CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT

DATE: SEPTEMBER 22, 2014

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
URSULA LUNA-REYNOSA, DIRECTOR
SAIMA QURESHY, AICP, SENIOR PLANNER

SUBJECT: CONDITIONAL USE PERMIT CUP13-0006 AND SITE DEVELOPMENT PERMIT SDP13-0013 FOR A NEW SANCTUARY, PRE-SCHOOL AND GYMNASIUM INCLUDING ACCESSORY CARILLON TOWER, ELEVATOR TOWER AND COLUMBARIUM. THE PROJECT ALSO INCLUDES A SHARED PARKING PROGRAM FOR ON-SITE USES AND THE DEMOLISION OF THE EXISTING FELLOWSHIP HALL AND THE CONVERSION OF THE CURRENT SANCTUARY TO ADMINISTRATION OFFICES AT GLORIA DEI LUTHERAN CHURCH, LOCATED AT 33501 STONEHILL DRIVE.

RECOMMENDATION: That the Planning Commission adopt the attached draft Resolution approving Conditional Use Permit CUP13-0006 and Site Development Permit SDP13-0013.

APPLICANT/ OWNER: Gloria Dei Lutheran Church

ARCHITECT: David Keitel/Domus Studio Architecture

REQUEST: A Conditional Use Permit and Site Development Permit to allow the construction of a new Sanctuary, Gymnasium, Preschool building along with a Carillon Tower, Elevator Tower; conversion of current Sanctuary into administration offices and allowance of a Shared Parking Program. The project also includes the demolition of the existing Fellowship Hall.

LOCATION: 33501 Stonehill Drive; APN: 628-211-01 and 628-211-02.

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius on or before September 11, 2014, published within a newspaper of general circulation on September 11, 2014, and posted on September 12, 2014 at Dana Point City Hall, the Dana

Point and Capistrano Beach Branch Post Offices, Dana Point Library, as well as on the City of Dana Point website.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), staff finds the project is Categorically Exempt per Section 15332 (Class 32 – In-fill Development Projects). CEQA guidelines - Section 15332 "In-fill Development Projects" provides that projects that are in-fill development projects on lots that are 5 acres or less, are surrounded by urban uses, and do not have significant effects relating to Land Uses, Biological Resources, Traffic, Noise, Air Quality or Water Quality and can be adequately served by all required utilities and public resources are Categorically Exempt from the provisions of CEQA. The proposed project meets the necessary conditions to qualify for this exemption.

The project complies with the City's General Plan and Zoning Ordinance. There will be no impacts to Biological Resources as the site is currently improved. A preliminary Water Quality Management Plan has been prepared for the project. Compliance with the pWQMP will ensure no impacts to water quality. A condition of approval is added to the project that requires compliance with the City's Noise Ordinance therefore the project will not result in any Noise impacts.

A traffic study, included as Supporting Document 5, was prepared for the project to analyze any traffic impacts. The traffic study did not identify any impacts that would be caused by the project. The project itself does not directly cause air quality impacts other than air quality impacts associated with vehicle emissions related to traffic. However, the additional traffic generated by this project is nominal and therefore there are no air quality impacts.

ISSUES:

1. Is the proposal consistent with the City's adopted General Plan?

2. Does the project satisfy all the findings required pursuant to the City's Zoning Code for approving a Conditional Use Permit and Site Development Permit?

BACKGROUND:

The proposed project is for the expansion and remodel of Gloria Dei Lutheran Church which is located at 33501 Stonehill Drive. The Church has been in operation at this site since 1966 after the County of Orange approved the use of the Church at this location. The Church has also been operating a pre-school at the site since 1988. In 2004, a new traffic light at the Church's entrance was installed and the current parking lot was improved with 104 spaces. The current development on-site includes a 4,965 sf sanctuary and a 3,900 sf fellowship hall/pre-school building with 104 parking spaces. The site is bordered by Stonehill Drive and residential neighborhood beyond to the north,

The subject site is designated on the City's Zoning Map and in the General Plan Land Use Element as Community Facilities (CF) which allows churches with a Conditional Use Permit. Access to the site is taken from Stonehill Drive.

According to the applicant, the current facilities are now outdated and therefore the Church has applied for the requisite entitlements to upgrade the entire site with new facilities, improved site plan, new landscaping and additional parking spaces.

DISCUSSION:

Proposed Project: The project site is currently developed with a sanctuary and a fellowship hall/pre-school building with 104 parking spaces. The applicant is proposing to demolish the fellowship hall/pre-school building, convert the existing sanctuary into administration/meeting rooms and build three new main structures; a new sanctuary, a pre-school and gymnasium.

The proposed site plan highlights a design with a core open space area in the middle of the site which will provide outdoor seating spaces, a plaza, and a playground for the pre-school. All the proposed structures are going to be located around this central open space and parking for the project will be located beyond the structures.

All three new structures will be single story and will comply with all the development standards of the site's Zoning District – Community Facilities (CF) Zone. The main structure will be a new Sanctuary of 6,275 sf, which will be able to accommodate 331 seats. The sanctuary building is proposed to be located to the west of the site's entrance off Stonehill Drive. The maximum height of this structure will be 31 feet as measured from the lowest grade below the cantilevered portion of the structure to the top of the parapet. The new sanctuary will provide the main worship space.

The proposed pre-school building will be located to the east of the proposed playground area. This building is also going to be a one story structure and will provide class room spaces for the Church's pre-school. The maximum height of the structure will be 17 feet in height, as measured from the pad elevation to the highest point on its roof.

The third, new structure is a gymnasium building which is proposed to be located to the south of the pre-school building. The height of this one story structure is proposed to be 28 feet, as measured from the pad elevation to its highest point on the roof.

The applicant also proposes to demolish the existing fellowship hall and convert the current two story sanctuary building into offices and meeting rooms. An elevator tower is proposed to be built to access second floor of the building which will have remodeled

meeting spaces. The elevator will be attached to the remodeled building via a deck. The elevator tower will be 46 feet high and will extend 10 feet above the remodeled offices/administration building (current sanctuary building), as allowed by the Community Facility (CF) District's development standards with a Conditional Use Permit (CUP).

The project is also proposing a free standing carillon tower which will be 44 feet high. The tower is located to the west of the new pre-school building and will house the mechanical bells. Staff has included a condition in the draft resolution of approval that states that the project has to comply with the City's Noise Ordinance to mitigate any potential noise impacts that could be generated from ringing of the bells at the carillon tower.

A columbarium is proposed to be located along the site's southern property line, tucked into the current hillside. The columbarium includes a five foot high retaining wall and limestone benches. No other structure is proposed as part of the columbarium.

The site's access will remain from Stonehill Drive. On-site parking spaces will increase to a total of 125 spaces. An additional 21 tandem spaces and 10 bicycle stalls are also provided on-site. The tandem spaces and bike stalls are additional spaces proposed by the applicant and are not counted in the provided spaces to meet the City's Parking Code requirements.

Parking
Pursuant to the City's Zoning Code, if parking were to be calculated for each building, individually, a total of 286 spaces would be required on-site as detailed in the table below:

	Parking Standard	Proposed Project	Required Spaces
Sanctuary	1 space/3 seats	331 seats	110
Pre-school	1 space/2 employees plus 1 space/ 5 children	10 faculty and 48 children	15
Gymnasium	1 space per 100 sf	3,868 sf	39
Administration	1 space/300 sf (office space); 1 space/ 25 sf for meeting rooms	2,370 sf office space; 2,595 sf meeting rooms	112

The Zoning Code's Section 9.35.060(c)(4) allows for shared parking in instances when various uses on a single site operate at different hours or days of the week and therefore the supply of on-site parking can be shared among various uses. The proposed project's various on-site uses' parking demand occurs on different days of the week since the pre-school and administration functions mainly take place during the week days and the worship services take place on Sundays in the Sanctuary building.

When these operational characteristics are considered, the peak weekday daytime parking requirement will range between 23 and 62 spaces while the evening demand could be as much as 104 spaces. On a Saturday the parking demand could be as much as 50 spaces. (See attachment 5)

On a typical Sunday, the maximum parking requirement per the Zoning Ordinance is 110 spaces with full occupancy of the Sanctuary space. With the provision of 125 regular spaces, 21 tandem spaces, and 10 bike stalls the provided on-site parking will be sufficient to meet the parking demand.

Because the provision of sufficient parking is dependent on restricting the concurrent uses on the property, Staff has included a condition of approval which states that the gymnasium building will not be used on Sunday's during worship services for any public assembly purposes. In addition, Staff is also recommending a condition in which the City reserves the right to review the use and/or its operations at any time should any adverse impacts develop. Such a review also ensures that the operations of the church are conducted in a manner that is compatible with the surrounding area.

Traffic
Traffic generated by the proposed project was analyzed by the City's third party engineering firm of Linscott, Law and Greenspan, Engineers. The pre-school enrollment is expected to remain unchanged and, given the nominal amount of additional weekday daily and peak hour traffic trips generated by the new sanctuary, the study concluded that it is not likely that the Project will have an impact on the surrounding street system (Supporting Document 5).

CONDITIONAL USE PERMIT:

In the CF Zone, churches and pre-schools are listed as "conditionally permitted uses" and therefore require approval of a CUP. Section 9.65.060 of the Dana Point Zoning Code establishes the findings required to approve a Conditional Use Permit. These findings require that the Commission consider whether the proposed use is consistent with the General Plan, will not adversely affect adjacent uses, and meets the development standards while integrating with existing uses required in the zoning district the subject site is located.

In this case, the proposed use should not impact adjacent uses or properties if the hours of operation and operating requirements are maintained and adhered to in accordance with the conditions contained in the draft resolution. Staff researched past history of the site and there have been no reported complaints or parking problems associated with the current usage of the church.

The Conditional Use Permit is also requested for the approval of the shared parking program. As stated earlier in this report, the project will be able to meet the parking demand for Sunday's services on-site with the provisions of 125 regular spaces, 21 tandem spaces, and 10 bike stalls. The other uses will generate less parking demand during week days and therefore sufficient on-site parking will be available for the Church at all times.

The project also needs the approval of a CUP for the additional height of the carillon tower and the elevator tower. Pursuant to Section 9.19.040(a)(2) of the City's Zoning Code "accessory uses that do not add gross floor area such as clock towers, flag poles, and monuments (and do not contain signage) may be allowed to exceed the maximum building height by up to fifteen (15) feet through approval of a Conditional Use Permit. Allowance to exceed the building height shall be based on findings of the decision-making body that such accessory use promotes a positive community identity that contributes to City design". Staff is supportive of the additional height for the two tower elements as the required finding can be made for the allowance of the additional height.

SITE DEVELOPMENT PERMIT:

Section 9.71.020 of the Dana Point Zoning Code specifies that a Site Development Permit shall be required for all non-residential development exceeding 2,000 gross square feet. Section 9.71.050 of the Code also establishes the findings required to approve a Site Development Permit. These findings require that the Commission consider whether the site design is compliant with the development standards of the Code, is suitable for the proposed use and development, is consistent with the General Plan and Urban Design Guidelines, and that the site and structural design is appropriate for the site and function of the proposed use without requiring a particular style or type of architecture.

In this case, Staff considers the proposed project to be consistent with all of the required development standards of the Zoning Code, the General plan and Urban Design Guidelines. The following table summarizes the project's compliance with CF Zone's development standards:

Development Standards	*Required*	*Proposed Project*	*Compliance*
Lot Coverage	35%	12.6%	Yes
Landscape Coverage	20% (min)	44%	Yes
FAR	.40	.126	Yes
Height	31' – 35'	Sanctuary – 31' Preschool – 17' Gymnasium – 28'	Yes
Min. building separation	10'	10'	Yes

Setbacks: front side rear	20' 10' 20'	20' 10' 20'	Yes

The project also features retaining walls on-site which are part of the overall site plan and are sufficiently screened from the street with landscaping. There will be no adverse visual impacts due to the proposed retaining walls.

CONCLUSION:

Based on the above analysis, as well as the projects consistency with the City's Zoning Ordinance, Staff determines that required findings supporting the project can be made. Accordingly, Staff recommends that the Planning Commission adopt the attached Draft Resolution approving Conditional Use Permit CUP09-0005 and Site Development Permit SDP09-0020.

Saima Qureshy, AICP
Senior Planner

Ursula Luna-Reynosa, Director
Community Development Department

ATTACHMENTS:

Action Documents
1. Draft Planning Commission Resolution No. 14-09-22-xx

Supporting Documents
2. Vicinity Map
3. Site Photographs
4. Project Plans
5. Traffic and Parking Analysis by LLG dated August 21, 2014

RESOLUTION NO. 14-09-22-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CUP13-0006 AND SITE DEVELOPMENT PERMIT SDP13-0013 TO CONSTRUCT A NEW SANCTUARY, PRE-SCHOOL BUILDING, GYMNASIUM AND ACCESSORY CARILLON TOWER, ELEVATOR TOWER AND COLUMBARIUM; AND ALLOW A SHARED PARKING ARRANGEMENT ON A SITE CURRENTLY DEVELOPED AS GLORIA DEI LUTHERAN CHURCH, LOCATED AT 33501 STONEHILL DRIVE.

Applicant/Owner: Gloria Dei Lutheran Church

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, the applicant filed a verified application for a Conditional Use Permit (CUP) and Site Development Permit to allow the addition of three new structures; a new sanctuary, gymnasium and a pre-school building; accessory carillon tower, elevator tower and columbarium and to allow for a shared parking program at the project site currently developed as Gloria Dei Lutheran Church within the Community Facilities (CF) Zoning District located at 33501 Stonehill Drive (APN: 628-211-01 and 628-211-02); and

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Municipal Code; and

WHEREAS, the Planning Commission did, on the 22nd day of September, 2014, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Conditional Use Permit CUP13-0006 and Site Development Permit SDP13-0013.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows;

A) The above recitations are true and correct.

Findings:

B) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves Conditional Use Permit CUP13-0006, subject to conditions:

1) That the proposed conditional use is consistent with the General Plan **in that the designation of the site as Community Facilities (CF) in the General Plan allows for**

ATTACHMENT #1

religious uses and the proposed expansion and remodel of the existing church will not change the overall use of the site. As a result, the proposed project is therefore consistent with both the site's zoning designation and the General Plan designation.

2) That the nature, condition, and development of adjacent uses, buildings, and structure have been considered, and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures **in that the proposed project is for expansion and remodel of an existing church. The church has been operating on this site since 1966 without any conflicts with the surrounding development and, after the completion of the proposed project, the church will continue to operate in a similar manner with sufficient additional parking provided for the expanded use.**

3) That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other land use development features prescribed in the Zoning Code and required by the Commission or Council in order to integrate the use with existing and planned uses in the vicinity **in that the proposed project is for an expansion and remodel of an existing church on a 3.3 acre site. The new site design complies with all the applicable development standards for the CF Zoning District including lot coverage, landscaping coverage and location of the structures. The project will provide a total of 125 parking spaces which exceeds the peak parking demand of 110 spaces on Sundays. The project will also provide additional 21 tandem spaces and 10 bicycle spaces which are not counted in the "provided" number of spaces. The proposed addition would be integrated into the existing church property.**

4) That the requirements of the California Environmental Quality Act have been satisfied **in that the project is Categorically Exempt pursuant to Section 15332 of the California Code of Regulations (Class 32 – In-Fill Development Projects). CEQA guidelines - Section 15332 "In-fill Development Projects" provides that projects that are in-fill development projects on lots that are 5 acres or less, are surrounded by urban uses, and do not have significant**

effects relating to Land Uses, Biological Resources, Traffic, Noise, Air Quality or Water Quality and can be adequately served by all required utilities and public resources are Categorically Exempt from the provisions of CEQA. The proposed project meets the necessary conditions to qualify for this exemption.

The project complies with the City's General Plan and Zoning Ordinance. There will be no impacts to Biological Resources as the site is currently improved. A preliminary Water Quality Management Plan has been prepared for the project. Compliance with the pWQMP will ensure no impacts to water quality. A condition of approval is added to the project that requires compliance with the City's Noise Ordinance therefore the project will not result in any Noise impacts.

A traffic study, included as Supporting Document 5, was prepared for the project to analyze any traffic impacts. The traffic study did not identify any impacts that would be caused by the project. The project itself does not directly cause air quality impacts other than air quality impacts associated with vehicle emissions related to traffic. However, the additional traffic generated by this project is nominal and therefore there are no air quality impacts.

5) Accessory structures carillon and elevator towers, do not add gross floor area, do not contain signage and are allowed to exceed the maximum building height by up to fifteen (15) feet. **The proposed two accessory towers promote a positive community identity that contributes to City design**

C) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves Site Development Permit SDP13-0006, subject to conditions:

1) That the site design is in compliance with the development standards of the Dana Point Zoning Code **in that the proposed expansion and remodel will comply with the development standards set forth in the Dana Point Zoning Code's CF Zoning District.**

2) That the site is suitable for the proposed use and

development **in that the site has been previously graded to allow for the existing church. The additional 13,677 square feet, which will comprise of a new sanctuary, gymnasium, pre-school, carillon tower, an elevator tower and a columbarium will comply with all the development standards. Adequate parking, 125 spaces, will be provided on-site to meet the demand for Sunday services. The gymnasium and sanctuary buildings will not be used simultaneously for public assembly purposes.**

3) That the project is in compliance with all elements of the General Plan and all applicable provision of the Urban Design Guidelines **in that the proposal is consistent with the Goal 5 of the Urban Design Element: *"Achieving design excellence in site planning, architecture, landscape architecture and signage in new development and modifications to existing development."***

4) That the site and structural design is appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture, **in that the proposed project has been designed utilizing modern architectural design features with complimentary colors and finish materials. The proposed landscaping will be drought tolerant and will enhance the overall design quality of the site.**

A. General Conditions of Approval:

1. Approval of this application permits the construction of new structures comprising of a new sanctuary, pre-school, gymnasium, elevator and carillon towers, a columbarium, the remodel of the existing sanctuary into administration offices and a shared parking program on the subject site for Gloria Dei Lutheran Church, located at 33501 Stonehill Drive. The project also includes demolition of a 3,900 square foot fellowship/pre-school building. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan and Zoning Code, and subject to review and approval by the City.

2. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development

approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.

3. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plot plan, he may approve the amendment without requiring a new public hearing.

4. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit. The CUP shall be subject to review and possible amendment if written complaint(s) are received by the City.

5. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify and hold harmless the city shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action or proceeding.

    a. The applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions or proceedings against the City, its officers, employees, or agents arising out of or resulting from negligence of the applicant or the applicant's agents, employees or contractors. Applicant's duty to defend, indemnify and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.

b. The applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

6. The applicant and applicant's successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.

7. The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions.

8. The City of Dana Point reserves the right to review the church operations at any time should unforeseen adverse impacts to the surrounding community develop.

9. Any and all church activities have to comply with the City's Noise Ordinance, Chapter 11.10 of the Municipal Code. To show compliance with the Noise Ordinance, the applicant shall submit for City's review and approval, an acoustical report to show that the sound generated from the carillon speakers will be in compliance with the City's Noise Ordinance.

10. The Gymnasium building cannot be used for public assembly or sports leagues functions on Sundays when the sanctuary is used for Sunday services/ public assembly.

11. The applicant shall provide all required information and obtain necessary approvals to satisfy the requirements of Section 9.05.240 of the Dana Point Municipal Code regarding the "Art in Public Places" Program prior to occupancy of the new buildings.

12. The applicant shall be responsible for coordination with SDG&E, AT&T and Cox Communications Services for the provision of electric, telephone, and cable services. All utility services shall be established from Del Obispo Street unless otherwise approved by the City Engineer.

13. The use of the public right of way for construction purposes shall not be allowed, except as permitted by the City Engineer. An encroachment permit is required for all use of the public right-of-way.

14. Prior to issuance of any permit for work, the applicant must secure written approval for improvements within easements.

15. The applicant shall exercise special care during the construction phase of this project to prevent any off-site siltation. The applicant shall provide erosion control measures. The applicant shall maintain the erosion control devices until the final approval of all permits. The work area limits shall be clearly flagged or marked prior to initiation of work. Disturbance beyond the actual work zone shall be prohibited without prior City approval.

16. During the construction phase, all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, managed, secured and disposed to prevent transport into the streets, gutters, storm drains, creeks and/or coastal waters by wind, rain, tracking, tidal erosion or dispersion.

17. Preconstruction Meeting: Before commencement of construction, the applicant or responsible party shall attend a pre-construction meeting with an OCFA inspector. Call OCFA Inspection Scheduling at 714 573-6150 at least two days in advance to schedule and pay for the pre-construction meeting.

18. Lumber-drop Inspection: After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714 573 6150 with the Service Request number of the approved fire master plan at least two days in advance to schedule the lumber drop inspection.

19. The applicant share prepare a fuel modification plan for review and approval by O.C.F.A. and the Director of Community Development. Such plan shall specify any Environmentally Sensitive Areas (ESHA) areas identified in the biological survey of the site by VCS Environmental, dated January 23, 2014.

20. Vegetation Clearance Inspection/Release: The developer/builder shall implement those portions of the approved fuel modification plan determined to be necessary by the OCFA and a confirmation of proper vegetation clearance shall be issued by the OCFA to the local building department prior to issuance of either building permits or bringing lumber or other combustible materials into the area, whichever comes first. Removal of undesirable species may meet

this requirement or a separation of combustible vegetation for a minimum distance of 100 feet from the location of the structure and lumber stock-pile may be acceptable. Call OCFA Inspection Scheduling at 714 573 6150 with the Service Request number of the approved fuel modification plan at least two days in advance to schedule the vegetation clearance inspection.

21. Fuel Modification Maintenance: The property owner is responsible for all maintenance of the fuel modification indefinitely in accordance with the approved fuel modification plans. The property owner shall retain all approved fuel modification plans. As property is transferred, property owners shall disclose the location and regulations of fuel modification zone to the new property owners.

22. Separate review, approval, and permits are required for:
    - Separate Structures
    - Retaining Walls
    - Fire Sprinklers
    - Site walls over 3'
    - Irrigation/landscaping

B. Prior to the Issuance of any Grading Permit for any Phase:

22. The applicant shall submit a final landscape plan in accordance with Chapter 9.55.020 (Water Efficiency Ordinance) of the City's Municipal Code.

23. The applicant shall prepare all needed reports and implement all required actions to meet current water quality regulations including, but not limited to, a Water Quality Management Plan, a Storm Water Pollution Prevention Program, and all other required reports/actions.

24. The applicant shall submit grading plans, in compliance with City standards, for review and approval by the City Engineer and/or Director of Public Works. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements. The grading plan shall incorporate the recommendations of the Biological Survey by VCS Environmental, dated January 23, 2014.

25. The applicant shall apply to the Building Department for all retaining wall permits required for the site. The applications shall also be

reviewed and approved by the City Engineer. All proposed retaining walls shall be designed in a manner that incorporates landscape aesthetic relief, subject to review and approval by the Director of Community Development and the Director of Public Works.

26. A separate surety to guarantee the completion of the project shoring and protection of neighboring property and neighboring improvements, up to 100% of the cost shall be posted to the satisfaction of the City Engineer and the City Attorney.

27. Surety to guarantee the completion of the project grading and drainage improvements, including erosion control, up to 100% of the approved Engineer's cost estimate shall be posted to the satisfaction of the City Engineer and the City Attorney.

28. The applicant shall submit a geotechnical report in accordance with City standards. The applicant shall prepare a detailed geotechnical report for review and approval by the City Engineer.

29. Grading permit, temporary and permanent shoring permits (as necessary), retaining wall permits, and any necessary Building permits for structural components of the grading shall be obtained concurrently.

30. The applicant shall obtain coverage under the state NPDES General Permit for Constriction Activities. The project applicant shall apply for coverage under the new electronic system. Permit Registration Documents must be electronically filed for all new projects using the Stormwater Multiple Applications and Reporting Tracking System (SMARTS) and must include: Notice of Intent, Risk Assessment, Site Map, and Stormwater Pollution Prevention Plan (SWPPP).

31. The City Engineer reserves the right to approve and issue a phased grading permit, partial grading permit or rough grading permit in accordance with the above Conditions of Approval.

32. No improvements or revisions to the existing signalized entrance are proposed. Any changes to the existing entrance will require a separate encroachment permit and additional traffic study.

33. The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.
    - conceptual fuel modification (service code PR120)

- fire master plan (service code PR145)

Prior to issuance of a building permit:

- architectural (service codes PR200-PR285)
- underground piping (service code PR470-PR475), if private hydrants are installed/modified or a fire sprinkler system is required by code or installed voluntarily
- fire sprinkler system (service codes PR400-PR465)

Prior to concealing interior construction:

- fire alarm system (service code PR500-PR520)
- hood and duct extinguishing system (service code PR335)

C. Prior to Building Plan Check:

34. The cover sheet of the building construction documents shall contain the City's conditions of approval and it shall be attached to each set of plans submitted for City approval or shall be printed on the title sheet verbatim.

35. Building plan check submittal shall include 2 sets of the following construction documents:

- Building Plans (3 sets)
- Energy calculations
- Acoustical Report (consistent with Preliminary Acoustical Study dated November 27, 2013)
- Structural Calculations
- Soils/geology report
- Drainage Plan
- Landscape/Irrigation Plan

All documents prepared by a professional shall be wet-stamped and signed.

36. Fire Department review is required. Submit three (3) separate sets of building plans directly to the Orange County Fire Authority for review and approval.

37. Building(s) shall comply with 2013 California Code of Regulations Parts 1-12 and any local amendments thereto. Building(s) shall comply with 2013 T-24 Energy Conservation Regulations.

38. Foundation system to provide for expansive soils and soils containing sulfates unless a soils report can justify otherwise. Use

Type V cement, w.c. ration of 0.45, F'c of 4,500 psi.

39. Building shall conform to State amendments for disables accessibility, CBC Chapter 11A or B. Provide an Accessibility and Exit analysis for the building/development.

D. Prior to the Issuance of any Building Permit for any Phase:

40. The applicant shall obtain a grading permit and complete rough grading (establishment of building pad) in accordance with the approved grading plans and reports.

41. The applicant shall obtain all temporary and permanent shoring permits (as necessary), retaining wall permits, and any necessary Building permits for structural components of the grading and complete all permitted construction in accordance with the approved and reports.

42. The applicant shall submit a rough grade certification for review and approval by the City Engineer by separate submittal. The rough grade certification by the civil engineer (per the City's standard Civil Engineer's Certification Template for Rough Grading) shall approve the grading as being substantially completed in conformance with the approved grading plan and shall document all pad grades to the nearest 0.1-feet to the satisfaction of the City Engineer the Director of Community Development. The civil engineer and/or surveyor shall specifically certify that the elevation of the graded pad is in compliance with the vertical (grade) position approved for the project.

43. An as graded geotechnical report shall be prepared by the project geotechnical consultant following grading of the subject site. The report should include the results of all field density testing, depth of reprocessing and recompaction, as well as a map depicting the limits of grading. Locations of all density testing, restricted use zones, settlement monuments, and geologic conditions exposed during grading. The report should include conclusions and recommendations regarding applicable setbacks, foundation recommendations, erosion control and any other relevant geotechnical aspects of the site. The report shall state that grading of the site, including associated appurtenances, as being completed in conformance with the recommendations of the preliminary geotechnical report.

E. Prior to the Issuance of Certificate of Use and Occupancy:

44. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.

45. A written approval by the Geotechnical Engineer of Record approving the grading as being in conformance with the approved grading plan from a geotechnical standpoint.

46. A written approval by the Civil Engineer of Record approving the grading as being in conformance with the approved grading plan and which specifically approves construction of line and grade for all engineered drainage devices and retaining walls.

47. All work in the right-of-way shall be completed in conformance with the Encroachment Permit conditions to the satisfaction of the City Engineer.

48. An As-Built Grading Plan shall be prepared by the Civil Engineer of Record.

49. Any and all outstanding fees associated with any part of the entire project shall be paid.

50. The applicant shall submit a final certification for all improvements associated with water quality and the project WQMP for review and approval by the City Engineer by separate submittal. The final improvement certification by the civil engineer (per the City's standard Civil Engineer's Final Certification Template for Final Approval) shall approve the improvements as being substantially completed in conformance with the approved WQMP.

51. The applicant shall demonstrate that all structural best management practices (BMPs) described in the Project's WQMP have been constructed and installed in conformance with approved plans and specifications via the City's WQMP Construction Certification letter template.

52. The applicant shall demonstrate that contracts or qualified personnel to implement all non-structural BMPs described in the Project WQMP are in place.

53. The Final WQMP shall include a stand-alone user-friendly Operation & Maintenance Document, including a detailed site plan

54. The applicant shall provide a distribution list for the approved Project WQMP

55. All landscaping and irrigation shall be installed per the approved final landscape and irrigation plan. A State licensed landscape architect shall certify that all plants, irrigation and other improvements have been installed in accordance with the specifications of the final plan and shall submit said certification in writing to the Director of Community Development and the Director of Public Works. The applicant shall contact the Community Development Department once all landscaping has been installed in accordance with the approved plans.

56. All permanent BMP's shall be installed and approved by either the project Landscape Architect or the Civil Engineer of Record.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 22nd day of September, 2014, by the following vote, to wit:

AYES:

NOES:

ABSENT:

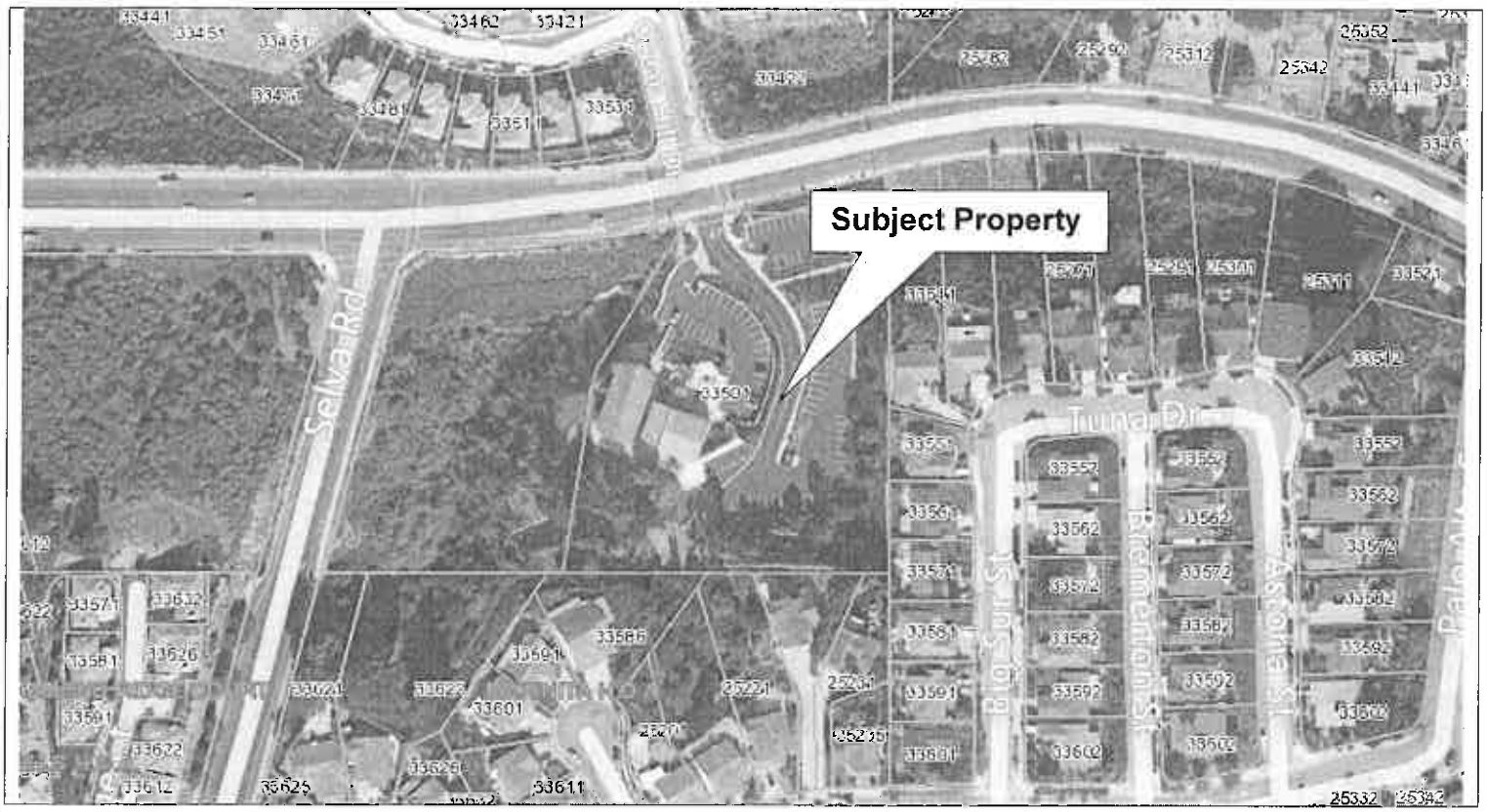
ABSTAIN:

Liz Claus, Chairwoman
Planning Commission

ATTEST:

Ursula Luna-Reynosa, Director
Community Development Department

VICINITY MAP



ATTACHMENT #2

Gloria dei Lutheran Church 33501 Stonehill Drive Photographic Log

ATTACHMENT #3

Front of property

Front of property

Front of property/Side of property

Side property

Side of property

Across the street from property

Across the street from property

Rear of structures at back of property

Rear of property

Conditional Use Permit Application

Gloria Dei Lutheran Church

Dana Point, California

Development Summary

Project Description:	Phase 1: Construct new parking and fire access lane and remove existing parking lots. Phase 2: Remove existing fellowship hall/preschool building, remodel existing sanctuary into administration offices on the lower level & adult meeting rooms on the upper level, construct new sanctuary, new preschool, and a new gym building. Construct all new landscape except on perimeter slopes. Construct a new columnbarium under the new sanctuary.		
Project Address:	33501 Stonehill Drive, Dana Point, CA 92629		
Assessor's Parcel No.	682-211-01, 682-211-02		
Zone:	CF - Commercial Facilities District		
Required Setbacks:	Required	Proposed	Compliance
	Front: 20'	20'	Yes
	Side Yard: 10'	10'	Yes
	Rear: 20'	20'	Yes
Landscape Coverage:	20% (min.)	44%	Yes
Height Limit:	Required	Proposed	Compliance
	Sanctuary: 31' - 35'	31'	Yes
	PreschooL: 31' - 35'	20'	Yes
	Gymnasium: 31' - 35'	31'	Yes
	CarillonTower Ht.: 46'- 50'	41'	Yes
	Elevator Tower Ht: 46'- 50'	46'	Yes
	-15' Tower allowable increase [Dana Point: 9.19.040 (a)(2)]		
F.A.R.: (Existing = .06)	.40	.126	Yes
Maximum Lot Coverage:	35%	12.6%	Yes
Minimum Bldg. Separation:	10'		
Coastal Zone:	Exempt		

Legal Description:

That portion of Section 14, Township 8 South, Range 8 West, of the San Bernardino Meridian, in the County of Orange, State of California, according to the official plat of said land filed in the District Land Office, April 12, 1875, described as follows: Beginning at the intersection of the Westerly line of Parcel D as said Westerly line is shown on the Map of Tract No. 4074, recorded in Book 153 Page 36 of Miscellaneous Maps, in the office of the Recorder of Orange County with the Southerly line of Stonehill Drive, 72.00 feet wide, as said drive is shown on the Map of Tract No. 5785, recorded in Book 210 Page 13 of Miscellaneous Maps, in the office of the Recorder of Orange County, said Southerly line being a curve concave Southerly having a radius of 964.00 feet, a radial line of said curve to said point of intersection bears North 12 20' 02" West; thence westerly along said curve through a central angle of 0 03' 21" a distance of 0.99'; thence tangent to said curve, South 77 36' 27" west 237.33 feet to the beginning of a tangent curve concave Northerly having a radius of 646.00 feet; thence Westerly along said curve through a central angle of 0 19' 35" a distance of 3.68 feet; thence South 32 10' 34" west 213.88 feet; then South 9 57' 00" West 243.00 feet to the Northerly line of the land described in Book 5185 Page 349 of Official Records of said County; thence along said Northerly line, South 89 02' 51" East 388.00 feet to the Westerly line of said parcel D; thence along said Westerly line, North 0 24' 06" East 427.70 feet and North 1 27' 37" East 51.08 feet to the point of beginning.

Except all minerals, petroleum, asphalt, brea, oil, gas, and other hydrocarbon substances in, upon or under, or that may be procured from the lands hereinabove described, together with the sole and exclusive right to drill slanted wells on other lands into and through, and to construct or develop mines, tunnels, shafts or other works in and through the subsurface of said land, below a depth of 500 feet from the surface thereof, for the purpose of recovering said reserved products from said land and similar products from other properties; provided, however, that the surface of the land hereinabove described shall never be used for the exploration, development, extraction or removal of said minerals or substances from said land or other properties, as reserved by Chandler-Sherman Corporation, a Corporation, in deed recorded August 1, 1963, in Book 6656 Page 141 of Official Records.

Building Data:

Previous City Approvals: UV5737, UP83-14Z, 610-55/UP8314Z(I), SDP04-18(m), 0610-70/SDP04-18(m)

Existing Building Square Footage:	
Existing Sanctuary	4,785 SF
Existing Fellowship Hall/Preschool	3,900 SF
Existing Total	8,685 SF

Proposed Building Square Footage:	
New Sanctuary:	6,275 SF
New Gym	3,868 SF
New Preschool	3,395 SF
New Carillon Tower	74 SF
New Elevator Tower	65 SF
Adult/Admin Bldg. - (Exist'g Sanctuary)	4,965 SF
Proposed Total	18,642 SF

Lot Area: 146,708 SF

Parking

	Existing	Proposed	Required
Standard:	99	119	Seats 331/3
Tandem:	0	21	
Accessible:	5	6	
Bicycle Spaces	0	10	
Total:	104	156	111

Existing sanctuary seating @ 24" o.c.: 192 Seats
Proposed new sanctuary seating @ 24" o.c.:
- Pews (271 seats)
- Chairs (22)
- Choir (33)
- HC seating area (5)
= 331 Total

Proposed Uses: No Change

Building Analysis:

(w/ Sprinkler Increase)

Allowable for Occupancy:

A3 (Type VB)		(Sprinkler Increase)		Total Allowable	
Area:	6,000 sf.	300% (for 1-story)	=	18,000 sf	(per CBC sec.506.3)
Stories:	1	add 1-Story	=	2-Story	(per CBC sec.504.2)
Height:	40 ft.	add 20 ft.	=	60 ft.	(per CBC sec.504.2)
B (Type VB)		**(Sprinkler Increase)**		**Total Allowable**	
Area:	9,000 sf.	200% (for 2-story)	=	18,000 sf	(per CBC sec.506.3)
Stories:	2	add 1-Story	=	3-Story	(per CBC sec.504.2)
Height:	40 ft.	add 20 ft.	=	60 ft.	(per CBC sec.504.2)
E (Type VB)		**(Sprinkler Increase)**		**Total Allowable**	
Area:	9,500 sf.	300% (for 1-story)	=	28,500 sf	(per CBC sec.506.3)
Stories:	1	add 1-Story	=	2-Story	(per CBC sec.504.2)
Height:	40 ft.	add 20 ft.	=	60 ft.	(per CBC sec.504.2)

Actual Area		Allowable (w/ sprinkler increase)	
Adult/Admin Bldg.: (Existing Sanctuary)	Sprinklered, Non-Separated; 2-Story: 4,785 SF total)		
	Lower Level: 2,309 SF - (Occupancy: B)	< 18,000 sf	OK
	Upper Level: 2,476 SF - (Occupancy: B)	< 18,000 sf	OK
	Construction Type: VB		
New Sanctuary:	Sprinklered, Non-Separated; 1-Story: 6,275 SF - (Occupancy: A-3); Construction Type: VB	< 18,000 sf	OK
New Preschool:	Sprinklered, Non-Separated; 1-Story: 3,395 SF - (Occupancy: E); Construction Type: VB	< 28,500 sf	OK
New Gym:	Sprinklered, Non-Separated; 1-Story: 3,868 SF - (Occupancy: A-3); Construction Type: VB	< 18,000 sf	OK

Gloria del Lutheran Church - Actual on site attendance to show parking compatibility

Typical attendance at weekday events by time of day

Category	PRIMARY USE				ACCESSORY OR ANCILLARY USES
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Adults	130	6	140	15	
Sunday School/Education Hour		50			
Senior High School	4		4	5	
Children (Under the age of 18)	6		4	2	
Volunteer Teachers					
Church Staff	3		3	1	[illegible]
Boy Scouts of America					[illegible]
Community Uses – Monthly (1)					[illegible]
Total Persons	[illegible]	[illegible]	[illegible]	25	[illegible]
Actual parking stalls required based on 3:1 ratio	43 stalls	18 stalls	[illegible]	8 stalls	
Existing parking stalls provided: 104			[illegible]		
Parking stalls required based on the new Sanctuary of 24" per person/pew length and 3:1 ratio, equals 331 maximum persons			111		
Proposed parking stalls provided			157		

(1) Community uses are scheduled periodically throughout the month with varying attendance
(2) Weddings/Memorial Services are performed 4-6 times per year (each) on various Saturdays, typically in the morning. Typical attendance is 30 - 150 persons.
(3) Average Sunday attendance for May, 2013
(4) This is a total number of driving aged adults and does not factor in ride sharing
Source: Compiled by domusstudio architecture based on information provided by Gloria Dei Lutheran Church

Sheet Index

Project Team

Owner: Gloria Dei Lutheran Church, 33501 Stonehill Dr., Dana Point, CA 92629

Architect/Owner's Rep: domusstudio architecture, 2150 W Washington, Suite 303, San Diego, CA 92110, 619.692.9393 x18, Contact: David Keitel, david.keitel@domusstudio.com

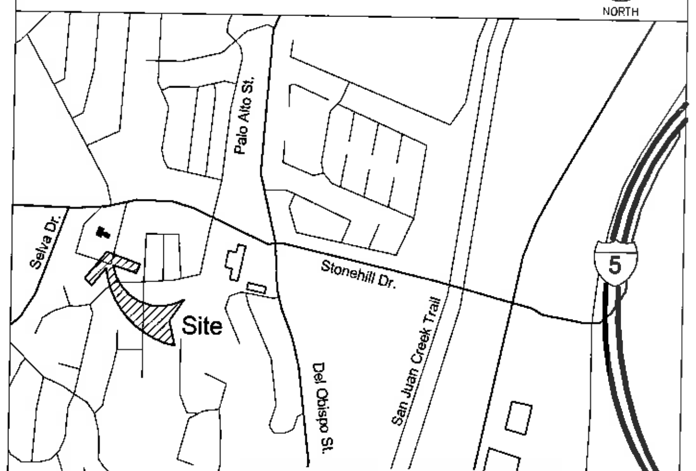
Civil Engineer: Enginuity Consuling, 15740 Via Montenaro, San Diego, CA 92127, 858.605.0056, Contact: Zubin Patrawala, zubin@enginuityconsulting.com

Electrical Engineer: Kruse & Associates, 12245 World Trade Dr., #A, San Diego, CA 92128, (858) 676-9776 Ext. 14, Contact: Keith Kruse, keith@kruseassoc.net

Landscape Architect: William Joyce Design, 1404 Tyler Avenue, San Diego, CA 92103, 805.705.3564, Contact: William Joyce, william@williamjoycedesign.com

Geotechnical Engineer: GMU Geotechnical, Inc., 23241 Arroyo Vista, Rancho Santa Margarita, CA 92688, 949.888.6513, Contact: David R. Atkinson, datkinson@gmugeo.com

Vicinity Map



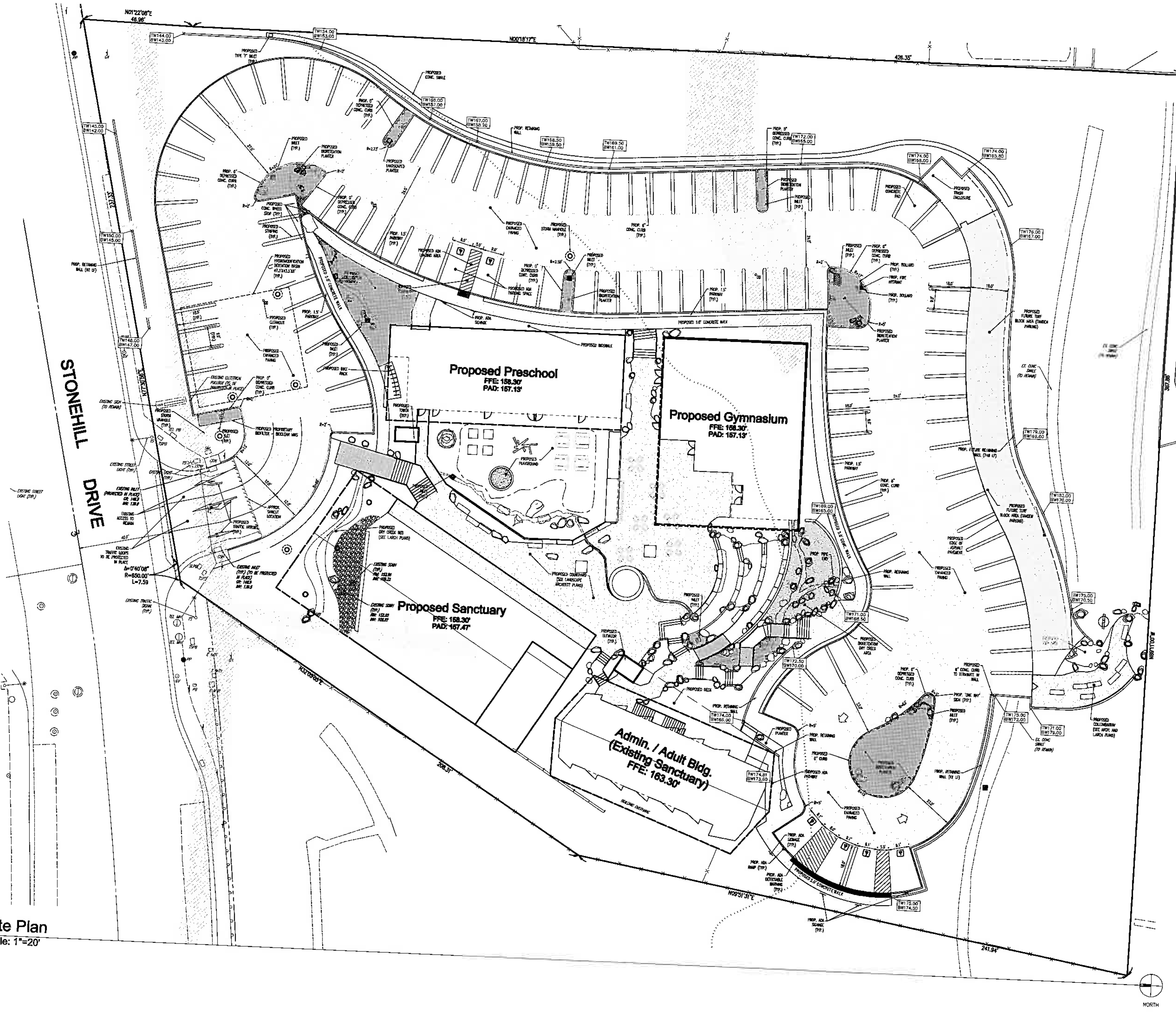
Gloria Dei Lutheran Church
33501 Stonehill Drive
Dana Point, CA 92629

domusstudioarch
2130 West Washington, San Diego, California

CUP Submittal 09.0

Team
Project No.
Drawing No.
T1.0

ATTACHMENT 4
09/22/14 — Item 4
CUP13-0006 SDP13-0013
33501 Stonehill Drive



DRAWING LEGEND

- INDICATES WATER METER
- POLE
- STREET LIGHT/TRAFFIC SIGNAL
- ELECTRICAL VAULT
- WATER GATE VALVE
- PROPOSED INLET (SIZE AS NOTED)
- FIRE HYDRANT
- SIGN (TYPE AS NOTED)
- EXISTING MANHOLE (TYPE AS NOTED)
- PROPOSED MANHOLE (TYPE AS NOTED)
- PROPOSED LIGHT POLE
- PROPOSED CLEANOUT
- FIRE DEPARTMENT CONNECTION
- PROPOSED GAS VALVE
- WOOD FENCE
- CHAIN LINK FENCE
- PROPOSED ADA PARKING SPACE
- ×74.87 EXISTING SPOT ELEVATION
- 74.76 PROPOSED SPOT ELEVATION
- PROPOSED CONCRETE PAVEMENT OR WALK
- PROPOSED ENHANCED ASPHALT SECTION
- PROPOSED BMP AREA
- PROPOSED 0" DEPRESSED CURB
- SOIL TYPE DELINEATION LINE
- APPROXIMATE SAWCUT LINE

20 10 0 20 40
SCALE: 1" = 20'

1 Site Plan

Scale: 1"=20'

Gloria Dei Lutheran Church
33501 Stonehill Drive
Dana Point, CA 92629

domusstudioarchite

2150 West Washington, Su
San Diego, California 9211

ENGIN
CONSU
15740 Via M
San Diego, Cal
www.enginuity.c
T: 858.606

DATE: 09.02.2

Team
Project No. 12
Drawing No.

C1.0

TITLE REPORT

BOUNDARY AND EASEMENTS SHOWN HEREON ARE CALIFORNIA TITLE COMPANY REPORT NO. ASC-1481515-12, DATED AS OF APRIL 29, 2013. THE ITEMS REFERRED TO BELOW ARE EXCEPTIONS TO COVERAGE AS CITED IN SCHEDULE B OF SAID REPORT. ONLY THOSE ITEMS AFFECTING THE SURVEY OF SAID LAND SHALL BE REFERRED TO HEREON.

(5.) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: SEPTEMBER 16, 1965 IN BOOK 7568, PAGE 900, OF OFFICIAL RECORDS.
FOR: POLE LINES AND INCIDENTAL PURPOSES
IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION

(7.) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: SEPTEMBER 19, 1966 IN BOOK 8051, PAGE 700, OF OFFICIAL RECORDS.
FOR: ROAD AND INCIDENTAL PURPOSES
IN FAVOR OF: COUNTY OF ORANGE

(9.) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN AN INSTRUMENT
RECORDED: APRIL 25, 1967, AS INSTRUMENT NO. IN BOOK 8233, PAGE 936, OF OFFICIAL RECORDS.
FOR: WATER LINES AND APPURTENANCES AND INCIDENTAL PURPOSES

(10.) AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN AN INSTRUMENT
RECORDED: IN, AS INSTRUMENT NO. BOOK 8269, PAGE 297, OF OFFICIAL RECORDS.
FOR: UNDERGROUND LINES AND INCIDENTAL PURPOSES

12. AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: NOVEMBER 15, 1983 AS INSTRUMENT NO. 1983-525760, OF OFFICIAL RECORDS.
FOR: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
AFFECTS: A PORTION OF SAID LAND

SURVEYOR'S NOTE: NOT PLOTTABLE PER DOCUMENT

LEGEND

ASPH	ASPH
BFP	BACK FLOW PREVENTER
CBN	CATCH BASIN
CL	CENTERLINE
DRI	DROP INLET
E HH	ELECTRICAL HAND HOLE
E MTR	ELECTRICAL METER
GA	GUY ANCHOR
GV	GAS VALVE
IRR	IRRIGATION BOX
PB	PULL BOX
PP	POWER POLE
SCO	SEWER CLEAN-OUT
SDMH	STORM DRAIN MANHOLE
SLPB	STREET LIGHT PULL BOX
TSPB	TRAFFIC SIGNAL PULL BOX
TEL PB	TELEPHONE PULL BOX
TEL MH	TELEPHONE MANHOLE
TRANS	TRANSFORMER
WM	WATER METER
TBR	TO BE REMOVED

20 10 0 20 40
SCALE: 1" = 20'

1 Existing Conditions & Demolition Plan
Scale: 1"=20'

NORTH

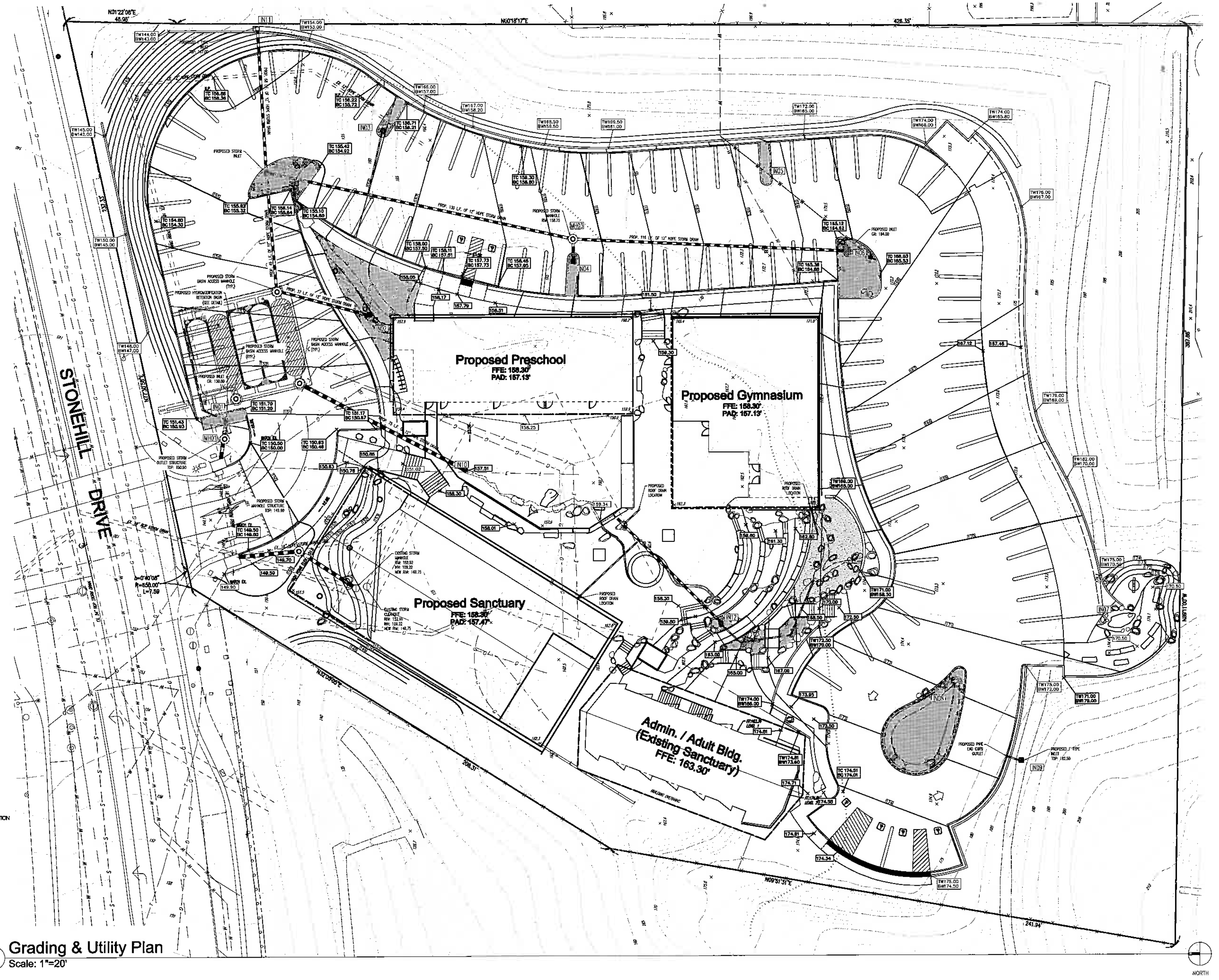
ENGIN
CONSUL
15740 Via Mo
San Diego, Califo
www.anghutycon
T: 858.605.0

Gloria Dei Lutheran Church
33501 Stonehill Drive
Dana Point, CA 92629

domusstudioarch
domusstu
2150 West Washington
San Diego, California 9

DATE: 09.

Issue
Project No.
Drawing No.
C2.0



DRAWING LEGEND

- INDICATES WATER METER
- POLE
- STREET LIGHT/TRAFFIC SIGNAL
- ELECTRICAL VAULT
- WATER GATE VALVE
- PROPOSED INLET (SIZE AS NOTED)
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- SIGN (TYPE AS NOTED)
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- PROPOSED GAS VALVE
- WOOD FENCE
- CHAIN LINK FENCE
- PROPOSED ADA PARKING SPACE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED BMP AREA
- PROPOSED 0" DEPRESSED CURB
- SOIL TYPE DELINEATION LINE
- APPROXIMATE SAWCUT LINE

SCALE: 1" = 20'

1 Grading & Utility Plan
Scale: 1"=20'

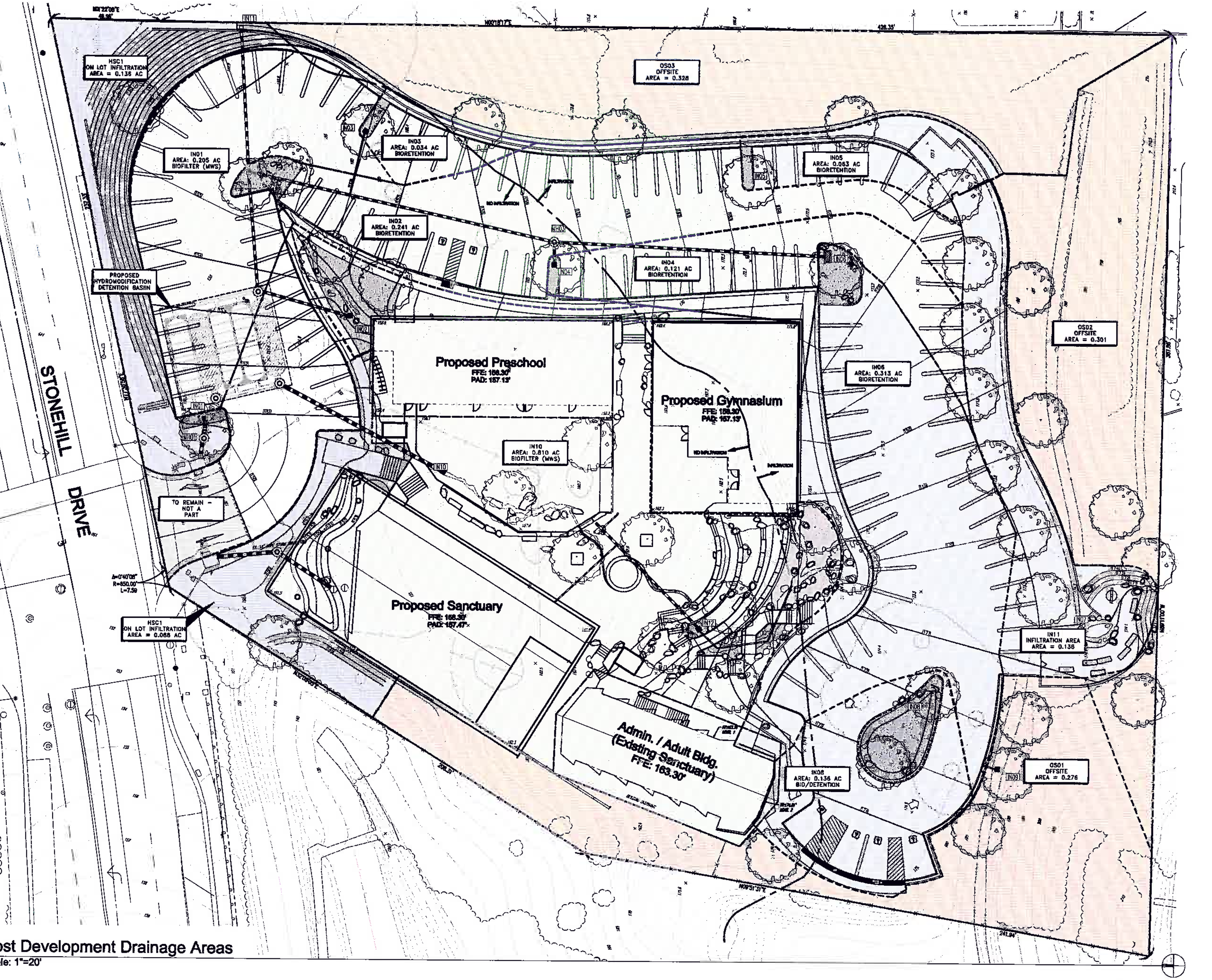
ENGINU
CONSUL
15740 Via Mont
San Diego, Californ

Gloria Dei Lutheran Church
33501 Stonehill Drive
Dana Point, CA 92629

2150 West Washingt
San Diego, California

DATE:

Project No.
Drawing No.
C3.



DRAWING LEGEND

- INDICATES WATER METER
- POLE
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- ELECTRICAL VAULT
- WATER GATE VALVE
- PROPOSED INLET (SIZE AS NOTED)
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- PROPOSED CLEANOUT
- FIRE DEPARTMENT CONNECTION
- PROPOSED GAS VALVE
- WOOD FENCE
- CHAIN LINK FENCE
- PROPOSED ADA PARKING SPACE
- EXISTING SPOT ELEVATION
- PROPOSED TREE
- ON LOT INFILTRATION AREA
- OFFSITE UNDISTURBED AREA
- PROPOSED BMP AREA
- BMP TREATED AREA WITHOUT INFILTRATION
- BMP TREATED AREA WITH INFILTRATION
- NOT A PART TO REMAIN AS IS
- APPROXIMATE INFILTRATION/NO INFILTRATION DELINEATION LINE
- PROPOSED STORM DRAIN
- PROPOSED CONTOUR ELEVATION
- EXISTING CONTOUR ELEVATION
- PROPOSED 0" DEPRESSED CURB
- APPROXIMATE SAWCUT LINE

SCALE: 1" = 20'

1 Post Development Drainage Areas
Scale: 1"=20'

ENGINUITY CONSULTING
16740 Via Montana
San Diego, California

Gloria Dei Lutheran Church
33501 Stonehill Drive
Dana Point, CA 92629

Post Development Drainage

domusstudio architecture
2150 West Washington
San Diego, California

DATE: 09.02

C4.0

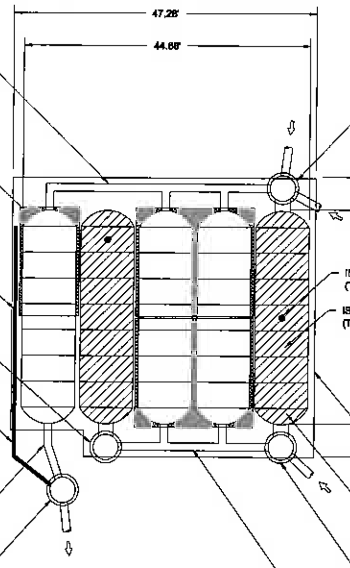
NOT FOR CONSTRUCTION

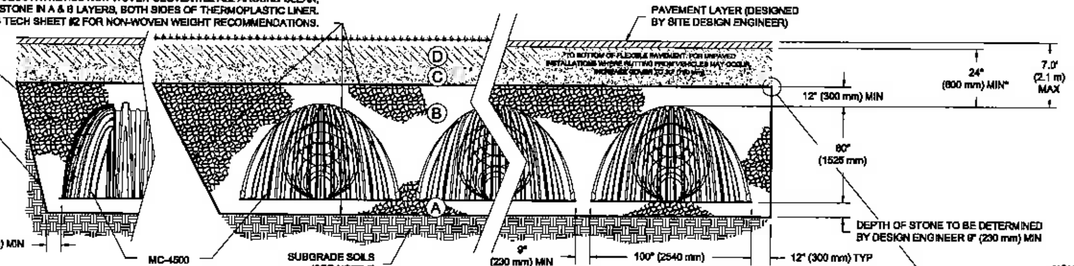
CONCEPTUAL LAYOUT

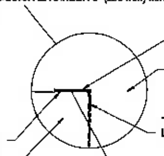
(36) STORMTECH MC-4500 CHAMBERS
(10) STORMTECH MC-4500 END CAPS
INSTALLED WITH 12" COVER STONE, 9" BASE STONE, 40% STONE VOID
INSTALLED SYSTEM VOLUME: 7,675 CF (PERIMETER STONE INCLUDED)
AREA OF SYSTEM: 2009 FT²
PERIMETER OF SYSTEM: 182 FT

NOTES

- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW THE PROXIMITY OF THE CHAMBERS TO THE SLOPE AND CONSIDER EFFECTS OF POSSIBLE SATURATED SOILS ON THE SLOPE'S INTEGRITY.





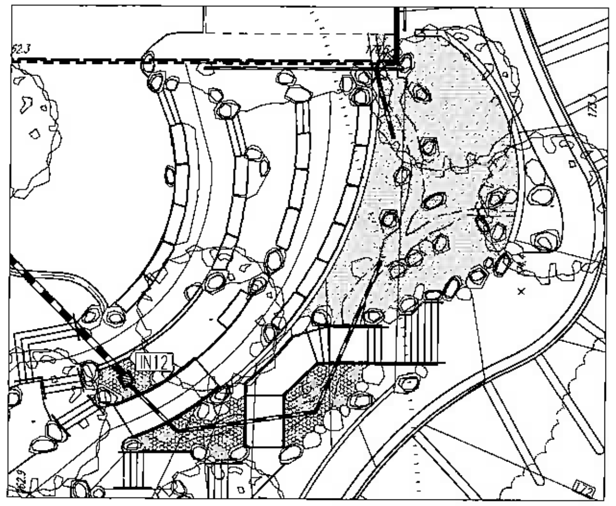


THERMOPLASTIC LINER DETAIL

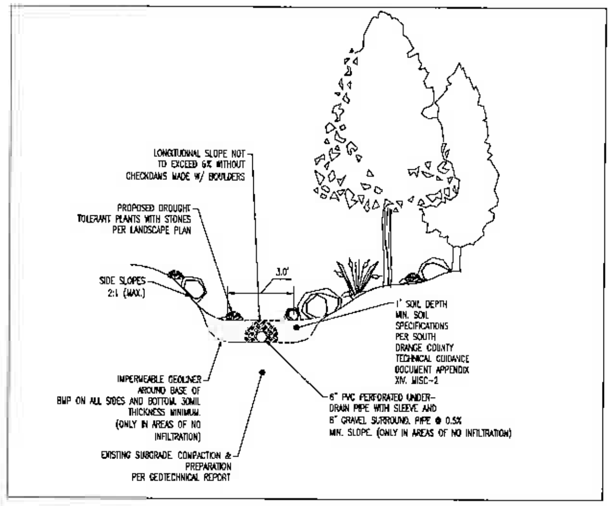
NOTES:

1. MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

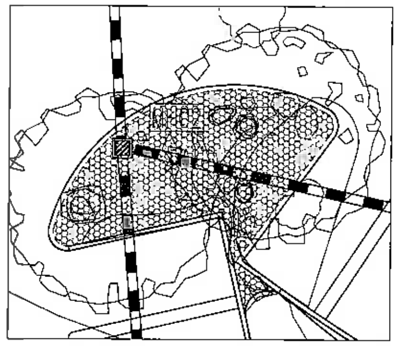
PRELIMINARY HYDROMODIFICATION BASIN CONFIGURATION
NOT TO SCALE



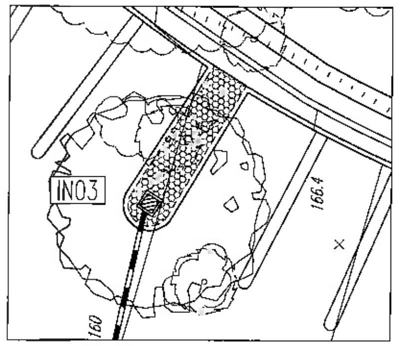
IN10 - BMP PLAN VIEW
SCALE: NTS



IN10 - BMP PROFILE VIEW
SCALE: 1"=5'



IN02 - BMP PLAN VIEW
SCALE: 1"=10'



IN03 - BMP PLAN VIEW
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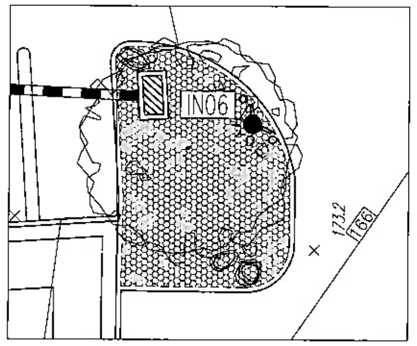

IN06 - BMP PLAN VIEW
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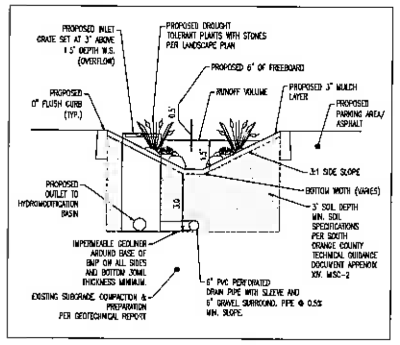
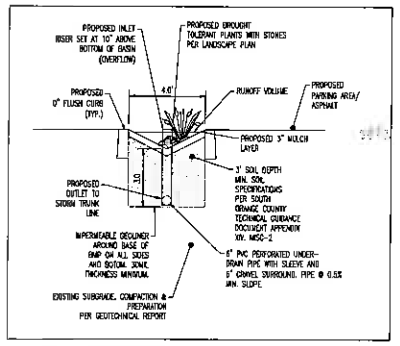


IN02 - BMP PROFILE VIEW
SCALE: 1"=5'



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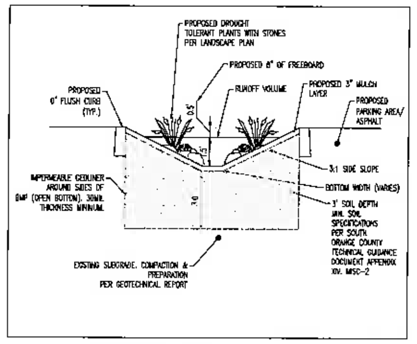

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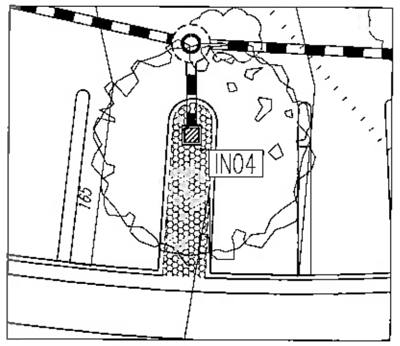

IN04 - BMP PLAN VIEW
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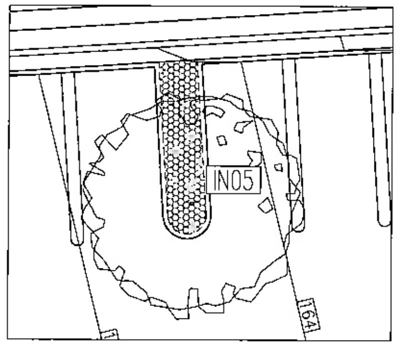

IN05 - BMP PLAN VIEW
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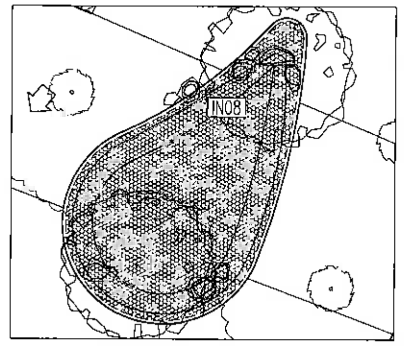
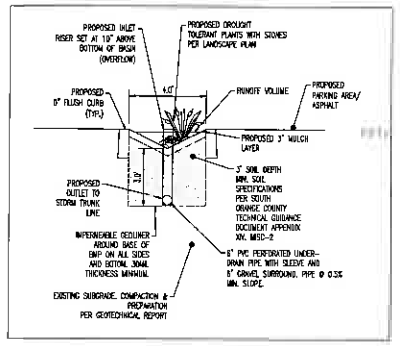


IN08 - BMP PLAN VIEW
SCALE: NTS



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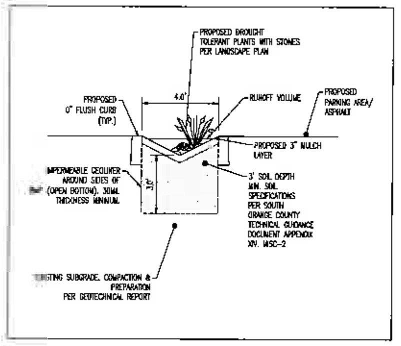

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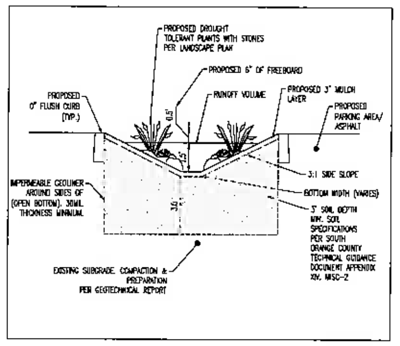

IN08 - BMP PROFILE VIEW
SCALE: 1"=5'

REGISTERED PROFESSIONAL ... ZUBIN PATRA... No. RCE 7259... EXP. 6/30/201... Civil STATE OF CALIF...

ENGINU... CONSUL...
15740 Via Monta...
San Diego, Californi...
www.enginuityconsult...
T: 858.605.00...

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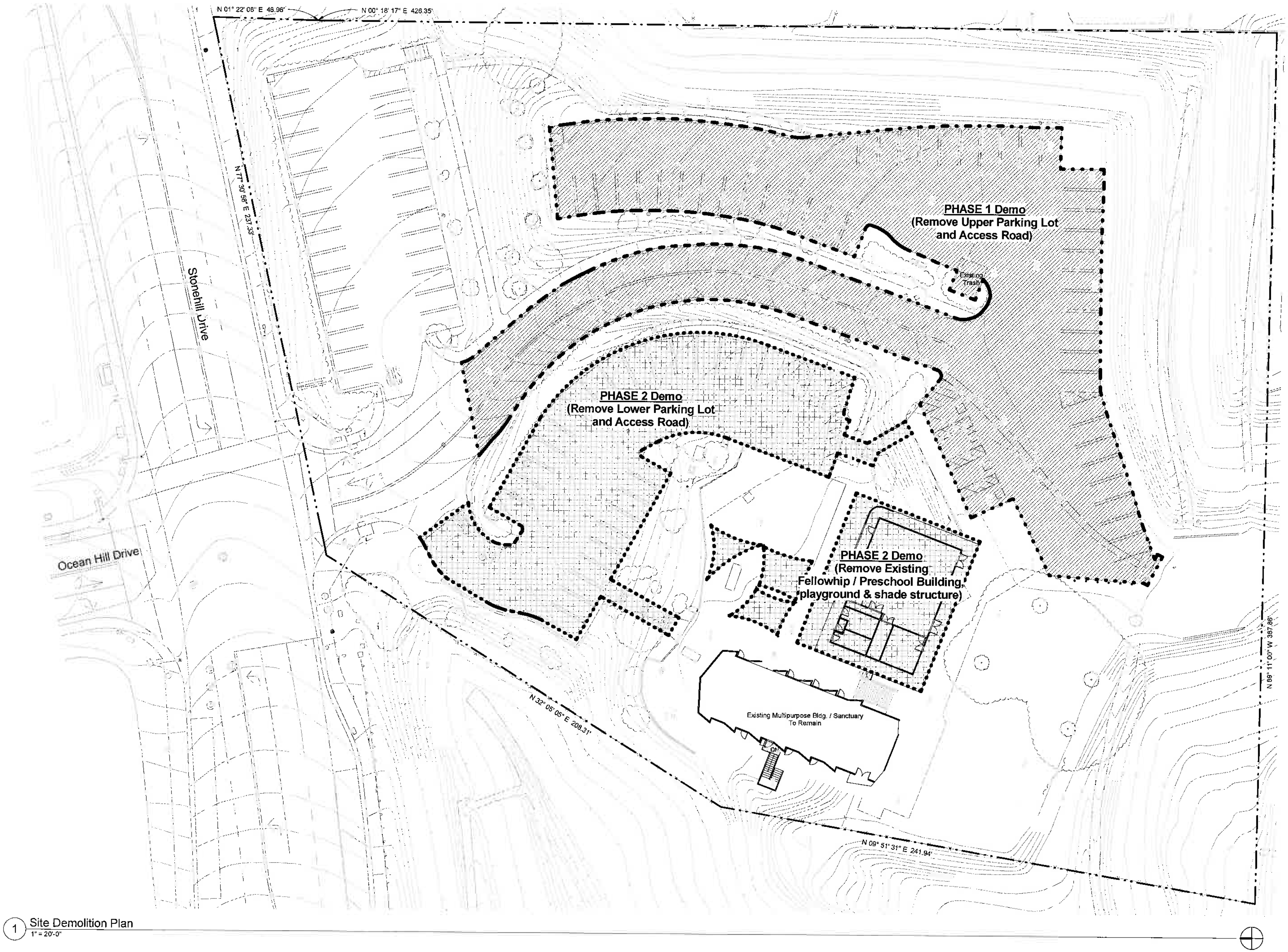
Dana Point, CA 92629

domusstudioarchi...
2150 West Washington, ...
San Diego, California 92...

DATE: 09.0...
Revised 08.1...

Team
Project No.
Drawing No.
C5.0



1 Site Demolition Plan
1" = 20'-0"

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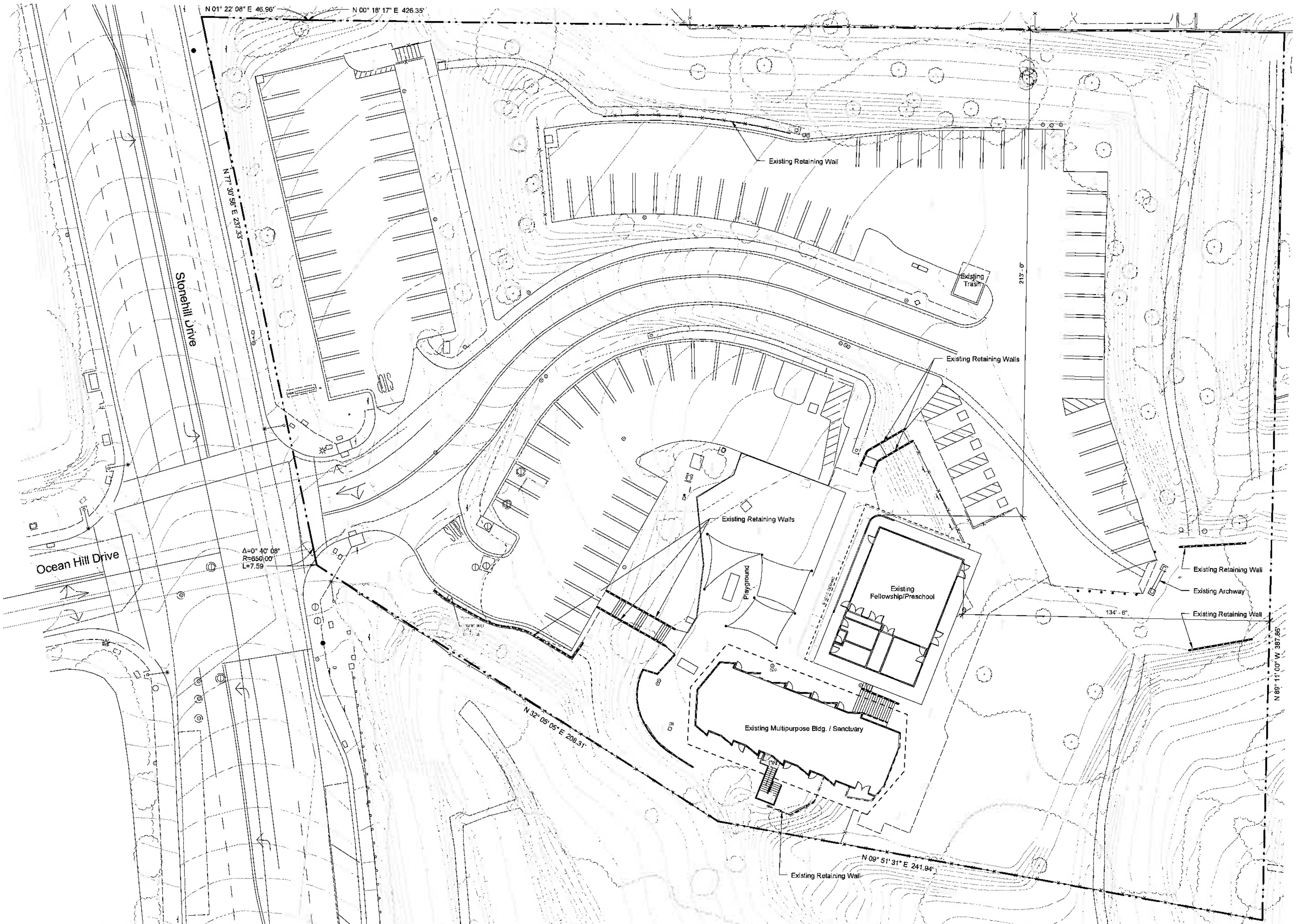
D1.0



1 Existing Site Plan (For Reference Only)
1" = 20'-0"

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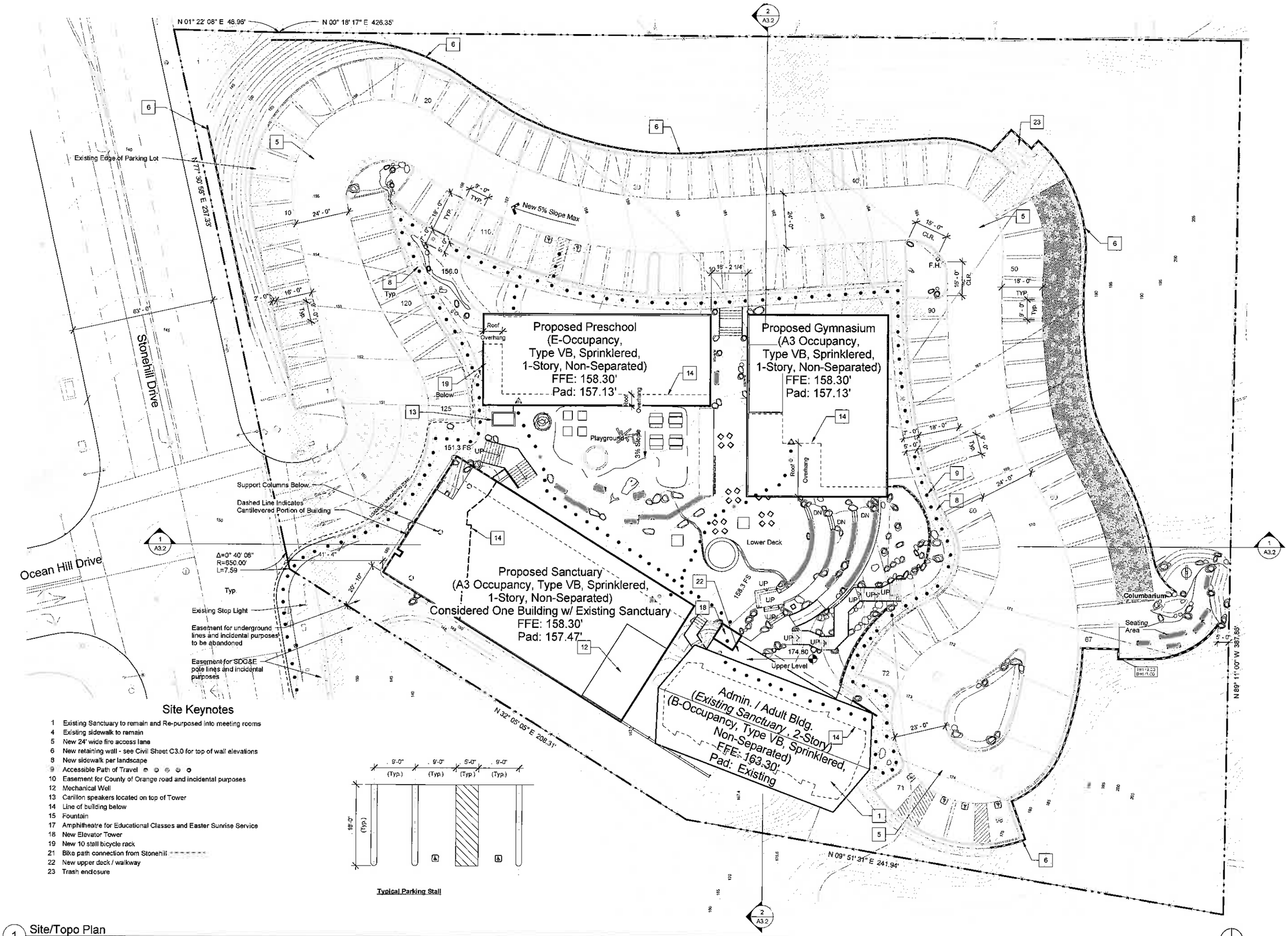

Site Keynotes

1 Existing Sanctuary to remain and Re-purposed into meeting rooms
4 Existing sidewalk to remain
5 New 24' wide fire access lane
6 New retaining wall - see Civil Sheet C3.0 for top of wall elevations
8 New sidewalk per landscape
9 Accessible Path of Travel
10 Easement for County of Orange road and incidental purposes
12 Mechanical Well
13 Carillon speakers located on top of Tower
14 Line of building below
15 Fountain
17 Amphitheatre for Educational Classes and Easter Sunrise Service
18 New Elevator Tower
19 New 10 stall bicycle rack
21 Bike path connection from Stonehill
22 New upper deck / walkway
23 Trash enclosure

Typical Parking Stall

1 Site/Topo Plan
1" = 20'-0"

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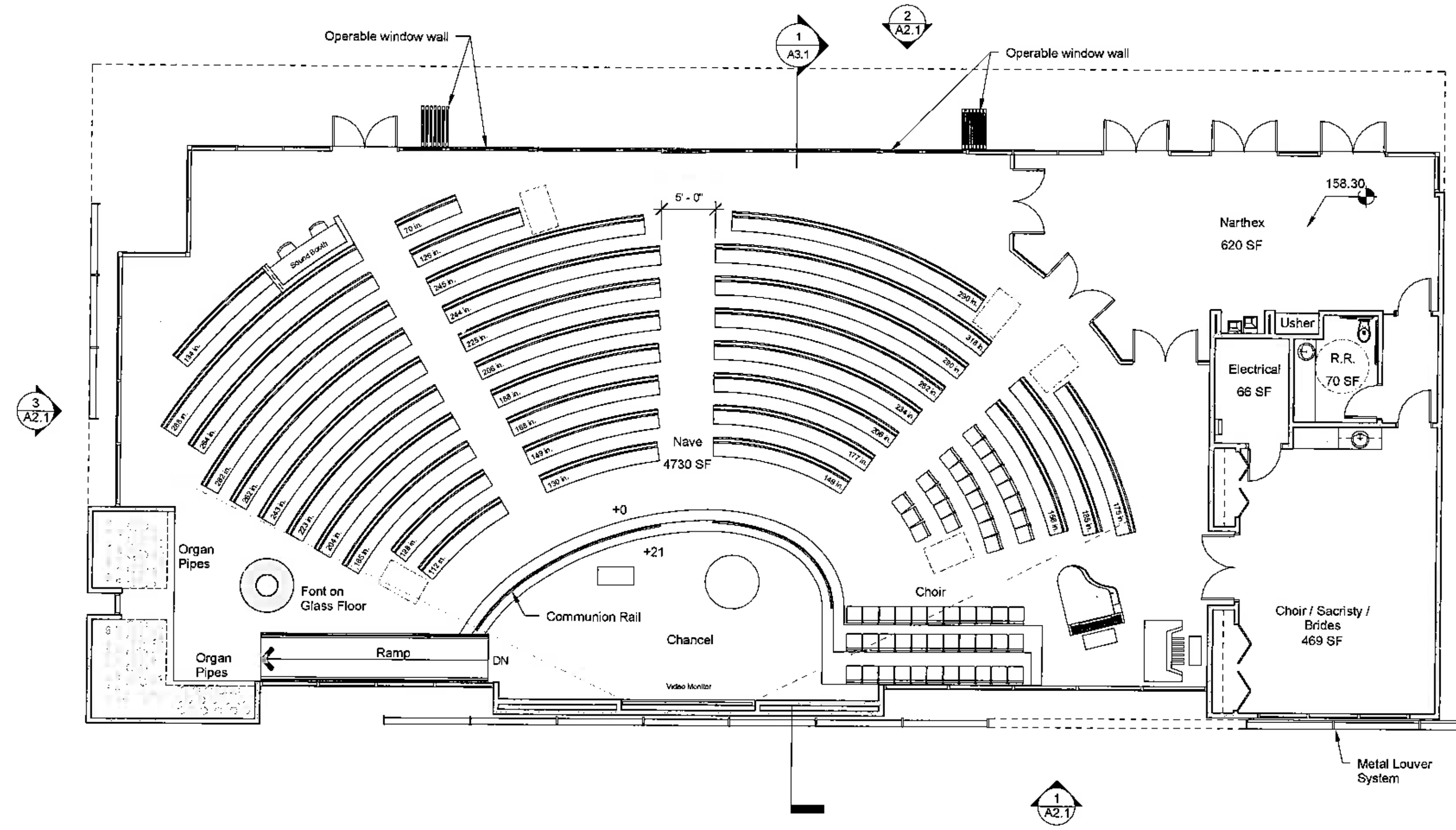
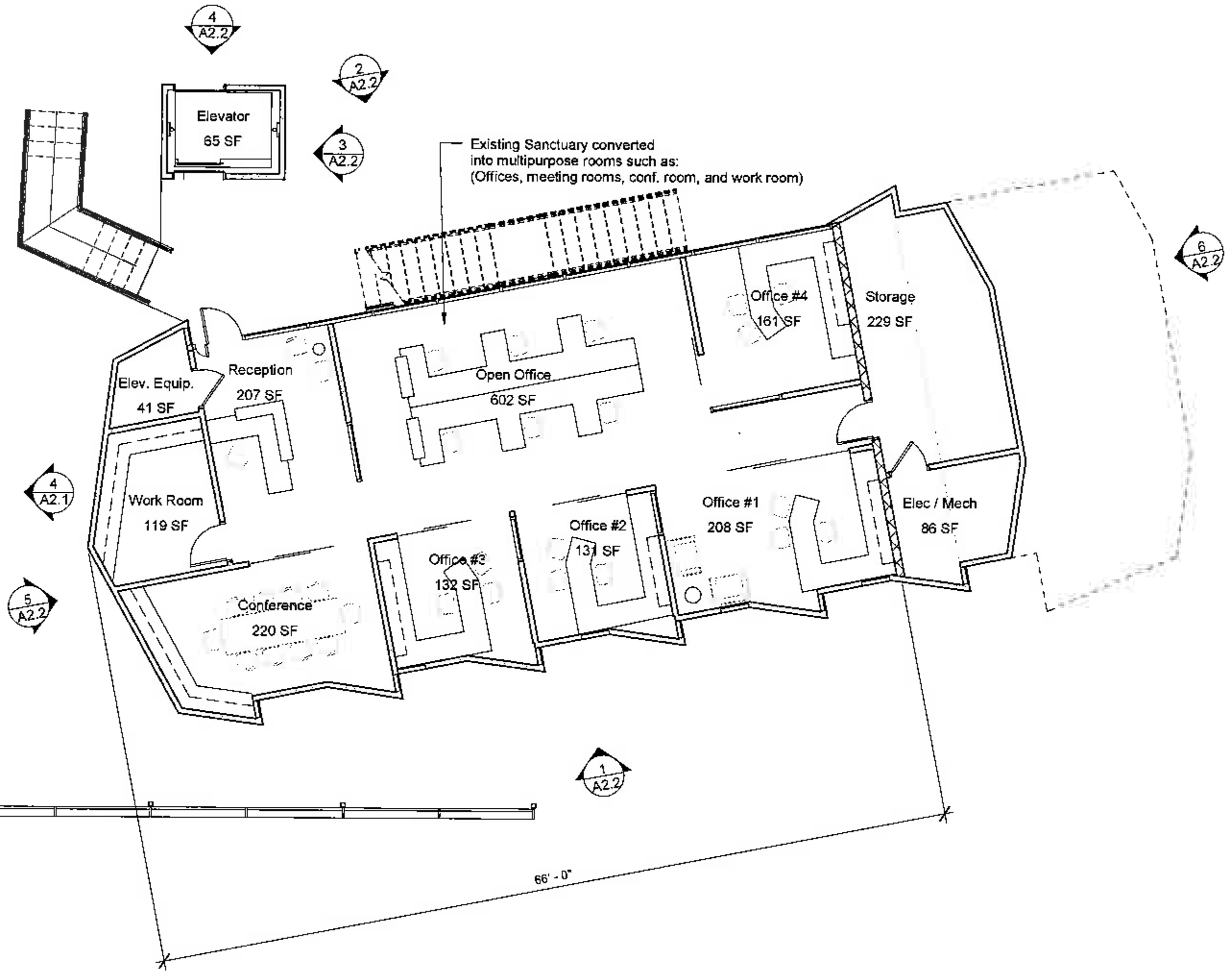
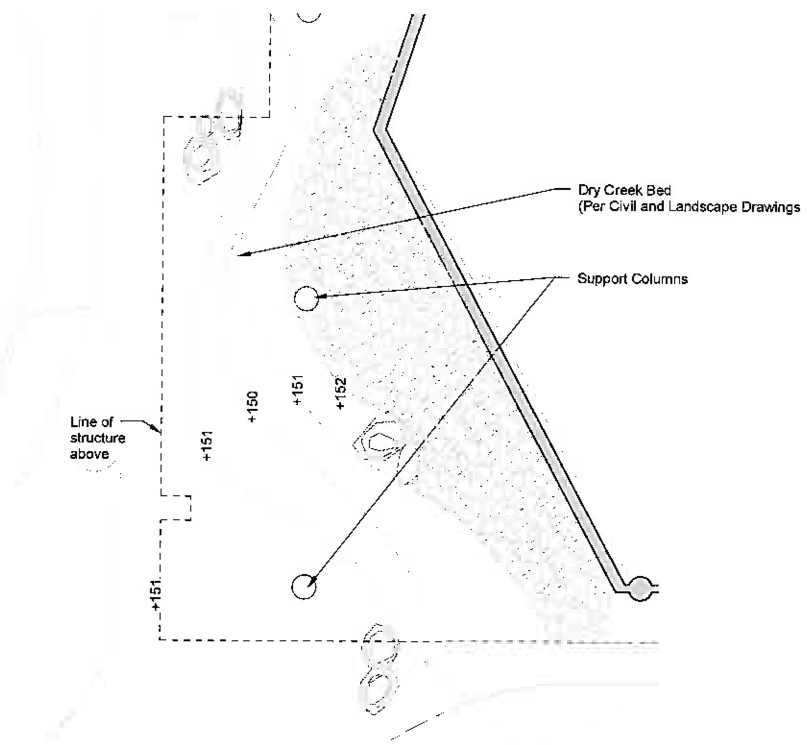


1 Proposed Sanctuary
1/8" = 1'-0"



2 Admin / Adult Building - Lower Level
1/8" = 1'-0"



3 Dry Creek Bed Below Sanctuary Level
1/8" = 1'-0"

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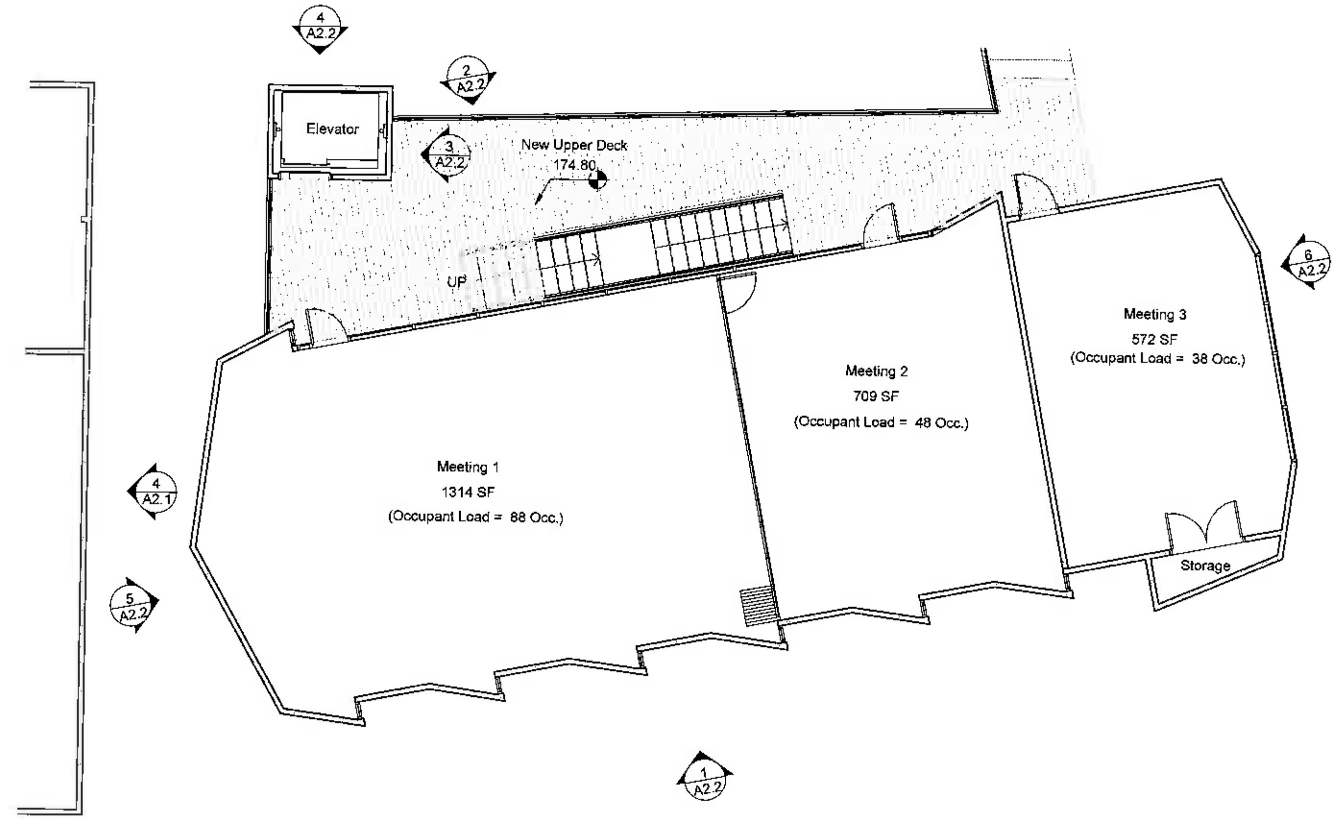

1 Admin / Adult Building - Upper Level
1/8" = 1'-0"

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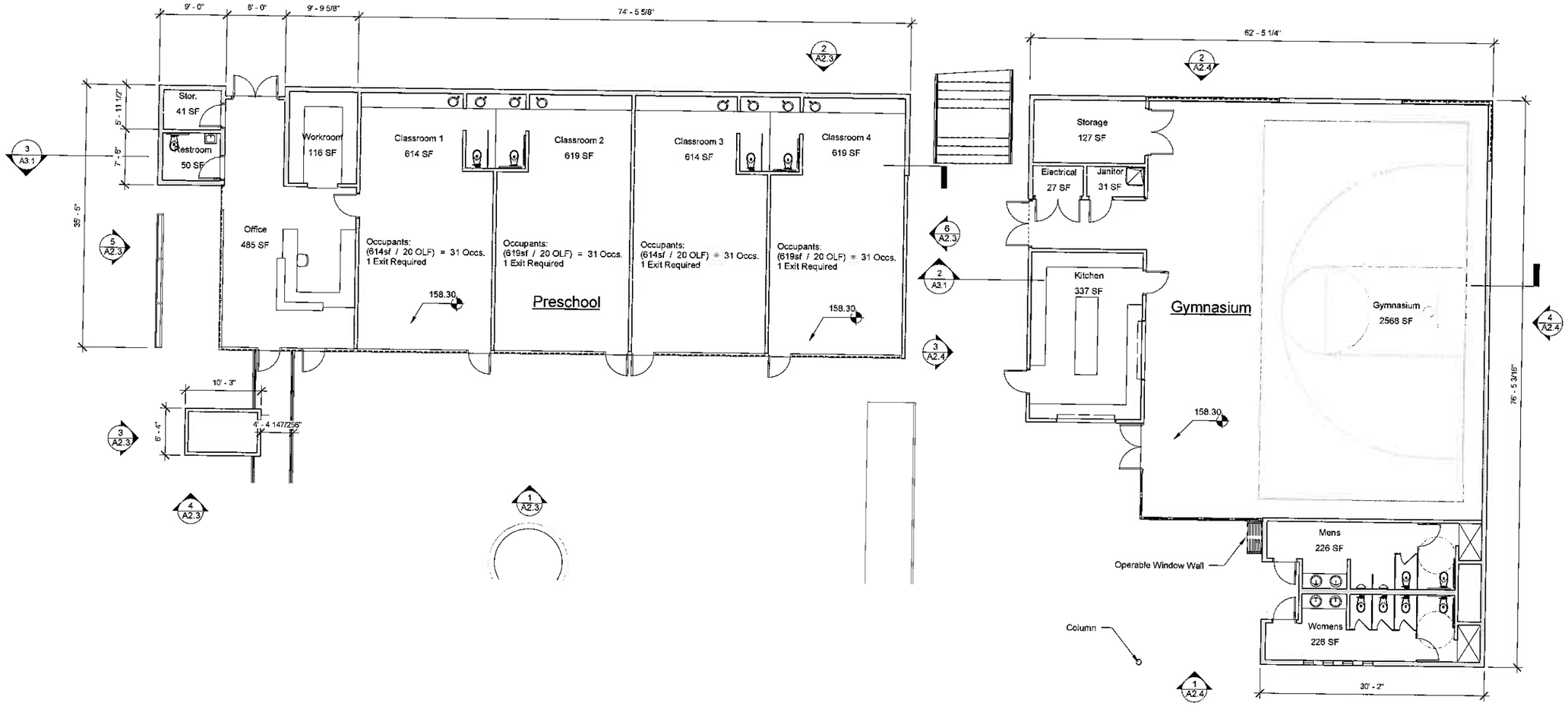

1 Preschool Building Floor Plan
1/8" = 1'-0"

2 Gymnasium Building Floor Plan
1/8" = 1'-0"

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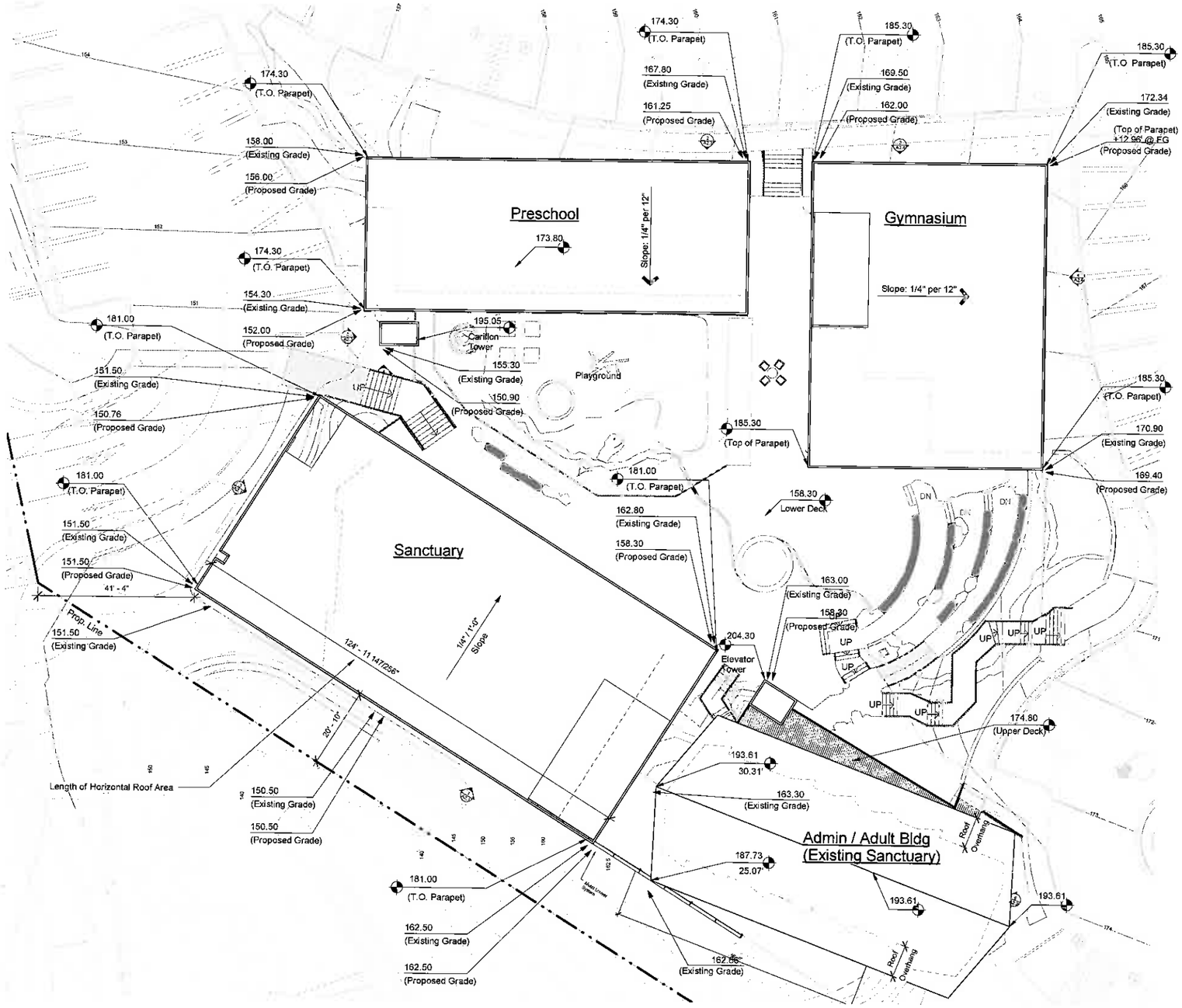
Project No.

Drawing No.

A1.3



1 Roof Elevation Plan (Over Exising Topography) For Reference Only
1/16" = 1'-0"

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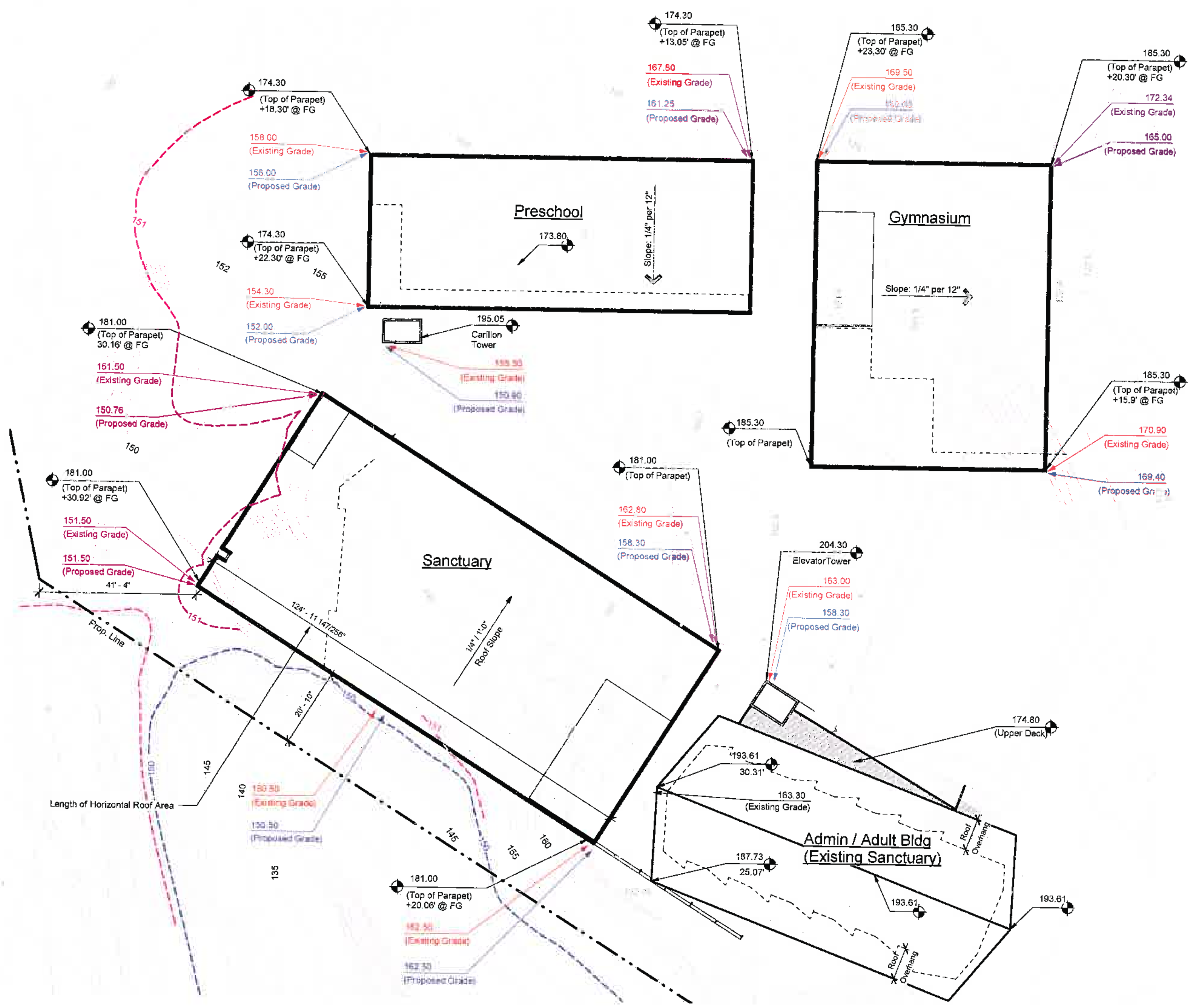
Drawing No.
A1.4



1 Roof Elevation Plan - (Over Existing Topography)
1/16" = 1'-0"

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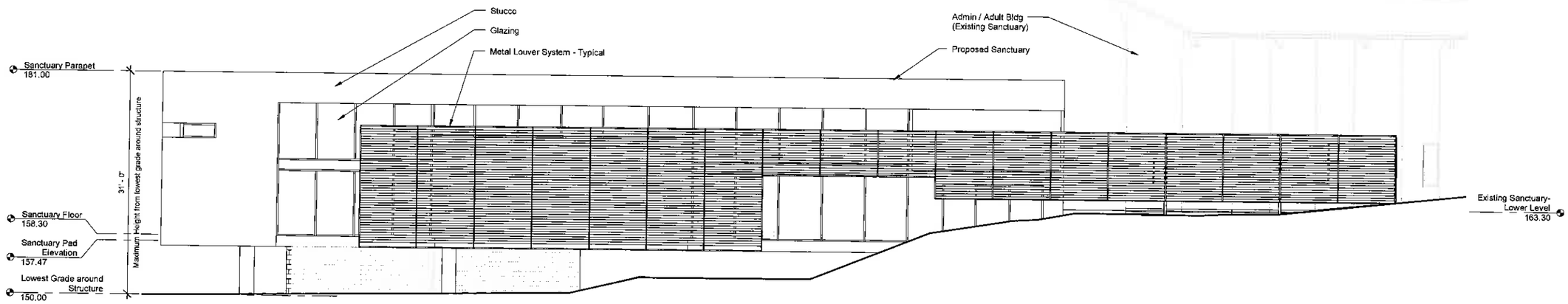
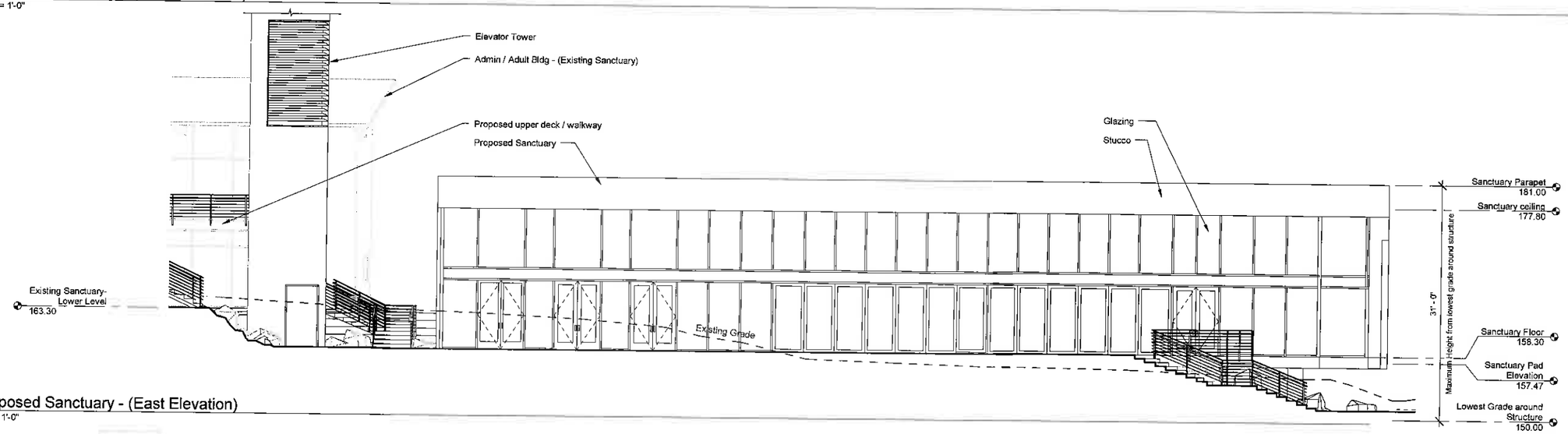
Drawing No.

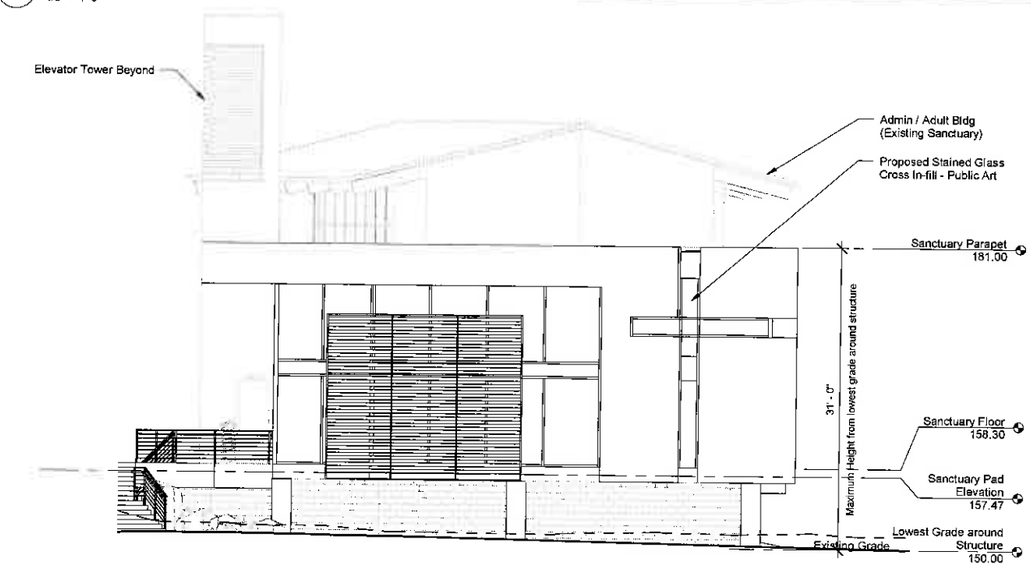
A1.4a



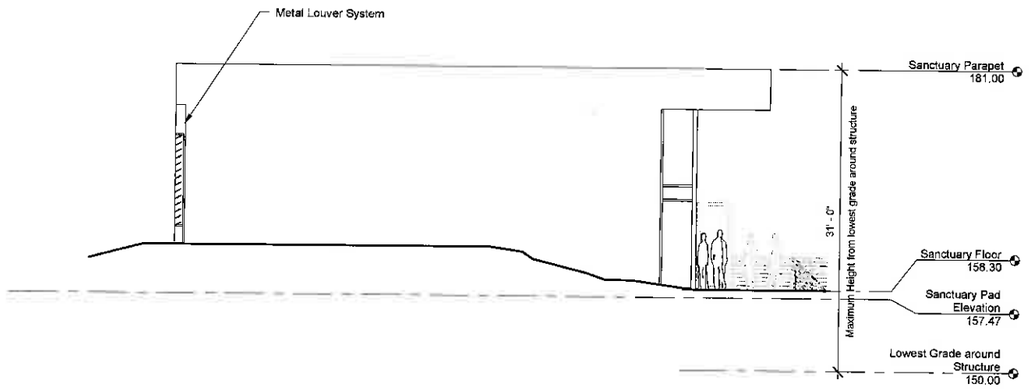
1 Proposed Sanctuary - (West Elevation)
1/8" = 1'-0"



2 Proposed Sanctuary - (East Elevation)
1/8" = 1'-0"



3 Proposed Sanctuary - (North Elevation)
1/8" = 1'-0"



4 Proposed Sanctuary - (South Elevation)
1/8" = 1'-0"

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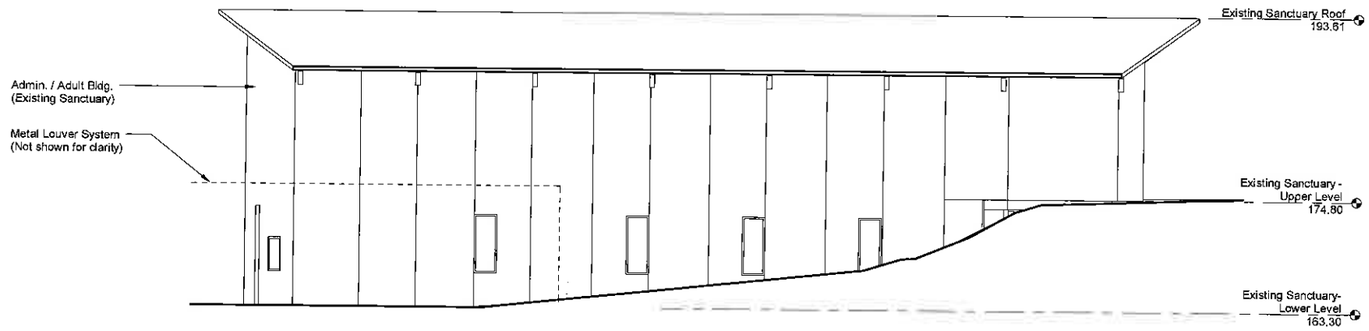
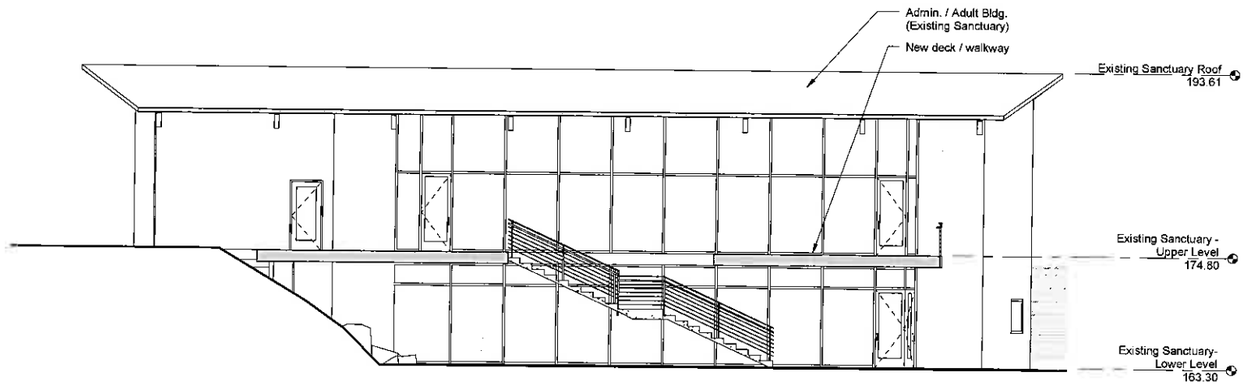
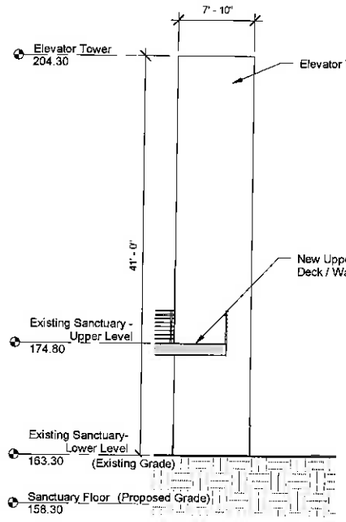
A2.1



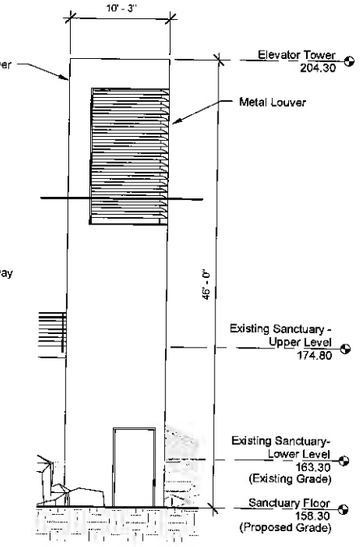
1 Admin. / Adult Bldg. - (West Elevation)
1/8" = 1'-0"
(Existing Sanctuary)



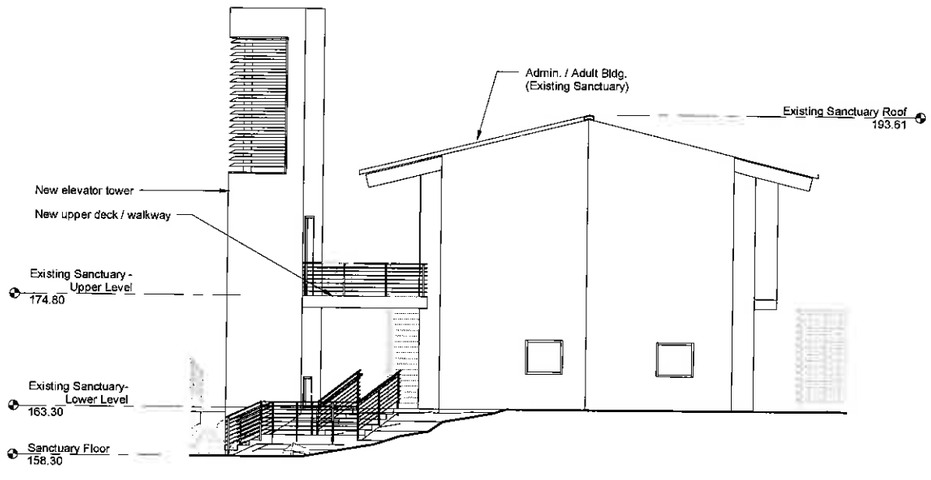
2 Admin. / Adult Bldg. - (West Elevation)
1/8" = 1'-0"
(Existing Sanctuary)



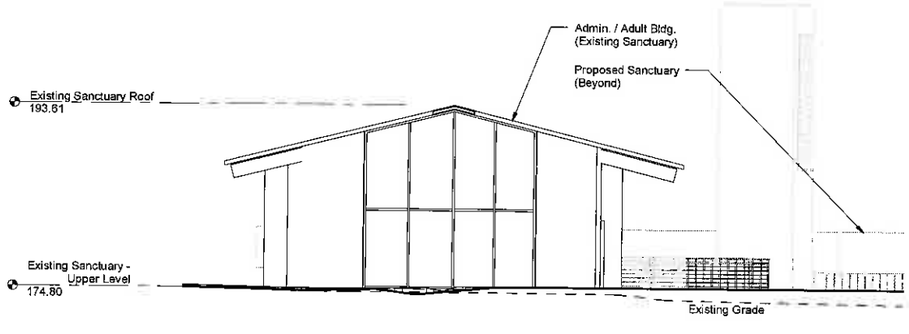
3 Elevator Tower - (North Elevation)
1/8" = 1'-0"



4 Elevator Tower - (West Elevation)
1/8" = 1'-0"



5 Admin. / Adult Bldg. - (North Elevation)
1/8" = 1'-0"



6 Admin. / Adult Bldg. - (South Elevation)
1/8" = 1'-0"

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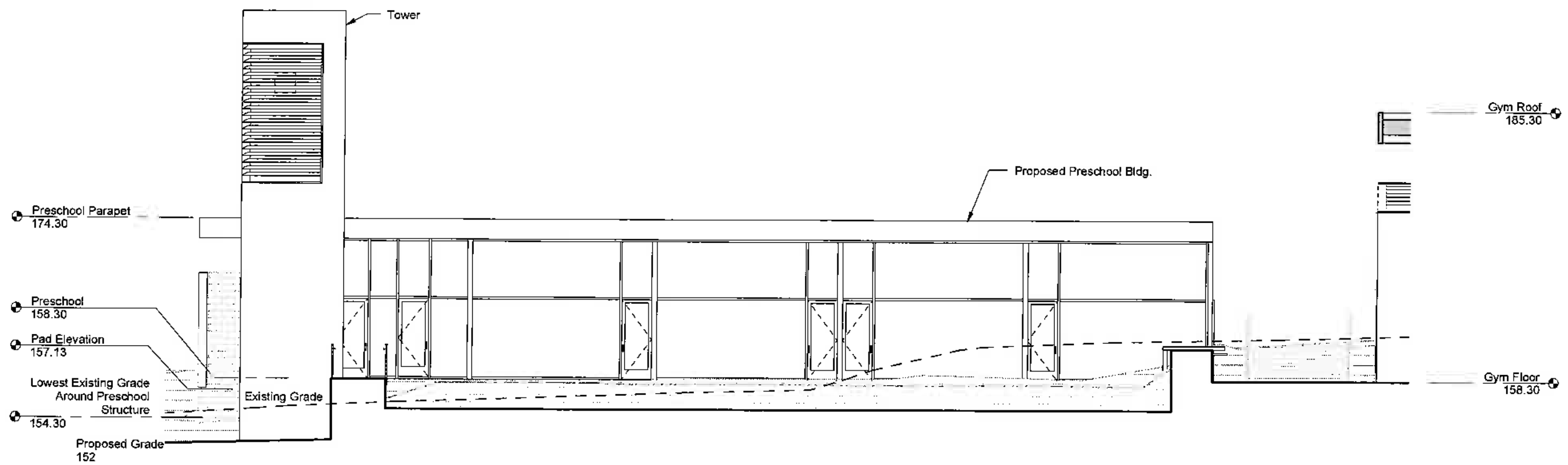
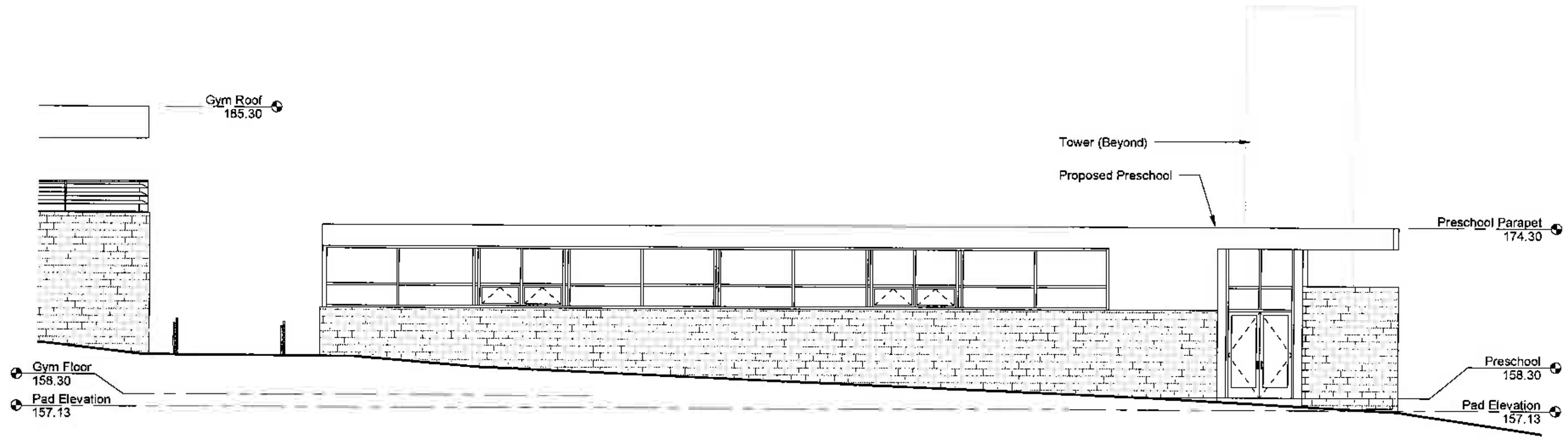
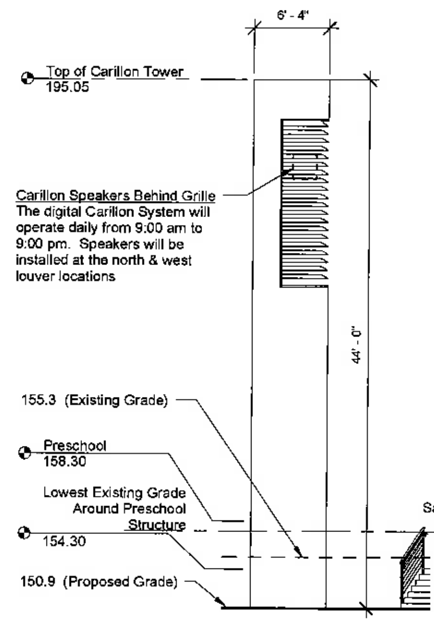


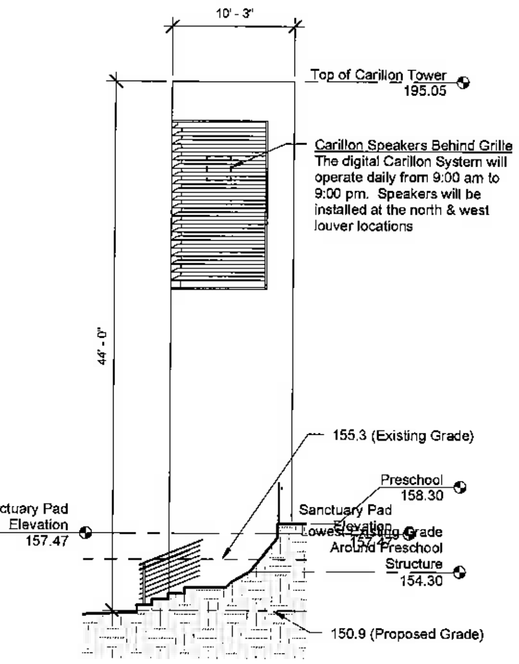
1 Proposed Preschool - (West Elevation)
1/8" = 1'-0"



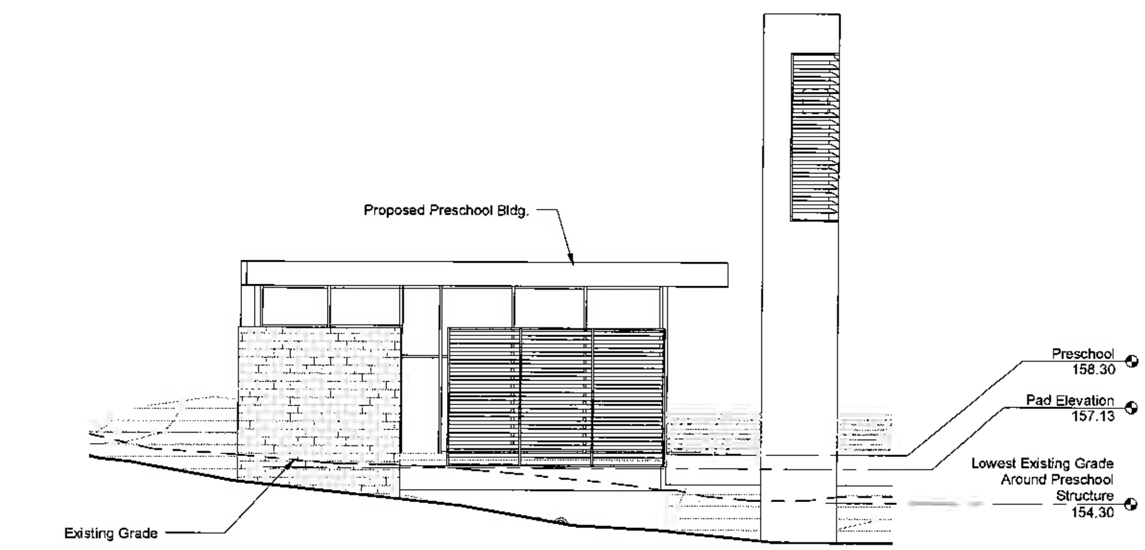
2 Proposed Preschool - (East Elevation)
1/8" = 1'-0"



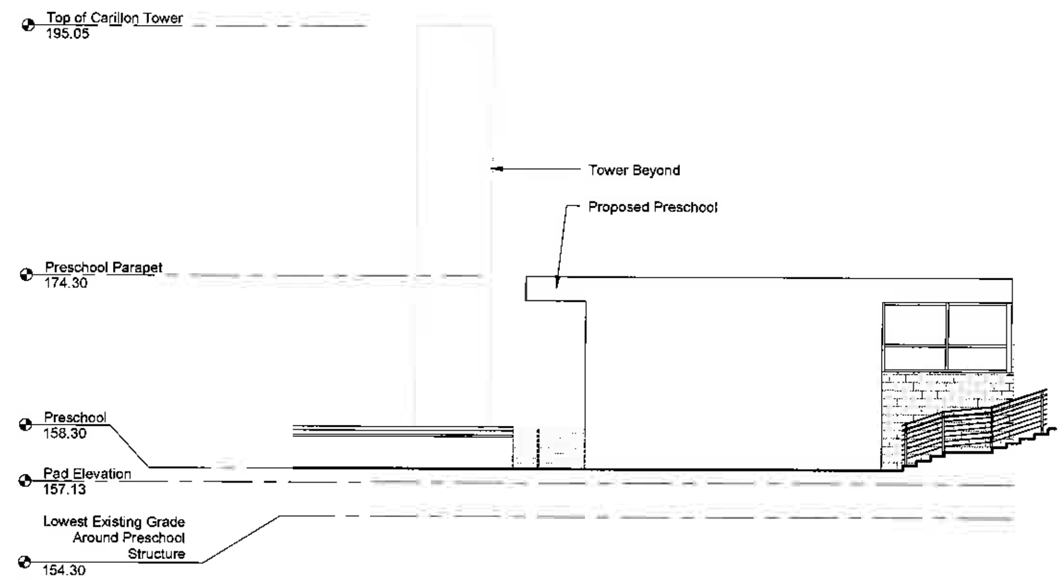
3 Carillon Tower - (North Elevation)
1/8" = 1'-0"



4 Carillon Tower - (West Elevation)
1/8" = 1'-0"



5 Proposed Preschool - (North Elevation)
1/8" = 1'-0"



6 Proposed Preschool - (South Elevation)
1/8" = 1'-0"

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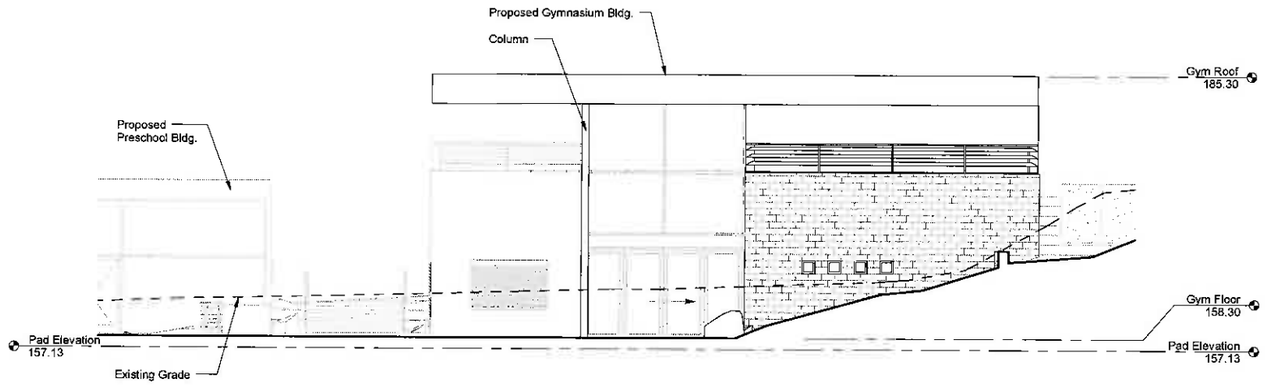
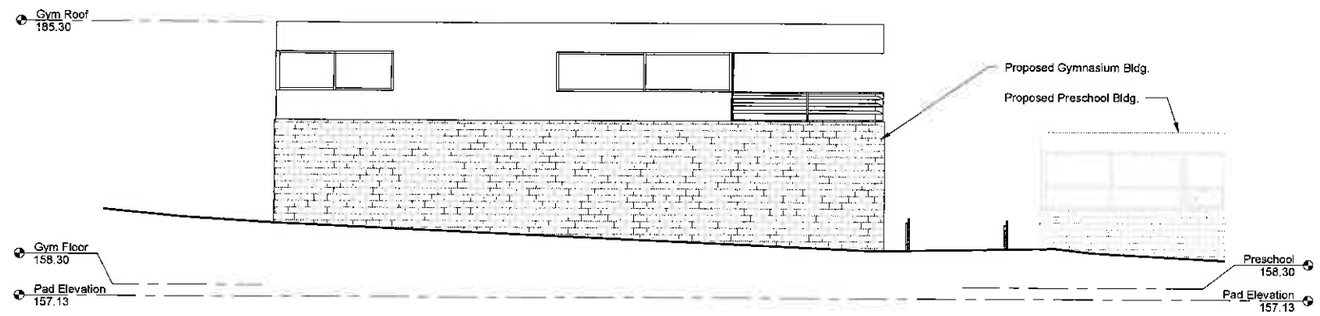
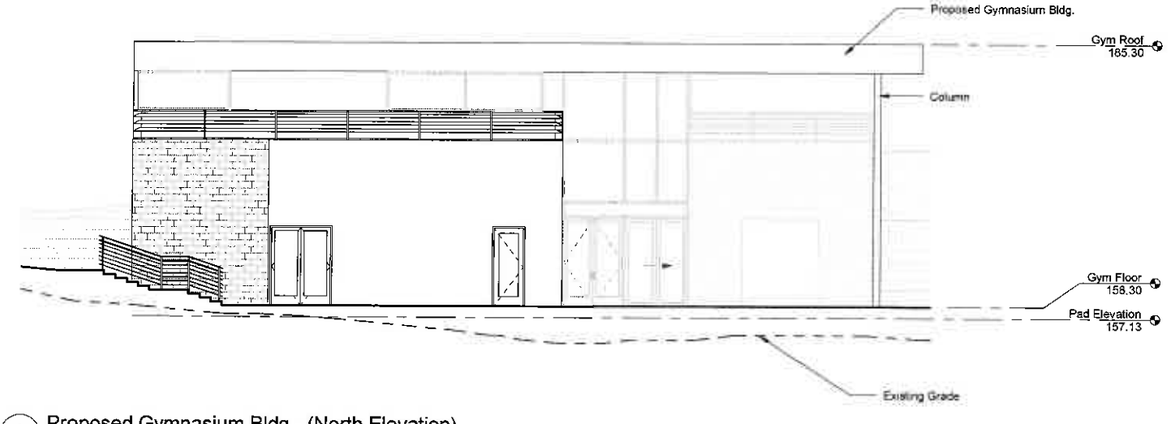
A2.3



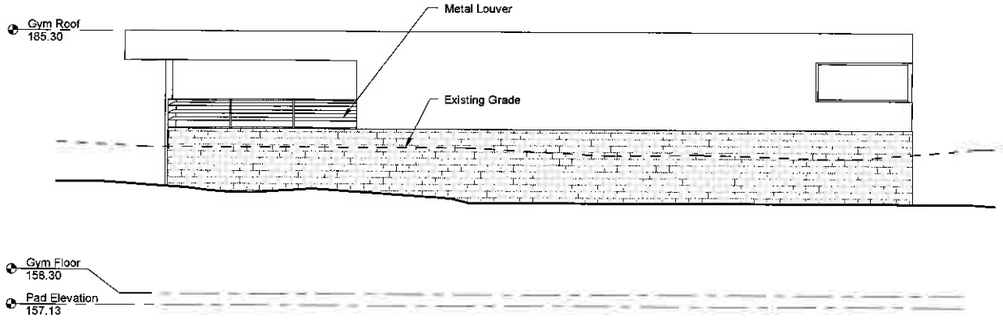
1 Proposed Gymnasium Bldg - (West Elevation)
1/8" = 1'-0"



2 Proposed Gymnasium Bldg - (East Elevation)
1/8" = 1'-0"



3 Proposed Gymnasium Bldg - (North Elevation)
1/8" = 1'-0"



4 Proposed Gymnasium Bldg - (South Elevation)
1/8" = 1'-0"

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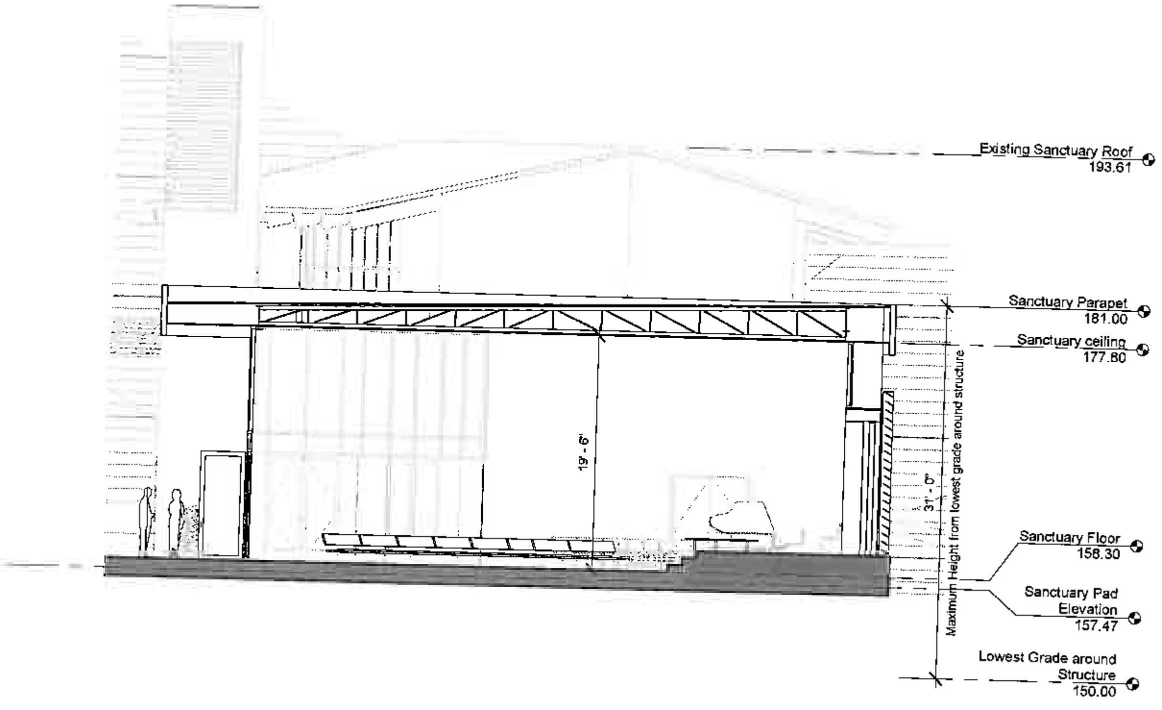
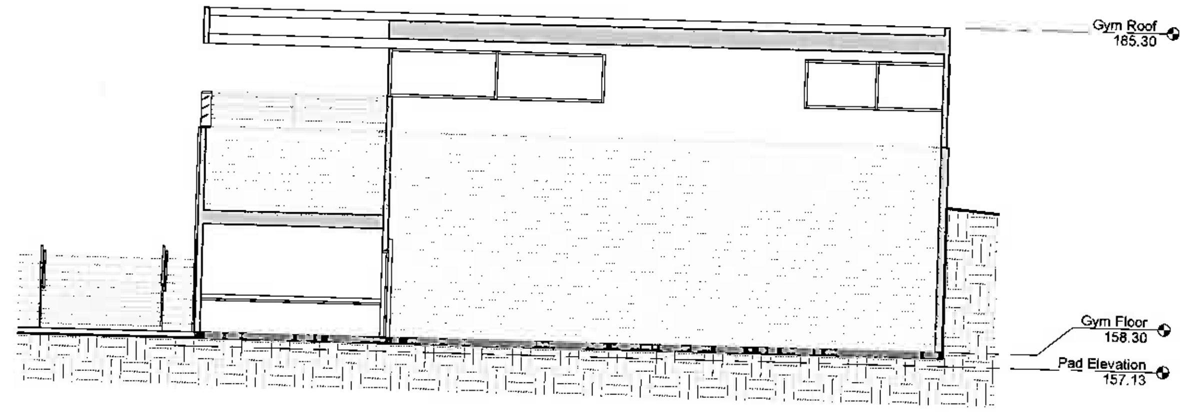
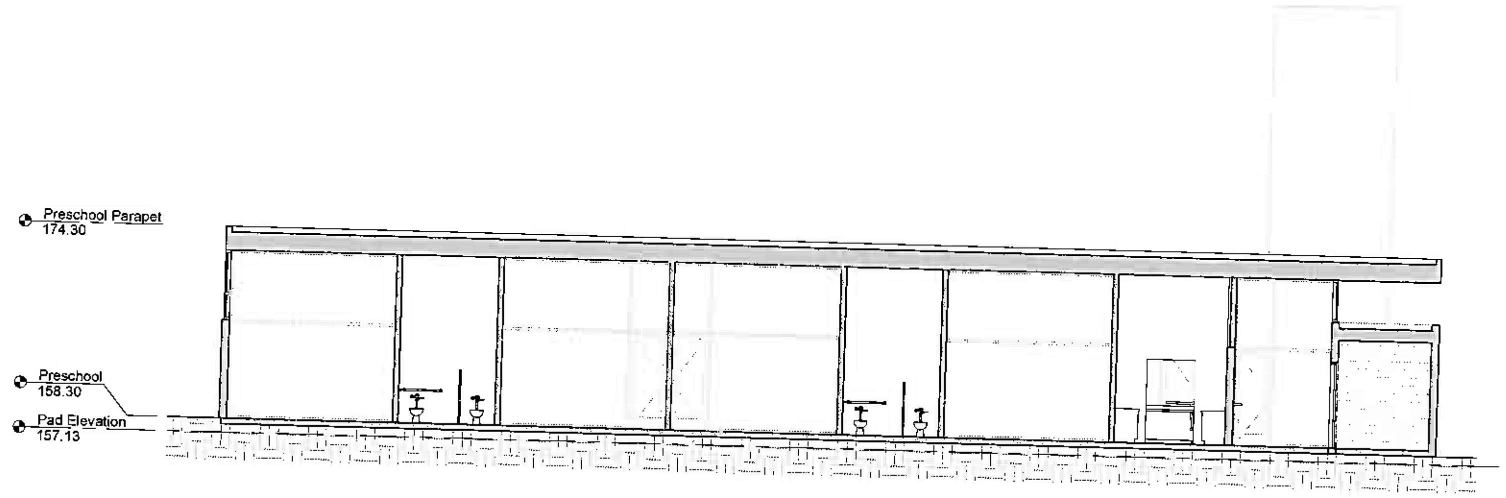
A2.4



1 Section at Sanctuary
1/8" = 1'-0"



2 Section at Gym
1/8" = 1'-0"



3 Section at Preschool
1/8" = 1'-0"

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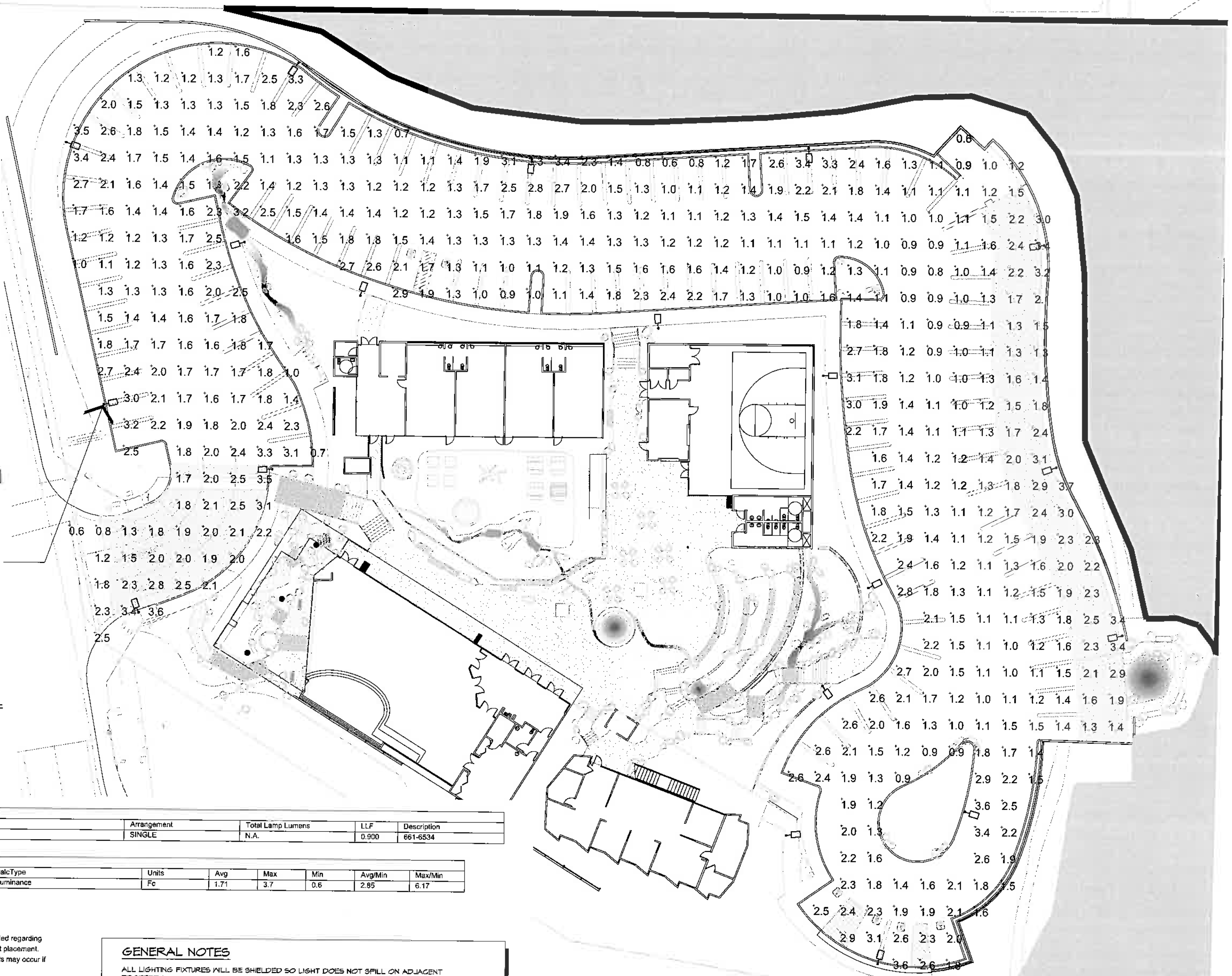
Project No.
Drawing No.
A3.3



TYPICAL FIXTURE

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
←☐	19	661-6534	SINGLE	N.A.	0.900	661-6534

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object_Planar	Illuminance	Fc	1.71	3.7	0.6	2.85	6.17

NOTES:

- FIXTURE MOUNTING HEIGHT: 18'-0" A.F.F.
- CALC PTS @ GROUND: 0'-0" A.F.F.

Calculations have been performed according to information provided regarding room dimensions, reflectances, furniture and architectural element placement. Some differences between measured values and calculated results may occur if the real environment conditions do not match the input data.

Photometric Data used as input for these calculations is based on established IES procedures and published lamp & ballast ratings.

Field Performance will depend on actual lamp, ballast, electrical and site characteristics.

For design reference only - All calculations should be reviewed for accuracy by a certified electrical engineer.

GENERAL NOTES

ALL LIGHTING FIXTURES WILL BE SHIELDED SO LIGHT DOES NOT SPILL ON ADJACENT PROPERTY

Site Photometric Plan

1" = 20'-0"

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PH1

EXISTING PLANTINGS TO REMAIN

PERIMETER SLOPE PLANTING SUCH AS:
CEANOTHUS SP, HETEROMELES SP., AGAVE SP.,
MUHLENBERGIA SP, MAHONIA SP.,
ARCTOSTAPHYLOS SP., SALVIA SP, ETC.

SCREENING SHRUBS, SUCH AS
WESTRINGIA SPP., LAURUS NOBILIS,
OR RHAMNUS SPP. - ADD LOW FLOWERING
PERENNIALS ALONG SIDEWALK EDGE
SUCH AS SALVIA, PENSTEMON,
OR FESCUE GRASSES

FRONT PLANTING SUCH AS:
CEANOTHUS SP., CAREX SP.,
AGAVE SP., LEYMUS,
JUNCUS, PENSTEMON,
SALVIA, RHAMNUS, ETC.

STONEHILL ROAD

GRAVEL STRIP (TYP.)

TRASH AREA

TURFBLOCK TANDEM PARKING
WITH CAREX PRAEGRACILIS

SIDE ENTRY

SIDEWALK

SIDEWALK

SIDE ENTRY

10 STALL BICYCLE RACK
AND CONNECTION TO
STONEHILL DRIVE BIKE LANE

LOWER ENTRY

PRESCHOOL

GYMNASIUM

TRICYCLE PATH

CONCRETE PAVING
THROUGHOUT PLAZA

GRAVEL STRIP (TYP.)

TOWER

HUT

CLIMBING TREE

VEGGIES

PLAYGROUND

SANDY

WHALE

CHALKBOARD

CAFE

SIDEWALK

GRASSES SUCH AS;
CALAMAGROSTIS SP.,
MUHLENBERGIA SP.,
CAREX SP., DIANELLA SP.,
CHONDROPETALUM, ETC.

TREATMENT TRAIN DRY
CREEK THROUGH
AMPHITHEATER, PLAZA,
AND PLAYGROUND PER
CIVIL ENGINEERING
PLANS

ADA CROSSWALK FROM PUBLIC SIDEWALK

ENHANCED PAVING DRIVEWAY ENTRY

GRASSES SUCH AS; CALAMAGROSTIS SP.,
MUHLENBERGIA SP., CAREX SP., DIANELLA SP.,
LEYMUS, CHONDROPETALUM, ETC.

LOWER EXISTING STORM
CLEANOUT RIM TO REMAIN

SANCTUARY

24"X24"X6' LIMESTONE BLOCK
SEATBENCH SURROUNDING
PLAYAREA WITH BACKREST
DOUBLING AS 4'-0" CHILD
SAFETY FENCE

PLAZA

UPPER
ENTRY

AMPHITHEATER CONSTRUCTED
OF 24"X24"X6' LIMESTONE
BLOCKS AND DG PATHWAYS.

CONNECTION TO UPPER
DECK LEVEL.

DRY CREEK, BOULDERS, AND
COBBLE UNDER ARCHITECTURAL
OVERHANG WITH SHADE PLANTS

ADMIN/ADULT BLDG

COLUMBARIUM WITH
24"X24"X6' LIMESTONE
BENCHES, & VISUAL
CREEK CONNECTION

SIDEWALK

LOW CANYON
PLANTINGS
TO PRESERVE VIEWS

CANYON PLANTING SUCH AS;
CEANOTHUS SP., COYOTE BUSH,
PENSTEMON, MUHLENBERGIA SP.
SALVIA SP., RHAMNUS, ETC.

NEIGHBORING
CANYON

EXISTING PLANTINGS TO REMAIN

SCALE: 1"=20'-0"

GLORIA DEI LUTHERAN CHURCH
PLANTING LEGEND

GENERAL PLAZA AND PARKING TREES

QTY.	SYM.	BOTANICAL NAME	COMMON NAME
		PLATANUS RACEMOSA	CALIFORNIA SYCAMORE

ACCENT TREE

QTY.	SYM.	BOTANICAL NAME	COMMON NAME
		RHUS LANCEA	AFRICAN SUMAC
		ACACIA STENOPHYLLA	SHOESTRING ACACIA
		CATALPA SPECIES	CATALPA
		CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD
		DRACAENA DRACO	DRAGON TREE
		ARBUTUS 'MARINA'	STRAWBERRY TREE
		ACACIA PENDULA	WEEPING ACACIA

PERIMETER TREE

QTY.	SYM.	BOTANICAL NAME	COMMON NAME
		QUERCUS AGRIFOLIA	COAST LIVE OAK
		QUERCUS ENGELMANNII	MESA OAK
		QUERCUS TOMENTELLA	ISLAND OAK

SHRUBS

QTY.	SYM.	BOTANICAL NAME	COMMON NAME
		CEANOTHUS SPP.	WILD LILAC
		PODOCARPUS ELONGATUS 'ICEE BLUE'	ICEE BLUE PODOCARPUS
		PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY
		RHUS INTEGRIFOLIA	LEMONADE BERRY
		CEANOTHUS SPP.	CALIFORNIA WILD LILAC
		ARCTOSTAPHYLOS SPP.	MANZANITA
		HETEROMELES ARBUTIFOLIA	TOYON
		MAHONIA REPENS	CREEPING BARBERRY
		PENSTEMON 'MARGARITA BOP'	BEARD TONGUE

SCREENING PLANTS

QTY.	SYM.	BOTANICAL NAME	COMMON NAME
		LAURUS NOBILIS OR WESTRINGIA SPP. OR RHAMNUS SPP.	

LARGE SUCCULENTS

SYM.	BOTANICAL NAME	COMMON NAME
	AGAVE SPECIES	AGAVES
	ALOE ARBORESCENS	ALOES
	KNIPHOFIA SPECIES	HOT POKER PLANTS

GRASSES AND GRASS-LIKE PLANTS

SYM.	BOTANICAL NAME	COMMON NAME
	DIANELLA SPECIES	FLAX LILY
	LEYMUS CONDENSATUS 'CANYON PRINCE'	WILD RYE
	CALAMGROSTIS SPECIES	REED GRASS
	CAREX SPECIES	SEDGES
	MUHLENBERGIA SPECIES	DEER GRASS

BIOSWALE PLANTS

SYM.	BOTANICAL NAME	COMMON NAME
	CAREX SPP.	SEDGES
	JUNCUS PATENS	GREY RUSH
	CHONDROPETLAUM TECTORUM	CAPE RUSH
	IRIS DOUGLASII	IRIS
	FESTUCA MARIEI	FESCUES

CANYON PLANTS

SYM.	BOTANICAL NAME	COMMON NAME
	BACCHARIS SPP.	COYOTE BUSH
	CEANOTHUS	WILD LILAC
	SALVIA SPP.	SAGE

NOTES:
1. REFER TO CIVIL ENGINEER'S PLANS FOR GRADES, SPOT ELEVATIONS, TOPS OF WALLS, ETC.
2. SEE SHEET L-2 FOR CONCEPTUAL IRRIGATION CALCULATIONS

REGISTERED LANDS
WILLIAM CA
No.5
APRIL
Expiration
Da
STATE OF CA

CARSON DO
LANDSCAPE ARC
3761 CENTRE S
SAN DIEGO,
805.705.
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2150 West Washington
San Diego, Californi

Conceptual Plans
Conceptual Plans
CUP Submittal
CUP Revisions

Team
Project No.
Drawing No.

L

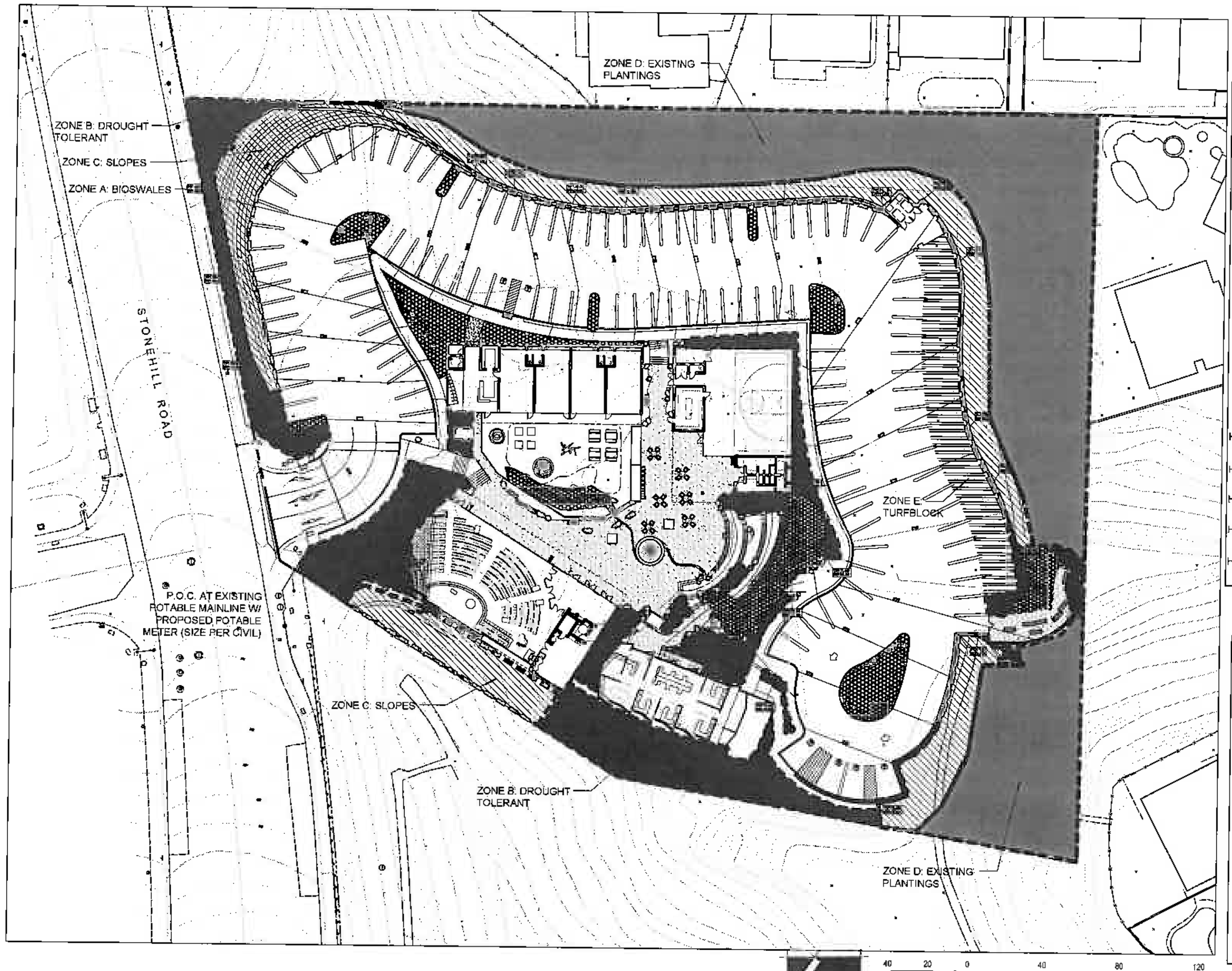
WATER EFFICIENT LANDSCAPE WORKSHEET

Irrigation Point of Connection (P.O.C.) #1

A	B	C	D	E	F	G	H	I	J
Controller #	Hydro zone	Valve Circuit #	Irrigation Method (Code)	Plant Factor (average) (PF)	Hydrozone Area (HA) (sf)	% of Total Landscape Areas	PF x HA	IE	PF x HA/IE
A	BIOSWALE	A	sub drip	0.50	7631	11.8%	3815.50	0.90	4239.4
A	NATIVES & DROUGHT TOLERANT AT GRADE	B	sub drip	0.50	10793	16.7%	5396.50	0.90	5996.1
A	SLOPE PLANTING	C	stream rotor	0.50	14783	22.8%	7391.50	0.75	9855.3
A	EXISTING PLANTS	D	sub drip	0.50	27325	42.9%	13912.50	0.90	15458.3
A	TURF BLOCK	E	stream rotor	0.50	3784	5.8%	1892.00	0.75	2522.7
								1.00	
				TOTAL	64816	100.0%			38071.9

DESIGN INTENT STATEMENT:

THE LANDSCAPE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE BOTH PASSIVE AND ACTIVE SPACES FOR THE CONGREGATION'S ENJOYMENT UTILIZING PLANT MATERIAL THAT ACCENTS AND FRAMES THE ARCHITECTURE WHILE CREATING A PARK-LIKE FEEL. THE DESIGN AIMS TO CONSERVE PRECIOUS RESOURCES INCLUDING BUT NOT LIMITED TO POTABLE WATER. SURFACE AND SUBSURFACE DRAINAGE FROM PARKING, DRIVING AISLES, AND ROOFS ARE CAPTURED IN TO ARTIFICIALLY CONSTRUCTED 'PARKLAND' DRY CREEKS AND BIOSWALES. AS IN NATURE, THE PLANTS INHABITING THESE CREEKS AND BIOSWALES SLOW WATERS AND CLEANSE THEM OF TOXINS AND IMPURITIES BEFORE BEING RELEASED INTO BELOW GROUND STORMWATER MANAGEMENT SYSTEMS AND FURTHER THE OCEAN. THIS COMBINATION OF ENGINEERING AND ECOLOGY IS KNOWN AS THE 'TREATMENT TRAIN'. DESIGN OF HARDSCAPE SPACES AND LOCATION OF PLANT MATERIAL WILL LEAD TO ENHANCEMENT OF THE PEDESTRIAN SCALE AND EXPERIENCE. A NATURALISTIC PLAYGROUND AREA WITH CHALKBOARD, SAND BOX, VEGETABLE GARDENS, AND BOULDERS WILL BE SECURED AND OVERLOOKED BY AN UPPER PLAZA AREA AND AMPHITHEATER. PASSIVE AREAS PROVIDE SEATING AND GATHERING SPACES FOR COMMUNITY INTERACTION AND ALL OUTDOOR PEDESTRIAN SPACES WILL BE DESIGNED WITH CONSIDERATION FOR PERSONS WITH DISABILITIES BY CAREFUL SELECTION OF MATERIALS AND THE DESIGN OF ACCESSIBLE CIRCULATION ROUTES AND SITE FURNISHINGS THROUGHOUT THE PROJECT. THERE IS NO USE OF TURF ON THE PROJECT, FURTHER CONTRIBUTING TO THE SUSTAINABLE DESIGN. THIS ASPECT OF THE DESIGN WILL SAVE WATER, SAVE MAINTENANCE COSTS AND SIGNIFICANTLY REDUCE CARBON EMISSIONS FROM LAWN MOWERS AND TRIMMING EQUIPMENT OVER THE LIFE OF THE PROJECT. THE PROJECT PROPOSES UPGRADES TO STREET LANDSCAPE DESIGN ALONG STONEHILL DRIVE AND WILL MAINTAIN A RELEVANT CONSISTENCY WITH SURROUNDING AREAS WHEN SELECTING AND LOCATING TREE AND SHRUB PLANT SPECIES.



40 20 0 40 80 120
SCALE: 1"=40'-0"

AREA CALCULATIONS

	AREA:	SQ. FT.	%
	TOTAL PROPERTY:	146,708	100%
	STRUCTURES:		
	EXISTING BUILDING SQUARE FOOTAGE:		
	EXISTING SANCTUARY	4,785 SF	
	EXISTING FELLOWSHIP HALL/PRESCHL	3,900 SF	
	EXISTING TOTAL	8,685 SF	
	PROPOSED BUILDING SQUARE FOOTAGE:		
	NEW SANCTUARY:	6,275 SF	
	NEW GYM:	3,868 SF	
	NEW PRESCHOOL:	3,395 SF	
	NEW CARILLON TOWER:	74 SF	
	NEW ELEVATOR TOWER:	65 SF	
	EXISTING SANCTUARY:	4,785 SF	
	PROPOSED TOTAL	18,462 SF	13%
	TOTAL HARDSCAPE:	63,430 SF	43%
	TOTAL LANDSCAPE AREA :	64,816 SF	44%
HYDROZONE A	BIOSWALE AREAS:	7,631 SF	
HYDROZONE B	NATIVES AND DROUGHT TOLERANT	10,793 SF	
HYDROZONE C	DROUGHT TOLERANT SLOPE PLANTINGS	14,783 SF	
HYDROZONE D	EXISTING PLANTS TO REMAIN	27,825 SF	
HYDROZONE E	TURFBLOCK	3,784 SF	

WATER BUDGET CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

TOTAL MAWA = *(ETo x 0.7 x LA in sq ft x 0.62) + (ETo x 1 x SLA in sq ft x 0.62) = Gallons per year for LA + SLA*

MAWA FOR LA= 43.2 x 0.7 x 64,816 x 0.62 = 1,215,222 Gallons per year

MAWA FOR SLA= 43.2 x 1.0 x 0 x 0.62 = 0 Gallons per year

TOTAL MAWA = **1,215,222 Gallons per year**

IRRIGATION NOTES:

POTABLE WATER SHALL BE USED FOR ALL PROPOSED IRRIGATION SYSTEMS

AN AUTOMATIC CONTROLLER UTILIZING EVAPOTRANSIPRATION OR SOIL MOISTURE SENSOR DATA SHALL BE USED FOR IRRIGATION SCHEDULING IN ALL IRRIGATION SYSTEMS.

WATER PURVEYOR: SOUTH COAST WATER DISTRICT

GLORIA DEI LUTHERAN CHURCH LANDSCAPE NOTES

PLANTING CONCEPT:

1. ALL LANDSCAPING AND IRRIGATION SHALL CONFORM TO THE CITY OF DANA POINT DESIGN GUIDELINES, AB 1881 WATER CONSERVATION ORDINANCE AND ALL COUNTY LANDSCAPE REGULATIONS ALONG WITH APPLICABLE INDUSTRY STANDARDS AND ALL OTHER REGIONAL STANDARDS.
2. FINAL LANDSCAPE CONSTRUCTION PLANS WILL SPECIFY PERMEABLE PAVERS AND BE COORDINATED WITH THE PROJECT CIVIL ENGINEER.
3. ALL STREET TREES SHALL BE LOCATED OUTSIDE ALL CITY ROW AREAS AND ALL UTILITY, GAS, AND WATER EASEMENTS, UNLESS OTHERWISE APPROVED BY THE CITY AND UTILITY AGENCY.
4. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF WALKS, CURBS, OR STREET PAVEMENTS. THE ROOT BARRIER SHALL NOT WRAP AROUND THE ROOT BALL.
5. ALL CUT SLOPES GREATER THAN 5' AND FILL SLOPES GREATER THAN 3' SHALL BE PLANTED WITH DROUGHT TOLERANT SHRUBS AND FLATTED GROUNDCOVER. ANY SMALLER SLOPES SHALL BE TREATED WITH A STABILIZING NATIVE/FLOWERING HYDROSEED MIX OR PLANTED WITH SLOPE STABILIZING PLANT MATERIAL.
6. ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
7. COLOR FROM PLANT FOLIAGE, BARK AND FLOWERS WILL BE UTILIZED IN DEVELOPING A WARM, FRIENDLY AND VISUALLY APPEALING OR CURIOUS PROJECT IDENTITY.
8. PRIMARY VEHICULAR ENTRANCES WILL BE IDENTIFIED AND ACCENTED WITH SPECIAL GROUPINGS OF TREES, FLOWERING SHRUBS, GROUNDCOVERS, LIGHTING, AND DECORATIVE PAVING.
9. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS AND "HARDSCAPE" AWAY FROM ALL STRUCTURES.
10. ALL SOILS WILL BE AMENDED AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOILS TESTING LABORATORY TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH. A SOIL REPORT SHALL BE OBTAINED BY THE LANDSCAPE CONTRACTOR AND SUBMITTED TO THE CITY ALONG WITH CERTIFICATE OF COMPLETION.
11. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
12. ALL AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS WITH MATERIAL OF EQUAL KIND AND SIZE.
13. ALL SHRUB AREAS SHALL RECEIVE 3" BARK/CHIP MULCH.
14. ALL TREES SHALL BE STAKED IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS.
15. DECORATIVE COBBLE AND BOULDERS WILL BE PLACED IN RELATION TO UNIQUE SUCCULENTS AND DROUGHT TOLERANT GRASSES WHERE SPECIFIED ON THE CONCEPT PLANS.
16. ALL STRUCTURES, FENCING AND REQUIRED CONCRETE FOOTINGS SHOWN ON THE PLANS ARE TO BE LOCATED OUTSIDE OF THE CITY R.O.W. AREAS.
17. FINAL LANDSCAPE CONSTRUCTION PLANS ARE TO SPECIFY TOT LOT EQUIPMENT FOR THE PLAYGROUND AREA SHOWN ON THE PLANS.
18. UNDISTURBED SLOPES WILL MAKE USE OF EXISTING VEGETATION WHERE POSSIBLE, ADDITIONAL NATIVE PLANTS AND OTHER CLIMATE APPROPRIATE SPECIES WILL BE CONSIDERED

IRRIGATION CONCEPT:

1. IRRIGATION CIRCUITS SHALL BE ORGANIZED INTO HYDROZONES AND FOLLOW CLOSELY THE NEW STATE AB 1881 WATER CONSERVATION ORDINANCE AS ADOPTED BY THE COUNTY OF SAN DIEGO. CALCULATIONS FOR MAWA SHALL BE PROVIDED ON THE IRRIGATION CONSTRUCTION PLANS AT FINAL SUBMITTAL.
2. ALL IRRIGATION SYSTEMS WILL BE PERMANENT AND SHALL UTILIZE SPRINKLER/ROTOR HEADS ON SLOPES (IF ANY), AND LOW PRECIPITATION RATE SPRAY HEADS ON GROUNDCOVER AREAS AND SOME SHRUB AREAS. TREES SHALL RECEIVE BUBBLERS SEPARATE FROM PALM TREES.
3. CONTROLLER SHALL BE IN A SINGLE LOCATION AND CAPABLE OF MULTIPLE PROGRAMMING AND SHALL BE CONNECTED TO A RAIN SHUT-OFF DEVICE. THE SYSTEM SHALL BE DESIGNED TO UTILIZE A MASTER VALVE AND FLOW SENSOR IN ORDER TO CONSERVE WATER IF A LINE BREAK HAPPENS.
4. THE OVERALL IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER EFFICIENCY AND CONSERVATION IN MIND, THROUGH GOOD DESIGN, SPECIFICATION OF EFFICIENT MATERIALS, AND PROPER LANDSCAPE MAINTENANCE AND MANAGEMENT.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF DANA POINT DESIGN GUIDELINES AND ALL OTHER REGIONAL AND STATE STANDARDS.

MAINTENANCE CONCEPT:

1. ALL ON-SITE AND R.OW. LANDSCAPING SHALL BE MAINTAINED ON A DAILY/WEEKLY BASIS BY THE OWNER'S LANDSCAPE MANAGEMENT COMPANY TO MEET THE CITY STANDARDS AND NEIGHBORHOOD EXPECTATIONS.

REGISTERED LANDS... WILLIAM CAR... No.55... APRIL ... Renewal ... Signature ... Date ... STATE OF CA...

CARSON D...
LANDSCAPE AR...
3761 CENTRE S...
SAN DIEGO, ...
805.705...
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GLORIA DEI LUTHERAN CHURCH
33501 Stonehill Drive Dana Point, CA 92629

domusstudio arch...

2150 West Washington, San Diego, Californi...

Conceptual Plans
Conceptual Plans
CUP Submittal
CUP Revisions

Team
Project No.
Drawing No.

L-2

MEMORANDUM

To:	Saima Qureshy, AICP, Senior Planner City of Dana Point	Date:	August 21, 2014
From:	Richard E. Barretto, P.E., Principal LLG, Engineers	LLG Ref:	2.11.3225.3
Cc:	Matt Sinacori, P.E. City Engineer City of Dana Point		
Subject:	Gloria Dei Lutheran Church Expansion 33501 Stonehill Drive Discretionary Traffic & Parking Review – 1st Plancheck Dana Point, California		

LINSCOTT LAW & GREENSPAN engineers

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Linscott, Law & Greenspan Engineers (LLG) is pleased to submit the following review of the Site Plan, prepared by Domus Studio Architecture, dated 06/03/2014, for the proposed Gloria Dei Lutheran Church Expansion located south of Stonehill Drive and Ocean Hill Drive at 33501 Stonehill Drive in the City of Dana Point, California.

Gloria Dei Lutheran Church currently consists of two buildings with a total floor area of 8,685 square-feet (SF). The Sanctuary is a 4,785 SF building with a capacity of 192 seats. The Fellowship Hall has a total floor area of 3,900 SF that also houses the church's Preschool/Sunday School Classrooms and Administration/Offices; the Preschool has a staff of 10 persons and 48 students/children. A total of 104 parking spaces are provided on-site within three (3) separate surface parking lots. Currently, there are three (3) worship services provided on Sundays at Gloria Dei Lutheran Church. There are two, 1 hour-long worship services scheduled at 8:30 AM and 10:00 AM Sunday morning and one, 1-hour long worship late afternoon service scheduled at 5:00 PM.

During the week, only church administration and the preschool are in full operation. Preschool sessions occur between 8:30 AM and 12:15 PM with daycare services provided before (early drop-off at 7:30 AM) and after (12:30 PM to 4:30 PM. Based on information provided in the Site Plan, committee meetings, other small group meetings and adult bible study classes occur one to two times a week during the evenings, between 5:00 PM and 10:00 PM.

It is apparent from the worship service schedule that Sundays represent the peak parking conditions for the Church.

The Gloria Dei Lutheran Church Expansion Project includes the construction of three new buildings with a total floor area of 13,538 SF, two tower elements with a total floor area of 139 SF and a new, contiguous surface parking lot with a total of 156 spaces. The

proposed Project also includes the remodel/minor expansion (180 SF addition) of the existing sanctuary into administration offices and adult meeting rooms. The three new buildings consists of a 6,275 SF sanctuary with a capacity of 331 persons, a 3,868 SF gymnasium (fellowship hall), and a new 3,395 SF preschool with four classrooms. We understand that no change to the current preschool enrollment capacity of 48 students or faculty of 10 is proposed. At completion of the Project, Gloria Dei Lutheran Church will have a total building area of 18,642 SF, a 9,957 SF increase over the 8,685 SF of existing floor area.

Trip Generation and Traffic Impacts

Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Generation equations and/or rates used in the preliminary traffic for the Gloria Dei Lutheran Church Expansion are based on the trip generation rates reflected in the 9th Edition of *Trip Generation,* published by the Institute of Transportation Engineers (ITE).

Trips generated by the proposed Project were estimated using the average rates of ITE Land Use 560: Church and ITE Land Use 565: Day Care Center. ***Table A*** summarizes the trip rates used in this assessment in the upper portion of the table, while the lower half summarizes the Project's trip generation potential. As shown in the lower half of *Table A*, the expansion of Gloria Dei Lutheran Church is forecast to result in 60 additional weekday daily trips, 4 additional weekday AM peak hour trips and 3 additional weekday PM peak hour trips. Given the preschool enrollment is expected to remain at 48 students; no additional trips are expected with the construction of a new 3,395 SF building to house the existing preschool. Given the nominal amount of additional weekday daily and peak hour trips, it is not likely that the Project will have an impact on the surrounding street system during the weekday AM peak hour and PM peak hour.

On a typical Sunday, the new Sanctuary, which will have a seating capacity of 331 persons (up from 192 person), is forecast to result in 240 additional daily trips and 79 additional peak hour trips (38 inbound, 41 outbound).

Please note that according to the Site Plan, the preschool building has a maximum capacity of 124 persons (each classroom has maximum occupant capacity of 31 persons). Please have the project applicant confirm if the church proposes to increase the student enrollment in the future.

LINSCOTT LAW & GREENSPAN engineers

Site Plan Review Comments

Based on review of the Site Plan package and the City of Dana Point Zoning Code, we have the following comments:

1. Per Section 9.35.080 *Minimum Number of Required Parking Stalls* of the City of Dana Point Zoning Code and review of the Project development summary, the proposed Project would require 286 spaces based on a preliminary code parking calculation provided below:

❑ Church	1 stall per 3 fixed seats or 1 stall per 25 SF-GFA	331 seats	110 spaces
❑ Day Care	1 stall per 2 employees plus 1 stall per 5 children	10 faculty and 48 children	15 spaces
❑ Gym	1 stall per 100 SF-GFA	3,868 SF	39 spaces[1]
❑ Admin/Adult Building	1 stall per 300 SF-GFA for office (1st level) and 1 stall per 25 SF-GFA for "classrooms" (2nd level)	2,370 SF 2,595 SF 4,965 SF	8 spaces 104 spaces 122 spaces
		City Code Preliminary Parking Calculation:	286 spaces

For clarity, City code-based calculations can be considered conservative in estimating the proposed Project's parking demand since it ignores the overlapping uses of church facilities on Sundays and does not recognize that the admin building and preschool primarily operate during the weekdays only. Further yet, there are very few weekend activities that would draw more people on-site than a Sunday service in the proposed sanctuary (see Attachment 1 that summarizes anticipated attendance and schedule of activities at the church).

When these operational characteristics are considered, the peak weekday daytime code parking requirement could range between 23 spaces and 62 spaces (day care, admin building and gym), while the evening demand could total as much as 104 spaces (assumes use of adult classroom space at maximum demand).

On a Saturday weekend day, the peak demand could be as much as 50 spaces (assuming a wedding with an attendance of 150 persons).

[1] Parking requirement for gym can be as high as 103 spaces if open court floor area is parked as public assembly and uses as a fellowship hall (2,568 SF at 1 stall per 25 SF-GFA = 103 spaces).

On a typical Sunday, the maximum code parking requirement would total 110 spaces with full occupancy of the proposed sanctuary (assumes no concurrent use of the gym/fellowship hall as indicated by the project applicant). With a proposed supply of 156 spaces, sufficient on-site parking is provided.

2. Site Access: Given the total Sunday peak hour trip generation potential of the Project, a queuing assessment of Stonehill Drive at Ocean Hill Drive/Gloria Dei Church driveway has been prepared to confirm the adequacy of the existing storage capacity of the westbound left-turn lane and proposed storage capacity of the northbound lanes on the site driveway to accommodate forecast traffic upon completion of the proposed Gloria Dei Lutheran Church Expansion project.

   The stacking/storage requirements of Stonehill Drive at Ocean Hill Drive/ Gloria Dei Church driveway was assessed based on the HCM2000 analysis method via the use of Traffix software, which reports the 95th percentile queue in vehicles.

   Table B presents the peak hour queuing analysis results Sunday peak conditions for the Stonehill Drive at Ocean Hill Drive/Gloria Dei Church driveway upon completion of the Project.

   Review of *Table B* shows that adequate storage is provided. In particular, the westbound left-turn queue is forecast to total four (4) vehicles (or 88 feet at 22 feet per vehicle). Therefore, the existing westbound left-turn lane storage of 150 feet is adequate.

   For exiting traffic, the combined northbound left/through and northbound right-turn queues total two (2) and three (3) vehicles, respectively (or 44 feet and 66 feet). With proposed storage capacities of 85 feet and 70 feet, respectively, the northbound left/through and right-turn lane storage is adequate.

   Please note that the intersection of Stonehill Drive and Ocean Hill Drive/Gloria Dei Church driveway is forecast to continue to operate at LOS B during the Sunday peak hour upon completion of the proposed expansion of Gloria Dei Lutheran Church (See attached HCM/LOS and Queuing Calculation sheets)

3. Internal Circulation: As assessment of the internal circulation of the proposed site plan indicates that the proposed layout is adequate. The turning requirements for passenger cars, small delivery vehicles/trash trucks (SU-30) and fire trucks can be accommodated. See attached ***Figures A***, ***B*** and ***C.***

LINSCOTT LAW & GREENSPAN engineers

Our assessment indicates that these vehicles can circulate throughout the site, especially at the first turn as vehicle enters the site from Stonehill Drive to proceed to the rear of the site and the "turnaround" area adjacent to the administration/adult building. On-site circulation was performed using the *Turning Vehicle Templates*, developed by Jack E. Leisch & Associates and *AutoTURN for AutoCAD* computer software that simulates turning maneuvers for various types of vehicles. See attached ***Figures A***, ***B*** and ***C.***

* * * * * * * * *

We appreciate the opportunity to provide this review for the City of Dana Point. If you have any questions, please contact me at (949) 825-6175.

cc: File

LINSCOTT LAW & GREENSPAN engineers

TABLE A

PRELIMINARY PROJECT TRAFFIC GENERATION FORECAST[2]

ITE Land Use Code / Project Description	Weekday Daily 2-Way	AM Peak Hour			PM Peak Hour			Sunday Daily 2-Way	Sunday Peak Hour		
		Enter	Exit	Enter	Enter	Exit	Total		Enter	Exit	Total
Generation Factors:											
▪ 560: Church (TE/1000 SF)	9.11	0.35	0.21	0.56	0.26	0.29	0.55	36.63	5.90	6.14	12.04
▪ 565: Day Care Center (TE/Students)	4.38	0.42	0.38	0.8	0.38	0.43	0.81	--	--	--	--
Generation Forecast:											
Existing Development											
▪ Church (8,685 Seats)	79	3	2	5	2	3	5	318	52	53	105
▪ Preschool (48 Students)	210	20	18	38	18	21	39	--	--	--	--
Existing Trip Generation Potential	***289***	***23***	***20***	***43***	***20***	***24***	***44***	***318***	***52***	***53***	***105***
Proposed Project											
▪ Church (15,247 SF)	139	5	4	9	4	4	8	558	90	94	184
▪ Preschool (48 Students)	210	20	18	38	18	21	39	--	--	--	--
Project Trip Generation Potential	***349***	***25***	***22***	***47***	***22***	***25***	***47***	***558***	***90***	***94***	***184***
Total Project Net Trip Generation	***+60***	***+2***	***+2***	***+4***	***+2***	***+1***	***+3***	***+240***	***+38***	***+41***	***+79***

Notes:
TE/DU = Trip end per dwelling unit
TE/1000 SF = Trip end per 1000 SF of development

[2] Source: *Trip Generation, 9th Edition*, Institute of Transportation Engineers, (ITE) [Washington, D.C. (2012)].

LINSCOTT LAW & GREENSPAN engineers

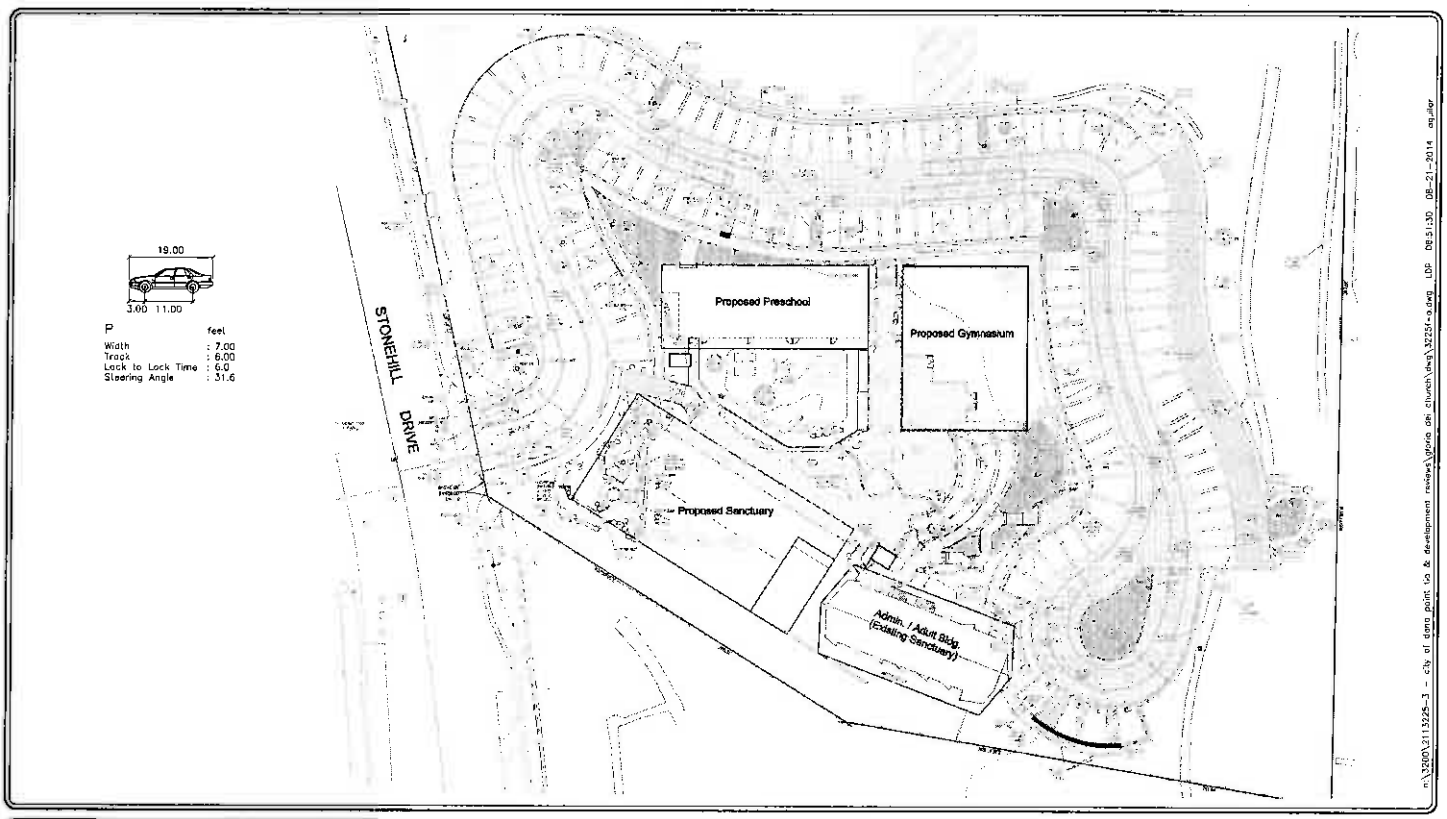
TABLE B

SUNDAY PEAK HOUR INTERSECTION QUEUING ANALYSIS[3]

Key Intersection	Storage Provided (ft.)	Sunday Peak Hour		
		Max. Queue - no. of vehicles	Max. Queue (ft)[4]	Adequate Storage Yes / No
1. Stonehill Drive at Ocean Hill Drive / Gloria Dei Church Driveway				
Northbound Left/Thru Lane	85	2	44	Yes
Northbound Right-Turn Lane	70	3	66	Yes
Southbound Left/Thru Lane	100	3	66	Yes
Southbound Right-Turn	100	2	44	Yes
Eastbound Left-Turn	100	1	22	Yes
Westbound Left-Turn	150	4	88	Yes

[3] Source: Traffix software, which reports the 95th percentile queue in number of vehicles.

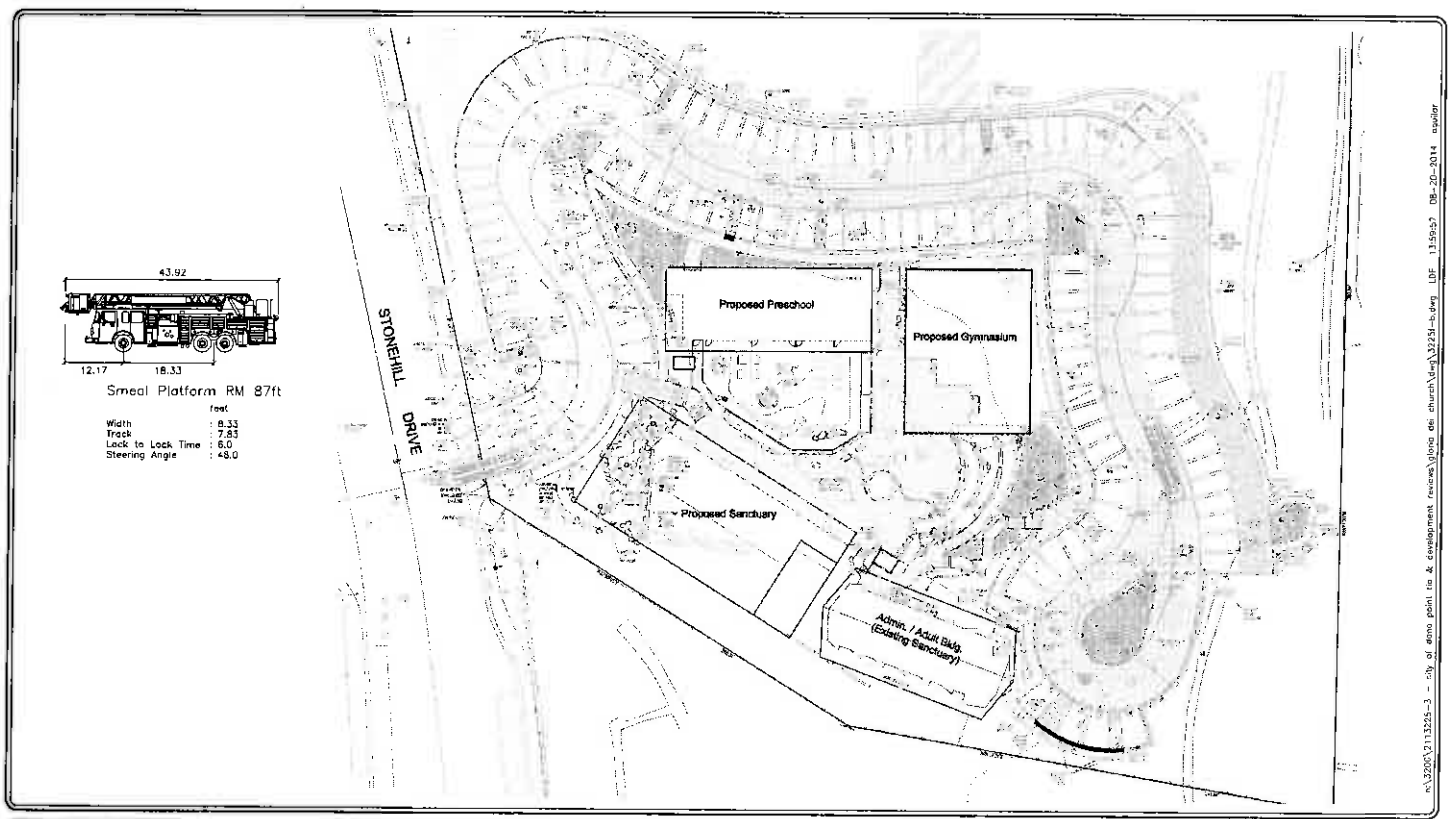
[4] Queue length estimated based on an average vehicle length of 22 feet.



NO SCALE

FIGURE A

PASSENGER VEHICLE TURNING ANALYSIS
GLORIA DEI CHURCH, DANA POINT



NO SCALE

FIGURE B

FIRE TRUCK TURNING ANALYSIS
GLORIA DEI CHURCH, DANA POINT

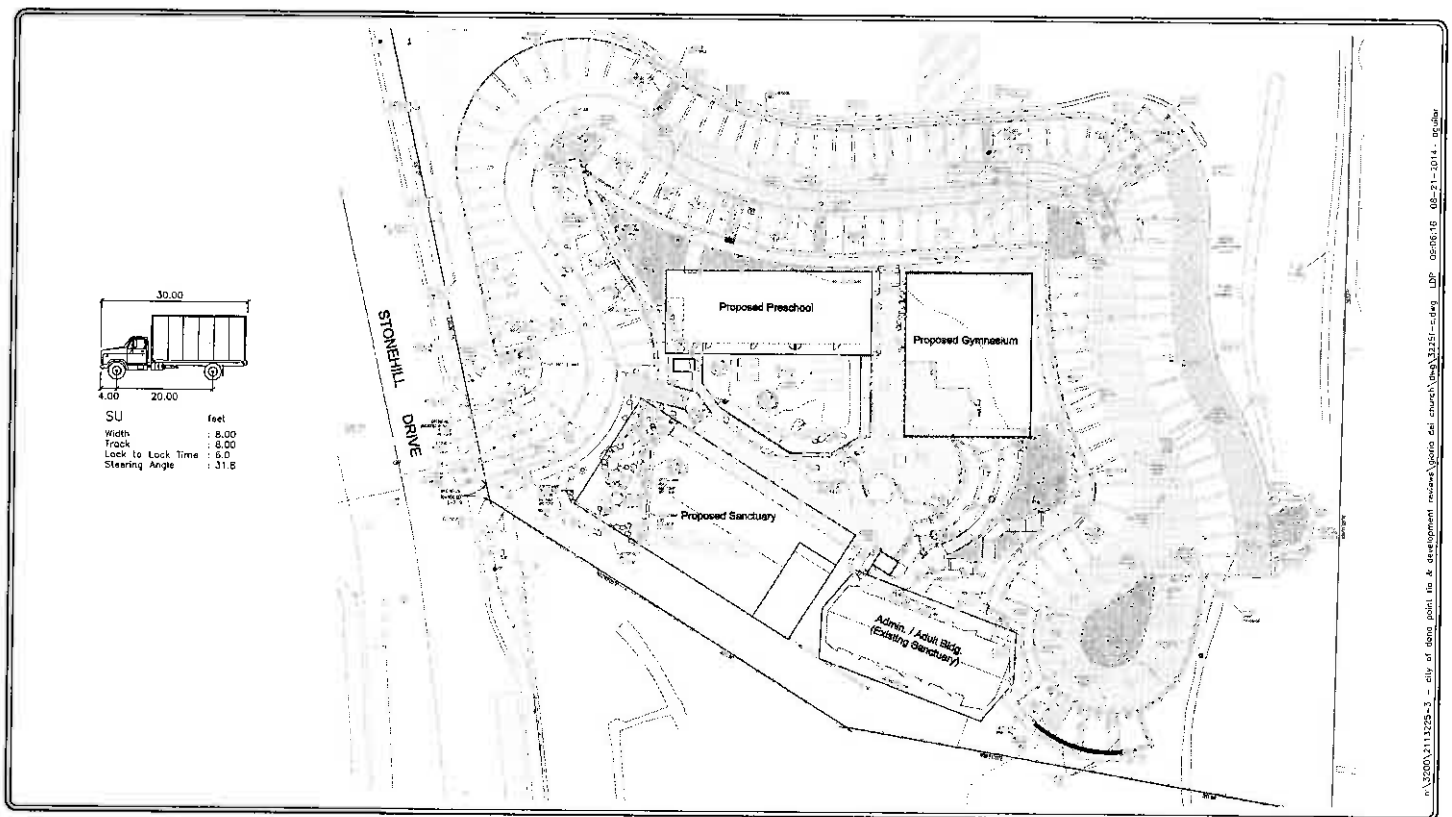


FIGURE C

SU-30 TRUCK TURNING ANALYSIS
GLORIA DEI CHURCH, DANA POINT

Existing Traffic Conditions
Sunday Midday Peak Hour
2-11-3223-3

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #1 Ocean Hill Drive at Stonehill Drive

Cycle (sec):	90	Critical Vol./Cap.(X):	0.347
Loss Time (sec):	12	Average Delay (sec/veh):	12.1
Optimal Cycle:	61	Level Of Service:	B

Street Name:	Ocean Hill Drive						Stonehill Drive					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Permitted			Protected			Protected		
Rights:	Include			Include			Include			Include		
Min. Green:	25	25	25	6	6	6	6	18	18	6	18	18
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	0	1	0	0	1	0	1	0	1	1	0	1	1	0
Volume Module:														
Base Vol:	16	4	32	61	4	27	27	802	32	36	668	37
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	16	4	32	61	4	27	27	802	32	36	668	37
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	16	4	32	61	4	27	27	802	32	36	668	37
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	16	4	32	61	4	27	27	802	32	36	668	37
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	16	4	32	61	4	27	27	802	32	36	668	37
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	16	4	32	61	4	27	27	802	32	36	668	37
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.80	0.80	0.85	0.71	0.71	0.85	0.95	0.94	0.94	0.95	0.94	0.94
Lanes:	0.30	0.20	1.00	0.94	0.06	1.00	1.00	1.92	0.08	1.00	1.90	0.10
Final Sat.:	1221	305	1615	1270	83	1615	1805	3461	138	1805	3393	168
Capacity Analysis Module:												
Vol/Sat:	0.01	0.01	0.02	0.05	0.05	0.02	0.01	0.23	0.23	0.02	0.20	0.20
Crit Moves:					****			****			****	
Green/Cycle:	0.14	0.14	0.14	0.14	0.14	0.14	0.18	0.66	0.66	0.07	0.55	0.55
Volume/Cap:	0.10	0.10	0.14	0.35	0.35	0.12	0.08	0.35	0.35	0.30	0.36	0.36
Delay/Veh:	34.2	34.2	34.1	36.8	36.4	34.3	32.6	6.7	6.7	41.4	11.6	11.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	34.2	34.2	34.1	36.8	36.4	34.3	32.6	6.7	6.7	41.4	11.6	11.6
LOS by Move:	C	C	C	D	D	C	C	A	A	D	B	B
HCDelPerEq:	1	1	2	4	4	2	1	10	10	3	11	11

Existing Plus Project Traffic Conditions
Sunday Midday Peak Hour
2-11-3225-3

Level Of Service Computation Report
2000 HCM Operations Method (Future Volume Alternative)

Intersection #1 Ocean Hill Drive at Stonehill Drive

Cycle (sec):	90	Critical Vol./Cap.(X):	0.367
Loss Time (sec):	12	Average Delay (sec/veh):	13.2
Optimal Cycle:	61	Level Of Service:	B

Street Name:	Ocean Hill Drive						Stonehill Drive					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Permitted			Protected			Protected		
Rights:	Include			Include			Include			Include		
Min. Green:	25	25	25	6	6	6	6	18	18	6	18	18
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	0 1	0	0 1	0 1	0	0 1	1 0	1	1 0	1 0	1	1 0
Volume Module:												
Base Vol:	29	7	57	61	6	27	27	802	49	55	668	37
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	29	7	57	61	6	27	27	802	49	55	668	37
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	29	7	57	61	6	27	27	802	49	55	668	37
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	29	7	57	61	6	27	27	802	49	55	668	37
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	29	7	57	61	6	27	27	802	49	55	668	37
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	29	7	57	61	6	27	27	802	49	55	668	37
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.76	0.76	0.85	0.71	0.71	0.85	0.95	0.94	0.94	0.95	0.94	0.94
Lanes:	0.81	0.19	1.00	0.91	0.09	1.00	1.00	1.88	0.12	1.00	1.90	0.10
Final Sat.:	1163	281	1615	1225	120	1615	1805	3372	206	1805	3393	185
Capacity Analysis Module:												
Vol/Sat:	0.02	0.02	0.04	0.05	0.05	0.02	0.01	0.24	0.24	0.03	0.20	0.20
Crit Moves:					****			****		****		
Green/Cycle:	0.14	0.14	0.14	0.14	0.14	0.14	0.12	0.65	0.65	0.08	0.55	0.55
Volume/Cap:	0.18	0.18	0.26	0.37	0.37	0.12	0.08	0.37	0.37	0.37	0.36	0.36
Delay/Veh:	34.9	34.9	35.5	36.5	36.5	34.4	30.6	7.4	7.4	40.6	11.5	11.5
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	34.9	34.9	35.5	36.5	36.5	34.4	30.6	7.4	7.4	40.6	11.5	11.5
LOS by Move:	C	C	D	D	D	C	C	A	A	D	B	B
HCM2k95thQ:	2	2	3	4	4	2	1	11	11	4	11	11