a Head Start program. In 2014, the City approved a 47-unit affordable housing development and a 2,945 square-foot retail commercial space—proposed by Jamboree Housing Corporation—on the previously vacant portion of the site, along with Conditional Use Permit No. CUP-023-2014 to allow the

continued operation of the Church, the preschool, the Head Start program, as well as a parking Variance (V-008-2014) to reduce the required parking for the non-residential uses. To support the parking Variance, a licensed traffic engineering firm prepared a parking study. Although all of the uses are located on the same site, the Jamboree housing development, the Church, the retail area, the preschool, and the Head Start program continue to operate as separate entities.

The applicant is now requesting to modify CUP-023-2014 to allow a second preschool/daycare, "Academy Preschool and Daycare", to operate on the same site within portions of the existing Church facility that are currently underutilized.

A "Child Day Care Center" is a conditionally permitted use in the CC-3 zone. The applicant is proposing to operate the preschool/daycare on the religious site that currently allows only the operation of the church operated preschool and the Head Start program under the governance of Conditional Use Permit No. CUP-023-2014. Therefore, a modification to the existing Conditional Use Permit is required to allow the establishment of the proposed preschool/daycare on the site.

## **DISCUSSION:**

### **Conditional Use Permit**

In accordance with the business proposal, the Academy Preschool and Daycare would be a State-licensed private Christian school providing daycare and early learning services for up to 65 children, between 18 months and six (6) years of age. The school would occupy portions of the existing Garden Grove United Methodist Church facility that are currently underutilized by the Church. Several vacant spaces would be improved and converted into a total of five (5) classrooms for the proposed preschool, per the following:

- Room #20, located on the northeast corner of Building A (see [Attachment 2, Sheet A-1](#)), is an approximately 453 square-foot vacant classroom that includes an existing restroom for students inside the room. Adjacent to the south of Room #20 is a 316 square-foot storage area. The storage room currently does not have direct access to the outside as the only access to this area is through the classroom. The applicant proposes to take over the classroom and to convert the storage area into another classroom. The existing dividing wall and door between the two (2) rooms would remain in place to allow students to access the restroom from both classrooms. Additionally, a new exterior door will be added to the former storage room to provide the required ingress and egress.
- Existing Rooms #109, #110, and #111, located on the west side of the first floor of Building C (see [Attachment 2, Sheet A-2](#)), were previously used as classrooms for the church's Sunday school and would be taken over by the proposed preschool. Classroom #109 would be 322 square feet. Classroom



#110 would be 366 square feet. Classroom #111 would be 692 square feet. Each classroom would include a restroom for students.

Each classroom would be fully furnished and decorated with age-appropriate furniture and décor enhancing the learning experience of the students at the establishment. In total, approximately 2,149 square feet of the existing facility would be used exclusively by the Academy Preschool and Daycare. In addition to the five (5) aforementioned classrooms, the proposed preschool/daycare would be sharing the existing kitchen facility with the Church and the Sunflower Preschool. The kitchen facility is approximately 810 square feet and is located on the south side of Building B, Acker Hall. An existing men and a women's restroom located inside Acker Hall would also be available to staff and adult visitors.

In addition, the operator of the proposed preschool/daycare is proposing to fence-off and convert two (2) landscaping areas located to the west of Building C (fronting classroom #109, #110 and #111) into playground areas. One is 2,047 square feet and the other is 1,356 square feet for a total of 3,403 square feet.

As a State-licensed facility, the proposed preschool/daycare is required to provide a minimum amount of indoor and outdoor activity space based on the maximum children capacity, which are administered and regulated by the California Department of Social Services (CDSS). For indoor activity space, a minimum of 35 square feet per child is required, which equals to 2,275 square feet. For outdoor activity space, a minimum of 75 square feet per child is required, which equals to a minimum of 4,875 square feet of playground space for the subject preschool/daycare.

As indicated above, the project proposes approximately 2,149 square feet of indoor space and 3,403 square feet of outdoor space for the preschool/daycare. Both allocations are below the minimum space standards required by CDSS. The applicant would coordinate with CDSS to obtain a waiver of the minimum indoor and outdoor activity space requirement. In addition, Academy Preschool and Daycare would establish a staggered schedule of outdoor play times for all classrooms to comply with this requirement. As part of the approval of the subject request, a Condition of Approval (Condition No. 9) has been included to specify that the maximum enrollment capacity of 65 children, contemplated and approved under CUP-023-2014 (REV. 2026), is contingent upon the applicant obtaining final approval and acknowledgement in writing of a waiver from the California Department of Social Services for any indoor and outdoor activity space(s), including any other applicable requirements by CDSS, prior to commencement of operation of the preschool/daycare. Provided the applicant has successfully obtained the necessary waiver for indoor and outdoor activity space, along with the State license for the preschool/daycare facility, the facility is permitted with a maximum enrollment capacity of 65 children, as proposed. In the event that the applicant is unable to obtain approval of a waiver from CDSS from any applicable State law requirements, including those related to minimum indoor and/or outdoor

activity spaces, that would preclude the proposed maximum enrollment capacity of 65 children, the applicant shall limit the maximum number of children for the preschool/daycare, as required and stipulated by the approved state license for the facility. At no time, nor under any circumstance, shall the facility exceed a maximum capacity of 65 children, unless the applicant has obtained necessary land use approval, as determined by the Community Development Department and approved by the appropriate hearing body.

The proposed preschool/daycare is required to follow the teacher-to-child ratios set forth by State law, which are administered and regulated by the California Department of Social Services (CDSS). The number of teachers would depend on the number of children in each age range. The preschool/daycare is proposing to employ six (6) teachers and two (2) teacher aides to provide care and supervision to a maximum capacity of 65 children in accordance to CDSS's requirements. In addition to the number of teachers and teach aides, the preschool/daycare would employ one (1) director, one (1) cook, and one (1) janitor, for a total of eleven (11) staff members.

The preschool/daycare would operate from 7:00 a.m. to 6:00 p.m., Monday through Friday. While drop-off is generally expected between 7:00 a.m. and 8:30 a.m., and pick-up between 5:15 p.m. and 6:00 p.m., the applicant notes that the proposed preschool/daycare would not impose strict drop-off or pick-up times. Instead, it would accommodate families who need flexibility, including parents who work non-traditional hours.

On a typical day, breakfast would be served shortly after children arrive, allowing instruction and activities—such as circle time, one-on-one sessions with teachers, group activities, music, and arts and crafts—to begin at 8:30 a.m. The first recess (or outdoor playtime) would take place between 9:30 a.m. and 10:30 a.m. Lunch would be served at 11:00 a.m., followed by naptime. Instruction and activities would then resume at 2:00 p.m., with a second recess scheduled between 2:30 p.m. and 3:30 p.m. The daycare also offers dinner for students that would be served between 4:45 p.m. and 5:15 p.m., before the typical pick-up period. The day-to-day business operations of Academy Preschool and Daycare would remain within enclosed buildings, with outdoor playground areas limited to playtime hours, and is overall low impact in nature to the surrounding area.

#### Parking

The site currently provides a total of 230 parking spaces. Of these, 153 spaces are shared among the religious facility, the preschool, the Head Start program, and the commercial/retail uses. The remaining spaces are reserved solely for the residential development. In 2014, a parking study was conducted, as part of the City's approval for the residential development, to demonstrate the shared 153 parking spaces are adequate to serve all of the non-residential uses on site.

With the establishment of the proposed preschool/daycare, an updated parking study, prepared by a licensed traffic engineering consultant firm (AET & Associates) has been provided to further examine if the existing amount of parking spaces would continue to be adequate to support the subject preschool/daycare and all other on-site uses within the subject site.

The study has been reviewed and approved by the City's Traffic Engineering Division, and the Planning Services Division. The parking study analyzed all on-site parking, and was performed during regular business hours when the pre-school and Head Start were in operation. The parking analysis performed indicates that there was a peak demand of 91 parking spaces between 10:00 a.m. and 11:00 a.m. on weekdays. Given the peak demand of 91 parking spaces, there is an anticipated surplus of 62 parking spaces (based on 153 available parking spaces for non-residential uses).

For preschool/daycare uses, the Municipal Code requires a minimum of one (1) parking space per provider and staff member plus one (1) parking space for every six (6) children. Based on the proposed capacity of 65 children and eleven (11) providers/staff members, the proposed preschool/daycare requires a minimum of 22 parking spaces. With the inclusion of a 10% increase for future changes in the types of uses on the site, the total parking demand for the proposed preschool/daycare would be 24 parking spaces. The total peak demand during weekdays for the site would be 115 parking spaces (91 plus 24) with the inclusion of the Academy Preschool and Daycare. Thus, the site is anticipated to have a surplus of 38 parking spaces after the proposed preschool/daycare commences its operation.

The Community Development Department has reviewed the request and is supporting the proposal. All appropriate Conditions of Approval have been incorporated.

#### California Environmental Quality Act (CEQA)

CEQA's Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing facilities, with negligible or no expansion of use (CEQA Guidelines §15301.). The subject request for the operation of an additional preschool/daycare on the project site does not involve any physical expansion of the existing facilities. The subject request does not involve any new square footage, and the proposed construction involves only minor tenant improvement the existing buildings. Therefore, the proposed project is exempt from CEQA.

**RECOMMENDATION:**

Staff recommends that the Zoning Administrator take the following action:

1. Adopt Decision No. 1864-26, approving Conditional Use Permit No. CUP-023-2014 (REV. 2026), subject to the recommended conditions of approval.

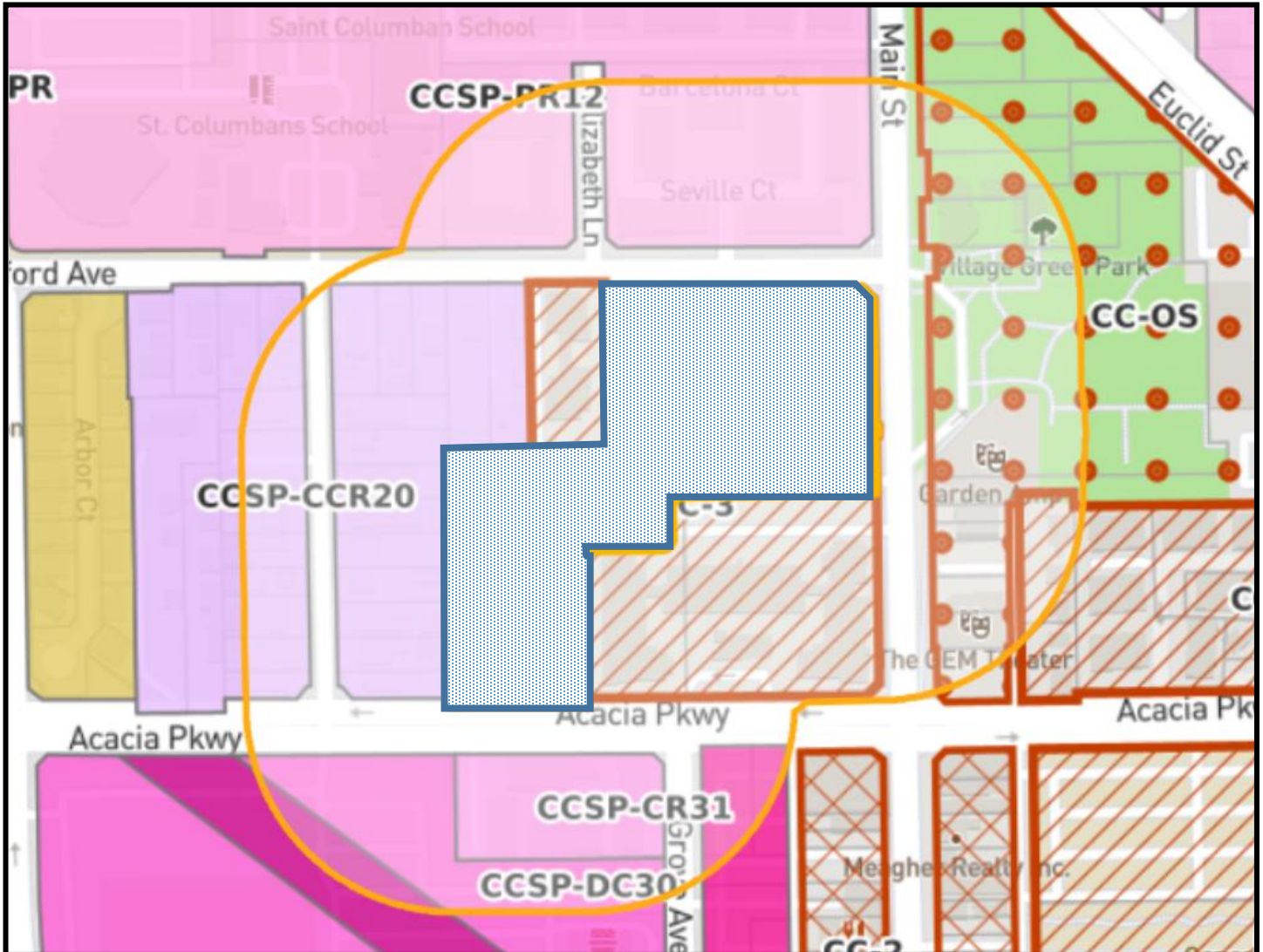


Maria Parra  
Planning Services Manager


By: Huong Ly, AICP  
Associate Planner

Attachment 1: Vicinity Map  
Attachment 2: Plans  
Attachment 3: Parking Memorandum  
Attachment 4: Original Conditions of Approval with redlines  
Attachment 5: Decision No. 1864-26 with Exhibit "A"- Conditions of Approval

**CONDITIONAL USE PERMIT NO.  
CUP-023-2014 (REV. 2026)**



**LEGEND**

 SUBJECT SITE(S) – 12471 MAIN STREET.

 300 FOOT RADIUS

**NOTES**

1. SITE ADDRESSES – 12471 MAIN STREET
2. CONDITIONAL USE PERMIT NO. CUP-023-2014 (REV. 2026)



ABBREVIATIONS		
A	AB	ANCHOR BOLT
	AFF	ABOVE FINISH FLOOR
	A/C	AIR CONDITIONING
	ADD	ADDITION
	ARCH	ARCHITECT
B	AL	ALUMINUM
	AIR	AIR COMPRESSOR
	BRG	BEARING
	BD	BOARD
BLDG	BLDG	BUILDING
	BLKG	BLOCKING
	BOT	BOTTOM
C	CAB	CABINET
	CAP	CAPACITY
	CER	CERAMIC
	CJ	CEILING JOIST
	CL	CENTER LINE
	CLG	CEILING
	CLR	CLEAR
	CO	CLEANOUT
	CONC	CONCRETE
	CONN	CONNECTION
	COL	COLUMN
	CPT	CARPET
	CT	CERAMIC TILE
	CW	COLD WATER
D	DBL	DOUBLE
	DEPT	DEPARTMENT
	DET	DETAIL
	DF	DRINK FOUNTAIN
	DIA	DIAMETER
	DIM	DIMENSION
	DISP	DISPENSER
	DN	DOWN
	DR	DOOR
	E	EAST
	EA	EACH
	ELEC	ELECTRICAL
	ENTR	ENTRANCE
	ELEV	ELEVATION
E	EQ	EQUAL
	EQUIP	EQUIPMENT
	EXH	EXHAUST
	EXIS	EXISTING
	EXP	EXPOSI
	EXT	EXTERIOR
	FCO	FLOOR CLEAN OUT
	FD	FLOOR DRAIN
	FE	FIRE EXTINGUISHER
	FHC	FIRE HOSE AND CANINET
	FIN	FINISH
	FJ	FLOOR JOIST
	FLR	FLOOR
	FPLC	FIREPLACE
FRMG	FRMG	FRAMING
	FURN	FRUITURE
	FS	FLOOR SINK
	FT	FEET
	FTG	FOOTING
	FXTR	FIXTURE
	G	GLASS
	GR	GRADE
	GYP	GYPSUM
	H	HOSE BIBB
	HD	HEADER
	HDWD	HARDWOOD
	HDWE	HARDWARE
	HORIZ	HORIZONTAL
HP	HP	HORSE POWER
	HR	HOUR
	HVAC	HEATING, VENT, AND AIR CONDITIONING
	HW	HOT WATER
	I	INCHES
	IN	INFORMATION
	INSUL	INSULATION
	INT	INTERIOR
	J	JUNCTION BOX
	JAN	JANITOR
	K	KITCHEN
	KIT	KITCHEN
	L	LAVATORY
	LB	POUND
LAV	LT	LIGHT
	LVT	LOUVER
	M	MAXIMUM
	MECH	MECHANICAL
	MET	METAL
	MEZZ	MEZZANINE
	MFR	MANUFACTURE
	MIN	MINIMUM
	MLWK	MILLWORK
	MUA	MAKE-UP AIR

GENERAL SYMBOLS		
ID-ADA	②	
ID-DOOR	⑩	
ID-ELEVATION		NO. KEY NOTES
ID-EQUIPMENT		COLOR DESCRIPTION
ID-FINISH CABINET		
ID-FINISH FLOOR		
ID-FINISH WALL		
ID-GRID		COLUMN GRID REFERENCE NO. AND LETTER
ID-REVISION		COLUMN GRID LINE AND REFERENCE NO. OR LETTER
ID-SECTION		
ID-WINDOW		
SECTION INDICATE		SEC. NUMBER WHERE SEC. IS SHOWN SHEET NUMBER WHERE SEC. IS SHOWN
INTERIOR OR EXTERIOR D ELEVATION		LOCATION ON SHEET WHERE ELEVATION IS SHOWN DIRECTION OF ELEVATION SHEET NO. WHERE ELEVATION IS SHOWN INTERIOR AND EXTERIOR ELEVATION MARKER
DETAIL INDICATE		AREA TO BE DETAILED DETAIL NUMBER DETAIL SHEET NUMBER
DETAIL INDICATE		DETAIL NUMBER DETAIL SHEET NUMBER
DETAIL INDICATE		DETAIL NUMBER DETAIL SHEET NUMBER
DETAIL INDICATE		DETAIL NUMBER DETAIL SHEET NUMBER
SPOT CEILING TAG		REVISION REFERENCE NO. REVISION CLOUD DEPICTION AREA REVERSED
SPOT CEILING TAG		
SPOT ELEVATION TAG		

GENERAL NOTES		
1. ALL ENTRANCES AND ALL EXTERIOR GROUND-LEVEL EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES.		
2. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS.		
3. COPIES OF NOTIFICATION TO AQMD SHALL BE PROVIDED TO BUILDING AND SAFETY PRIOR TO THE REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL, PER AQMD RULE 1403.		
NOTES		
1. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENTS SUCH AS STANDPIPES, SPRINKLER SYSTEMS, COMMERCIAL HOOD SUPPRESSION SYSTEM, AND FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO, AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION AND FINAL INSPECTION.		
2. THE TENANT SPACES, THE MAIN ENTRANCES AND EXITS, PATH OF TRAVEL, SANITARY FACILITIES, DRINKING FOUNTAINS AND PUBLIC TELEPHONES SAVING THE TENANT SPACE SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITY. CITY INSPECTOR SHALL VERIFY AT FIELD FOR COMPLIANCE PRIOR TO FINAL INSPECTION."		
FIRE NOTES		
1. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19.		
2. DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.		
3. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.		
4. ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.2.		
5. WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.9 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.		
6. KEY BOXES SHALL BE PROVIDED FOR ALL HIGH-RISE BUILDINGS, POOL ENCLOSURES, GATES IN THE PATH OF FIREFIGHTER TRAVEL TO STRUCTURES, SECURED PARKING LEVELS, DOORS GIVING ACCESS TO ALARM PANELS AND/OR ANNUNCIATORS, AND ANY OTHER STRUCTURES OR AREAS WHERE ACCESS TO AN AREA IS RESTRICTED.		
7. DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3		
8. EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.		
9. OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF REDLAND AND CFC 308.		
10. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.		
VICINITY MAP		

ATTACHMENT 2		
THE SUNFLOWER ACADEMY		
12741 MAIN ST GARDEN GROVE, CA 92840		
GENERAL NOTES		
1. ALL ENTRANCES AND ALL EXTERIOR GROUND-LEVEL EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES.		
2. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS.		
3. COPIES OF NOTIFICATION TO AQMD SHALL BE PROVIDED TO BUILDING AND SAFETY PRIOR TO THE REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL, PER AQMD RULE 1403.		
INDEX OF SHEETS		
ARCHITECT	COVER SHEET	
CS-1	SITE PLAN	
SP-1	BUILDING "A" FLOOR PLANS	
A-1	BUILDING "C" CLASSROOM FLOOR PLANS	
A-2	BUILDING "C" SECOND FLOOR PLAN (FOR REFERENCE ONLY)	
A-3		

BUILDING DATA									
GOVERNING AUTHORITY GOVERNING CODE					CITY OF GARDEN GROVE, CA				
					2022 C.B.C.				
					2022 C.P.C.				
					2022 C.E.C.				
					2022 C.M.C.				
2022 CA ENERGY CODE									
2022 C.G.B.S.C.									
OCCUPANCY GROUP NUMBER OF STORIES CONSTRUCTION TYPE FIRE SPRINKLER WHOLE BUILDING FIRE SPRINKLER:					I-4				
					1 STORY & 2 STORIES				
					V-A, 1-HR RATED THROUGH-OUT				
					YES, FOR NEW CLASS ROOM				
					NO FIRE SPRINKLER				
PROJECT DATA:									
(E) BUILDING "A" TOTAL FLOOR AREA:					3118 S.F.				
TENANT CLASSROOM FLOOR AREA:					805 S.F.				
(E) BUILDING "C" TOTAL FLOOR AREA:					9856 S.F.				
TENANT CLASSROOM FLOOR AREA:					1417 S.F.				
DIRECTORY									
ENGINEERING: BDP ENGINEERING, INC. BAO PHAM, P.E. 16541 GOTHARD ST., SUITE 108 HUNTINGTON BEACH, CA 92647 PHONE: (909) 538-7067 E-MAIL: bao@bpdeng.com					TENANT: THE SUNFLOWER ACADEMY ANDY LY 12741 MAIN ST GARDEN GROVE, CA 92840 714-925-7284 alywpl@yahoo.com				
SCOPE OF WORK									
1. PROPOSED NEW CLASSROOM FOR PRESCHOOL AND DAYCARE FOR CHILDREN AGES 2 TO 7 YEARS OLD.									
2. PROPOSED NEW NFPA 13 FIRE SPRINKLER AND ALARM FOR NEW TENANT CLASS ONLY AS REQUIRED BY FIRE BUILDING CODE.									
DEFER SUBMITTAL									
- A FULL COVERAGE FIRE SPRINKLER SYSTEM THROUGHOUT ALL BUILDINGS WITH AN 14 OCCUPANCY									
- A FULL COVERAGE FIRE ALARM NOTIFICATION SYSTEM THROUGHOUT ALL BUILDINGS WITH AN 14 OCCUPANCY									
- ALL ROOM USED FOR NAPPING OR SLEEPING REQUIRED SMOKE DETECTION									

2022 CBC

and Height

Kiers (ft) 

50

BUILDING "A" AREA & HEIGHT CALCULATION

2022 CBC

Type of Construction: 

V A

Max Permitted Height  
W/out Sprinklers (ft): 

50

Building Height (ft): 

15

  
Number of stories: 

1

☐ Sprinklers Throughout per 903.3.1.1

$I_f =$ 

Input

Floor #	Occup. Area (s.f.)	Occup. Area (s.f.)	Occup. Area (s.f.)	Occup. Area (s.f.)	Occup. Area (s.f.)	
1	I-4 3,118.00				1 3,118.00	3,118.00
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3					1	
4					1	
5					1	
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BDP

ENGINEERING, INC

BDP Engineering, Inc.

16541 Gothard St., Suite 108

Huntington Beach, CA 92647

Phone: (909) 538-7067

Email: bao@bdpeng.com

stamp

REGISTERED PROFESSIONAL ENGINEER

Bao D. Pham

C60087

EXP. 06-30-2026

STATE OF CALIFORNIA

SIGNED DATE:

10/30/2025

GENERAL CONTRACTOR

THE SUNFLOWER ACADEMY

PRESCHOOL & DAYCARE

12741 MAIN STREET

Garden Grove, CA 92840

PROJECT NO.:

2025-314

DATE:

SEPT. 27, 2025

#	Date	Description
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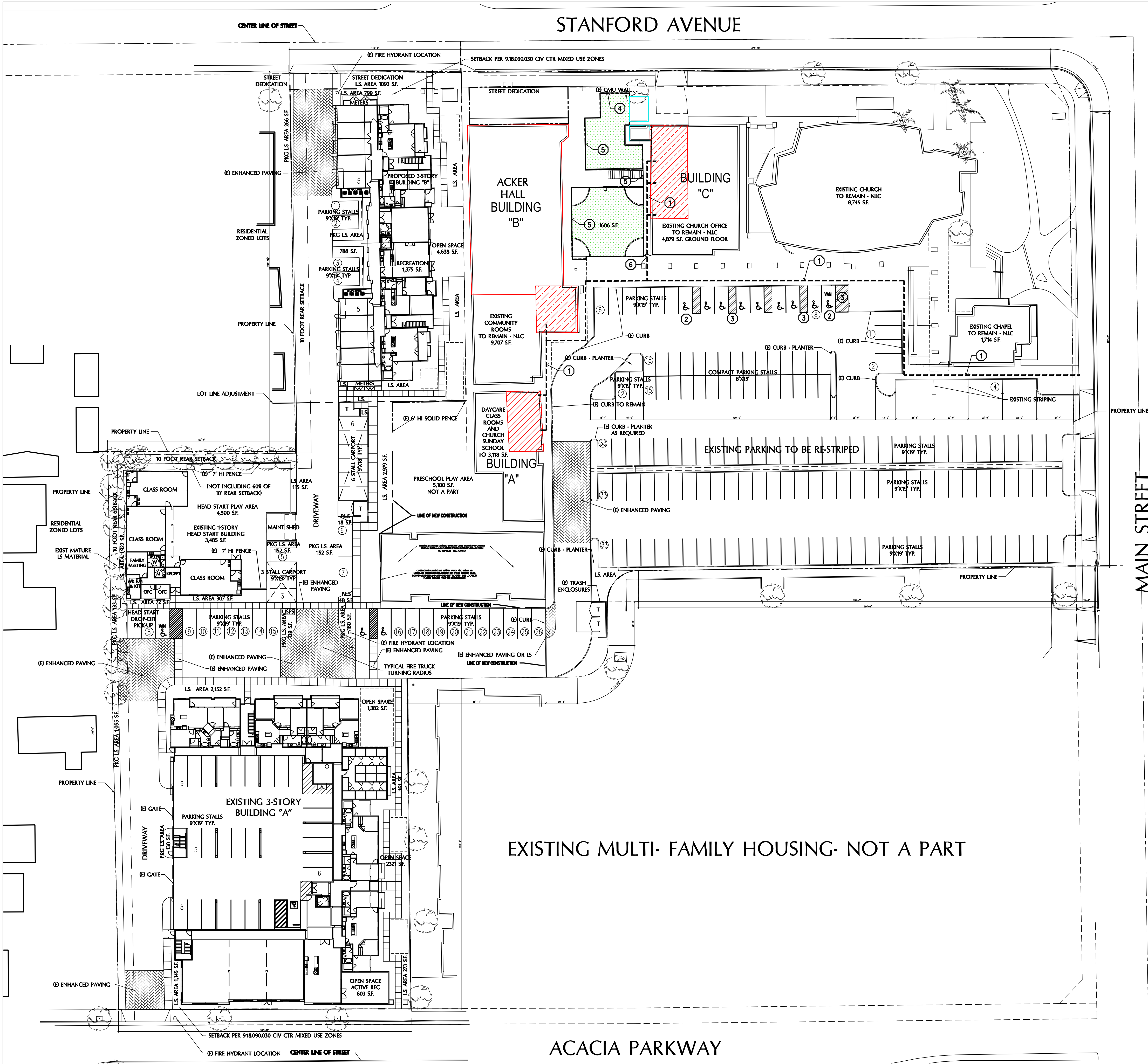
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COVER SHEET

drawing no.

CS-1





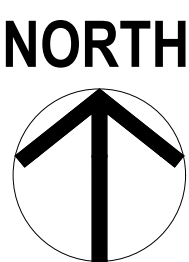
SITE PLAN KEY NOTES

- (E) ACCESSIBLE PATH OF TRAVEL. ACCESSIBLE ROUTE SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20 (5%). THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER 1:48 (2.083%). THE CLEAR WIDTH FOR SIDEWALK AND WALKS SHALL BE 48 INCHES MINIMUM.
- (E) VAN ACCESSIBLE PARKING
- (E) ACCESSIBLE LOAD ZONE
- (E) BLOCK WALL
- (N) CHAIN LINK FENCE
- (N) 36" WIDE GATE

LEGEND

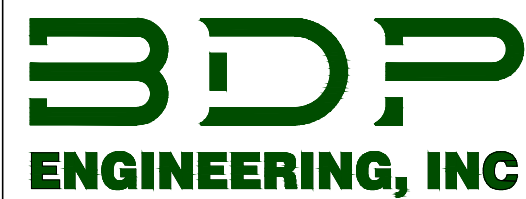
PATH OF TRAVEL NOTE:  
1. NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY. INSPECTOR TO VERIFY.  
2. AT LEAST 48" IN WIDTH.  
3. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT.  
4. FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL & ABOVE 27" & LESS THAN 80".

- CLASSROOMS #109, #110, #111 (1417 S.F.)
- CLASSROOMS #20 (805 S.F.)
- PLAY AREAS A & B (2942 S.F.)
- STAFF RESTROOM



SCALE  
1/32" = 1'-0"

1



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Email: bao@bdpeng.com

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SIGNED DATE: 10/30/2025

GENERAL CONTRACTOR

THE SUNFLOWER ACADEMY  
PRESCHOOL & DAYCARE

12741 MAIN STREET  
Garden Grove, CA 92840

PROJECT NO.: 2025-314  
DATE: SEPT. 27, 2025

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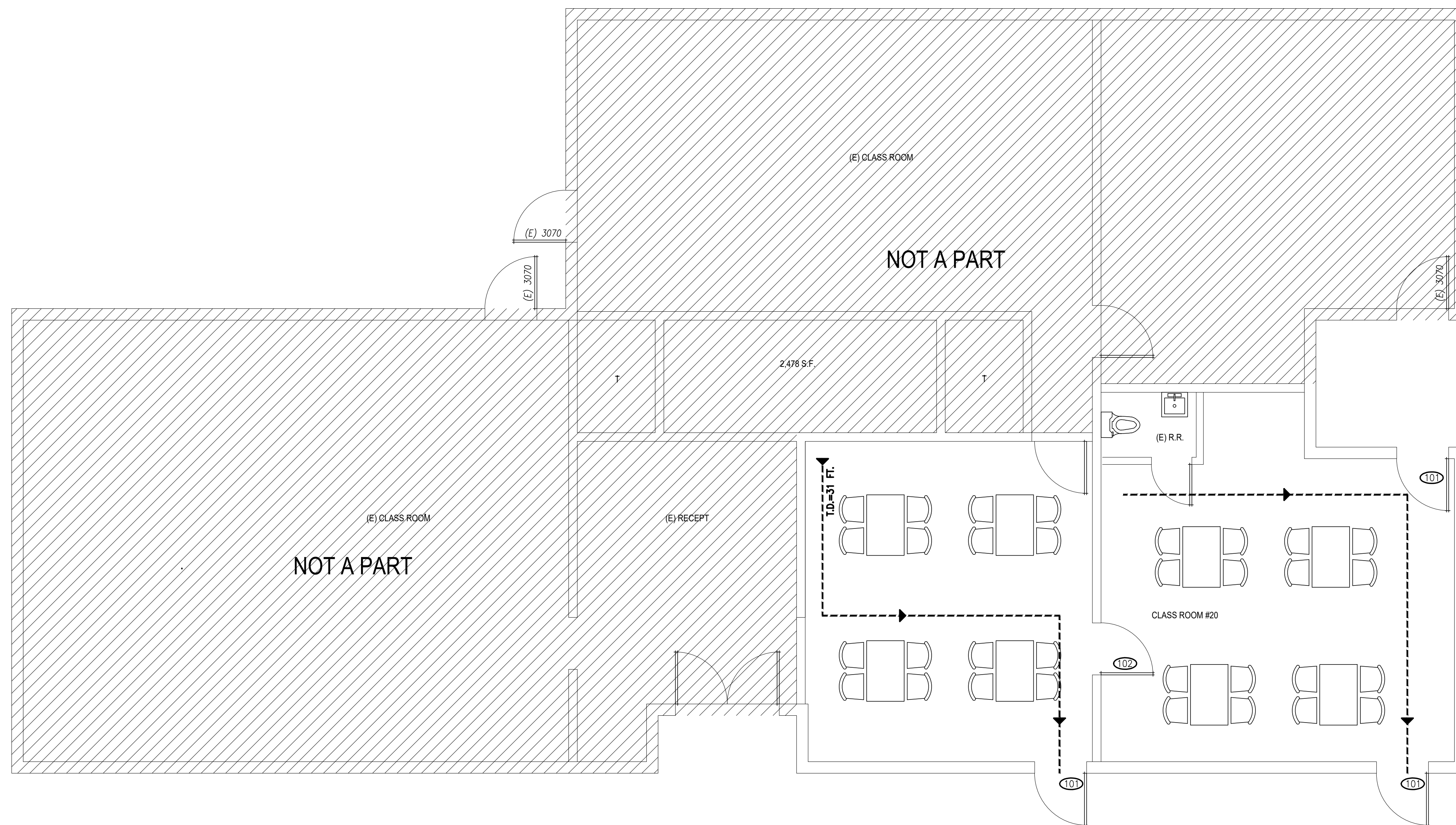
(E) SITE PLAN

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SP-1

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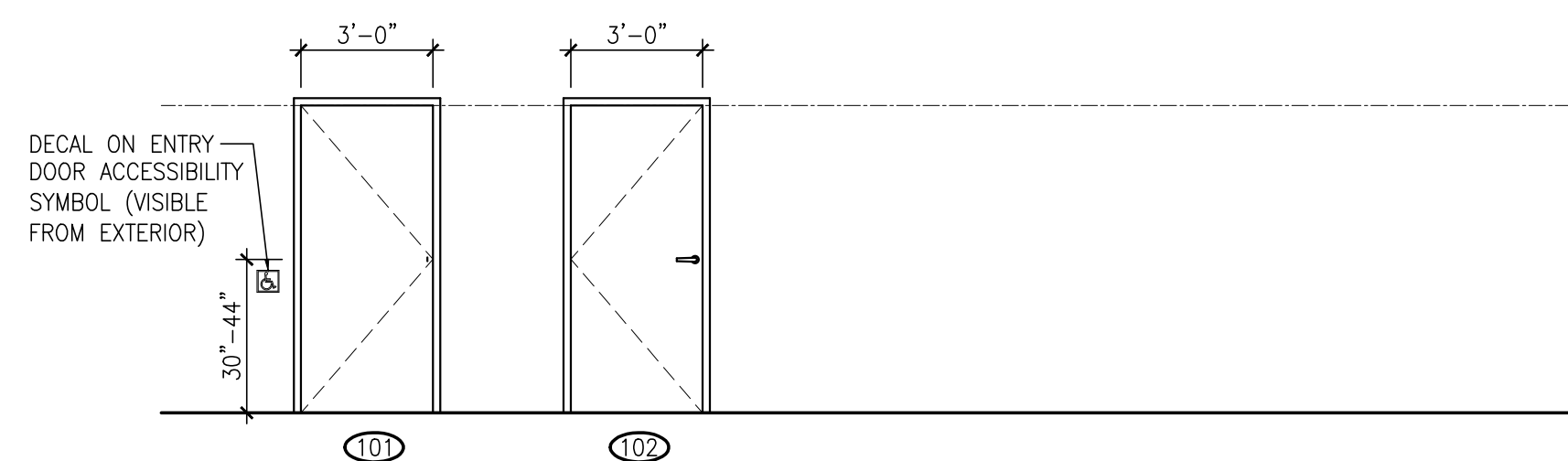




## BUILDING A - FLOOR PLAN



SCALE	
1/4"=1'-0"	



DOOR & WINDOW SCHEDULE					
SYM	SIZE	THK.	MATERIAL	HARDWARE	REMARKS
(101)	(E) 3'-0"x7'-0"	DOOR	NO CHANGE TO REMAIN	LEVER	EXISTING EXTERIOR DOOR
(102)	(E) 3'-0"x7'-0"	DOOR	NO CHANGE TO REMAIN	LEVER	EXISTING INTERIOR DOOR
(103)	(E) 2'-8"x7'-0"	DOOR	NO CHANGE TO REMAIN	LEVER	RESTROOM DOOR W/S/SELF-CLOSING
(A)	EXISTING WINDOWS. NO CHANGE TO REMAIN				


DOOR NOTES:

1. ALL REQUIRED EXIT DOORS TO HAVE 32" CLEAR OPENING AT 90° (36" DOOR)
2. THRESHOLD SHALL BE NO HIGHER THAN 1/2" ABOVE FLOOR. EDGE TO BE BEVELED WITH A SLOPE NOT GREATER THAN 1 TO 2, IF MORE THAN 1/4".
3. WIDTH AND CLEAR AREA ON SWING SIDE OF THE DOOR SHALL EXTEND 24" PAST STRIKE EDGE FOR EXTERIOR DOORS AND 18" PAST STRIKE EDGE FOR INTERIOR DOOR.
4. ALL BUILDING ENTRANCE THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.
5. EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
6. VERIFY NEW AND EXISTING EXIT DOORS AND PROVIDE A SIGN ABOVE THE MAIN ENTRY DOOR WITH 1" HIGH LETTERS ON CONTRASTING BACKGROUND "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". DOORS WITH CLOSERS TO BE ADJUSTED TO HAVE A MAXIMUM OPENING FORCE OF 5 LBS AT INTERIOR AND 5 LBS AT EXTERIOR DOORS.

## DOOR & WINDOW SCHEDULE

**WALL LEGEND**

EXISTING WALL TO REMAIN.



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stamp



SIGNED DATE: 10/30/2025

GENERAL CONTRACTOR

# THE SUNFLOWER ACADEMY PRESCHOOL & DAYCARE

12741 MAIN STREET  
Garden Grove, CA 92840

PROJECT NO.:	2025-314
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DATE: SEPT. 27, 2025

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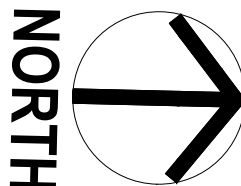
## FLOOR PLAN

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A-1

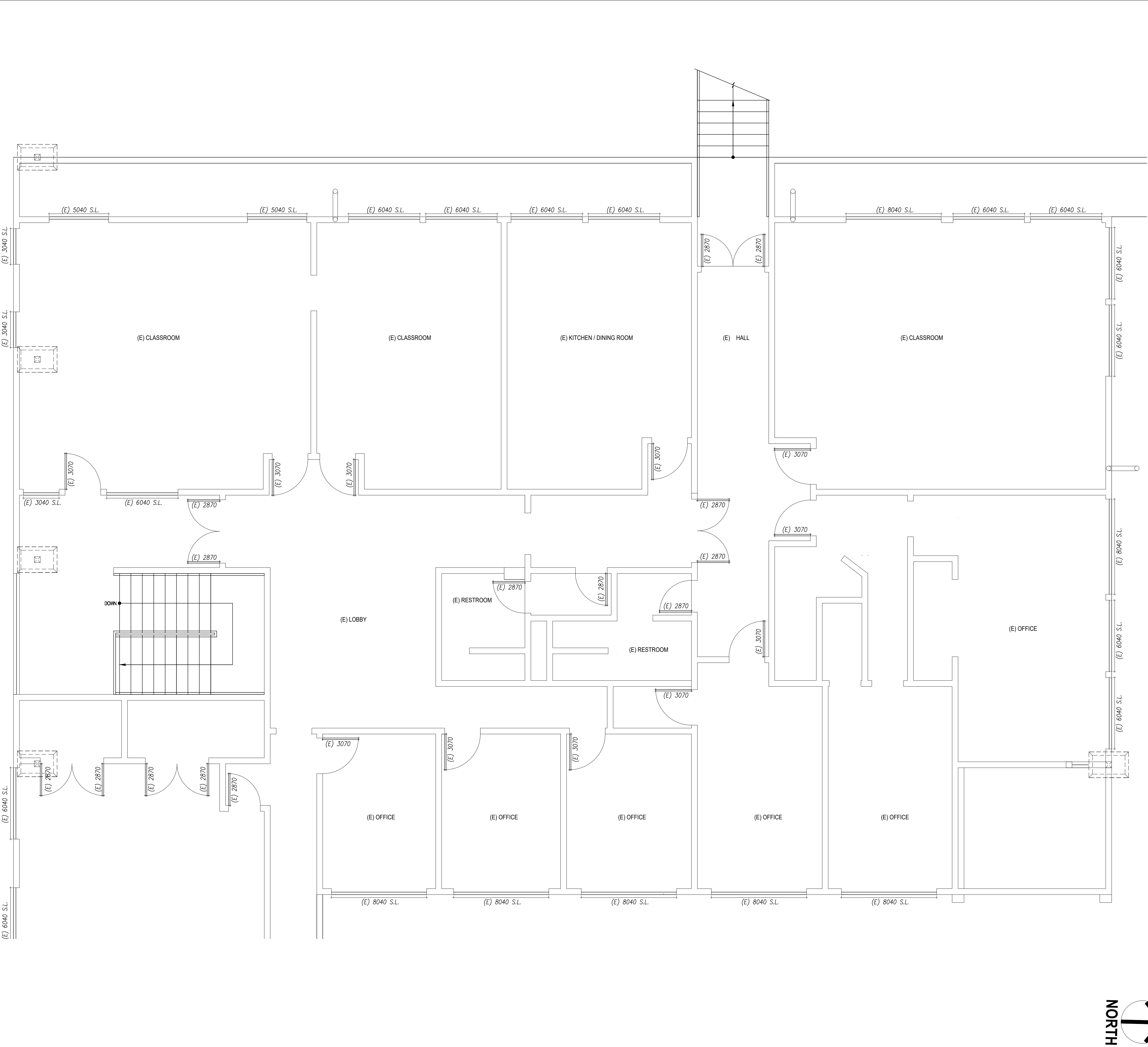
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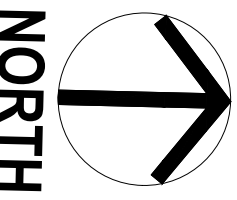


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BUILDING "C" - EXISTING SECOND FLOOR PLAN FOR REFERENCE ONLY (NOT A PART)



SCALE  
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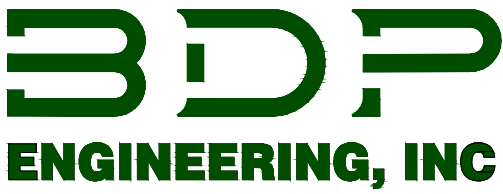
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WALL LEGEND

EXISTING WALL TO REMAIN.

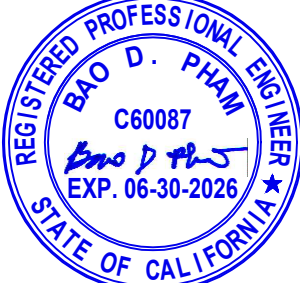
ACCESSIBLE KEY NOTES

- ① TACTILE EXIT SIGN W./ WORDS "EXIT" (11B-703.4.2.1)
- ② ACCESSIBLE ENTRANCE SIGN
- ③ "THIS DOOR IS TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"
- ④ TACTILE SIGN (11B-703.4.1) (REF. DOOR SIGN 6/A-7)
- ⑤ 28"-34" MAX. HEIGHT AFF ACCESSIBLE COUNTER / CABINET
- ⑥ 1/2" MAX. ACCESSIBLE THRESHOLD
- XXX DOOR TYPE. SEE DOOR SCHEDULE ON DETAIL 5/A-6
- X WINDOW TYPE. SEE DOOR SCHEDULE ON DETAIL 5/A-6
- > INDICATED PATH OF TRAVEL AND EXITS



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SIGNED DATE: 10/30/2025

GENERAL CONTRACTOR

THE SUNFLOWER ACADEMY  
PRESCHOOL & DAYCARE

12741 MAIN STREET  
Garden Grove, CA 92840

PROJECT NO.: 2025-314  
DATE: SEPT. 27, 2025

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FLOOR PLANS

drawing no.

A-3

# Memorandum

Date: Friday, October 28, 2025

Project: 12741 MAIN STREET, GARDEN GROVE, CA – NEW PRE-SCHOOL BUILDING

To: JUAN NAVARRO, PE

From: KENNY CHAO, AET & ASSOCIATES

Subject: **PARKING STUDY MEMORANDUM**

## 1 PROJECT DESCRIPTION

The proposed project is a new Academy pre-school that will operate at an existing religious facility located at 12741 Main Street in the City of Garden Grove, California. The proposed Academy pre-school will occupy 4 classrooms with a combined area of 2,408 SF, a 1,792 SF playground/yard, and will have shared kitchen and restrooms facilities. The project site plan is presented in **Appendix A**.

The project site currently consists of a religious facility (the Garden Grove United Methodist Church), an existing church operated pre-school (Sunflower) and a Head Start program, and a multifamily residential complex. It should be noted that the residential complex has its own designated parking spaces, which are not included in the existing shared parking spaces on site. The proposed pre-school would be an added use to the existing site.

Based on request from the city, the objective of this memorandum is to determine if the existing number of parking spaces that are available at the project site will be adequate to accommodate the proposed Academy pre-school along with the other existing aforementioned land uses. There is a total of 153 parking spaces available at the project site that are shared among the church and the two (2) pre-schools. It should be noted that the residential complex has their own designated parking spaces, which is not included in the existing shared parking spaces on site.

## 2 EXISTING LAND USES

The existing land uses on the project site include a religious facility known as the Garden Grove United Methodist Church, a church-operated pre-school called Sunflower pre-school, and the Head Start pre-school program along with a multifamily residential complex.

The Garden Grove United Methodist Church includes a 740-seat sanctuary, 80-seat chapel, 10,048 square feet (sf) of administrative offices, 9,707 sf of community rooms, an 800-sf lounge/kitchen, and a pastor's residence. Additionally, a 3,485 sf Head Start facility and a 7,713

sf Sunflower Pre-school is currently operating on site. The residential portion of the project was developed to support 2,945 square-foot ground level retail space. The retail space is being used as an administrative office of a non-profit organization, Give For A Smile. The hours of operation of each land use on the site are below:

- **Sunflower Pre-school:** 7 am to 6 pm (Monday to Friday)
- **United Methodist Church:**
  - Office hours: 9 a.m. to 3 p.m. (Monday to Saturday). The Church is open on weekdays only for admin work and not for service. Therefore, the peak parking demand for Church occurs during off business hours on Sunday.
  - Services: 9:30 a.m. – 2:30 p.m. (Sunday only).
- **Head Start program:** 8 a.m. to 4 p.m. (Monday to Friday)
- **Give For A Smile:** 9:00 a.m. to 5:00 p.m.

**Table 2: Existing and Proposed Hours of Operation**

Uses	Days	Hours
Garden Grove United Methodist Church (Office – Administration)	Monday – Friday	9:00 AM - 3:00 PM
Garden Grove United Methodist Church (Worship)	Sunday	9:00 AM – 2:30 PM
Sunflower Pre-school	Monday – Friday	7:00 AM to 6:00 PM
Head Start Program	Monday – Friday	8:00 AM to 4:00 PM
Retail / Office use	Monday – Friday	9:00 AM to 5:00 PM
Proposed Academy Pre-school	Monday – Friday	7:00 AM to 6:00 PM

The site currently consists of a total of 153 parking spaces that will be shared among the aforementioned uses.

Additionally, there are no defined pickup and drop-off times since they continue through the existing Sunflower pre-school and Head Start program operation duration. The pick-up and drop-off occur throughout the operation hours of the day since they are dependent on the schedule of different classes and programs organized in the school.

Similarly, the pick-up and drop-off for the proposed Academy pre-school would have same pattern. This pattern of pick-up and drop-off spread out across the entire duration of operation of all schools allows better management of traffic on site compared to having a specific time for pick-up and drop-off since that would result in overcrowding, bottleneck and congestion on the



site. The proposed Academy preschool offers half-day (9 a.m. to 12:30 p.m.) and full-day (7 a.m. to 6 p.m.) programs, and would have 11 staff members, and 65 students enrolled in the preschool. Staff members are anticipated to arrive 15 minutes before the start of the sessions and leave 15 minutes after the session ends for preschool.

### 3 EXISTING PARKING DATA COLLECTION

To determine the existing parking demand of the existing land uses at the project site, the parking data collection was conducted at the project site on Tuesday, January 7th, 2025, and Wednesday, September 10th, 2025. The data collection was conducted from 7:00 AM to 6:00 PM. The Sunflower preschool, and Head Start program were all in session during both days of the parking data collection period. The hourly parking demand as per the data collection is presented in Table 1 for two typical weekdays.

**Table 2: Existing Parking Demand Summary**

Time	Existing Parking Supply	Tuesday, January 7 <sup>th</sup> , 2025		Thursday, September 11th, 2025	
		Parking Demand	Utilization	Parking Demand	Utilization
7:00-8:00	153	79	52%	74	48%
8:00-9:00		88	58%	79	52%
9:00-10:00		90	59%	86	56%
10:00-11:00		91	59%	89	58%
11:00-12:00		87	57%	85	56%
12:00-1:00		85	56%	85	56%
1:00-2:00		84	55%	81	53%
2:00-3:00		84	55%	83	54%
3:00-4:00		80	52%	81	53%
4:00-5:00		73	48%	77	50%
5:00-6:00		72	47%	74	48%
Peak Parking Demand		91		89	

Summary: The peak parking demand for the existing land uses occurs on weekdays between 10:00 a.m. and 11:00 a.m., when all three uses are in operation, with a total peak demand of 91 spaces. Since the site provides 153 parking spaces shared between the church and the two preschools, this results in a surplus of 62 available parking spaces.

### 4 PARKING DEMAND OF PROPOSED ACADEMY PROJECT

The proposed Academy pre-school consists of the following improvements: it would occupy an existing religious facility and convert portions of Buildings A and C into classrooms, as shown on the proposed site and floor plans. No new building square footage would be added to the site.

Based on Section 9.18.140.030 of the Garden Grove Municipal Code, a day care facility is required to provide parking at a ratio of one (1) space per care provider and staff member, plus one (1) space for every six (6) children. The proposed pre-school would serve a total of 65 children, ages 2–5, and would employ 8–11 staff members, including: one (1) full-time Director, six (6) full-time Teachers, two (2) part-time Teacher Aides, one (1) full-time Chef/Cook, and one (1) part-time janitorial/cleaning staff member. Below is the estimation of the parking demand for the proposed project:

**Required Parking for Students:**  $65/6$  (1 space for 6 children) = 11 spaces

**Required Parking for Staffing:** 11 parking spaces.

Therefore, the required number of parking spaces for the proposed project use is 22 spaces.

While the parking code would require 22 parking spaces for the use, the project demand for the pre-school is anticipated by adding 10% contingency. With a 10% overage, the demand is 24 parking spaces.

## 5 CONCLUSION

The peak parking demand of the existing land uses during weekday is 91 as per Table 2. The parking demand for the proposed Academy Pre-school project is 24 spaces. Therefore, the total peak parking demand during weekdays will be 115 (91+24) spaces on weekdays at the project site. The total number of available parking spaces on site is 153.

Therefore, there is adequate availability of parking spaces to serve the proposed pre-school at the project site and existing uses. The peak demand from the three existing land uses (church office and two pre-school) will not lead to a shortage of parking spaces with the introduction of the proposed project. The number of existing parking spaces, 153 spaces, will exceed the anticipated parking demand of 115 spaces with the proposed pre-school. No additional parking is required to be provided.

Prepared by Kenny Chao

Phone (424) 392-9188

Email [kchao@aetandassociates.com](mailto:kchao@aetandassociates.com)



## ***APPENDIX A: PROJECT SITE PLAN***



ABBREVIATIONS		
A	AB	ANCHOR BOLT
	AFF	ABOVE FINISH FLOOR
	A/C	AIR CONDITIONING
	ADD	ADDITION
	ARCH	ARCHITECT
B	AL	ALUMINUM
	AIR	AIR COMPRESSOR
	BRG	BEARING
	BD	BOARD
BLDG	BLDG	BUILDING
	BLKG	BLOCKING
	BOT	BOTTOM
C	CAB	CABINET
	CAP	CAPACITY
	CER	CERAMIC
	CJ	CEILING JOIST
	CL	CENTER LINE
	CLG	CEILING
	CLR	CLEAR
	CO	CLEANOUT
	CONC	CONCRETE
	CONN	CONNECTION
	COL	COLUMN
	CPT	CARPET
	CT	CERAMIC TILE
	CW	COLD WATER
D	DBL	DOUBLE
	DEPT	DEPARTMENT
	DET	DETAIL
	DF	DRINK FOUNTAIN
	DIA	DIAMETER
	DIM	DIMENSION
	DISP	DISPENSER
	DN	DOWN
	DR	DOOR
	E	EAST
	EA	EACH
	ELEC	ELECTRICAL
	ENTR	ENTRANCE
	ELEV	ELEVATION
E	EQ	EQUAL
	EQUIP	EQUIPMENT
	EXH	EXHAUST
	EXIS	EXISTING
	EXP	EXPOSI
	EXT	EXTERIOR
	FCO	FLOOR CLEAN OUT
	FD	FLOOR DRAIN
	FE	FIRE EXTINGUISHER
	FHC	FIRE HOSE AND CANINET
	FIN	FINISH
	FJ	FLOOR JOIST
	FLR	FLOOR
	FPLC	FIREPLACE
FRMG	FRMG	FRAMING
	FURN	FRUITURE
	FS	FLOOR SINK
	FT	FEET
	FTG	FOOTING
	FXTR	FIXTURE
	G	GLASS
	GR	GRADE
	GYP	GYPSUM
	H	HOSE BIBB
	HD	HEADER
	HDWD	HARDWOOD
	HDWE	HARDWARE
	HORIZ	HORIZONTAL
HP	HP	HORSE POWER
	HR	HOUR
	HVAC	HEATING, VENT, AND AIR CONDITIONING
	HW	HOT WATER
	I	INCHES
	IN	INFORMATION
	INSUL	INSULATION
	INT	INTERIOR
	J	JUNCTION BOX
	JAN	JANITOR
	K	KITCHEN
	KIT	KITCHEN
	L	LAVATORY
	LB	POUND
LAV	LT	LIGHT
	LVT	LOUVER
	M	MAXIMUM
	MECH	MECHANICAL
	MET	METAL
	MEZZ	MEZZANINE
	MFR	MANUFACTURE
	MIN	MINIMUM
	MLWK	MILLWORK
	MUA	MAKE-UP AIR

GENERAL SYMBOLS		
ID--ADA	②	
ID--DOOR	⑩	
ID--ELEVATION		NO. KEY NOTES
ID--EQUIPMENT	①	COLOR DESCRIPTION
ID--FINISH CABINET		
ID--FINISH FLOOR		
ID--FINISH WALL		
ID--GRID		COLUMN GRID REFERENCE NO. AND LETTER
ID--REVISION		COLUMN GRID LINE AND REFERENCE NO. OR LETTER
ID--SECTION		
ID--WINDOW		
SECTION INDICATE		SEC. NUMBER WHERE SEC. IS SHOWN
INTERIOR OR EXTERIOR D ELEVATION		SHEET NO. WHERE ELEVATION IS SHOWN
DETAIL INDICATE		AREA TO BE DETAILED
DETAIL INDICATE		DETAIL NUMBER
DETAIL INDICATE		DETAIL SHEET NUMBER
DETAIL INDICATE		DETAIL NUMBER
DETAIL INDICATE		DETAIL SHEET NUMBER
DETAIL INDICATE		DETAIL NUMBER
DETAIL INDICATE		DETAIL SHEET NUMBER
SPOT CEILING TAG		REVISION REFERENCE NO.
SPOT CEILING TAG		REVISION CLOUD
SPOT CEILING TAG		DEPICTION AREA REVISD
SPOT CEILING TAG		T-BAR CLG.
SPOT CEILING TAG		SOFFIT
SPOT CEILING TAG		GYP.BD. CLG.
SPOT ELEVATION TAG		TOP PARAPET
2x12 FJ-1 @ 12\"/>		SPAN AND DIRECTION OF JOIST FRAMING MEMBER PER PLAN
2x12 FJ-1 @ 12\"/>		CEILING JOIST
2x12 FJ-1 @ 12\"/>		FLOOR JOIST/ROOF RAFTER

GENERAL NOTES		
1. ALL ENTRANCES AND ALL EXTERIOR GROUND-LEVEL EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES.		
2. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS.		
3. COPIES OF NOTIFICATION TO AQMD SHALL BE PROVIDED TO BUILDING AND SAFETY PRIOR TO THE REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL, PER AQMD RULE 1403.		
NOTES		
1. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENTS SUCH AS STANDPIPES, SPRINKLER SYSTEMS, COMMERCIAL HOOD SUPPRESSION SYSTEM, AND FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO, AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION AND FINAL INSPECTION.		
2. THE TENANT SPACES, THE MAIN ENTRANCES AND EXITS, PATH OF TRAVEL, SANITARY FACILITIES, DRINKING FOUNTAINS AND PUBLIC TELEPHONES SAVING THE TENANT SPACE SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITY. CITY INSPECTOR SHALL VERIFY AT FIELD FOR COMPLIANCE PRIOR TO FINAL INSPECTION."		
FIRE NOTES		
1. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19.		
2. DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.		
3. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.		
4. ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.2.		
5. WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.9 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.		
6. KEY BOXES SHALL BE PROVIDED FOR ALL HIGH-RISE BUILDINGS, POOL ENCLOSURES, GATES IN THE PATH OF FIREFIGHTER TRAVEL TO STRUCTURES, SECURED PARKING LEVELS, DOORS GIVING ACCESS TO ALARM PANELS AND/OR ANNUNCIATORS, AND ANY OTHER STRUCTURES OR AREAS WHERE ACCESS TO AN AREA IS RESTRICTED.		
7. DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3		
8. EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.		
9. OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF REDLAND AND CFC 308.		
10. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.		
VICINITY MAP		

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BDP

ENGINEERING, INC

BDP Engineering, Inc.

16541 Gothard St., Suite 108

Huntington Beach, CA 92647

Phone: (909) 538-7067

Email: bao@bdpeng.com

stamp

REGISTERED PROFESSIONAL ENGINEER

Bao D. Pham

C60087

EXP. 06-30-2026

STATE OF CALIFORNIA

SIGNED DATE:

10/30/2025

GENERAL CONTRACTOR

THE SUNFLOWER ACADEMY

PRESCHOOL & DAYCARE

12741 MAIN STREET

Garden Grove, CA 92840

PROJECT NO.:

2025-314

DATE:

SEPT. 27, 2025

#

Date

Description

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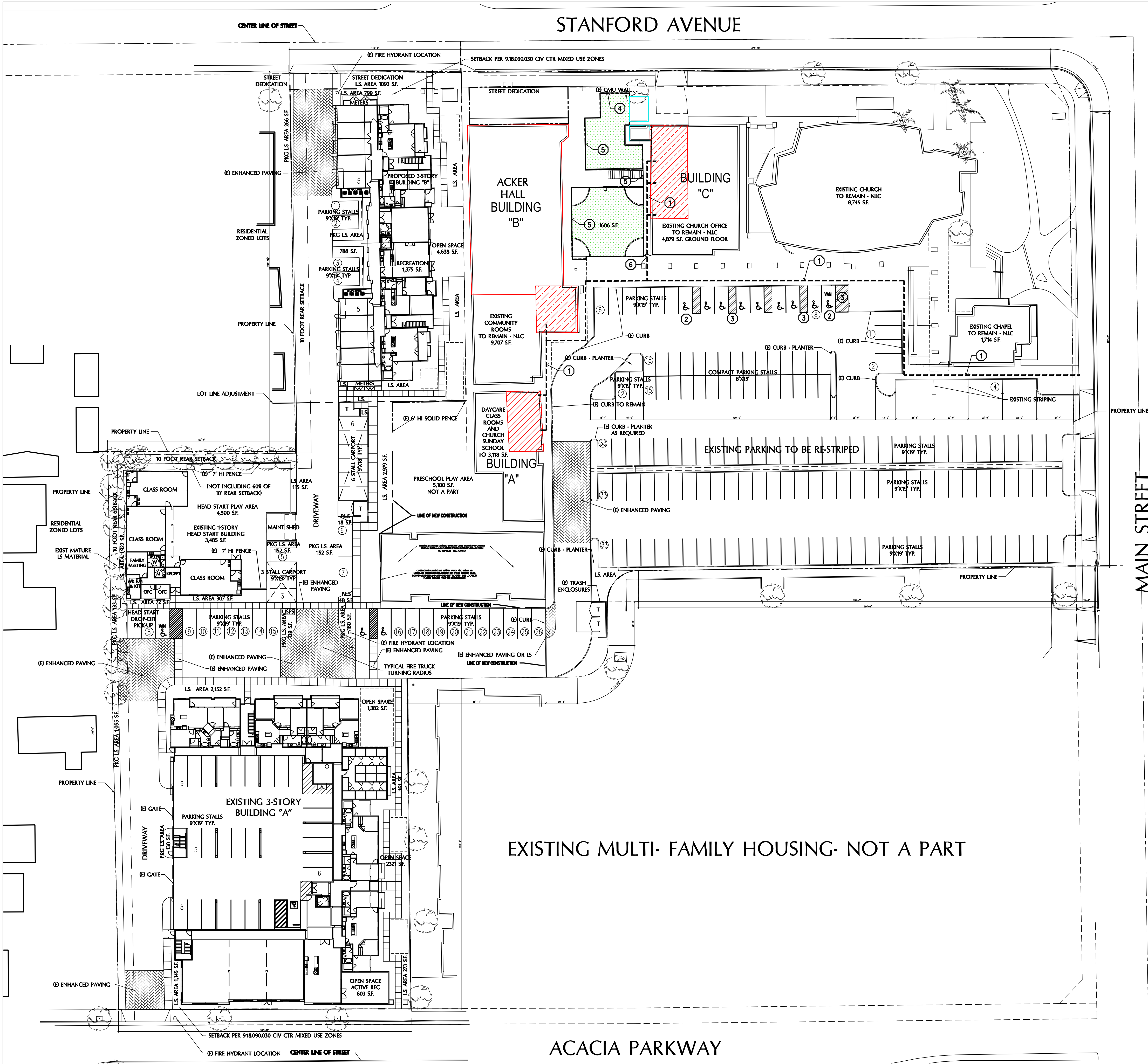
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COVER SHEET

drawing no.

CS-1





SITE PLAN KEY NOTES

- (E) ACCESSIBLE PATH OF TRAVEL. ACCESSIBLE ROUTE SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENT: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20 (5%). THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER 1:48 (2.083%). THE CLEAR WIDTH FOR SIDEWALK AND WALKS SHALL BE 48 INCHES MINIMUM.
- (E) VAN ACCESSIBLE PARKING
- (E) ACCESSIBLE LOAD ZONE
- (E) BLOCK WALL
- (N) CHAIN LINK FENCE
- (N) 36" WIDE GATE

LEGEND

PATH OF TRAVEL NOTE:  
1. NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY. INSPECTOR TO VERIFY.  
2. AT LEAST 48" IN WIDTH.  
3. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT.  
4. FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL & ABOVE 27" & LESS THAN 80".

- CLASSROOMS #109, #110, #111 (1417 S.F.)
- CLASSROOMS #20 (805 S.F.)
- PLAY AREAS A & B (2942 S.F.)
- STAFF RESTROOM



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SIGNED DATE: 10/30/2025  
GENERAL CONTRACTOR

THE SUNFLOWER ACADEMY  
PRESCHOOL & DAYCARE

12741 MAIN STREET  
Garden Grove, CA 92840

PROJECT NO.: 2025-314  
DATE: SEPT. 27, 2025

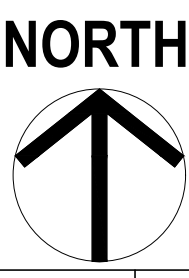
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(E) SITE PLAN

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SP-1

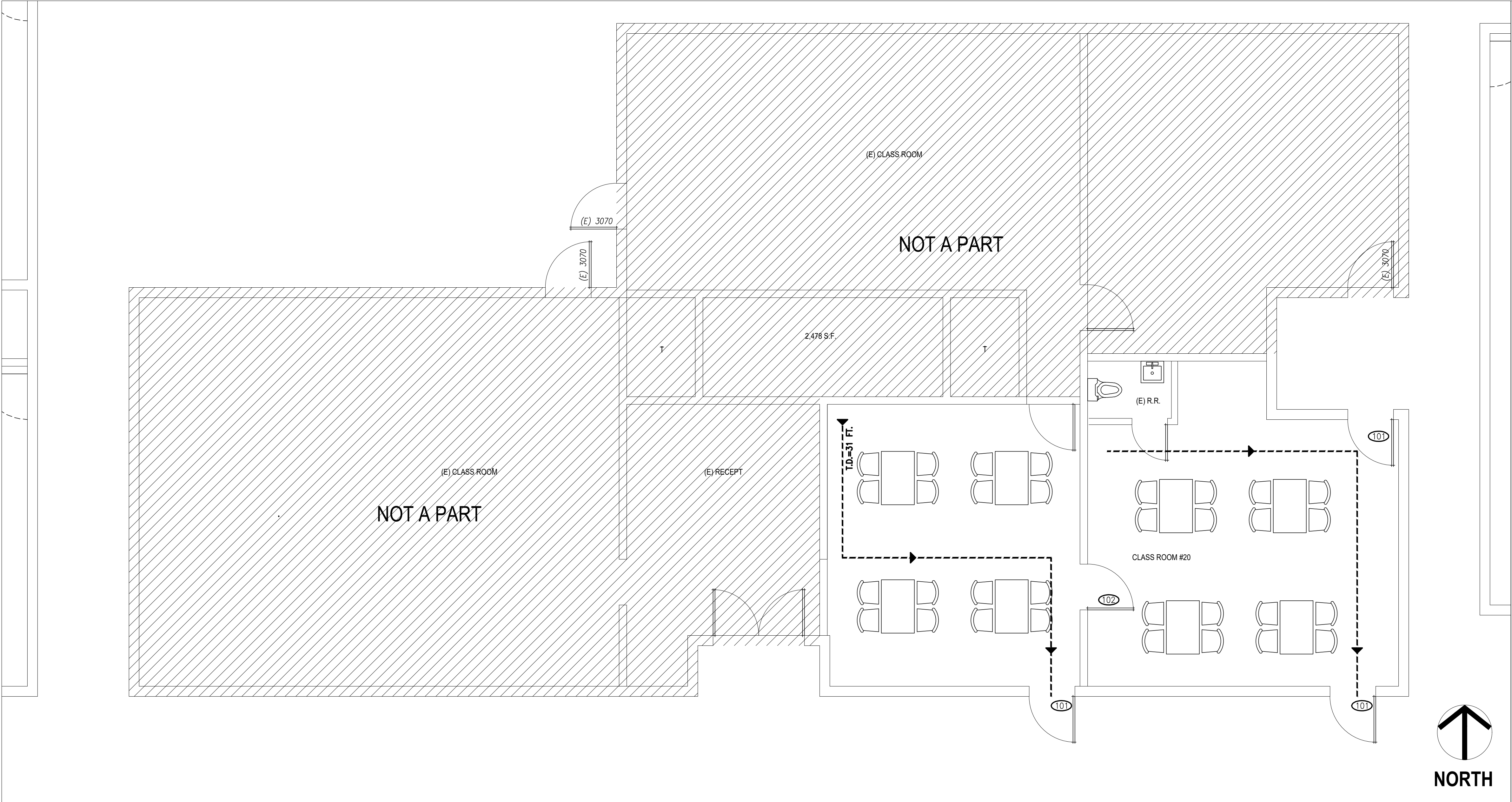


SCALE  
1/32" = 1'-0"

1

(E) SITE PLAN





WALL LEGEND

EXISTING WALL TO REMAIN.

stamp

SIGNED DATE: 10/30/2025

GENERAL CONTRACTOR

PROJECT NO.: 2025-314

DATE: SEPT. 27, 2025

#

Date

Description

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drawing title

FLOOR PLAN

drawing no.

A-1

BUILDING A - FLOOR PLAN

SCALE  
1/4"=1'-0"

1

DOOR & WINDOW SCHEDULE					
SYM	SIZE	THK.	MATERIAL	HARDWARE	REMARKS
101	(E) 3'-0"x7'-0" DOOR NO CHANGE TO REMAIN			LEVER	EXISTING EXTERIOR DOOR
102	(E) 3'-0"x7'-0" DOOR NO CHANGE TO REMAIN			LEVER	EXISTING INTERIOR DOOR
103	(E) 2'-8"x7'-0" DOOR NO CHANGE TO REMAIN			LEVER	RESTROOM DOOR W/SELF-CLOSING
Δ	EXISTING WINDOWS. NO CHANGE TO REMAIN				

DOOR NOTES:

1. ALL REQUIRED EXIT DOORS TO HAVE 32" CLEAR OPENING AT 90° (36" DOOR)

2. THRESHOLD SHALL BE NO HIGHER THAN 1/2" ABOVE FLOOR. EDGE TO BE BEVELED WITH A SLOPE NOT GREATER THAN 1 TO 2, IF MORE THAN 1/4".

3. WIDTH AND CLEAR AREA ON SWING SIDE OF THE DOOR SHALL EXTEND 24" PAST STRIKE EDGE FOR EXTERIOR DOORS AND 18" PAST STRIKE EDGE FOR INTERIOR DOOR.

4. ALL BUILDING ENTRANCE THAT ARE ACCESSABLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.

5. EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

6. VERIFY NEW AND EXISTING EXIT DOORS AND PROVIDE A SIGN ABOVE THE MAIN ENTRY DOOR WITH 1" HIGH LETTERS ON CONTRASTING BACKGROUND "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". DOORS WITH CLOSERS TO BE ADJUSTED TO HAVE A MAXIMUM OPENING FORCE OF 5 LBS AT INTERIOR AND 5 LBS AT EXTERIOR DOORS.

DOOR & WINDOW SCHEDULE

5

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SIGNED DATE: 10/30/2025

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PROJECT NO.: 2025-314

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Description

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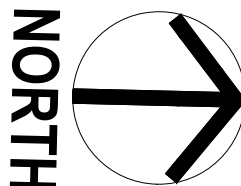
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FLOOR PLAN

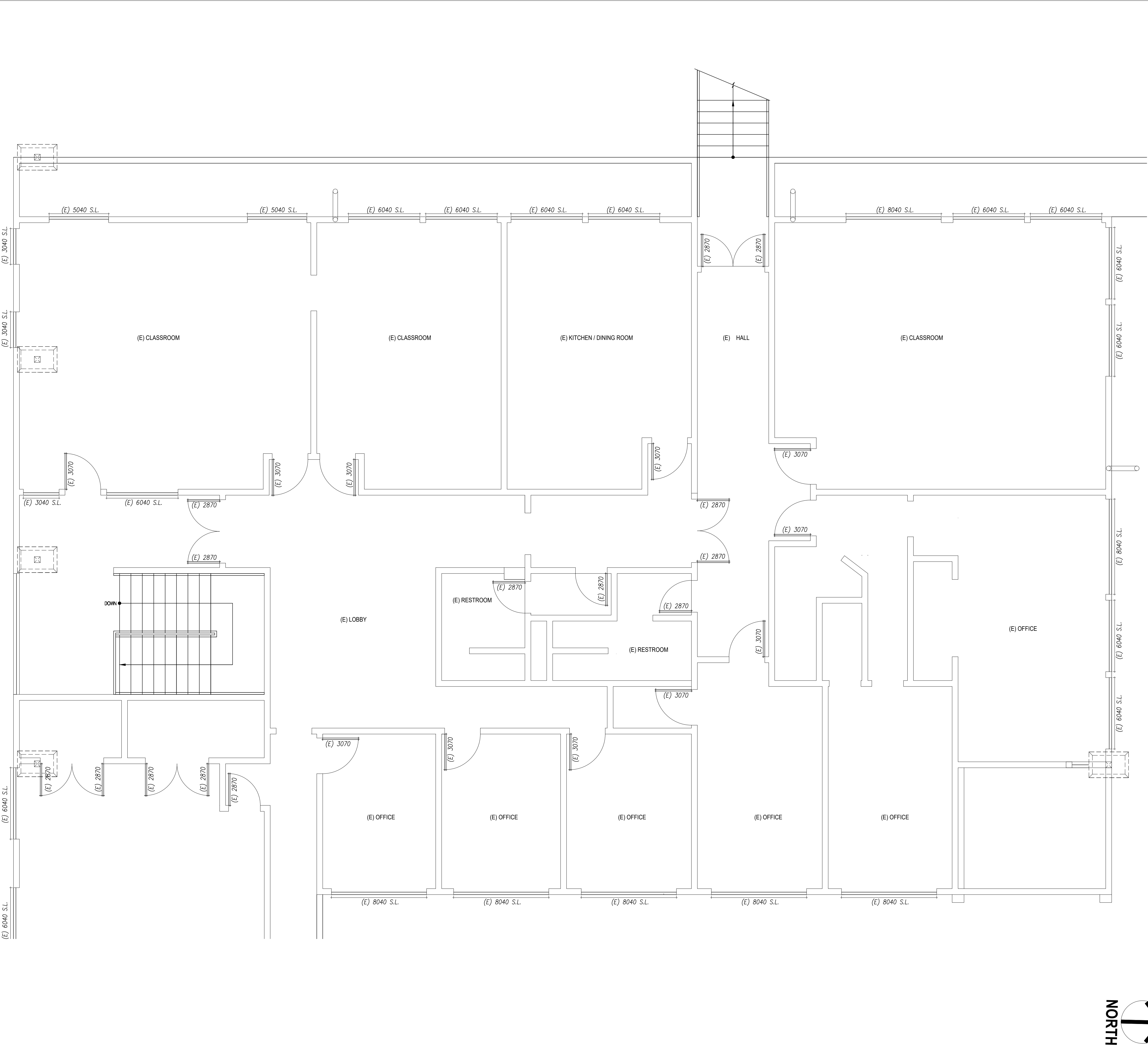
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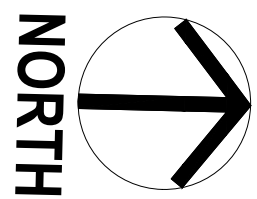


A-2





BUILDING "C" - EXISTING SECOND FLOOR PLAN FOR REFERENCE ONLY (NOT A PART)



SCALE  
1/4"=1'-0"

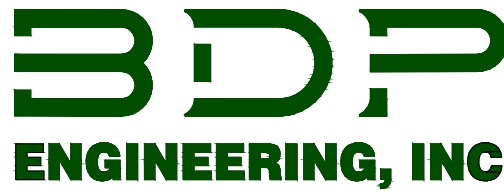
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WALL LEGEND

EXISTING WALL TO REMAIN.

ACCESSIBLE KEY NOTES

- ① TACTILE EXIT SIGN W./ WORDS "EXIT" (11B-703.4.2.1)
- ② ACCESSIBLE ENTRANCE SIGN
- ③ "THIS DOOR IS TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"
- ④ TACTILE SIGN (11B-703.4.1) (REF. DOOR SIGN 6/A-7)
- ⑤ 28"-34" MAX. HEIGHT AFF ACCESSIBLE COUNTER / CABINET
- ⑥ 1/2" MAX. ACCESSIBLE THRESHOLD
- XXX DOOR TYPE. SEE DOOR SCHEDULE ON DETAIL 5/A-6
- X WINDOW TYPE. SEE DOOR SCHEDULE ON DETAIL 5/A-6
- > INDICATED PATH OF TRAVEL AND EXITS



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SIGNED DATE: 10/30/2025

GENERAL CONTRACTOR

THE SUNFLOWER ACADEMY  
PRESCHOOL & DAYCARE

12741 MAIN STREET  
Garden Grove, CA 92840

PROJECT NO.: 2025-314  
DATE: SEPT. 27, 2025

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drawing title

FLOOR PLANS

drawing no.

A-3

## EXHIBIT "A"

Conditional Use Permit No. CUP-023-2014 (REV. 2026)

12741 Main Street

**CONDITIONS OF APPROVAL****General Conditions**

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval~~Notice of Discretionary Permit Approval and Agreement with Conditions of Approval,~~" as prepared by the City Attorney's Office, on the property. Proof of such recordation is required within thirty (30) days of the approval.~~within 30 days of approval. This Conditional Use Permit runs with the land and is binding upon the property owner, his/her/its heirs, assigns, and successors in interest.~~
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to the project applicant, Jamboree Housing Corporation representing the Garden Grove United Methodist Church, Garden United Methodist Church Pre-school, and Head Start pre-school program, including subsequent pre-school/day care operators, the owner(s) and tenant(s) of the property, and each of their respective successors and assigns, including all subsequent purchasers and/or tenants. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. A~~Except for minor modifications authorized to be approved by the Community Development Director pursuant to Condition No. 4, any changes of the Conditions of Approval require approval by the appropriate City hearing body, except as otherwise provided herein. Any changes of the conditions of approval require approval by the Planning Commission, except as otherwise provided herein.~~
- 2.3. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
- 3.4. The~~is~~ Conditional Use Permit No. CUP-023-2014 (REV. 2026) only authorizes the operation of the Garden Grove United Methodist Church and associated church facilities; thea 4,676 square--foot Garden Grove United Methodist Church Pres-School, and-thea 3,485 square--foot, Head Start program, and a 2,149 square--fooeet Academy Preschool and& Daycare third

Conditional Use Permit No. CUP-023-2014 (REV. 2026)

preschool/daycare, as depicted on the plans submitted by the applicant and made part of the record of the January –8, –2026, Zoning Administrator proceedings, subject to these Conditions of Approval identified on the site plan and floor plan. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply. ~~Modifications, which do not change the intent of the project, may be approved by the Community Development Director.~~

4.5. The approved plans are an integral part of the decision approving this Conditional Use Permit. Minor modifications to the approved plans and/or these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the approved project and/or these Conditions of Approval that would result in the intensification of the project, or create impacts that have not been previously addressed and which are determined by the Community Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.~~If major modifications are made to the approved floor plan, site plan, or other related changes that result in the intensification of the project or create impacts that have not been previously addressed, the proper entitlements shall be obtained reflecting such changes.~~

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

### **Community Development Department**

6.7. The Head Start pre-school program shall be allowed to operate with a maximum capacity of 60 children. The hours of operation shall be allowed from 8:00 a.m. to 4:00 p.m., Monday through Friday.

8. The Garden Grove United Methodist Church Pres-School shall operate with a maximum capacity of 68 children. The hours of operation shall be allowed from 6:30 a.m. to 6:00 p.m., Monday through Friday.

9. The third preschool/daycare shall operate with a maximum capacity of 65 children. The hours of operation shall be allowed from 7:00 –a.m. to 6:00 p.m., Monday through Friday.

a. The maximum enrollment capacity of 65 children, contemplated and approved under CUP-023-2014 (REV. 2026), is contingent upon the

**FINAL**

Conditional Use Permit No. CUP-023-2014 (REV. 2026)

applicant obtaining final approval and acknowledgement in writing of a waiver from the California Department of Social Services for any indoor and/or outdoor activity space(s), including any other applicable requirements by the California Department of Social Services (CDSS), prior to commencement of operation of the preschool/daycare. Provided the applicant has successfully obtained the necessary waiver for indoor and/or outdoor activity space, along with the State license for the preschool/daycare facility, the facility is permitted a maximum enrollment capacity of 65 children, as proposed. In the event that the applicant is unable to obtain approval of a waiver from CDSS from any applicable State law requirements, including those related to minimum indoor and/or outdoor activity spaces, that would preclude the proposed maximum enrollment capacity of 65 children, the applicant shall limit the maximum number of children for the preschool/daycare, as required and stipulated by the approved State license for the facility. At no time, nor under any circumstance, shall the establishment exceed a maximum capacity of 65 children, unless the applicant has obtained necessary approval to modify the existing Conditional Use Permit or obtain approval of a new Conditional Use Permit, as determined by the Community Development Department and approved by the appropriate hearing body.

7.——

8.10. All children shall remain under the supervision of the operator or staff at all times, and shall not be permitted to wander or freely roam outside the building, except within the fenced outdoor playground area.

9.11. The easterly parking area shall be designed as the parking area for the church, church facilities, and the pre-schools. A total of 153 parking spaces shall be available to accommodate the uses.

10.12. All site drop-off and pick-up, including drop-off and pick-up for the pre-schools, shall occur on-site and within the designated parking area located within the easterly parking. There shall be no drop-off and pick-up permitted within the public right-of-way along Main Street, Acacia Parkway, and Stanford Avenue.

11.13. No amplification systems shall be permitted outside of a fully enclosed building. The sound emitted from any loud speakers shall not extend beyond the walls of the building.

12.14. There shall be no parking allowed along any drive-aisle, except within the designated parking areas. The applicant shall post "No Parking" signs along

**FINAL**



the drive aisles throughout the development. No temporary parking will be permitted along any driveway.

~~13.15.~~ In the event traffic, circulation and/or parking problems develop at the site due to the operation of the church, church facilities, and pre-schools, as determined by the City Traffic Engineer or the Community Development Department, the applicant shall develop a plan to mitigate the identified issue(s) as identified in the parking study, including re-evaluating or adjusting the church's schedule to limit overlapping activities, classes, meetings, etc., during peak periods of operation. The applicant shall submit a plan for review and approval by the City Traffic Engineer and/or the Community Development Department. This plan may include a variety of solutions to be managed by the administration of the applicant.

~~14.16.~~ The applicant shall prepare a parking and circulation plan that is available for parents. The plan shall identify the on-site, one-way, circulation patterns for all vehicles. The plan shall identify the drive aisle located along Main Street as the main entrance and exit driveway. The plan shall show the approved drop-off and pick-up area within the parking lot. A copy of the parking and circulation plan shall be submitted to the Planning Services Division within 30-days from the date of this approval ~~work with the operators of the pre-schools to prepare a parking and circulation plan for the United Methodist Church Pre-school and the Head Start pre-school program that is available for parents. The circulation and parking plan shall identify the pre-school's designated parking area for pick-up and drop-off; the preferred site circulation pattern to access the parking area; the path of travel from the parking area to the pre-schools; and that no parking will be permitted along any drive aisle. A copy of the parking and circulation plan shall be submitted to the Planning Division prior to final building final for the new construction associated with Resolution No. 5836-14 for Site Plan No. SP-014-2014, Variance No. V-008-2014, and Lot Line Adjustment No. LLA-006-2014.~~

~~15.17.~~ No satellite dish antennas shall be installed on said premises unless and until plans have been submitted to and approved by the Community Development Department, Planning Services Division. Should satellite dish antenna(s) be proposed, they shall be placed and screened so that they are not visible from the public right-of-way or adjoining properties. No advertising materials shall be placed thereon.

~~16.18.~~ All ground- or wall-mounted mechanical equipment shall be screened from view from any place on or off the property.

19. There shall be no outside storage of any goods or materials.

FINAL

Conditional Use Permit No. CUP-023-2014 (REV. 2026)

17.20. The property owner shall comply with the adopted City Noise Ordinance.

18.21. The applicant/property owner shall be responsible for providing adequate parking area lighting in compliance with City regulations. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent properties.

19.22. The applicant shall be responsible for maintaining the facility, including the parking lot, landscaped area, walkways, and paved surfaces, free from graffiti, debris, and litter. Graffiti shall be removed from the project site and all parking lots under the control of the applicant within 120 hours of notification.

20.23. All signs shall comply with the City of Garden Grove Municipal Code. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising devices (i.e., banners, flags, balloons, pennants).

21.24. ~~The applicant shall construct a trash enclosure per City Standard B-502 to secure the existing trash bins for the church.~~ All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up.

22.25. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.

23.26. ~~Conditional Use Permit No. CUP-023-2014 is hereby revoked and shall become null and void, and superseded in its entirety, by the approval of CUP--023-2014 (REV. 2026) Approval of Conditional Use Permit No. CUP-023-2014 is contingent upon approval of Site Plan No. SP-014-2014, Variance No. V-008-2014, Lot Line Adjustment No. LLA-006-2014, and Development Agreement No. DA-001-2014, and City Council approval of General Plan Amendment No. GPA-001-2014 and Amendment No. A-012-2014.~~

24.27. The applicant shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-023-2014 (REV. 2026), with all conditions of approval.

25.28. A copy of the decision approving Conditional Use Permit No. CUP-023-2014 (REV. 2026), including the conditions of approval, shall be kept on the premises at all times.

FINAL

29. The applicant shall, as a condition of Project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Conditional Use Permit No. CUP-023-2014 (REV. 2026). The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including, but not limited to, any award of attorney fees to a party challenging such project approval. Notwithstanding the foregoing, in the event any legal action or proceeding is filed against the City and/or applicant, seeking to attack, set aside, void or annul any of the Project entitlements, applicant shall have the right and obligation to either: (1) defend the City with legal counsel mutually selected by the applicant and the office of the City Attorney; or (2) request that the City rescind the entitlement approvals, in which case the applicant would have no obligation to defend or indemnify the City; however, the applicant shall reimburse the City for any costs incurred or assessed against the City as a result of the filing of such legal action or proceeding, provided the City acts promptly to rescind the entitlements.
30. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-023-2026 (REV. 2026) shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
31. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.
- 26-32. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3503.5, and 3515 of the California Fish and Game regulations, which require the protection of active nests of all bird species, prior to the removal of any on-site landscaping, including the removal of existing trees.

**Building and Safety Division**

33. The applicant shall comply with the latest California Building Code, and shall submit construction drawings and obtain building permits from the Building and Safety Division for any construction and building modifications, including for the proposed preschool.

**Orange County Fire Authority**

34. The applicant shall comply with all applicable Orange County Fire Authority requirements, including, but not limited to the Fire Master Plan.
35. The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.
36. Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:
- a. Architectural plans (service code PR212-220)
37. Prior to issuance of a building permit:
- a. Fire sprinkler system throughout buildings with an I4 occupancy use (service codes PR410-425)
  - b. Underground piping (service codes PR470-475)
38. Prior to concealing interior construction:
- a. Fire alarm system throughout buildings with an I4 occupancy use (service code PR500-PR530)
39. Lumber-drop Inspection: After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustibile building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five (5) days in advance to schedule the lumber drop inspection.
40. Temporary/Final Occupancy Inspections: Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with

Conditional Use Permit No. CUP-023-2014 (REV. 2026)

codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five (5) days in advance by calling OCFA Inspection Scheduling at 714-573-6150.

## DECISION NO. 1864-26

A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-023-2014 (REV. 2026) TO OPERATE A NEW PRESCHOOL AT THE GARDEN GROVE UNITED METHODIST CHURCH SITE LOCATED ON THE SOUTHWEST CORNER OF MAIN STREET AND STANFORD AVENUE, AT 12741 MAIN STREET, ASSESSOR'S PARCEL NO. 089-202-58.

BE IT RESOLVED that the Zoning Administrator of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-023-2014 (REV. 2026) for the property located on the southwest corner of Main Street and Stanford Avenue, at 12741 Main Street, Assessor's Parcel No. 089-202-58.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-023-2014 (REV. 2026), the Zoning Administrator of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Andy Ly, with authorization from the property owner, the United Methodist Church of Garden Grove.
2. A request modify conditions of approval for Conditional Use Permit No. CUP-023-2014 to add a new preschool/daycare at the Garden Grove United Methodist Church site, which currently operates a Head Start program and a preschool, Sunflower Preschool.
3. The Zoning Administrator hereby determines that this project is categorically exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Article 19, Section 15301, Existing Facilities, of the CEQA Guidelines (14 Cal. Code Regs., Section 15301).
4. The property has a General Plan Land Use designation of Civic Center Mixed Use (CC) and is zoned CC-3 (Civic Center Core). The subject site is currently improved with an existing religious facility, the United Methodist Church of Garden Grove, a 47-unit housing development with a 2,945 square foot commercial space, a preschool, and a Head Start program. The proposed preschool would be the third preschool that would be operating at the subject site. No new square footage would be added to the existing facility as the proposed preschool would occupy some of existing classrooms of the Church.
5. Existing land use, zoning, and General Plan designation of property within 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 8, 2026, and interested persons were given an opportunity to be heard.

8. The Zoning Administrator gave due and careful consideration to the matter at its meeting on January 8, 2026.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Zoning Administrator, as required under Municipal Code Section 9.32.30, are as follows:

FACTS:

The subject site consists of two (2) parcels totaling 5.2 acres, located in the downtown Civic Center area just north of Historic Main Street. The property has a General Plan Land Use designation of Civic Center Mixed Use (CC) and is zoned CC-3 (Civic Center Core). The site abuts Community Center Specific Plan - Community Center Residential District Area 20 (CCSP-CCR20) zoned properties to the west, CCSP-PR12 zoned properties across Stanford Avenue to the north, Civic Center Open Space (CC-OS) zoned properties across Main Street to the east, and Community Center Specific Plan - Community Core Area 31 (CCSP-CR31) zoned and a CC-2 zoned properties to the south. Surrounding uses include multifamily residential developments to the north, south and west; and community facilities—such as the Courtyard Center, Gem Theater, Garden Amp, and Village Green Park—to the east.

The site is improved with a religious facility, the United Methodist Church, a Church-operated preschool (Sunflower Preschool), a Head Start program, a 47-unit affordable housing development, and a 2,945 square-foot retail commercial space. Although all of the uses are located on the same site, the Jamboree housing development, the Church, the retail area, the preschool, and the Head Start program continue to operate as separate entities.

The applicant is now requesting to modify the conditions of approval of CUP-023-2014 to allow a new preschool/daycare, "Academy Preschool and Daycare", to operate on the same site within portions of the existing church facility that are currently underutilized.

The Academy Preschool and Daycare would be a State-licensed private Christian school serving up to 65 children between 18 months and six years old. It would occupy approximately 2,149 square feet within the existing areas of the Garden Grove United Methodist Church, where several vacant offices would be converted into five (5) fully furnished, age-appropriate classrooms. The preschool/daycare would also share the existing 810 square-foot church kitchen located in Acker Hall along with the existing restrooms for adult and visitors use.

The daycare would operate from 7:00 a.m. to 6:00 p.m., Monday to Friday. An approximate 3,404 square-foot outdoor playground area would also be provided for outdoor activities. The proposed preschool/daycare would abide by all applicable

State laws, which are administered and regulated by the California Department of Social Services (CDSS), and would comply with teacher-to-child ratio requirement and provide the requisite minimum amount of indoor and outdoor activity space, as determined by CDSS.

A parking study has been submitted in order to determine if there is adequate parking to support the subject preschool/daycare and all existing non-residential uses located within the church site. The parking study determined that there is sufficient parking available for the additional use on the site. The study has been reviewed and approved by the City's Traffic Engineering Division and the Planning Services Division.

The Community Development Department has reviewed the request and is supporting the proposal. All appropriate Conditions of Approval have been incorporated.

#### FINDINGS AND REASONS:

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

The subject site has a General Plan Land Use Designation of Civic Center Mixed Use (CC), and is zoned CC-3 (Civic Center Core). The CC Land Use designation is intended to provide a mix of commercial and higher density residential uses.

The Academy Preschool and Daycare classifies as a "child daycare center", a commercial-type use that is conditionally permitted use in the CC-3 zone. The establishment of the proposed preschool/daycare use is consistent with the goals and policies of the General Plan, which include:

- a. Policy LU-1.4: To encourage a wide variety of retail and commercial services, such as restaurants and cultural arts/entertainment, in appropriate locations.*

The proposed Academy Preschool and Daycare is located within the Civic Center downtown area that consists of different uses, including multiple-family residential developments, religious facilities, a public park, and a variety of commercial uses, such as restaurants and offices. In addition, there is an existing preschool and a Head Start program that are currently in operation at the subject site. Having an additional preschool/daycare at this location would add on to the variety of services provided within the downtown area.



- b. Policy LU-2.4: To assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood; and Goal LU-4: The City seeks to develop uses that are compatible with one another.*

A preschool/daycare center is a low-intensive use that is compatible with the existing surrounding uses in the area, which includes the existing residential and other commercial uses in the immediate neighborhood. The proposed preschool/daycare would occupy portions of the existing religious facility that is already improved with a preschool and a Head Start program. Therefore, the proposed use is compatible with the existing uses.

- c. Goal LU-5: To achieve economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community; and Goal LU-6-1: Monitor the uses and development proposed in commercial corridors to determine the viability of existing and proposed development.*

The proposed Academy Preschool and Daycare, a preschool/daycare, will provide additional essential child care services to residents in the community, while also occupying vacant portions of the existing church facilities, allowing the facility to perform at its maximum capacity.

2. The requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The proposed use is located in the downtown Civic Center area just north of Historic Main Street, improved with a mix of commercial and multiple-family residential uses. The day-to-day business operation of Academy Preschool and Daycare will remain within an enclosed building, with an outdoor playground area limited to playtime hours, and is overall low impact in nature to the surrounding area. A parking study has been submitted in order to determine whether there is adequate parking to support the subject preschool/daycare and all other on-site non-residential uses within the subject property. The study has been reviewed and approved by the City's Traffic Engineering Division and the Planning Services Division, and demonstrates there is sufficient parking available for the proposed use. The Conditions of Approval will minimize

potential impacts to the adjoining area. Provided the Conditions of Approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area.

Additionally, the use will not unreasonably interfere with the use, enjoyment or valuation of the property of other persons located within the vicinity of the site. The proposed preschool activities will be compatible with the surrounding uses provided the establishment complies with all appropriate codes and regulations set forth in the City's Municipal Code, as well as requirements of the Orange County Fire Authority (OCFA), applicable California Building Codes, and requirements of State law administered and regulated by the California Department of Social Services (CDSS).

Finally, the use will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. The Conditions of Approval will ensure the public health, safety, and welfare. Also, the applicant is required to obtain all necessary building permits to ensure maintenance of public health, safety, and welfare. Therefore, the project will not create a menace to the public health, safety, or welfare provided the Conditions of Approval are adhered to for the life of the project, and all necessary permits are obtained with accompanying inspections (i.e., building, OCFA, and CDSS permits, license, and inspections).

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

The subject site is currently improved with an existing religious facility, a 47-unit housing development, a commercial/retail space, an existing preschool, and a Head Start program. The proposed preschool/daycare would occupy portions of the existing church facility and share the same parking lot, as well as other existing amenities available on-site. No new square footage would be added to the site to facilitate the proposal. A parking study has been submitted in order to determine whether there is adequate parking to support the subject preschool/daycare and all other on-site uses within the shopping center. The study demonstrates that there is sufficient parking for the proposed use. No site walls, yards, or landscaping will be affected by the proposed preschool/daycare.

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

The site is adequately served by three (3) driveways located off of Main Street, one (1) off of Stanford Avenue, and one (1) off of Acacia Parkway. The site is also adequately served by the public service facilities required such as public utilities: gas, electric, water, and sewer facilities.

INCORPORATION OF FACTS AND REASONS SET FORTH IN THE STAFF REPORT

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

BE IT FURTHER RESOLVED that the Zoning Administrator does conclude:

1. Conditional Use Permit No. CUP-023-2014 (REV. 2026) does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030 (Conditional Use Permits).
2. 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, attached as Exhibit "A", shall apply to Conditional Use Permit No. CUP-023-2014 (REV. 2026).

Dated: January 8, 2026

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DAVID DENT  
ZONING ADMINISTRATOR

## **EXHIBIT "A"**

Conditional Use Permit No. CUP-023-2014 (REV. 2026)

12741 Main Street

### **CONDITIONS OF APPROVAL**

#### **General Conditions**

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required within thirty (30) days of the approval.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to the project applicant, Jamboree Housing Corporation representing the Garden Grove United Methodist Church, Garden United Methodist Church Preschool, and Head Start preschool program, including subsequent pre-school/day care operators, the owner(s) and tenant(s) of the property, and each of their respective successors and assigns, including all subsequent purchasers and/or tenants. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Any changes of the Conditions of Approval require approval by the appropriate City hearing body, except as otherwise provided herein.
3. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Conditional Use Permit No. CUP-023-2014 (REV. 2026) only authorizes the operation of the Garden Grove United Methodist Church and associated church facilities; the 4,676 square-foot Garden Grove United Methodist Church Preschool, the 3,485 square-foot Head Start program, and a 2,149 square-foot third preschool/daycare, as depicted on the plans submitted by the applicant and made part of the record of the January 8, 2026, Zoning Administrator proceedings, subject to these Conditions of Approval. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.

5. The approved plans are an integral part of the decision approving this Conditional Use Permit. Minor modifications to the approved plans and/or these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the approved project and/or these Conditions of Approval that would result in the intensification of the project, or create impacts that have not been previously addressed and which are determined by the Community Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
6. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

### **Community Development Department**

7. The Head Start preschool program shall be allowed to operate with a maximum capacity of 60 children. The hours of operation shall be allowed from 8:00 a.m. to 4:00 p.m., Monday through Friday.
8. The Garden Grove United Methodist Church Preschool shall operate with a maximum capacity of 68 children. The hours of operation shall be allowed from 6:30 a.m. to 6:00 p.m., Monday through Friday.
9. The third preschool/daycare shall operate with a maximum capacity of 65 children. The hours of operation shall be allowed from 7:00 a.m. to 6:00 p.m., Monday through Friday.
  - a. The maximum enrollment capacity of 65 children, contemplated and approved under CUP-023-2014 (REV. 2026), is contingent upon the applicant obtaining final approval and acknowledgement in writing of a waiver from the California Department of Social Services for any indoor and/or outdoor activity space(s), including any other applicable requirements by the California Department of Social Services (CDSS), prior to commencement of operation of the preschool/daycare. Provided the applicant has successfully obtained the necessary waiver for indoor and/or outdoor activity space, along with the State license for the preschool/daycare facility, the facility is permitted a maximum enrollment capacity of 65 children, as proposed. In the event that the applicant is unable to obtain approval of a waiver from CDSS from any applicable State law requirements, including those related to minimum indoor and/or outdoor activity spaces, that would preclude the proposed maximum enrollment capacity of 65 children, the applicant shall limit the maximum number of children for the preschool/daycare,

as required and stipulated by the approved State license for the facility. At no time, nor under any circumstance, shall the establishment exceed a maximum capacity of 65 children, unless the applicant has obtained necessary approval to modify the existing Conditional Use Permit or obtain approval of a new Conditional Use Permit, as determined by the Community Development Department and approved by the appropriate hearing body.

10. All children shall remain under the supervision of the operator or staff at all times, and shall not be permitted to wander or freely roam outside the building, except within the fenced outdoor playground area.
11. The easterly parking area shall be designed as the parking area for the church, church facilities, and the pre-schools. A total of 153 parking spaces shall be available to accommodate the uses.
12. All site drop-off and pick-up, including drop-off and pick-up for the preschools, shall occur on-site and within the designated parking area located within the easterly parking. There shall be no drop-off and pick-up permitted within the public right-of-way along Main Street, Acacia Parkway, and Stanford Avenue.
13. No amplification systems shall be permitted outside of a fully enclosed building. The sound emitted from any loud speakers shall not extend beyond the walls of the building.
14. There shall be no parking allowed along any drive-aisle, except within the designated parking areas. The applicant shall post "No Parking" signs along the drive aisles throughout the development. No temporary parking will be permitted along any driveway.
15. In the event traffic, circulation and/or parking problems develop at the site due to the operation of the church, church facilities, and preschools, as determined by the City Traffic Engineer or the Community Development Department, the applicant shall develop a plan to mitigate the identified issue(s) as identified in the parking study, including re-evaluating or adjusting the church's schedule to limit overlapping activities, classes, meetings, etc., during peak periods of operation. The applicant shall submit a plan for review and approval by the City Traffic Engineer and/or the Community Development Department. This plan may include a variety of solutions to be managed by the administration of the applicant.

16. The applicant shall prepare a parking and circulation plan that is available for parents. The plan shall identify the on-site, one-way, circulation patterns for all vehicles. The plan shall identify the drive aisle located along Main Street as the main entrance and exit driveway. The plan shall show the approved drop-off and pick-up area within the parking lot. A copy of the parking and circulation plan shall be submitted to the Planning Services Division within 30-days from the date of this approval.
17. No satellite dish antennas shall be installed on said premises unless and until plans have been submitted to and approved by the Community Development Department, Planning Services Division. Should satellite dish antenna(s) be proposed, they shall be placed and screened so that they are not visible from the public right-of-way or adjoining properties. No advertising materials shall be placed thereon.
18. All ground- or wall-mounted mechanical equipment shall be screened from view from any place on or off the property.
19. There shall be no outside storage of any goods or materials.
20. The property owner shall comply with the adopted City Noise Ordinance.
21. The applicant/property owner shall be responsible for providing adequate parking area lighting in compliance with City regulations. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent properties.
22. The applicant shall be responsible for maintaining the facility, including the parking lot, landscaped area, walkways, and paved surfaces, free from graffiti, debris, and litter. Graffiti shall be removed from the project site and all parking lots under the control of the applicant within 120 hours of notification.
23. All signs shall comply with the City of Garden Grove Municipal Code. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising devices (i.e., banners, flags, balloons, pennants).
24. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up.
25. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee.

## Conditional Use Permit No. CUP-023-2014 (REV. 2026)

These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.

26. Conditional Use Permit No. CUP-023-2014 is hereby revoked and shall become null and void, and superseded in its entirety, by the approval of CUP-023-2014 (REV. 2026).
27. The applicant shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-023-2014 (REV. 2026), with all conditions of approval.
28. A copy of the decision approving Conditional Use Permit No. CUP-023-2014 (REV. 2026), including the conditions of approval, shall be kept on the premises at all times.
29. The applicant shall, as a condition of Project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Conditional Use Permit No. CUP-023-2014 (REV. 2026). The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including, but not limited to, any award of attorney fees to a party challenging such project approval. Notwithstanding the foregoing, in the event any legal action or proceeding is filed against the City and/or applicant, seeking to attack, set aside, void or annul any of the Project entitlements, applicant shall have the right and obligation to either: (1) defend the City with legal counsel mutually selected by the applicant and the office of the City Attorney; or (2) request that the City rescind the entitlement approvals, in which case the applicant would have no obligation to defend or indemnify the City; however, the applicant shall reimburse the City for any costs incurred or assessed against the City as a result of the filing of such legal action or proceeding, provided the City acts promptly to rescind the entitlements.
30. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-023-2026 (REV. 2026) shall become null and void if the subject use or construction necessary and incidental thereto is not



commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.

31. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.
32. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3503.5, and 3515 of the California Fish and Game regulations, which require the protection of active nests of all bird species, prior to the removal of any on-site landscaping, including the removal of existing trees.

### **Building and Safety Division**

33. The applicant shall comply with the latest California Building Code, and shall submit construction drawings and obtain building permits from the Building and Safety Division for any construction and building modifications, including for the proposed preschool

### **Orange County Fire Authority**

34. The applicant shall comply with all applicable Orange County Fire Authority requirements, including, but not limited to the Fire Master Plan.
35. The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.
36. Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:
  - a. Architectural plans (service code PR212-220)
37. Prior to issuance of a building permit:
  - a. Fire sprinkler system throughout buildings with an I4 occupancy use (service codes PR410-425)
  - b. Underground piping (service codes PR470-475)
38. Prior to concealing interior construction:

- a. Fire alarm system throughout buildings with an I4 occupancy use (service code PR500-PR530)
39. Lumber-drop Inspection: After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five (5) days in advance to schedule the lumber drop inspection.
40. Temporary/Final Occupancy Inspections: Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five (5) days in advance by calling OCFA Inspection Scheduling at 714-573-6150.