



designed to function as a "campus type" environment that can accommodate multiple users.

The following is a complete list of the permitted uses allowed in the PUD, with the proposed uses incorporated in bold:

Arboretum  
Archive/museum  
Bible and Vacation Bible School  
Café/cafeteria (indoor and/or outdoor)  
Cemetery, subject to Site Plan approval excluding mortuary preparation room(s) and/or crematoriums  
Church related office uses  
Churches and religious institutions  
Day Care  
Gift/Bookstore  
**General business and administrative offices**  
Graduate Ministry  
Hospitality/ Visitor Center  
Hour of Power Operation  
**Medical, dental, and related health service support facilities, and such additional related uses, such as, but not limited to, pharmacies, physical therapy, and outpatient care services**  
Pre-schools  
Private/Parochial schools for children  
Sunday school classes  
Youth activities  
**Trade schools, subject to Conditional Use Permit approval**

The applicant anticipates selling the property located at 13280 Chapman Avenue, which is improved with a four-story, 136,000 square foot building, for the purpose of converting the building into general and medical offices, a medical clinic, and trade school. The building, named the Family Life Center, currently houses the Crystal Cathedral's private school (preschool to 12<sup>th</sup> grade), administrative offices, assembly rooms, a gymnasium, and related spaces conducive to an educational environment. If the building is sold, the Crystal Cathedral proposes to lease space within the same building to continue to operate the private school and administrative offices until a smaller school facility is constructed on the site.

The PUD provides sufficient on-site parking to accommodate the existing uses and the proposed request. The PUD has approximately 1,652 parking spaces distributed throughout the site. A shared parking and access agreement will be required for the life of the project. Furthermore, a Trip Generation Study and Traffic Impact

Study were prepared that concluded that the project will have no significant impacts to the surrounding streets.

RECOMMENDATION

It is recommended that the City Council:

- Adopt a Negative Declaration for Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09); and
- Introduce and conduct the first reading of the attached Ordinance approving the revision to Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09).



SUSAN EMERY  
Community Development Director



By: Maria Parra  
Urban Planner

- Attachment 1: Planning Commission Staff Report dated June 17, 2010  
Attachment 2: Planning Commission Resolution No. 5689  
Attachment 3: Planning Commission Minute Excerpt of June 17, 2010  
Attachment 4: Draft Ordinance for Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09)

**Approved for Agenda Listing**



**Matthew Fertil**  
City Manager

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> <b>C.3.</b>	<b>SITE LOCATION:</b> Southwest corner of Chapman Avenue and Lewis Street at 13280 Chapman Avenue
<b>HEARING DATE:</b> June 17, 2010	<b>GENERAL PLAN:</b> Low Medium Density Residential and Civic Institution
<b>CASE NOS.:</b> Planned Unit Development No. PUD-133-99 (Rev. 05, Rev. 09)	<b>ZONE:</b> PUD-133-99 (Rev. 05)
<b>APPLICANT/PROPERTY OWNER:</b> Crystal Cathedral Ministries	<b>APN NOS.:</b> 231-021-24; 231-022-07; 231-031-02, 07 and 08; 231-161-09, 17, 18; and 231-163-11 and 12. <b>CEQA DETERMINATION:</b> Negative Declaration

**REQUEST:**

The applicant, Crystal Cathedral Ministries, is requesting a revision to Planned Unit Development No. PUD-133-99 (Rev. 05), to modify the permitted uses to allow general and medical offices, medical clinics, and trade schools.

**BACKGROUND:**

The Crystal Cathedral is the home base for the international Crystal Cathedral Ministries. The Crystal Cathedral is located on the southwest corner of Chapman Avenue and Lewis Street. The development of the Crystal Cathedral began in 1958. Since that time, the Church has had several important expansions including: Tower of Hope Crisis Center (1968); the Crystal Cathedral Sanctuary (1977); the Memorial Gardens Cemetery (1987); the Family Life Center (1990); and most recently, the International Hospitality Center (2000). In 2005, the PUD was revised to allow the incorporation of the last remaining property at the Salerno Street cul-de-sac, located at 12186 Salerno Street, into the PUD, and to construct a new warehouse building; however, the warehouse building has not been constructed.

The properties that are part of PUD-133-99 (Rev. 05) have a combined land area of approximately 33-acres. PUD-133-99 (Rev. 05) has a General Plan Land Use Designation of Low Medium Density Residential and Civic Institution. The Civic Institution General Plan Land Use designation allows for educational uses and hospitals, while the Low Medium Density land use allows for residential uses.

PUD-133-99 (Rev. 05) currently allows for religious uses, such as religious schools, day care, cemeteries, and supportive church offices and uses. The applicant

proposes to revise the PUD to allow for general and medical offices, medical clinics, and trade schools. The proposed uses will be compatible with the Civic Institution land use designation that allows for educational uses and medical uses. Staff has determined that the proposed uses will be compatible with the existing uses as the entire site is designed to function as a "campus type" environment that can accommodate multiple users.

The case was originally scheduled for the August 9, 2009 Planning Commission Meeting; however, the item was continued to the October 1, 2009 Planning Commission Meeting to allow the applicant time to prepare a traffic analysis that analyzed the vehicle trips generated by the proposed uses based on concerns raised by the City of Orange in a letter received on August 4, 2009. Since the study was not completed to present at the October 1, 2009 Planning Commission Meeting, the item was continued to a date uncertain. A Trip Generation Study and Traffic Impact Study have been prepared for the project. A copy of the letter and the studies have been included with the report.

The item has been re-noticed and re-advertised as required.

### **DISCUSSION:**

#### Planned Unit Development:

A Planned Unit Development is a precise plan that provides the means for the regulation of buildings, structures, and uses of land to facilitate the implementation of the General Plan. The regulations of the PUD are intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the Municipal Code. The proposed revision, to introduce general and medical offices, medical clinics, and trade schools, will be consistent with the intent of the Planned Unit Development as the uses are diverse, and are compatible with the established land use designations.

#### Proposed Revision to the PUD

PUD-133-99 (Rev. 05) is currently designed as a "campus type" environment that provides a variety of uses that include churches and religious institutions, day care, private schools, cemeteries, supportive offices, and uses for the Crystal Cathedral Ministries. The applicant is requesting a revision to the PUD to allow general and medical offices, medical clinics, and trade schools.

The following is a complete list of the permitted uses allowed in the PUD, with the proposed uses incorporated in bold:

Arboretum  
Archive/museum  
Bible and Vacation Bible School  
Café/cafeteria (indoor and/or outdoor)  
Cemetery, subject to Site Plan approval excluding mortuary preparation room(s)  
and/or crematoriums  
Church related office uses  
Churches and religious institutions  
Day Care  
Gift/Bookstore  
**General business and administrative offices**  
Graduate Ministry  
Hospitality/ Visitor Center  
Hour of Power Operation  
**Medical, dental, and related health service support facilities, such as, but  
not limited to, pharmacies, physical therapy, and outpatient care services**  
Pre-schools  
Private/Parochial schools for children  
Sunday school classes  
Youth activities  
**Trade schools, subject to Conditional Use Permit approval**

The applicant proposes to sell the property located at 13280 Chapman Avenue, which is improved with a four-story, 136,000 square foot building, for the purpose of converting the building into general and medical offices, a medical clinic, and trade school. The building, named the Family Life Center, currently houses the Crystal Cathedral's private school (preschool to 12<sup>th</sup> grade), administrative offices, assembly rooms, a gymnasium, and related spaces conducive to an educational environment.

The applicant has indicated that after the building is sold, the Crystal Cathedral will lease space within the existing building to continue to operate the private school and administrative offices until a smaller school facility is constructed on the site. The school facility is a future project for the church that will be reviewed separately from this request and will provide all appropriate parking and traffic analysis.

The PUD provides sufficient on-site parking to accommodate the existing uses and the proposed request. Currently, the PUD has approximately 1,652 parking spaces distributed throughout the site that are available to accommodate the existing uses; no change to the existing parking is proposed. Staff has determined that the existing parking is adequate to accommodate the proposed uses as the Crystal Cathedral's peak parking demand occurs Sunday mornings during church services, and the office building is anticipated to operate Monday through Friday, similar to the current hours of operation. Also, the parking for the entire PUD is required to

remain as shared parking for the life of the project, and the property owners are required to enter into and ensure that a reciprocal parking and access agreement is in place for the duration of the PUD.

A Trip Generation Study was prepared for the project due to concerns raised by the City of Orange. The Crystal Cathedral currently has a parking agreement with the UCI Medical Center that allows the medical center's employees to park at the Crystal Cathedral. The Trip Generation study concluded that the vehicle trips to the site would remain the same if the number of UCI employee parking reduces from 1,300 to 581 parking spaces. The project is required to adjust the number of on-site UCI Medical Center employee parking to comply with the findings of the Trip Generation Study when any of the new uses are established within the PUD. The City of Orange Traffic Engineer has reviewed and approved the Trip Generation Study.

Subsequently, based on the results of the Trip Generation Study, the City of Garden Grove required the applicant to prepare a Traffic Impact Study. The Traffic Impact Study that was prepared in March 2010 concluded that the project will have no significant impact to the surrounding streets, and that the level of service would remain the same.

**RECOMMENDATION:**

Staff recommends that the Planning Commission take the following action:

- Recommend adoption of the Negative Declaration and approval of the revision to Planned Unit Development PUD-133-99 (Rev. 05/Rev. 09) to the City Council.



KARL HILL  
Planning Services Manager

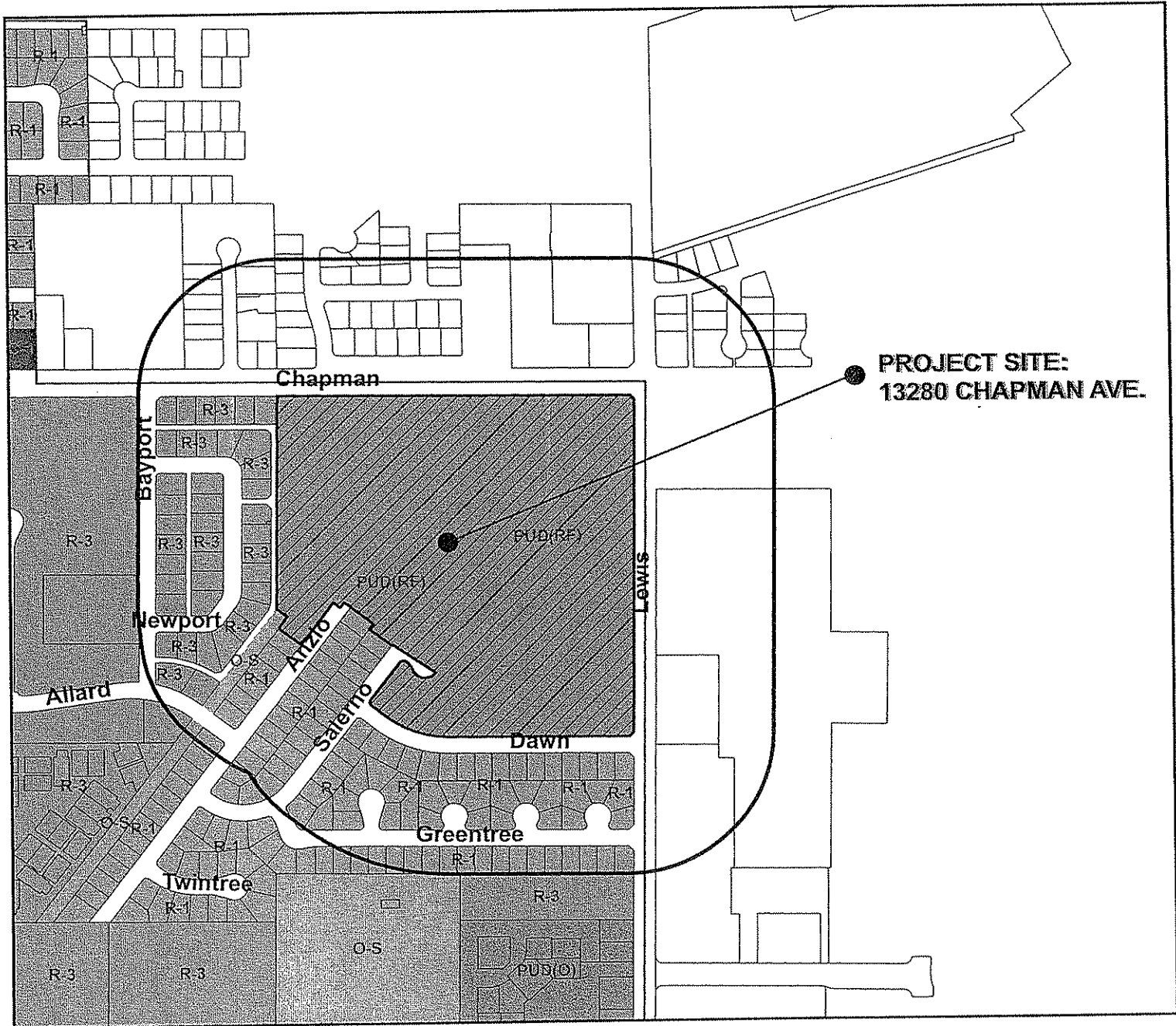


By: Maria Parra  
Urban Planner




# PLANNED UNIT DEVELOPMENT NO. PUD-133-99 (Rev. 05/Rev. 09)


GARDEN GROVE

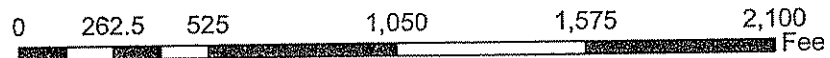


**PROJECT SITE:  
13280 CHAPMAN AVE.**

## LEGEND

 PROJECT SITE - 13280 CHAPMAN AVE.

 500 FEET RADIUS

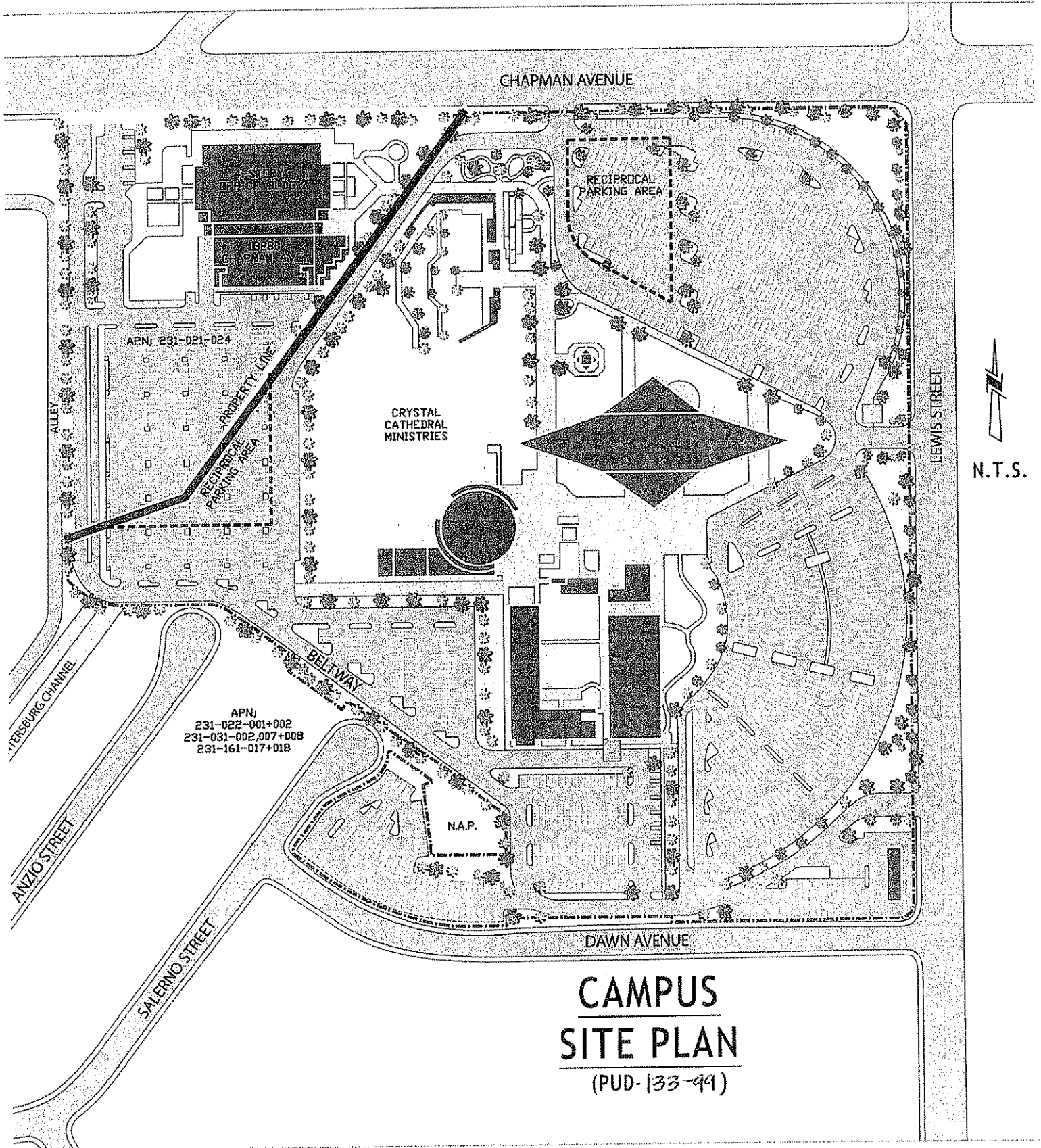


## NOTES

1. GENERAL PLAN: LOW MEDIUM DENSITY RESIDENTIAL & CIVIC INSTITUTION.
2. ZONE: PLANNED UNIT DEVELOPMENT NO. PUD-133-99 (Rev. 05/ Rev. 09)

CITY OF GARDEN GROVE  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
GIS SYSTEM  
JULY 2009





CHAPMAN AVENUE

CRYSTAL CATHEDRAL  
MINISTRIES

RECIPROCAL  
PARKING AREA

APN: 231-021-024

PROPERTY LINE  
RECIPROCAL  
PARKING AREA

CRYSTAL  
CATHEDRAL  
MINISTRIES

LEWIS STREET



FERSBURG CHANNEL

APN  
231-022-001+002  
231-031-002,007+008  
231-161-017+018

ANZIO STREET

BELTWAY

N.A.P.

SALERNO STREET

DAWN AVENUE

# CAMPUS SITE PLAN

(PUD-133-99)

## ENVIRONMENTAL CHECKLIST FORM

**1. PROJECT TITLE:**

Planned Unit Development No. PUD-133-99 (Rev. 05/Rev.09)

**2. LEAD AGENCY:**

City of Garden Grove  
11222 Acacia Parkway  
Garden Grove, CA 92840

**3. CONTACT PERSON:**

Maria Parra, Urban Planner

**4. PROJECT LOCATION:**

Southwest corner of Chapman Avenue and Lewis Street

**5. PROJECT SPONSOR:**

City of Garden Grove

**6. GENERAL PLAN DESIGNATION:**

Low Medium Density Residential and Civic Institution

**7. ZONING:**

Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09)

**8. DESCRIPTION OF PROJECT:**

A request to modify the permitted uses of Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09), to allow general and medical offices, medical clinics, and trade schools.

**9. OTHER AGENCIES WHOSE APPROVAL (AND PERMITS) IS REQUIRED:**

None.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

<input type="checkbox"/> Land Use	<input type="checkbox"/> Transportation/Circulation	<input type="checkbox"/> Public Services
<input type="checkbox"/> Housing	<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Utilities and Services
<input type="checkbox"/> Geophysical	<input type="checkbox"/> Energy Resources	<input type="checkbox"/> Aesthetics
<input type="checkbox"/> Hazards	<input type="checkbox"/> Water Quality	<input type="checkbox"/> Cultural Resources
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Recreation
	<input type="checkbox"/> Mandatory Findings of Significance	

**DETERMINATION:**

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

Maria Parra

Signature

May 21, 2010

Date

Maria Parra

Printed Name

For:

City of Garden Grove

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cited in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take into account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level indirect as well as direct, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of significance. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Potentially Significant Unless Mitigated" applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

Potentially Significant Impact	Significant Unless Mitigated	Less than Significant Impact	No Impact
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**I. LAND USE AND PLANNING**

- a. Conflict with General Plan designation or zoning.
- b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project.

**Response (a-b):** The properties that form Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09) have a combined land area of 33-acres. The Crystal Cathedral Ministries operates from this PUD. The PUD is currently improved with the Crystal Cathedral Sanctuary, the Family Life Center (which currently houses the church’s private school (preschool to 12<sup>th</sup> grade) and administrative offices), the International Hospitality Center, the Tower of Hope Crisis Center, an arboretum, an art gallery, a family lounge, and a memorial cemetery gardens. The PUD is designed to function like a “campus type environment” that has a mixture of compatible uses.

Planned Unit Development No. PUD-133-09 (Rev. 05/Rev. 09) has a General Plan Land Use Designation of Low Medium Density Residential and Civic Institution. The Civic Institution General Plan Land Use designation allows for educational uses and hospitals, while the Low Medium Density land use allows for residential uses. PUD-133-99 (Rev. 05/Rev. 09) currently allows for religious uses, such as religious schools, day care, cemeteries, and supportive church offices and uses. The proposed revision to Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09) will allow for general and medical offices, medical clinics, and trade schools. The proposed uses will be compatible with the Civic Institution land use designations that allow for educational uses and medical uses.

In addition, the General Plan describes a Planned Unit Development as a precise plan that provide the means for the regulations of buildings, structures, and uses of land to facilitate the implementation of the General Plan. The regulations of the PUD are intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the Municipal Code.

The proposed modification to introduce general and medical offices, medical clinics and trade schools will be consistent with the intent of the Planned Unit Development as the uses are diverse, and still are compatible with the established land use designations.

No new construction is proposed with this request. The applicant proposes to sell a 4.96-acre parcel of land that is currently developed with a four-story, 136,000 square foot building currently named the Family Life Center, for the purposes of converting the building into general and medical offices, medical clinics, and trade schools. The building currently consists of classrooms, administration offices, assembly rooms, and related spaces conducive to an educational environment, which can accommodate the proposed uses under this PUD revision.

- c. Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses).
- d. Disrupt or divide the physical arrangement of an

	Potentially	Less than	
	Significant	Significant	No
Significant	Unless	Impact	Impact
Impact	Mitigated		

established community (including a low-income or minority community).

**Response (c-d):** Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09) is located in an urbanized area, and the properties that form part of this zoning classification are developed with a church and related structures and uses, parking, a cemetery, and gardens. There are no lands dedicated to agricultural uses within the project area nor will the request disrupt the physical arrangement of an established community as the area is developed with commercial uses.

**II. POPULATION AND HOUSING**

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Cumulatively exceed official regional or local population projections.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Displace existing housing, especially affordable housing.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Response (a-c):** Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09) is located in an urbanized area, and the properties that form part of this zoning classification are developed with a church and related structures and uses, parking, a cemetery, and gardens. The proposed request is to modify the PUD to allow for general and medical offices, medical clinics, and trade schools. There will be no impact to the existing population and housing, as the request does not include any new developments within the community.

**III. GEOPHYSICAL**

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Seismicity: Fault rupture.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Seismicity: Ground shaking or liquefaction.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Seismicity: Seiche or tsunامي.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Landslides or mudslides.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Erosion, changes in topography or unstable soil conditions from excavation, grading or fill. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Subsidence of the land.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Expansive soils.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Unique geologic or physical features.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Response (a-h):** Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09) is located in an urbanized area, and the properties that form part of this zoning classification are developed with a church and related structures and uses, parking, a cemetery, and gardens. The proposed request is to modify the PUD to allow for general and medical offices, medical clinics, and trade schools. No new construction

	Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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is proposed with this request. Therefore, the request will not affect the geophysical make-up of the area.

**IV. HYDROLOGY AND WATER QUALITY**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Violate any water quality standards or waste discharge requirements?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface run-off in a manner which would result in flooding on- or off-site?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Create or contribute run-off water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Otherwise substantially degrade water quality?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Place structures within a 100-year flood hazard area which would impede or redirect flood flows?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. Inundation by seiche, tsunami, or mudflow?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k. Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Negative Declaration for PUD-133-99 (Rev. 05/Rev. 09)

	Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?				
l. Result in significant alteration of receiving water quality during or following construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m. Could the project result in increased erosion downstream?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
n. Result in increased impervious surfaces and associated increased run-off?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o. Create a significant adverse environmental impact to drainage patterns due to changes in run-off flow rates or volumes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
p. Tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
q. Tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list?  If so, can it result in an increase in any pollutant for which the water body is already impaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
r. Have a potentially significant environmental impact on surface water quality to either marine, fresh or wetland waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
s. Have a potentially significant adverse impact on ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
t. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
u. Impact aquatic, wetland, or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response (a-u):** No construction is proposed at this time. Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09) is developed with several buildings, parking lots, cemeteries, and gardens. Therefore, the request will not affect the hydrology and water quality of the area.

**V. AIR QUALITY**

a. Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Expose sensitive receptors to pollutants?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Negative Declaration for PUD-133-99 (Rev. 05/Rev. 09)

- |  | Significant Impact       | Potentially Significant Unless Mitigated | Less than Significant Impact | No Impact                           |
|--|--------------------------|--|------------------------------|-------------------------------------|
| c. Alter air movement, moisture, or temperature, or cause any change in climate? | <input type="checkbox"/> | <input type="checkbox"/>                 | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d. Create objectionable odors.   | <input type="checkbox"/> | <input type="checkbox"/>                 | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Response (a-d):** No new construction is proposed with this project; therefore, no physical changes are proposed that would create impacts to air quality at this time.

**VI. TRANSPORTATION**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Increased vehicle trips or traffic congestion? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Response:** The introduction of general and medical offices, medical clinics, and trade schools to the PUD will not significantly impact the vehicle trips generated during peak AM and PM hours based on a Traffic Impact Study that was prepared in March 2010. The study analyzed seven signalized intersections in the area based on existing and near term scenarios, and determined that the intersections would operate at the same level of service with the incorporation of the proposed project; therefore; the project would have no significant impact to the surrounding streets based on the criteria established by the City of Garden Grove. The primary intersection located adjacent to the project site is Chapman Avenue and Haster Street. According to the Traffic Impact Study, the level of service will continue to remain at the same level at this intersection: Level of Service A (Excellent, light traffic) during AM peak hours, and Level of Service C (Moderate Traffic, with Insignificant Delay) during PM peak hours.

The Crystal Cathedral currently has a parking agreement with the UCI Medical Center that allows the medical center's employees to park at the Crystal Cathedral. Per the request of the City of Orange, the applicant conducted a Trip Generation Study that analyzed the existing and proposed vehicle trips to the site. The study concluded that the site would maintain the same number of vehicle trips if the number of UCI employee parking reduces from 1,300 to 581 parking spaces. The project is required to modify the parking agreement to adjust the number of UCI Medical Center employee parking to comply with the findings of the Trip Generation Study when any of the new uses are established within the PUD. The Trip Generation Study was reviewed and approved by the City of Orange Traffic Engineer.

Furthermore, the project will continue to maintain the same access points to the site, which are located on Chapman Avenue and Lewis Street.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Inadequate emergency access to nearby uses?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Response (b-c):** Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09) is developed with a church and related structures and uses, parking, a cemetery, and gardens, and the adjacent streets and sidewalks are fully developed. No new construction is proposed with this request; therefore, no impacts are anticipated

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d. Insufficient parking capacity on-site or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|



	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
Significant Impact			

**Response:** PUD-133-99 (Rev. 05/Rev. 09) currently has approximately 1,652 parking spaces distributed throughout the site that are available to accommodate the existing uses, and no change to the existing parking is proposed. Staff has determined that the existing parking is adequate to accommodate the proposed uses as the Crystal Cathedral's peak parking demand occurs Sunday mornings during church services, and the office building is anticipated to operate Monday through Friday.

The parking for the entire PUD is required to remain as shared parking for the life of the project, and the property owners are required to enter into and ensure that a reciprocal parking and access agreement is in place for the duration of the PUD.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. Hazards or barriers for pedestrians or bicyclists?                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Conflicts with adopted policies supporting alternative transportation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Rail, waterborne or air traffic impacts?                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Response (e-g):** Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09) is developed with a church and related structures, parking, a cemetery, and gardens. The adjacent streets and sidewalks are fully developed. No new construction is proposed with this request; therefore, no impacts are anticipated.

**VII. BIOLOGICAL RESOURCES**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Endangered, threatened species, or their habitats (including but not limited to plants, fish, insects, animals, and birds)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Locally designated species (e.g., heritage trees)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Wetland habitat (e.g., marsh, riparian and vernal pool)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Wildlife dispersal or migration corridors?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Response (a-e):** In general, wildlife diversity in the City is low due to the urbanized nature of the area and its surroundings. Endangered species are not expected to occur in developed areas of the City due to the lack of suitable habitat. No physical modifications are proposed with the request. Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09) is developed with a church and related structures, parking, a cemetery, and gardens.

**VIII. ENERGY AND MINERAL RESOURCES**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Conflict with adopted energy conservation plans.                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Use non-renewable resources in a wasteful and inefficient manner? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
Significant Impact			

**Response (a-b):** The proposed request will not conflict with adopted energy conservation plans.

**IX. HAZARDS**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. A risk of accidental explosion or release of hazardous substances (e.g., oil, pesticides, chemicals, and radiation)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Possible interference with an emergency response plan or emergency evacuation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. The creation of any health hazard or potential health hazard?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Exposure of people to existing sources of potential health hazards?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Increased fire hazard in area with flammable brush, grass, or trees?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Would the project include new, or retrofitted, storm water Treatment Control BMPs (e.g., water quality treatment basin, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g., increase vectors and odors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Response (a-f):** No construction is proposed in conjunction with this request that will create hazards as identified in this section.

**X. NOISE**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Increases in existing noise levels?         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Exposure of people to extreme noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Response (a-b):** No new construction is proposed with this request; therefore, there will be no exposure to people to extreme noise levels. Also, all noise is required to comply with the adopted City's Noise Ordinance.

**XI. PUBLIC SERVICES**

- |                     |                          |                          |                          |                                     |
|---------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Response:** The City of Garden Grove Fire Department currently provides emergency response service to the project area. The project is not likely to induce significant growth or result in substantial new demand for fire protection services; however, if any interior tenant improvements are proposed within the building, the tenant improvements will be reviewed on a case-by-case basis to ensure that required occupancy load and exiting are maintained.

- |                       |                          |                          |                          |                                     |
|-----------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
Significant Impact			

**Response:** The Garden Grove Police Department currently provides police protection in the area. The project is not likely to induce growth and or result in substantial new demand for police protection services.

- c. Schools?

**Response:** The proposal will not increase the number of housing units within the Garden Grove Unified School District and will not induce significant growth. Therefore, no impact to area schools is anticipated.

- d. Maintenance of public facilities, including roads?

**Response:** No impact on public facilities, including roads, is anticipated.

- e. Other governmental services?

**Response:** No additional governmental services will be required for this project.

**XII. UTILITIES AND SERVICE SYSTEMS**

- a. Power or natural gas?
- b. Communication systems?
- c. Local or regional water treatment or distribution facilities?
- d. Sewer or septic tanks?
- e. Storm water drainage?
- f. Solid waste disposal?

**Response (a-f):** This request will not have a direct affect on the City's utilities or service systems.

**XIII. AESTHETICS**

- a. Affect on a scenic vista or scenic highway?
- b. Have a demonstrable negative aesthetic effect?
- c. Create light or glare?

**Response (a-c):** No physical improvements are proposed with this request that will affect the aesthetics of the area.

**XIV. CULTURAL RESOURCES**

- a. Disturb paleontological resources?
- b. Disturb archaeological resources?
- c. Affect historical resources?

Negative Declaration for PUD-133-99 (Rev. 05/Rev. 09)

	Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
d. Have the potential to cause physical change, which would affect structures of unique cultural or ethnic value?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response (a-e):** Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09) is developed with a church and related structures, parking, a cemetery, and gardens. No construction is proposed with this request. Any future projects will be reviewed on a case-by case basis and are subject to the regulations of CEQA.

**XV. RECREATION**

a. Increase the demand for neighborhood or regional parks or other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Affect existing recreation facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response (a-b):** Planned Unit Development No. PUD-133-99 (Rev. 05/ Rev. 09) is located in an urbanized area, and developed with a church and related structures, parking, a cemetery, and gardens. No new construction is proposed with this request that will generate additional demand for parks or impact other recreational facilities.

**XVI. MANDATORY FINDINGS OF SIGNIFICANCE**

a. The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The project does not have the potential to achieve short-term, to the disadvantage of long-term environmental goals.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The project does not have impacts that are individually but cumulatively considerable ("Cumulatively considerable" means the incremental effects of a project are considerable, when viewed in connection with the effects of past projects, the effects of current projects and the effects of probable future projects).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially		
	Significant	Less than	
Significant	Unless	Significant	No
Impact	Mitigated	Impact	Impact

**XVII. EARLIER ANALYSIS**

Earlier analyses may have been used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D).

**a. EARLIER ANALYSIS:**

1. The City of Garden Grove General Plan Update
2. The City of Garden Grove Existing Condition Report
3. The City of Garden Grove Final Environmental Impact Report for the General Plan Update, State Clearinghouse No. 93051015
4. Title 9 of the Garden Grove Municipal Code

**b. IMPACTS ADEQUATELY ADDRESSED:**

1. Geophysical
2. Hydrology and Water Quality
3. Transportation
4. Noise
5. Public Services

**c. MITIGATION MEASURES:**

The project has been determined to have a less than significant impact. The PUD shall continue to comply with all previous entitlements and associated revisions to PUD-133-99 in order to mitigate negative impacts on the property and surrounding area.



# CITY OF ORANGE

DEPARTMENT OF COMMUNITY DEVELOPMENT

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CODE ENFORCEMENT DIVISION  
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August 4, 2009

#21-09

Attn: Maria Parra  
City of Garden Grove  
Planning Division  
11222 Acacia Parkway  
Garden Grove, California 92840

**Subject:** Negative Declaration, PUD-133-99 (Rev. 05/Rev. 09)- Modify permitted uses for Planned Unit Development (PUD) No. 133-99 (Crystal Cathedral) to include general and medical offices, medical clinics and trade schools- City of Garden Grove.

Dear Ms. Parra,

The City of Orange (City) has received the public hearing notice and Negative Declaration for the above referenced project. The project is the modification of the permitted uses for PUD 133-99 to allow general and medical offices, medical clinics, and trade schools at the Crystal Cathedral property, located at the southwest corner of Chapman Avenue and Lewis Street. Although the initial study states that no new construction is proposed with this request, it is the City's understanding that the request is being pursued to allow the Applicant to sell a 4.96 acre parcel currently developed with the "Family Life Center" (a 4-story, 136,000 square foot building which currently houses the church's private school (preschool through 12<sup>th</sup> grade) and administrative offices) for the purpose of converting the building to general and medical offices, medical clinics and trade schools.

Because the project site is located immediately adjacent to Orange jurisdiction and also takes access from Chapman Avenue and Lewis Street (streets which are jointly owned and operated by Garden Grove and Orange), the City has an interest in ensuring that impacts to our infrastructure are adequately analyzed and mitigated. As such, we submit the following comments and information requests for your consideration:

1. Page 7 of the Initial Study states that permitted uses per the proposed PUD revision will not significantly impact vehicle trips generated during peak demand times. To support this statement, the City requests information regarding the trip generation characteristics of the existing school and offices at the Family Life Center compared to the trip generation characteristics of the medical offices and trade school uses allowed per the proposed PUD

August 4, 2009

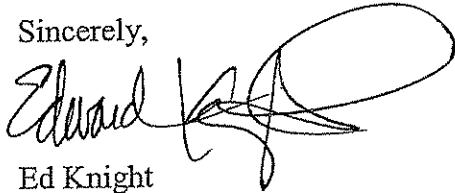
Page 2

revision. This information should demonstrate that the trip generation between the existing and proposed uses are in fact similar. Page 7 also states that adjacent public right of way are fully developed and have adequate capacity to accommodate additional traffic which may be generated by the project. To support this conclusion, the City requests information regarding the existing volumes and capacity (i.e. traffic level of service (LOS)) on Chapman Avenue and Lewis Street, where project access points exist. This information should demonstrate that traffic infrastructure in the vicinity operates at acceptable levels of service, such that the project's additional trip generation could be accommodated by the existing roadway.

If the above requested information demonstrates that the project would increase traffic over existing conditions or contribute traffic to roadways or intersections which are already operating at a deficient level of service, the City requests that Garden Grove require mitigation and coordinate with the City's Traffic Engineer regarding fair share contributions. Mr. Amir Farahani, City Traffic Engineer, may be reached at (714) 744 5536 or [afarahani@cityoforange.org](mailto:afarahani@cityoforange.org). We look forward to resolving these issues prior to approval of the project.

Thank you for the opportunity to review the Initial Study. Please contact Jennifer Le, Senior Planner at (714) 744 7238 if you have any questions.

Sincerely,



Ed Knight  
Assistant Community Development Director  
City of Orange

cc: John Sibley, City Manager  
Amir Farahani, Traffic Engineer  
Jennifer Le, Senior Planner/Environmental Review Coordinator

November 11, 2009

Mr. Nick Klaassen  
Crystal Cathedral Ministries  
12141 Lewis Street  
Garden Grove, CA 92840

Subject: Trip Generation Study for the Existing and Potential Family Life Center Building  
Uses for Crystal Cathedral in the City of Garden Grove

Dear Mr. Klaassen:

This memo summarizes our findings and recommendations for the trip generation study for the existing and potential Family Life Center building uses for Crystal Cathedral. Crystal Cathedral proposes to modify the Family Life Center (FLC) from the current church's private school (preschool through 12<sup>th</sup> grade) and administrative office uses to general or medical offices, medical clinics, and trade school uses. The building is located at the southwest corner of Chapman Avenue and Lewis Street. The building is 4-story with 136,000 square feet.

Figure 1 illustrates the project location.

The site currently has a parking agreement with UCI Medical Center, which allows 1,300 cars parked daily. Under the UCI parking agreements, Crystal Cathedral will be allowed to reduce the number of vehicles parked on the church site if necessary. The trips can be reduced to any number that is necessary to accommodate the new FLC parking needs.

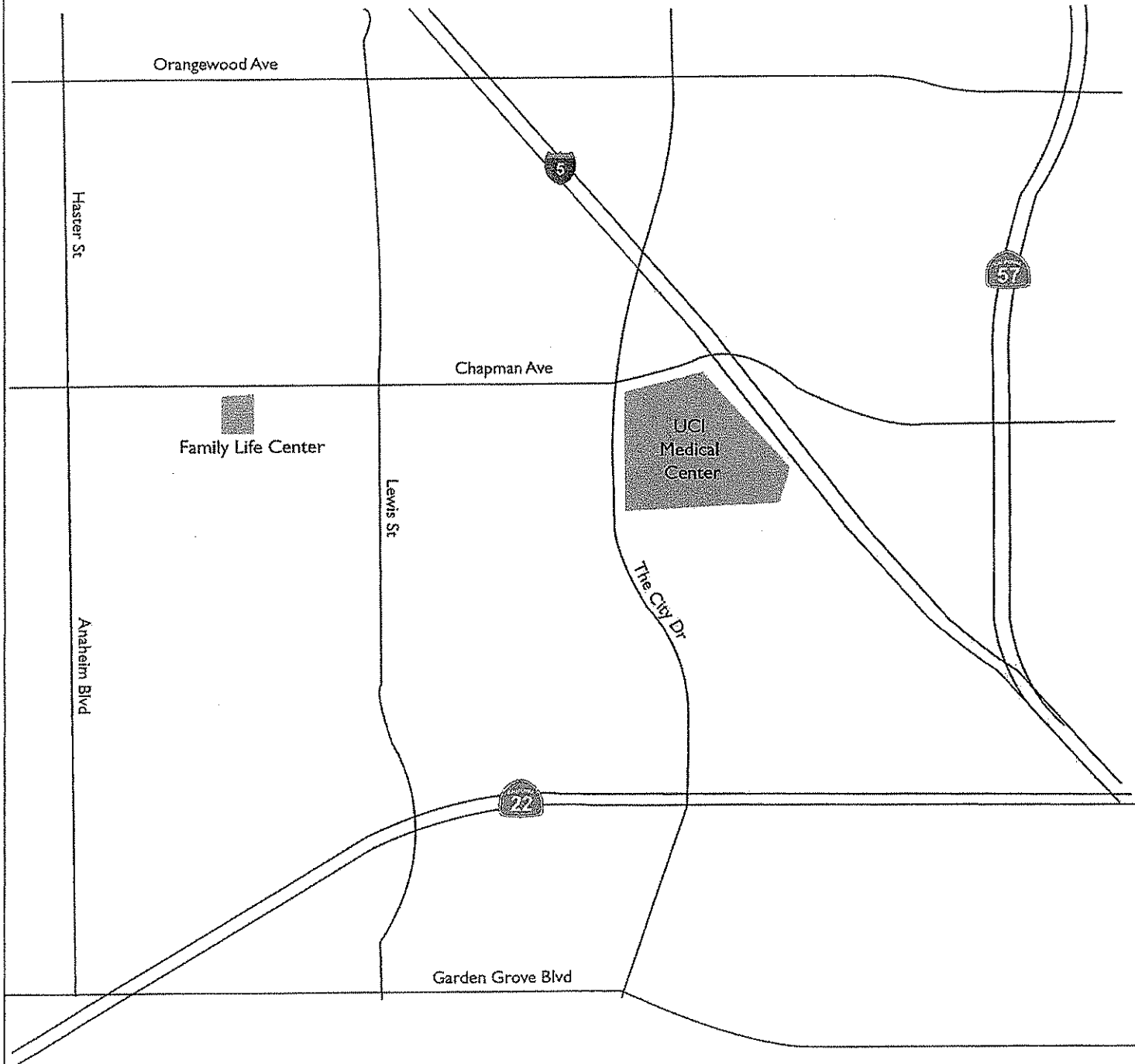
The purpose of the study is to show how the AM and PM trips generated from the new land uses can be accommodated within the current trip budget.

### **Trip Generation Analysis**

Table 1 shows the AM, PM, and daily trip generation rates for the existing and proposed land uses on the site. These rates are based on the *ITE Trip Generation 8<sup>th</sup> Edition* (the latest available), and other information.

Table 2 presents the AM, PM, and daily trips for the existing and proposed land uses on the site. Table 2 also shows the necessary offset (reduction) by the UCI uses to keep the current trip generation threshold according to the flexible agreement with UCI.





**Table I- Trip Generation Rates**

Land Use	Unit	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Private School (K-12) ITE Code 536	300 Students	2.48	0.81	0.49	0.32	0.17	0.07	0.10
General Office ITE Code 710	31.737 TSF	11.01	1.55	1.36	0.19	1.49	0.25	1.24
Medical/Dental Office Building ITE Code 720	136.968 TSF	36.13	2.3	1.82	0.48	3.46	0.93	2.53

Source: ITE Trip Generation, 8<sup>th</sup> Edition

**Table 2- Project Trips**

Land Use	Size	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Private School (K-12) ITE Code 536	300 Students	744	243	147	96	51	21	30
Family Life Center (Admin Office Use) ITE Code 710	31.737 TSF <sup>1</sup>	349	49	43	6	47	8	39
Currently Vacant (Possible Office Use) ITE Code 710	30 TSF <sup>1</sup>	330	47	41	6	45	8	37
<b>Existing FLC Subtotal</b>		<b>1,424</b>	<b>339</b>	<b>231</b>	<b>108</b>	<b>143</b>	<b>36</b>	<b>107</b>
Proposed Medical Office ITE Code 720	136.968 TSF <sup>1</sup>	4,949	315	249	66	474	127	347
<b>Difference (Proposed FLC - Existing FLC)</b>		<b>3,525</b>	<b>-24</b>	<b>18</b>	<b>-42</b>	<b>331</b>	<b>91</b>	<b>240</b>
Existing UCI Subtotal (ITE Code 710)	1,300 Emp <sup>2</sup>					598	104	494
<b>New UCI Subtotal</b>	581 Emp <sup>2</sup>					<b>267</b>	<b>13</b>	<b>254</b>

Note 1: TSF = Thousand Square Feet

Note 2: Emp = Employees

### ***Existing Use Trips***

The existing use of the FLC site is Private School (K-12) and Administrative Office. Table 2 shows that the existing use generates approximately 1,424 daily trips. Of this amount, 339 trips are in the AM peak hour, including 231 trips entering and 108 trips exiting the site. There are 143 trips during the PM peak hour, including 36 trips entering and 107 trips exiting the site.

### ***Proposed Use Trips***

The proposed use of the FLC can be general office, medical clinic, or trade school. Because medical office generates the most traffic, it has been used to represent the proposed project. Table 2 shows that the proposed use is forecast to generate approximately 4,949 daily trips. Of this amount, 315 trips are forecast in the AM peak hour, including 249 trips entering and 66 trips exiting the site. There are 474 trips forecast during the PM peak hour, including 127 trips entering and 347 trips exiting the site.

The changes in number of trips from the existing use to the proposed use are the net project trips. These net project trips are approximately 3,525 daily trips. Of this amount, a reduction of 24 trips is expected in the AM peak hour. The reduction consists of an increase of 18 trips entering the site and a decrease of 42 trips exiting the site during the AM peak hour.

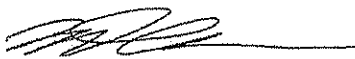
During the PM peak hour there are expected to be 331 net project trips, including 91 trips entering and 240 trips exiting the site. These net project trips represent the increase in trips to the site due to the proposed project.

### ***Conclusions***

Table 2 shows that the number of vehicles parked under the UCI parking agreement must be reduced to accommodate the traffic and parking needs of the new use while maintaining the trip budget at the existing level of trips. The number of UCI vehicles parked on the site must be reduced from the current level of 1,300 to 581 to maintain the existing number of trips to/from the site at no more than current levels.

KOA is pleased to submit this letter documenting our findings and recommendations for the trip generation study for the Crystal Cathedral Family Life Center building. If you have any questions or comments regarding this letter, please call me at (714) 573-0317. Thank you very much.

Sincerely,



Min Zhou, P.E.  
Vice President

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# CITY OF ORANGE

PUBLIC WORKS DEPARTMENT

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WATER DIVISION  
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FAX: (714) 744-2973

May 17, 2010

Attn: Maria Parra  
City of Garden Grove  
Planning Division  
11222 Acacia Parkway  
Garden Grove, California 92840

Subject: Review Trip Generation Study for the Existing and Potential Family Life Center Building Uses for Crystal Cathedral in the City of Garden Grove.

Dear Ms. Parra,

The City of Orange has received and reviewed the Trip Generation Study, dated November 11, 2009, prepared by KOA Corporation for the above referenced project. The project proposes to modify the Family Life Center building from the current church's private school (preschool through 12<sup>th</sup> grade) and administrative office uses to general or medical offices, medical clinics, and trade school uses. The building is 4-story with 136,000 square feet.

The purpose of the study was to provide adequate data and analysis to show that the new land use AM and PM Peak hour trips can be accommodated within the current condition.

The report conclude that the number of vehicles parked under the UCI parking agreement must be reduced to accommodate the traffic and parking needs of the new use while maintaining the trip budget at the existing level of trips. The number of UCI vehicles parked on the site must be reduced from the current level of 1,300 to 581 to maintain the existing number of trips to/from the site at no more than current level.

The City of Orange concurs with the report conclusion and has no additional comments on the traffic related issues. Please do not hesitate to contact me, if you have any questions regarding this matter.

Sincerely,

Amir Farahani  
City Traffic Engineer  
City of Orange  
(714) 744-5536

Cc: Joe DeFrancesco, Public Works Director  
Jennifer Le, Senior Planner/Environmental Review Coordinator

**Traffic Impact Study  
for the Family Life Center Building  
in City of Garden Grove**

**March 2010**

Prepared for:

Crystal Cathedral Ministries  
12141 Lewis Street  
Garden Grove, CA 92840

Prepared by:



1120 W. La Veta Avenue, Suite 660  
Garden Grove, CA 92868  
(714) 573-0317  
(714) 573-9534

Job No: JB03019

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- Appendix A – Analysis Methodologies
- Appendix B – Existing Traffic Counts
- Appendix C – Existing Conditions Intersection Analysis Worksheets
- Appendix D – Near Term Without Project Conditions Intersection Analysis Worksheets
- Appendix E – Near Term With Project Conditions Intersection Analysis Worksheets

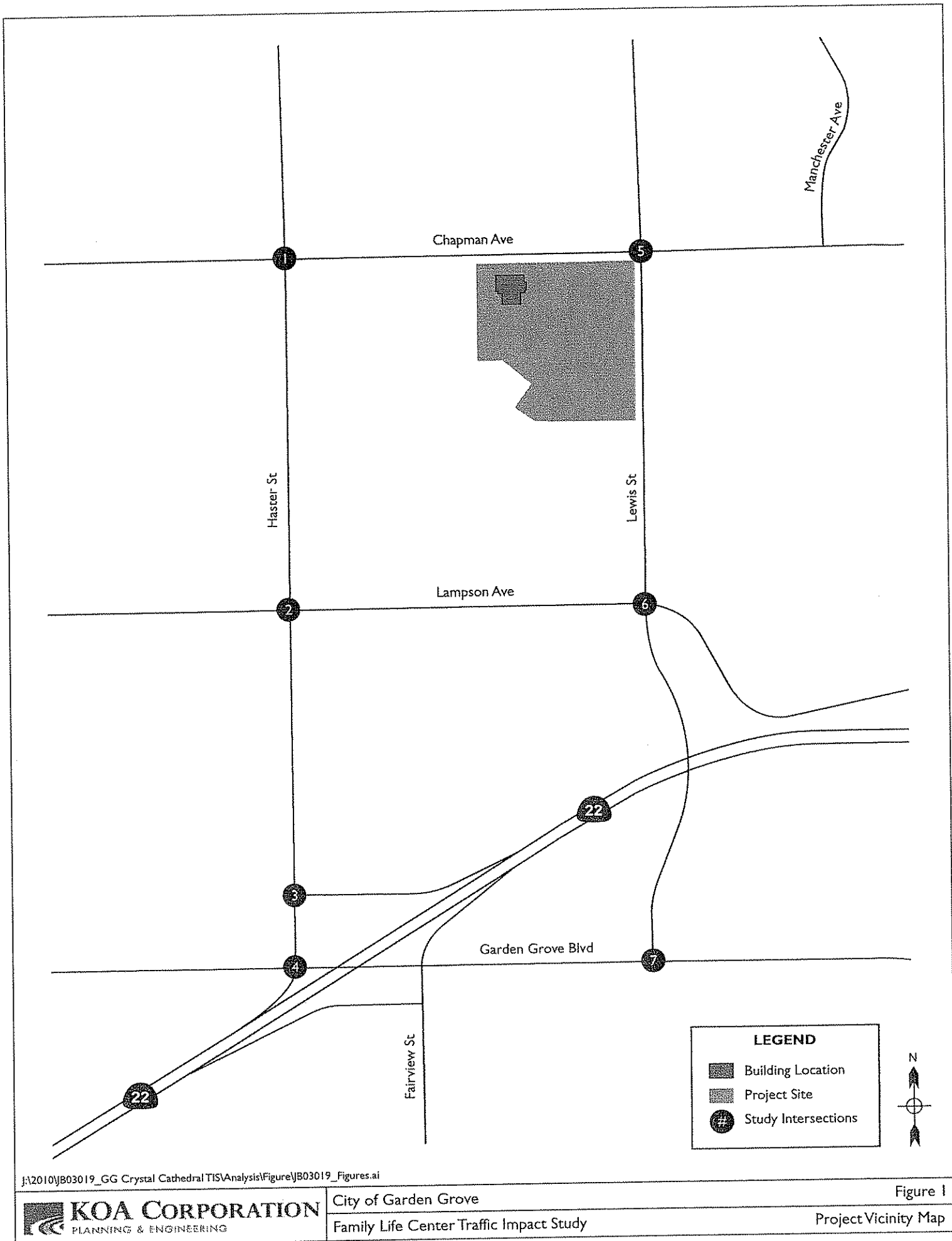
## I. Introduction

The proposed project consists of a modification in the use of 136,968 square foot Family Life Center mixed-use building in the City of Garden Grove. The project is located at the southwest corner of Lewis Street and Chapman Avenue. Crystal Cathedral proposes to modify the Family Life Center from the current church's private school (preschool through 12<sup>th</sup> grade) and office uses to medical office uses. Figure 1 shows the vicinity of the proposed project as it relates to the roadway network, while Figure 2 shows the site plan of the proposed project.

There are two existing access points for the project site, one along Lewis Street, and the other along Chapman Avenue. The existing access points along Lewis Street and Chapman Avenue are right-in, right-out, left-in, left-out driveways.

The purpose of the traffic study is to evaluate the development potential traffic impacts based on City of Garden Grove Criteria for Preparation of Traffic Impact Studies. The existing conditions and the future conditions with and without the project for the identified study intersections have been analyzed.





Chapman Ave

Manchester Ave

Haster St

Lewis St

Lampson Ave

Garden Grove Blvd

Fairview St

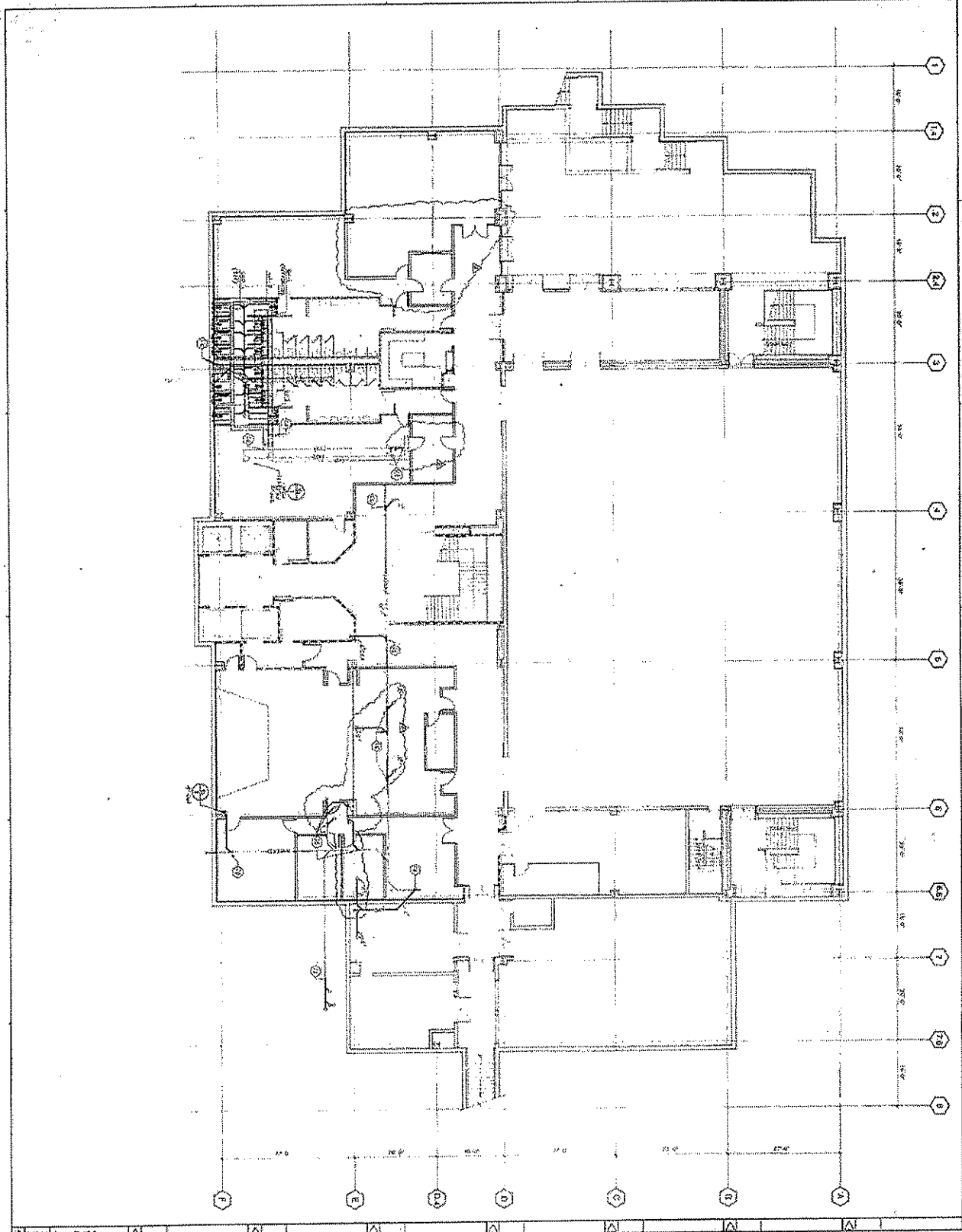
**LEGEND**

Building Location

Project Site

Study Intersections





PT-2.0 REVISIONS DATE BY		<b>Dyska &amp; Hennessy</b> ENGINEERS	<b>BASEMENT FLOOR PLAN</b>		<b>GIN WONG ASSOCIATES</b> PLANNING AND ARCHITECTURE <small>2000 GARDEN GROVE BLVD., SUITE 100, GARDEN GROVE, CA 92647</small>
			<b>Robert Schuler Architects</b> <small>1000 GARDEN GROVE BLVD., SUITE 100, GARDEN GROVE, CA 92647</small>	<b>FAMILY LIFE CENTER</b> GARDEN GROVE CALIFORNIA	

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## 2. Project Study Methodology

This chapter documents the methodologies and assumptions used to conduct the traffic impact analysis for the proposed project. This section contains the following background information:

- Study timeframes
- Project study area
- Capacity analysis methodologies

### **Study Timeframes**

This report presents an analysis of the intersection operating conditions during the morning (7AM – 9AM) and evening (4PM – 6PM) peak hours for the following anticipated timeframes:

- Existing: Year 2010
- Near Term Future: Year 2011

The following scenarios have been analyzed:

- Existing Conditions (2010)
- 2011 Without Project Conditions
- 2011 With Project Conditions

### **Project Study Area**

Study intersections were determined during the initial scope of work process with the City staff. The study area consists of the following intersections:

- Haster Street at Chapman Avenue
- Haster Street at Lampson Avenue
- Haster Street at SR-22 WB Off-Ramp
- Haster Street\SR-22 WB On-Ramp at Garden Grove Boulevard
- Lewis Street at Chapman Avenue
- Lewis Street at Lampson Avenue
- Lewis Street at Garden Grove Boulevard

### **Analysis Methodologies**

This section presents a brief overview of traffic analysis methodologies and concepts used in this study. Street system operating conditions are typically described in terms of “level of service.” Level of service is a report-card scale used to indicate the quality of traffic flow on roadway segments and at intersections. Levels of service range from Level A (free flow, little congestion) to Level F (forced flow,

extreme congestion). A more detailed description of the concepts described in this section is provided in Appendix A of this document.

Traffic conditions on most roadway facilities are analyzed using the principles or the specific analysis methods contained in the *Highway Capacity Manual, 2000 Edition (HCM)*, a publication of the Transportation Research Board, a research agency affiliated with the Federal Government. Chapter 9 of the *HCM* is devoted to analysis of signalized intersections and Chapter 10 is devoted to the analysis of unsignalized intersections. The methodology in the *HCM* for signalized intersections is based upon measurements or forecasts of control delay for traffic utilizing all approaches to the intersection. Intersection average delay and poorest movement delay are reported for all unsignalized intersections.

Traffic conditions in Southern California are also often evaluated at signalized intersections using a methodology known as the Intersection Capacity Utilization (ICU) technique. This analysis is widely accepted and essentially measures the amount of traffic signal "green" time required for the intersection. It is a significant variation from the *HCM* method; however, it produces results that are generally similar. The City of Garden Grove indicates that studies analyze all signalized intersections by the ICU method. It requires all unsignalized intersections to be analyzed by the HCM method. Appendix A lists the ICU level of service criteria for signalized intersections and the HCM criteria for unsignalized intersections. It also defines the level of service and ICU ranges as applied to signalized intersections.

### **Traffic Count Data**

AM and PM peak period turning movement traffic counts for the seven intersections were conducted in February, 2010. All traffic count data used in this study is compiled in Appendix B.

### **Future Traffic Volumes**

Per City direction, Near Term Future traffic volumes were derived by applying an appropriate ambient traffic growth factor to existing traffic volumes. An annual ambient growth factor of 1% is appropriate for the study area, where it is substantially developed with normal urban traffic volumes. The project is planned for completion in approximately one year. Therefore, 2011 is the appropriate year of near term analysis.

### **Significant Impact Criteria**

The City of Garden Grove's significant impact criteria is used to identify intersections that can be categorized as either satisfactory or deficient, so that appropriate mitigation measures can be made for non-satisfactory intersections to bring them to satisfactory operating conditions. The City's project impact analysis criteria are summarized as follows:

- Deficient intersections are those on the City's General Plan arterial network with a level of service value poorer than Level D, indicated by an Intersection Capacity Utilization (ICU) of 0.90 or higher, according to the City's General Plan. Deficient intersections that have project impacts would require mitigation to improve level of service to satisfactory levels.

- If a project impacts an intersection that is already at Level of Service E or F (with an ICU greater than 0.90), mitigation would be required to bring the Level of Service back to where it was prior to the project.
- All intersections that operate at ICU values less than 0.90 and at Level of Service D or better are considered to be operating satisfactorily.
- A project will be deemed to create a significant impact if the project alone causes an intersection at Level of Service D or better to move to Level of Service E or F.

The City does not have significant impact criteria for unsignalized intersections. This study uses the following criteria:

- Unsignalized intersection level of service is based upon the control delay, but delay is only assessed for those traffic movements that are stopped or must yield to through traffic. Some movements, including cross traffic on the minor street or left turns onto the major street, can be subject to long delays, however through traffic and right turns from the major street will not experience any delays at stopped intersections. When delay for cross traffic is severe (Level of Service F), the intersection should be evaluated further for possible improvement with traffic signals. In some cases, this analysis determines that the delay is being experienced by a very low number of vehicles and traffic signals are not warranted. In other cases, the number of stopped vehicles is substantial and traffic signals may be justified as a mitigation measure.

The significant impact criteria provided above are based on the City of Garden Grove General Plan. In addition, projects must also comply with the Orange County Congestion Management Plan (CMP) criteria. The CMP specifies that a project cannot be allowed to reduce level of service or increase flow by more than 3% at a location that is forecast to experience Level of Service E or F, generally. This criterion is generally less stringent, so any project that meets the City General Plan criteria will also normally meet the County CMP criteria.

### **3. Existing Conditions**

This section documents the existing conditions in the study area. The discussion presented here is limited to specific roadways in the project's vicinity.

Streets in the site vicinity include Haster Street, Lewis Street, Chapman Avenue, Lampson Avenue and Garden Grove Boulevard. Figure 3 shows the existing roadway network and the study intersection configurations/controls.

#### ***Circulation Network***

##### ***Haster Street***

Haster Street is north/south 4-lane roadway west of the project site. Haster Street is designated as a Primary Arterial roadway on the 2009 Master Plan of Arterial Highways (MPAH). The posted speed limit along Haster Street is 40 mph. In the project vicinity, the average daily traffic along Haster Street is 17,000 vehicles per day, based on the OCTA 2008 Traffic Flow Map. There are no bike lanes along Haster Street within the project vicinity. Land use along Haster Street is primarily residential, a recreational park, and some commercial near Chapman Avenue, Lampson Avenue, and Garden Grove Boulevard.

##### ***Lewis Street***

Lewis Street is north/south 4-lane roadway adjacent to the project site. Lewis Street is designated as a Secondary Arterial roadway on the 2009 MPAH. The posted speed limit along Lewis Street is 40 mph. In the project vicinity, the average daily traffic along Lewis Street is 12,000 vehicles per day, based on the OCTA 2008 Traffic Flow Map. There are no bike lanes along Lewis Street within the project vicinity. Land use along Lewis Street is residential, office, and church, with some commercial near Chapman Avenue and Garden Grove Boulevard.

##### ***Chapman Avenue***

Chapman Avenue is an east/west 6-lane roadway adjacent to the project site. Chapman Avenue is designated as a Primary Arterial roadway on the 2009 MPAH. The posted speed limit along Chapman Avenue is 40 mph. In the project vicinity, the average daily traffic along Chapman Avenue is 27,000 vehicles per day, based on the OCTA 2008 Traffic Flow Map. There are no bike lanes along Chapman Avenue within the project vicinity. Land use along Chapman Avenue is residential, church, and commercial.

##### ***Lampson Avenue***

Lampson Avenue is an east/west 2-lane roadway south of the project site. Lampson Avenue is designated as a Secondary Arterial roadway on the 2009 MPAH. The posted speed limit along Lampson Avenue is 35 mph. In the project vicinity, the average daily traffic along Lampson Avenue is 8,000

vehicles per day, based on the OCTA 2008 Traffic Flow Map. There is a Class II bike lane along Lampson Avenue within the project vicinity. Land use along Lampson Avenue is residential and school.

### **Garden Grove Boulevard**

Garden Grove Boulevard is an east/west 6-lane roadway south of the project site. Garden Grove Boulevard is designated as a Primary Arterial roadway on the 2009 MPAH. The posted speed limit along Garden Grove Boulevard is 40 mph. In the project vicinity, the average daily traffic along Garden Grove Boulevard is 27,000 vehicles per day, based on the OCTA 2008 Traffic Flow Map. There are no bike lanes along Garden Grove Boulevard within the project vicinity. Land use along Garden Grove Boulevard is primarily commercial with some office.

### **Peak Hour Intersection Level of Service**

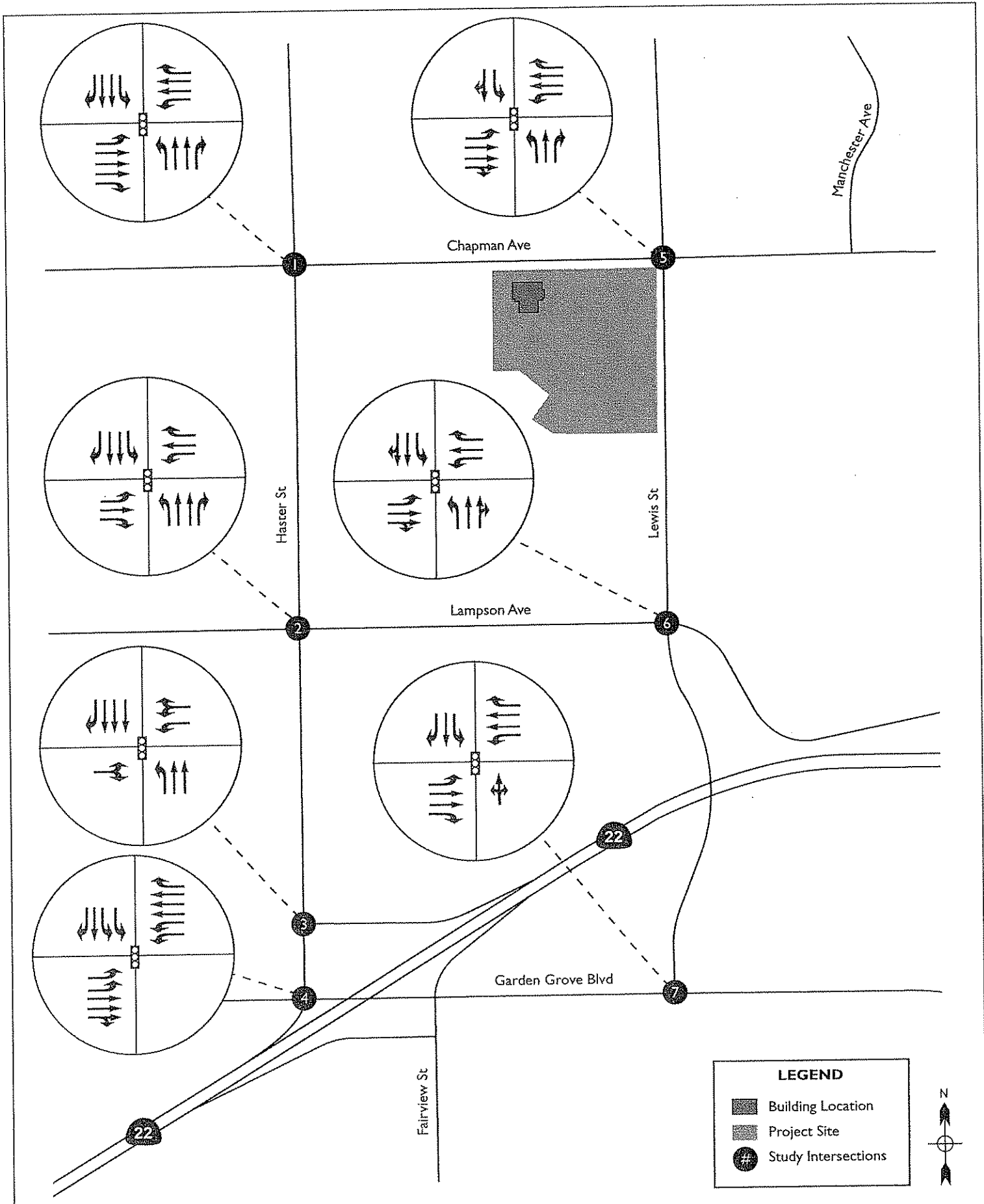
Table 1 summarizes the results of the level of service analysis for the existing study intersections. Figure 4 and 5 illustrates the existing AM/PM peak hour traffic volumes.

**Table 1 – Existing Peak Hour Intersection Conditions**

<b>Signalized Intersections (ICU)</b>	<b>AM Peak Hour</b>	<b>PM Peak Hour</b>
	<b>ICU/LOS</b>	<b>ICU/LOS</b>
Haster Street at Chapman Avenue	0.556 / A	0.734 / C
Haster Street at Lampson Avenue	0.496 / A	0.607 / B
Lewis Street at Chapman Avenue	0.766 / C	0.730 / C
Lewis Street at Lampson Avenue	0.428 / A	0.503 / A
Lewis Street at Garden Grove Boulevard	0.568 / A	0.726 / C
<b>Signalized Intersections (HCM)</b>	<b>AM Peak Hour</b>	<b>PM Peak Hour</b>
	<b>Delay / LOS</b>	<b>Delay / LOS</b>
Haster Street at SR-22 WB Off-Ramp	19.8 / B	22.7 / C
Haster St./SR-22 WB On-Ramp at Garden Grove Blvd	21.9 / C	22.8 / C

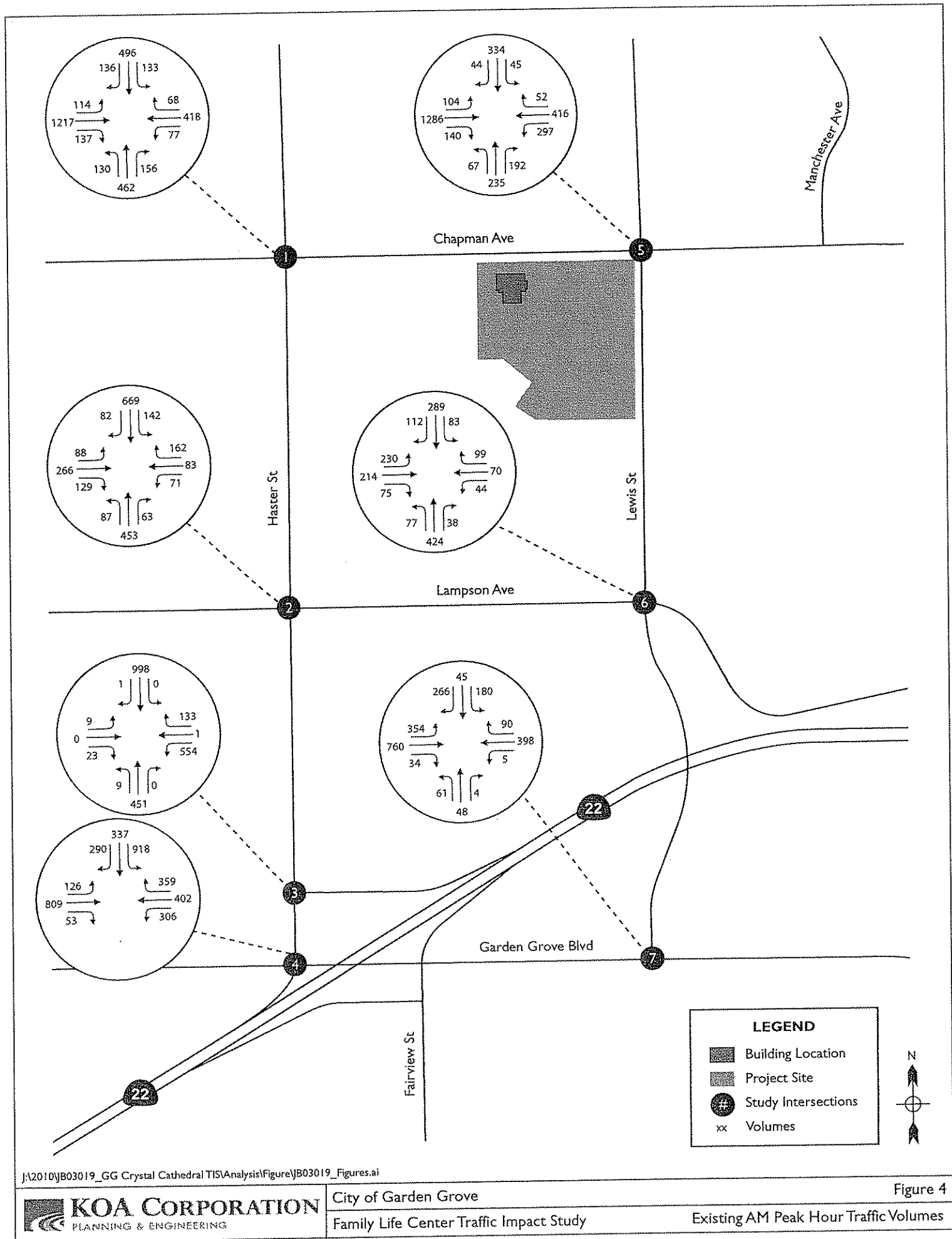
Note: ICU = Intersection Capacity Utilization. LOS = Level of Service. Worst Case Delay is in seconds per vehicle.

As shown in Table 1, all study intersections operate at acceptable levels of service during the AM and PM peak hours under existing conditions. Appendix C contains the analysis worksheets for existing conditions.

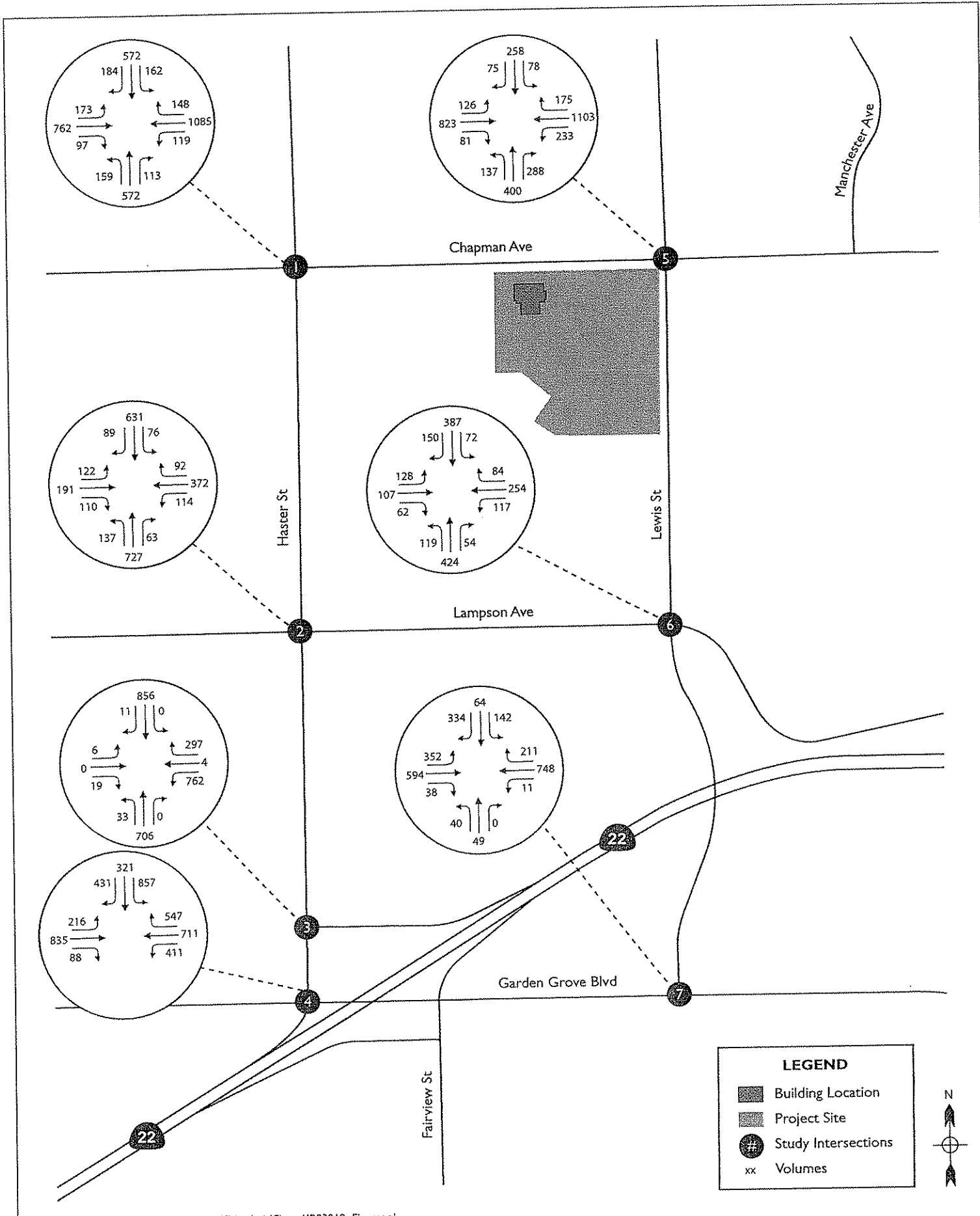


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## 4. Near Term Conditions Without the Proposed Project

The project is anticipated to be completed and occupied by 2011. Future traffic increases are forecast by applying growth factors to existing year traffic volumes based upon normal annual ambient growth plus the cumulative projects within the vicinity area.

Per City direction, to determine traffic volumes in 2011 without the proposed project, a growth factor rate of 1% per year is applied to the existing volumes. There are no cumulative projects in the project area for the City of Garden Grove, City of Orange, and City of Anaheim.

### Peak Hour Intersection Level of Service

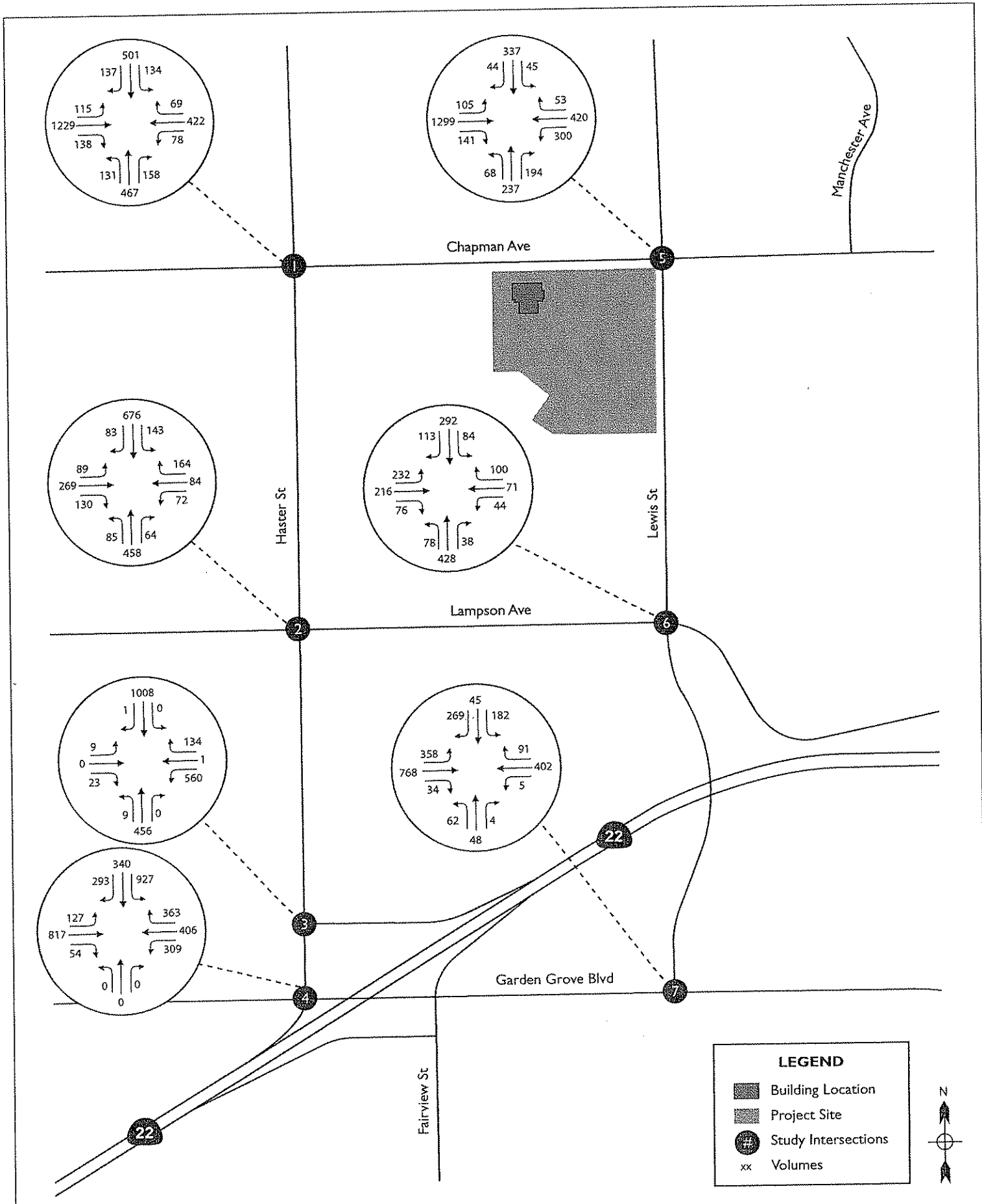
Figures 7 and 8 show forecast traffic volumes for Near Term Without the Proposed Project in the AM and PM peak hours. Table 2 summarizes the results of the level of service analysis for the Near Term Without the Proposed Project.

**Table 2 – Near Term Without Project Peak Hour Intersection Conditions**

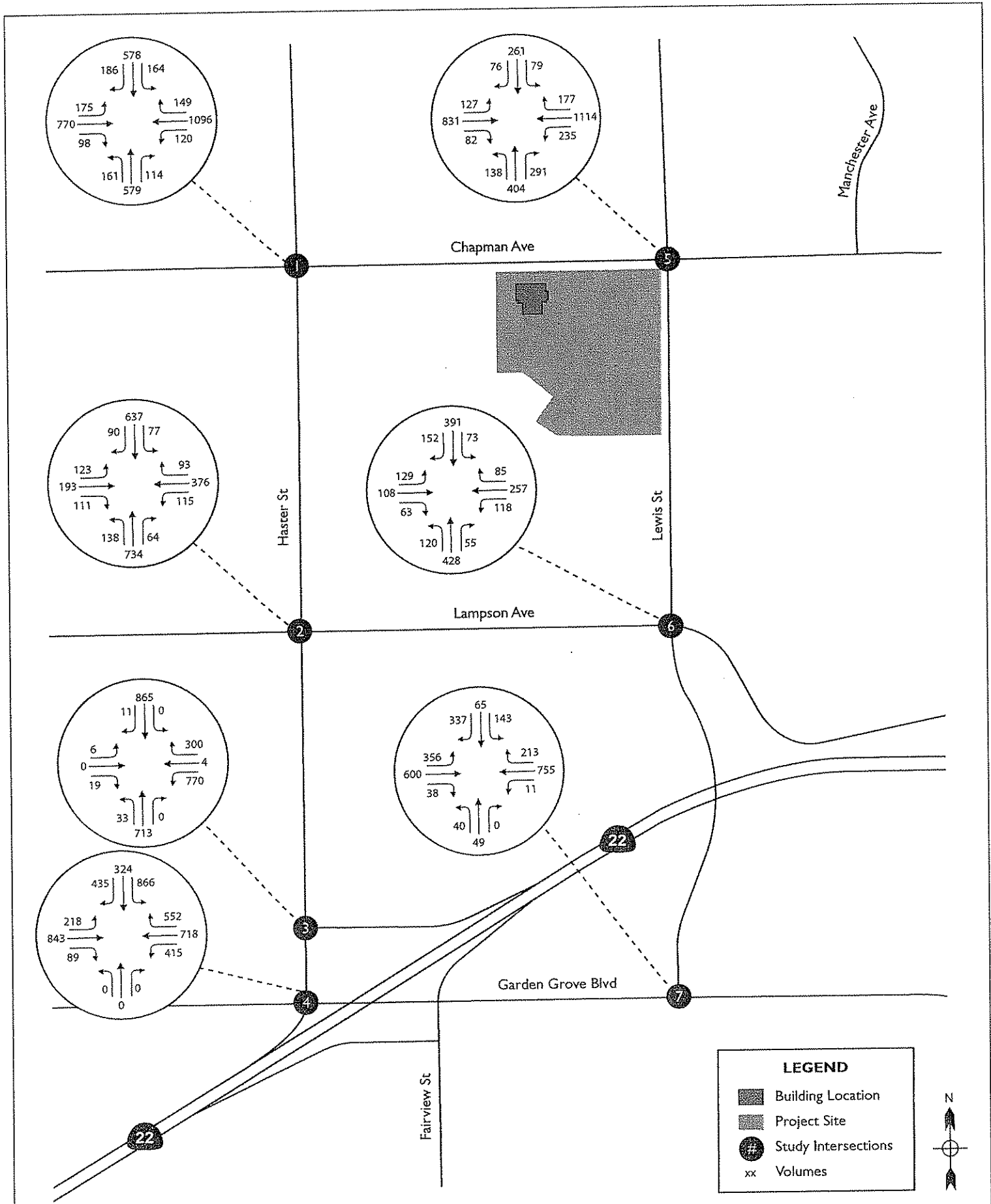
Signalized Intersections (ICU)	AM Peak Hour	PM Peak Hour
	ICU/LOS	ICU/LOS
Haster Street at Chapman Avenue	0.561 / A	0.742 / C
Haster Street at Lampson Avenue	0.499 / A	0.612 / B
Lewis Street at Chapman Avenue	0.773 / C	0.736 / C
Lewis Street at Lampson Avenue	0.432 / A	0.507 / A
Lewis Street at Garden Grove Boulevard	0.608 / B	0.732 / C
Signalized Intersections (HCM)	AM Peak Hour	PM Peak Hour
	Delay / LOS	Delay / LOS
Haster Street at SR-22 WB Off-Ramp	19.9 / B	22.8 / C
Haster St./SR-22 WB On-Ramp at Garden Grove Blvd	22.0 / C	22.9 / C

Note: ICU = Intersection Capacity Utilization. LOS = Level of Service. Worst Case Delay is in seconds per vehicle.

In the Near Term Without Project scenario, all intersections are forecast to operate at acceptable levels of service in both the AM and PM peak hours. The level of service worksheets for Near Term Without Project conditions are provided in Appendix D.



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Figure 7

## 5. Project Related Traffic

Trip generation is a measure or forecast of the number of trips that begin or end at the project site. These trips will result in traffic increases on the streets where they occur. The traffic generated is a function of the extent and type of development proposed for the site. Figure 2 (presented previously) illustrates the latest site plan provided by the applicant. As illustrated, the project consists of a 136,968 square foot mixed-use building.

### Project Trip Generation

The project trip generation has been calculated in accordance with the Institute of Transportation Engineers (ITE) publication *Trip Generation (8th Edition, 2008)*. Table 3 presents the trip generation rates used to generate weekday peak hour and weekday daily project traffic volumes. Daily and peak hour trip generation for weekdays for the proposed project is shown in Table 4. As indicated on Table 4, the project generates 3,525 daily trips with -24 AM peak hour trips and 331 PM peak hour trips during weekdays.

**Table 3 – Trip Generation Rates**

Land Use	Unit	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Private School (K-12) ITE Code 536	300 Students	2.48	0.81	0.49	0.32	0.17	0.07	0.10
General Office ITE Code 710	31.737 TSF	11.01	1.55	1.36	0.19	1.49	0.25	1.24
Medical/Dental Office Building ITE Code 720	136.968 TSF	36.13	2.3	1.82	0.48	3.46	0.93	2.53

Source: ITE Trip Generation, 8th Edition, 2008

**Table 4 – Trips Generated by Proposed Project**

Land Use	Size	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Private School (K-12) ITE Code 536	300 Students	744	243	147	96	51	21	30
Family Life Center (Admin Office Use) ITE Code 710	31.737 TSF <sup>1</sup>	349	49	43	6	47	8	39
Currently Vacant (Possible Office Use) ITE Code 710	30 TSF <sup>1</sup>	330	47	41	6	45	8	37
<b>Existing FLC Subtotal</b>		<b>1,424</b>	<b>339</b>	<b>231</b>	<b>108</b>	<b>143</b>	<b>36</b>	<b>107</b>
Proposed Medical Office ITE Code 720	136.968 TSF <sup>1</sup>	<b>4,949</b>	<b>315</b>	<b>249</b>	<b>66</b>	<b>474</b>	<b>127</b>	<b>347</b>
<b>Difference (Proposed FLC – Existing FLC)</b>		<b>3,525</b>	<b>-24</b>	<b>18</b>	<b>-42</b>	<b>331</b>	<b>91</b>	<b>240</b>

Note: Totals may not add up 100% due to rounding in calculations

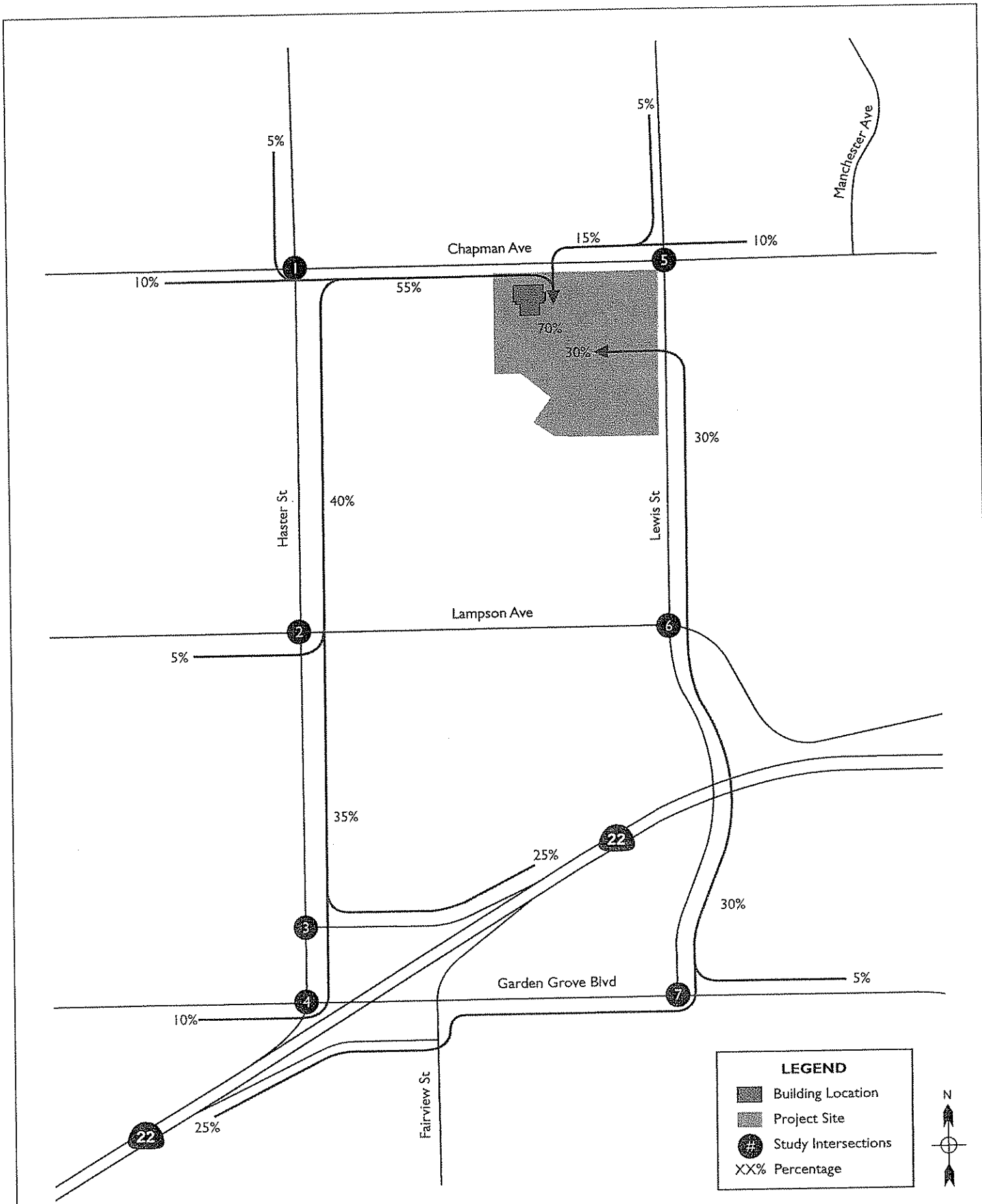
***Project Trip Distribution***

Figure 8 illustrates the anticipated Family Life Center inbound trip distribution pattern, and Figure 9 illustrates the outbound trip distribution pattern. The trip distribution pattern for project-generated traffic was developed based on existing traffic patterns, the geographical location of the site, the location of surrounding uses, and the proximity to the regional arterial and freeway system. The distribution pattern has been reviewed and approved by the City staff.

As illustrated on Figure 9, for inbound project traffic, about 55% of project traffic will travel eastbound on Chapman Avenue towards the project site, and about 15% will travel westbound on Chapman Avenue towards the project site. About 30% of the traffic will travel from Garden Grove Boulevard along Lewis Street towards the project site.

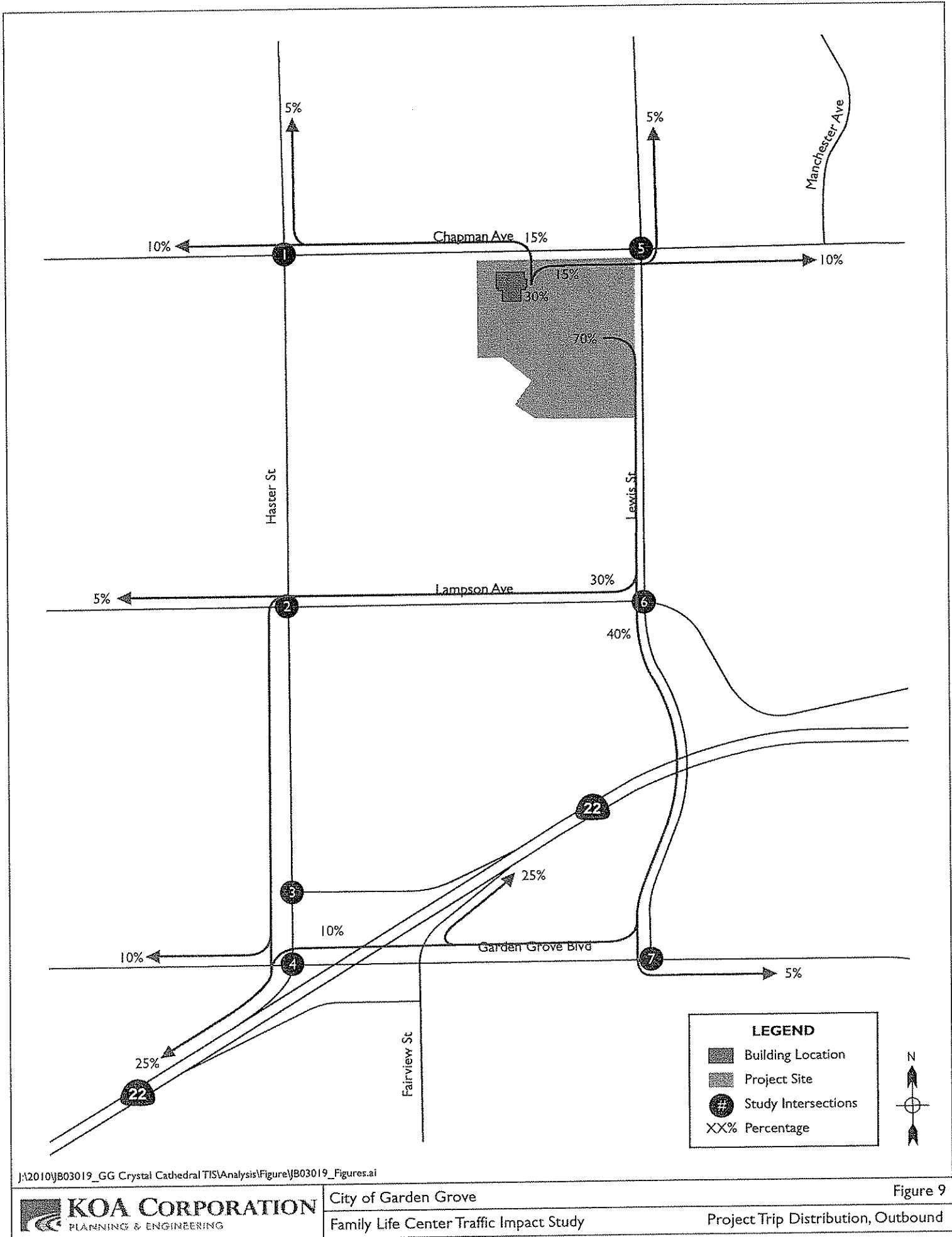
The outbound project traffic pattern is expected to be different from the inbound traffic. As illustrated, about 15% of the project trips will travel west on Chapman Avenue, and about 15% will travel east on Chapman Avenue from the project site. About 70% will travel south towards the SR-22 via Lewis Street.

Figure 10 and 11 shows project related AM and PM peak hour volumes calculated based on the trip generation and trip distribution.

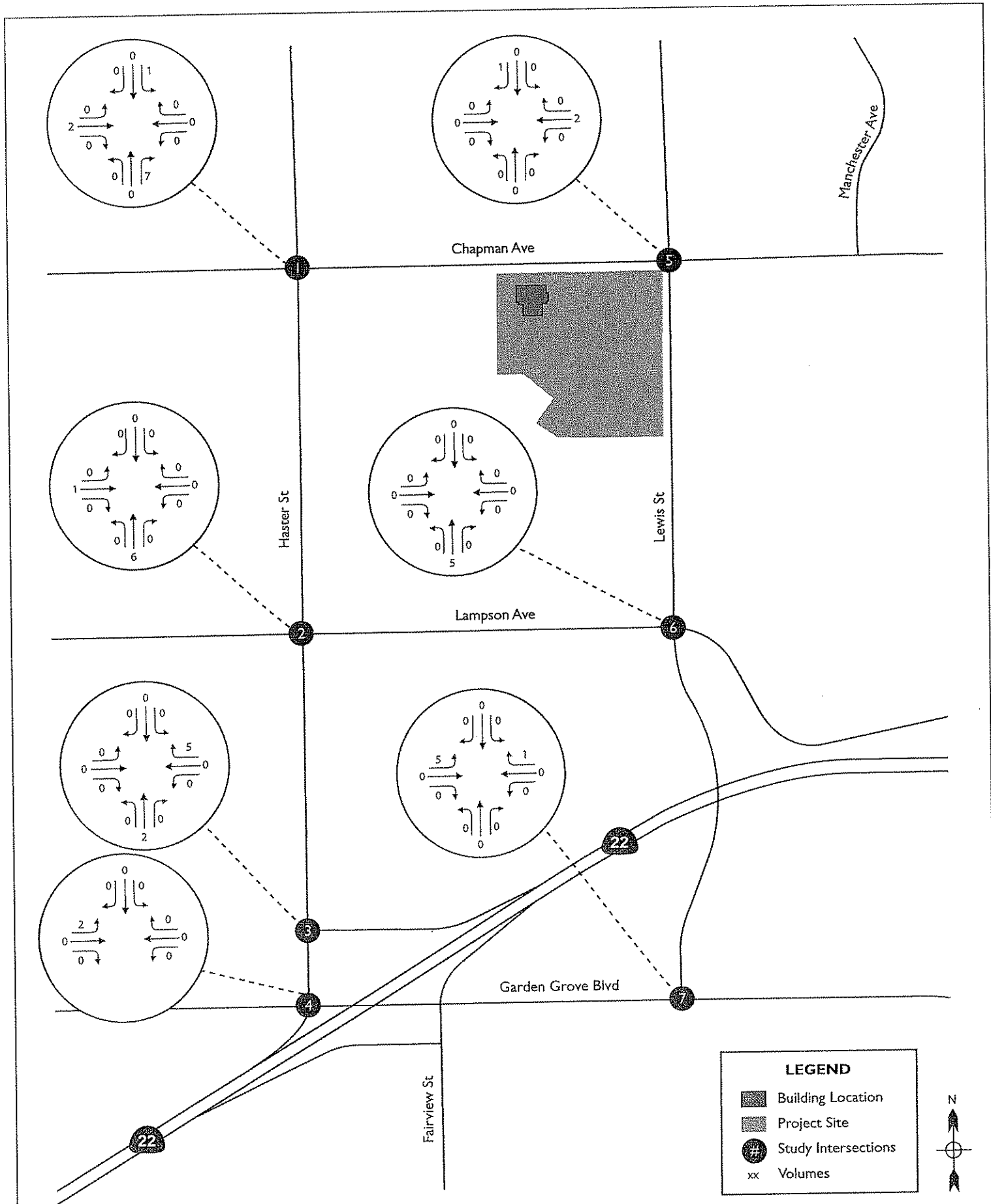


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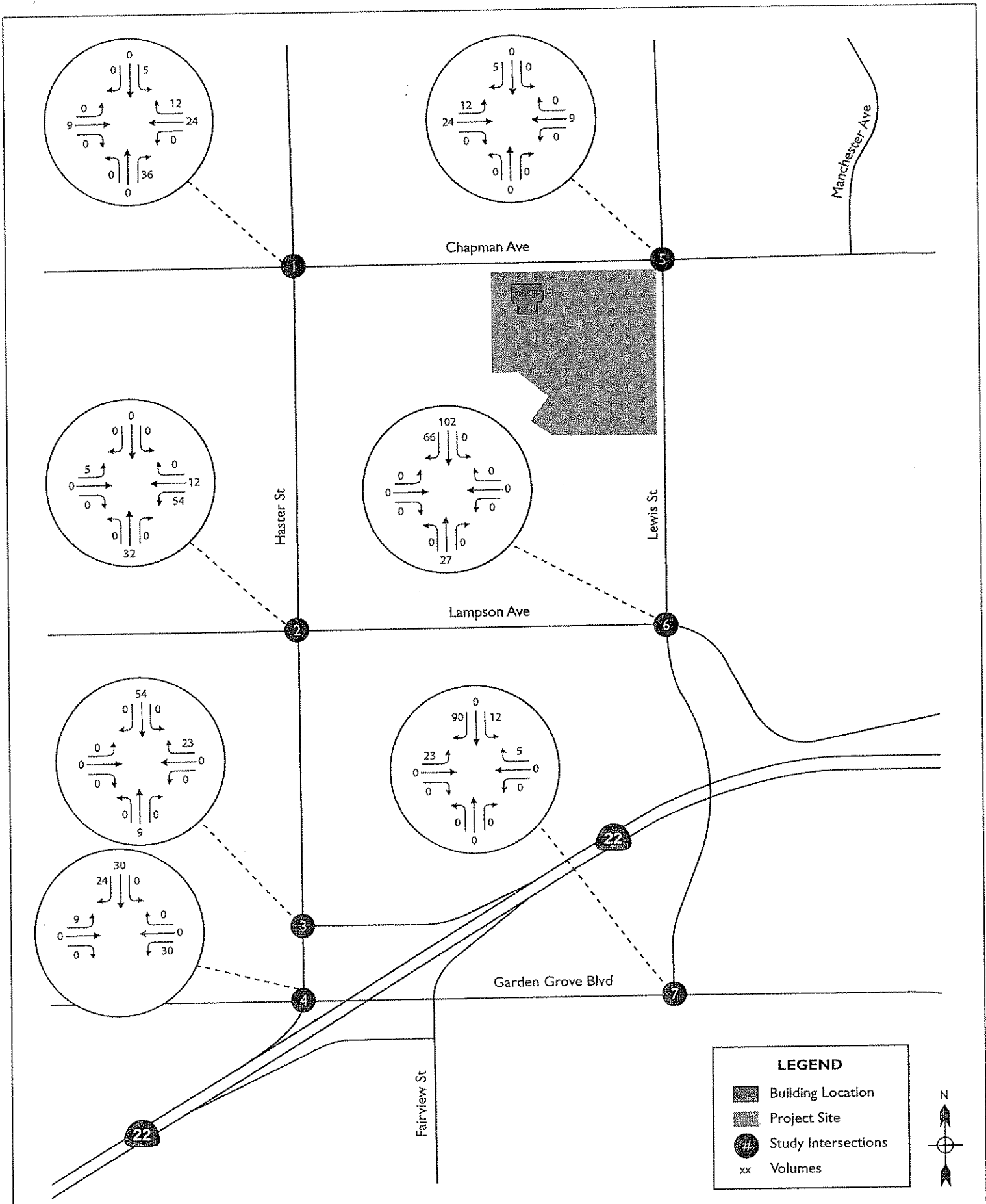




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## 6. Near Term Traffic Conditions With the Proposed Project

This section documents the Near Term traffic conditions with the addition of project-related traffic to the surrounding street system. Near Term "With Project" traffic volumes were derived by adding the project trips to the Near Term Without Project traffic volumes.

### Peak Hour Intersection Level of Service

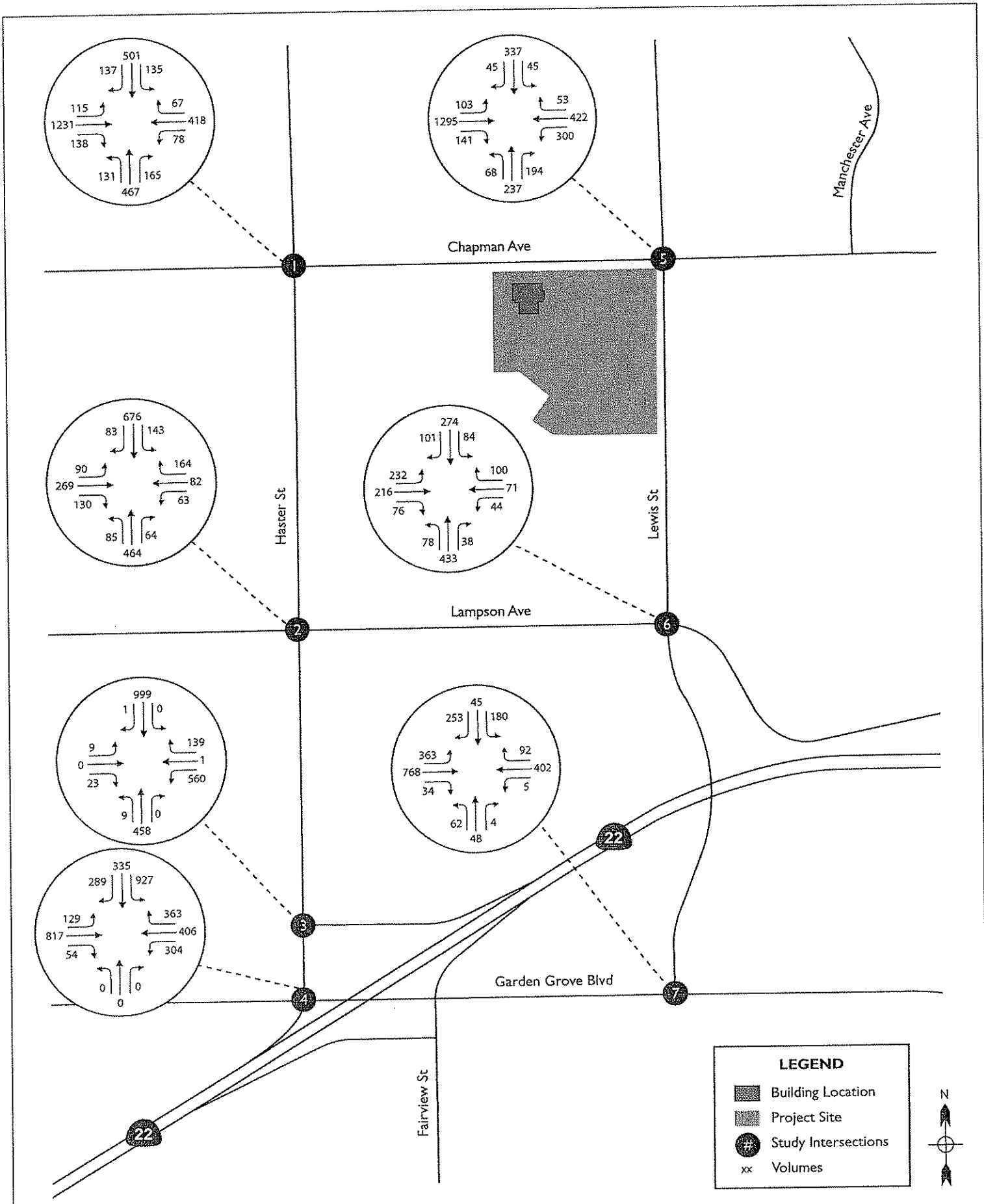
AM and PM peak hour traffic volumes used for this analysis are shown in Figures 12 and 13 respectively. Table 5 shows the results of the Near Term "With Project" traffic analysis. In the Near Term With Project scenario, all intersections in the AM and PM peak hours are forecast to operate at acceptable levels of service.

**Table 5 – Near Term With Project Peak Hour Intersection Conditions**

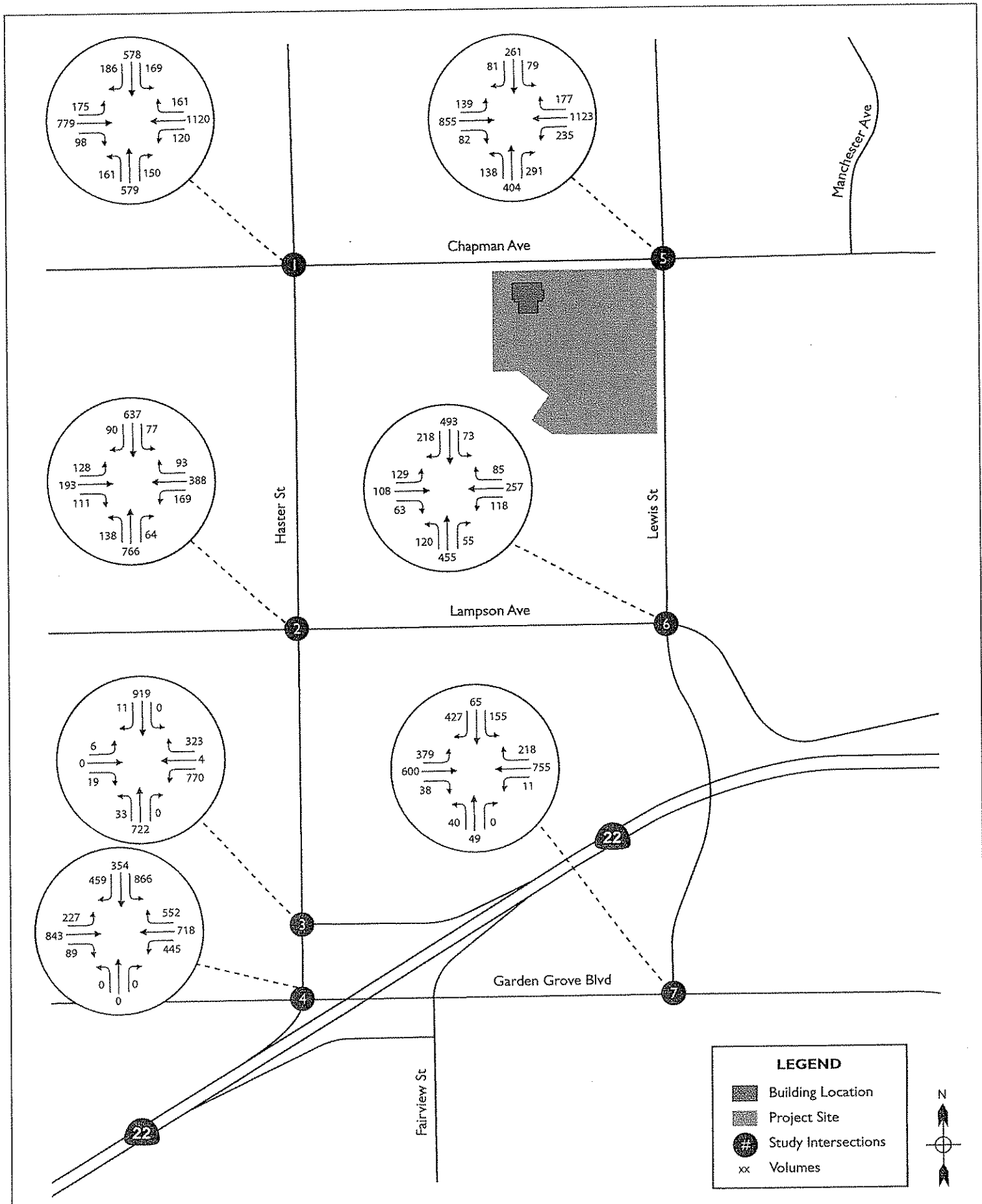
Signalized Intersections (ICU)	AM Peak Hour	PM Peak Hour
	ICU/LOS	ICU/LOS
Haster Street at Chapman Avenue	0.562 / A	0.752 / C
Haster Street at Lampson Avenue	0.494 / A	0.624 / B
Lewis Street at Chapman Avenue	0.773 / C	0.746 / C
Lewis Street at Lampson Avenue	0.433 / A	0.557 / A
Lewis Street at Garden Grove Boulevard	0.598 / A	0.799 / C
Signalized Intersections (HCM)	AM Peak Hour	PM Peak Hour
	Delay / LOS	Delay / LOS
Haster Street at SR-22 WB Off-Ramp	20.0 / B	23.3 / C
Haster St./SR-22 WB On-Ramp at Garden Grove Blvd	22.0 / C	23.1 / C

Note: ICU = Intersection Capacity Utilization. LOS = Level of Service. Worst Case Delay is in seconds per vehicle.

The level of service worksheets for Near Term With Project scenarios are provided in Appendix E.



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## 7. Determination of Significant Impact

To analyze future conditions it is necessary to analyze the traffic impacts related to development of the project. The traffic impacts for the proposed project are determined by comparing the traffic conditions in the future without the project to future conditions with the proposed project with special consideration at locations where level of service is not forecast to be adequate.

It is also necessary to indicate whether any predicted traffic impacts are significant. Traffic impacts are identified as significant if the proposed project results in a significant change in traffic conditions on a roadway or intersection. The significant impact criteria provided below are based on the City of Garden Grove's traffic study guidelines. The thresholds to determine significant traffic impacts for purposes of this project are as follows:

- All intersections that operate at ICU values less than 0.90 are considered to be operating satisfactorily.
- Deficient intersections are those with an Intersections Capacity Utilization (ICU) value existing or forecast to be greater than 0.90. Intersections below this level and with impacts from the proposed project would require enhancement to improve level of service to satisfactory levels.
- The project will create a significant impact if the project alone causes an intersection at Level of Service D or better to move to Level of Service E or F.

Unsignalized intersection level of service is based upon the control delay, but delay is only assessed for those traffic movements that are stopped or must yield to through traffic. Some movements, including cross traffic on the minor street or left turns onto the major street, can be subject to long delays, however through traffic and right turns from the major street will not experience any delays at stopped intersections. When delay for cross traffic is severe (Level of Service F), the intersection should be evaluated further for possible improvement with traffic signals. In some cases this analysis determines that the delay is being experienced by a very low number of vehicles and traffic signals are not warranted. In other cases the number of stopped vehicles is substantial and traffic signals may be justified as a mitigation measure.

Table 6 shows the comparison of With and Without Project conditions in order to determine the project impact. As indicated, the proposed project will not generate significant impact to the intersections within study area.

**Table 6 – Determinations of Traffic Impacts**

Intersections (ICU)	AM Peak Hour				PM Peak Hour			
	Without Project	With Project	Increase	Impact	Without Project	With Project	Increase	Impact
	ICU/LOS	ICU/LOS	ICU		ICU/LOS	ICU/LOS	ICU	
Haster St at Chapman Ave	0.561 / A	0.562 / A	0.001	No	0.742 / C	0.752 / C	0.010	No
Haster St at Lampson Ave	0.499 / A	0.494 / A	0.005	No	0.612 / B	0.624 / B	0.012	No
Lewis St at Chapman Ave	0.773 / C	0.773 / C	0.000	No	0.736 / C	0.746 / C	0.010	No
Lewis St at Lampson Ave	0.432 / A	0.433 / A	0.001	No	0.507 / A	0.557 / A	0.050	No
Lewis St at Garden Grove Blvd	0.604 / B	0.598 / A	-0.006	No	0.732 / C	0.799 / C	0.067	No
Intersections (HCM)	Delay/LOS	Delay/LOS	Increase	Impact	Delay/LOS	Delay/LOS	Increase	Impact
Haster St at SR-22 WB Off-Ramp	19.9 / B	20.0 / B	0.1	No	22.8 / C	23.3 / C	0.5	No
Haster St/SR-22 WB On-Ramp at Garden Grove Blvd	22.0 / C	22.0 / C	0.0	No	22.9 / C	23.1 / C	0.2	No

Note: ICU = Intersection Capacity Utilization. LOS = Level of Service. Delay (Worst Case) is in seconds per vehicle.



## 8. Conclusions

The proposed project consists of a modification in the use of the 136,968 square foot Family Life Center mixed-use building at the southwest corner of Lewis Street and Chapman Avenue in the City of Garden Grove. Crystal Cathedral proposes to modify the Family Life Center from the current church's private school (preschool through 12<sup>th</sup> grade) and office uses to medical office uses. The two existing access points, one located along Chapman Avenue and one located along Lewis Street, will be used as access for the proposed project.

This study analyzed seven signalized intersections in the project vicinity during the Existing and Near Term scenarios. In all scenarios analyzed, the study found that the proposed project would have no significant impact at any intersection according to the significant impact criteria set forth by the City of Garden Grove.

KOA Corporation recommends that the City of Garden Grove find that the traffic impacts of this project would have no adverse effect on the surrounding street system.

**APPENDIX A**  
**Analysis Methodologies**

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## ANALYSIS METHODOLOGY FOR SIGNALIZED INTERSECTIONS

Traffic conditions in Southern California are often evaluated during peak hours at intersections using methodology known as the Intersection Capacity Utilization (ICU) technique. This is the preferred analysis method for the City of Garden Grove. This analysis allows for capacity and level of service determination for signalized intersections by measuring the amount of traffic signal “green” time required for the intersection. The ICU technique incorporates the effects of geometry and traffic signal operation, calculates the intersection volume to capacity ratio, and results in a level of service determination for the intersection as a whole operating unit.

As part of the ICU technique, a set of guidelines on volume to capacity ratio and corresponding Level of Service are used to determine the level of service grade the intersection will receive.

Level of service is a report card scale ranging from A to F that describes the varying conditions on a roadway during a specific time interval of study. Table I gives brief definitions of level of service grades and corresponding operational condition.

**Table A-1 – Level of Service Descriptions**

<i>Level of Service</i>	<i>Traffic Description</i>
A	Excellent, Light Traffic
B	Good, Light to Moderate Traffic
C	Moderate Traffic, with Insignificant Delay
D	Heavy Traffic, with Significant Delay
E	Severe Congestion and Delay
F	Failed, Indicated Levels Cannot Be Handled

The City of Garden Grove General Plan strives to maintain for Level of Service D or better during the peak hour and Level of Service C or better during non-peak hours. Most arriving traffic will clear the intersection on the first allowable green cycle under this Level of Service D. Mitigation measures should be considered when traffic conditions are forecasted to decline to poorer levels of service and those conditions are aggravated by a potential project. Table A-2 shows the relationship between level of service and volume to capacity ratio for signalized intersections.

**Table A-2 – Levels of Service for Signalized Intersections**

<i>Level of Service</i>	<i>Volume to Capacity Ratio</i>
A	0.00 - 0.60
B	0.61 - 0.70
C	0.71 - 0.80
D	0.81 - 0.90
E	0.91 - 1.00
F	1.01 and up

Table A-3 shows the HCM criteria for unsignalized intersections. Values are in stopped delay seconds per vehicles.

**Table A-3 – Levels of Service for Unsignalized Intersections**

<i>Level of Service</i>	<i>HCM Delay</i>
	<i>Unsignalized Intersections</i>
A	0 – 10
B	10.1 – 15
C	15.1 – 25
D	25.1 – 35
E	35.1 – 50
F	50.1 or more

**APPENDIX B**  
**Existing Traffic Counts**

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EXISTING TRAFFIC COUNTS AVAILABLE  
UPON REQUEST AT THE PLANNING DIVISION

RESOLUTION NO. 5689

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING ADOPTION OF A NEGATIVE DECLARATION AND APPROVAL OF A REVISION TO PLANNED UNIT DEVELOPMENT NO. PUD-133-99 (REV. 05/REV. 09).

BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby recommend approval of a revision to Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09) to the City Council.

BE IT FURTHER RESOLVED that the Planning Commission has considered the proposed Negative Declaration together with comments received during the public review process. The record of proceedings on which the Planning Commission's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Community Development. The Planning Commission finds on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment. Therefore, the Planning Commission recommends that the City Council adopt a Negative Declaration for this project.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09), the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by the Crystal Cathedral Ministries.
2. The applicant is requesting approval to modify the permitted uses of Planned Unit Development No. PUD-133-99 (Rev. 05), to allow general and medical offices, medical clinics, and trade schools.
3. The Community Development Department has prepared a Negative Declaration for the project, that (a) concludes that the proposed project can not, or will not, have a significant adverse effect on the environment, (b) was prepared and circulated in accordance with applicable law, including the California Environmental Quality Act, Public Resources Code of Regulations Section 15000 et. Seq.
4. The property has a General Plan Land Use Designation of Low Medium Density Residential and Civic Institution.
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 June 17, 2010, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter at its meeting on June 17, 2010.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9.16.030.020 are as follows:

FACTS:

Planned Unit Development No. PUD-133-99 (Rev. 05) is the home base for the international Crystal Cathedral Ministries, and is located on the southwest corner of Chapman Avenue and Lewis Street. The PUD has a combined land area of approximately 33-acres, and has a General Plan Land Use Designation of Low Medium Density Residential and Civic Institution. The Civic Institution General Plan Land Use designation allows for educational uses and hospitals, while the Low Medium Density land use allows for residential uses.

PUD-133-99 (Rev. 05) currently allows for religious uses, such as religious schools, day care, cemeteries, and supportive church offices and uses. The applicant proposes to revise the PUD to allow for general and medical offices, medical clinics, and trade schools. The proposed uses will be compatible with the Civic Institution land use designation that allow for educational uses and medical uses.

The case was originally scheduled for the August 9, 2009 Planning Commission Meeting; however, the item was continued to the October 1, 2009 Planning Commission Meeting to allow the applicant time to prepare a traffic analysis that analyzed the vehicle trips generated by the proposed uses based on concerns raised by the City of Orange in a letter received on August 4, 2009. Since the study was not completed to present at the October 1, 2009 Planning Commission Meeting, the item was continued to a date uncertain. A Trip Generation Study and Traffic Impact Study have been prepared for the project.

FINDINGS AND REASONS:

Planned Unit Development:

1. The location, design and proposed uses are compatible with the character of existing development in the vicinity and will be well integrated into its setting.

Planned Unit Development No. PUD-133-99 (Rev. 05) has a General Plan Land Use Designation of Low Medium Density Residential and Civic Institution. The Civic Institution General Plan Land Use designation allows for educational uses

and hospitals, while the Low Medium Density land use allows for residential uses. PUD-133-99 (Rev. 05) currently allows for religious uses, such as religious schools, day care, cemeteries, and supportive church offices and uses. The proposed revision to Planned Unit Development No. PUD-133-99 (Rev. 05) will allow for general and medical offices, medical clinics, and trade schools. The proposed uses will be compatible with the Civic Institution land use designations that allow for educational uses and medical uses.

The General Plan describes a Planned Unit Development as a precise plan that provide the means for the regulations of buildings, structures, and uses of land to facilitate the implementation of the General Plan. The regulations of the PUD are intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the Municipal Code.

The proposed modification to introduce general and medical offices, medical clinics, and trade schools, will be consistent with the intent of the Planned Unit Development as the uses are diverse, and still are compatible with the established land use designations. The PUD is designed to function as a "campus type" environment that can accommodate multiple users.

2. The plan will produce a stable and desirable environment and will not cause undue traffic congestion on surrounding streets or access streets.

The introduction of general and medical offices, medical clinics, and trade schools to the PUD will not significantly impact the vehicle trips generated during peak AM and PM traffic times based on a Traffic Impact Study that was prepared. The Traffic Impact Study concluded that the intersections would operate at the same level of service with the incorporation of the proposed project; therefore, the project would have no significant impact to the surrounding streets based on the criteria established by the City of Garden Grove.

The Crystal Cathedral currently has a parking agreement with the UCI Medical Center that allows the medical center's employees to park at the Crystal Cathedral. Per the request of the City of Orange, the applicant conducted a Trip Generation Study that analyzed the existing and proposed vehicle trips to the site. The study concluded that the site would maintain the same number of vehicle trips if the number of UCI employee parking reduces from 1,300 to 581 parking spaces. The project is required to modify the parking agreement to adjust the number of UCI Medical Center employee parking to comply with the findings of the Trip Generation Study. The Trip Generation Study was approved by the City of Orange Traffic Engineer.



The PUD provides sufficient on-site parking to accommodate the existing uses and the proposed request. Currently, the PUD has approximately 1,652 parking spaces distributed throughout the site that are available to accommodate the existing uses; no change to the existing parking is proposed. The parking for the entire PUD is required to remain as shared parking for the life of the project, and the property owners are required to enter into a reciprocal parking and access agreement.

Furthermore, the project will continue to maintain the same access points to the site which are located on Chapman Avenue and Lewis Street.

3. Provision is made for both public and private open spaces.

No construction or changes to the site are proposed with this request. The project has been designed in accordance with City Code provisions for providing an adequate amount of landscaped setbacks and open spaces.

4. Provision is made for the protection and maintenance of private areas reserved for common use.

Through the conditions of approval for the project, all necessary agreements for the protection and maintenance of landscaped setbacks and open spaces will be required to be adhered to for the life of the project.

5. The quality of the project, achieved through the proposed Planned Unit Development zoning, is greater than could be achieved through traditional zoning.

The project will continue to remain as a Planned Unit Development zoning designation, but the permitted uses will be revised to allow for general and medical offices, medical clinics, and trade schools. The proposed uses are compatible with the Civic Institution land use designation that allows for educational uses and medical uses. The proposal complies with the spirit and intent of the General Plan that establishes that a PUD is intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the Municipal Code.

PUD-133-99 (Rev. 05) will continue to comply with the intent of the General Plan as the PUD is designed to function as a "campus type" environment with diverse uses that can accommodate multiple users.

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09) possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.16.030.020 (Planned Unit Development).

2. The following uses shall be permitted in Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09):

Arboretum

Archive/museum

Bible and Vacation Bible School

Café/cafeteria (indoor and/or outdoor)

Cemetery, subject to Site Plan approval excluding mortuary preparation room(s) and/or crematoriums

Church related office uses

Churches and religious institutions

Day Care

Gift/Bookstore

**General business and administrative offices**

Graduate Ministry

Hospitality/ Visitor Center

Hour of Power Operation

**Medical, dental, and related health service support facilities, such as, but not limited to, pharmacies, physical therapy, and outpatient care services**

Pre-schools

Private/Parochial schools for children

Sunday school classes

Youth activities

**Trade schools, subject to Conditional Use Permit approval**

3. The project shall be subject to the following conditions of approval:

a. The entire Planned Unit Development shall maintain shared parking and access for the life of the project. A copy of the reciprocal parking and access agreement shall be provided to the City of Garden Grove for review and approval.

b. The project shall continue to comply with all applicable conditions of approval as established in previous entitlements for PUD-133-99 as this revision only amends the permitted uses.

- c. The project shall adjust the parking agreement with the UCI Medical Center to comply with the findings of the Trip Generation Study when any of the proposed uses adopted through this revision are established within the PUD.

ADOPTED this 17th day of June, 2010

/s/ KRIS BEARD  
CHAIR

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on June 17, 2010, by the following votes:

AYES:	COMMISSIONERS:	BEARD, BUI, ELLSWORTH, PAK
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BONIKOWSKI, CABRAL

/s/ JUDITH MOORE  
SECRETARY

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

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is July 8, 2010.

MINUTE EXCERPT

GARDEN GROVE PLANNING COMMISSION

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PUBLIC HEARING: NEGATIVE DECLARATION  
PLANNED UNIT DEVELOPMENT NO. PUD-133-99 (REV. 05/REV. 09)  
APPLICANT: CRYSTAL CATHEDRAL MINISTRIES  
LOCATION: SOUTHWEST CORNER OF CHAPMAN AVENUE AND LEWIS STREET AT 13280  
CHAPMAN AVENUE  
DATE: JUNE 17, 2010

REQUEST: To modify the permitted uses of Planned Unit Development No. PUD-133-99, to allow general and medical offices, medical clinics, and trade schools. The Crystal Cathedral Ministries is located in the Planned Unit Development No. PUD-133-99 zone, which currently allows for religious uses such as religious schools, day care, cemeteries, and supportive offices and uses.

Staff report was read and recommended approval.

Chair Beard asked if UCI would have to relinquish parking spaces. Staff replied yes, that UCI employee shared parking would be reduced if the office building was sold and any of the requested uses came onto the property.

Vice Chair Bui asked if UCI was aware of the potential change in parking. Staff replied that the shared parking is a private agreement between Crystal Cathedral and UCI and that the agreement would be revised with any impacts mitigated by the two parties.

Commissioner Pak asked if there is a notification protocol between cities when a zoning change such as this occurs. Staff replied that noticing includes notifying the adjacent city and any property owners that fall into the 500' radius.

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

Mr. Jim Penner, the applicant's representative, approached the Commission and described the project. He also mentioned that the Cathedral has a year-to-year paid parking agreement with UCI; that UCI has arrangements to park employees in other locations; and that a parking garage with an overpass bridge will be built on a triangular property across from the hospital. He added that the subject building was built in 1991 as a stand-alone building for future-use to sell as general offices though the private school would continue; and, that any commercial use would generate tax revenue for the City.

Mr. Lee Silva, a Crystal Cathedral neighbor, expressed traffic concerns. Staff replied site traffic would remain the same with shared access on Chapman Avenue and Lewis Street; that parking is located directly behind the building and on site; that daytime is likely to be office use parking with weekends and evenings for Crystal Cathedral event parking; and that school access is typically from Chapman Avenue.

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

Vice Chair Bui moved to recommend adoption of the Negative Declaration and approval of Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09) to City Council, seconded by Commissioner Pak, pursuant to the facts and reasons contained in Resolution No. 5689. The motion carried with the following vote:

AYES:	COMMISSIONERS: BEARD, BUI, ELLSWORTH, PAK
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: BONIKOWSKI, CABRAL
VACANCY:	COMMISSIONERS: ONE

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE  
APPROVING A REVISION TO PLANNED UNIT DEVELOPMENT  
NO. PUD-133-99 (REV. 05/REV. 09), TO MODIFY THE PERMITTED USES  
TO ALLOW GENERAL AND MEDICAL OFFICES, MEDICAL CLINICS, AND  
TRADE SCHOOLS

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE FINDS AND  
DETERMINES AS FOLLOWS:

WHEREAS, the case, initiated by the property owner, Crystal Cathedral Ministries, proposes to modify the permitted uses of Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09) to allow general and medical offices, medical clinics and trade schools on the property located on the southwest corner of Chapman Avenue and Lewis Street at 13280 Chapman Avenue, and including APN Numbers 231-021-24; 231-022-01; 231-031-02, 07 and 08; 231-161-09, 17, 18; and 231-163-11 and 12;

WHEREAS, the Planning Commission at a Public Hearing held on June 17, 2010, recommended adoption of a Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act for this project for Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09);

WHEREAS, pursuant to the Planning Commission Resolution No. 5689, at a Public Hearing on June 17, 2010, recommended approval of the revision to Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09);

WHEREAS, pursuant to legal notice a Public Hearing was held by the City Council on August 10, 2010, and all interested parties were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE  
DOES ORDAIN AS FOLLOWS:

Section 1. The City Council of Garden Grove has considered the proposed Negative Declaration together with comments received during the public review process. The record of proceedings on which the City of Garden Grove City Council decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Community Development. The City Council of Garden Grove finds on the basis of the whole record before it, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment. The City Council of Garden Grove further finds that the adoption of the Negative Declaration reflects the City Council's independent judgment and

analysis. Therefore, City of Garden Grove City Council adopts the Negative Declaration.

Section 2. The revision to Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09) is hereby approved, pursuant to the facts and reasons stated in the Planning Commission Resolution No. 5689, a copy of which is on file in the City Clerk's Office and incorporated herein by reference with the same force and effect as if set forth in full.

Section 3. The revision to Planned Unit Development No. PUD-133-99 (Rev. 05/Rev. 09) establishes the following new uses as identified in bold in this Section:

Arboretum

Archive/museum

Bible and Vacation Bible School

Café/cafeteria (indoor and/or outdoor)

Cemetery, subject to Site Plan approval excluding mortuary preparation room(s) and/or crematoriums

Church related office uses

Churches and religious institutions

Day Care

Gift/Bookstore

**General business and administrative offices**

Graduate Ministry

Hospitality/ Visitor Center

Hour of Power Operation

**Medical, dental, and related health service support facilities, and such additional related uses such as, but not limited to, pharmacies, physical therapy, and outpatient care services**

Pre-schools

Private/Parochial schools for children

Sunday school classes

Youth activities

**Trade schools, subject to Conditional Use Permit approval**

Section 4. Severability. If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

Section 5. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary

thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after adoption.