



staff report

TO: Honorable Chairman and Members of the Planning Commission

ATTENTION: Rowena Genilo-Concepcion, Interim Director of Planning and Building Services

FROM: Justin Tamayo, Assistant Planner

SUBJECT: Consideration and possible action to conduct a public hearing to consider an application from Bahram Badiyi of Mcclellan Badiyi Associates (representing Obed Brito of Faro De Vida Iglesia Cristiana) for a Conditional Use Permit, and adopt Resolution No. PC 17-11 – A Resolution approving Conditional Use Permit Case No. CU 17-08 to allow expansion to the sanctuary and seating area of an existing religious facility within the R-3 (Multiple Residential) zone located at 9740 Park Street.

DATE: May 21, 2018

RECOMMENDATION

1. Open the public hearing, receive testimony, close the public hearing, consider the evidence, and adopt Resolution No. PC 17-11; or
2. Alternatively, discuss and take other action related to this item.

PUBLIC NOTICE

A Notice of Public Hearing was published in the Herald American (Bellflower Edition) newspaper on May 10, 2018. Public hearing notices were sent on May 7, 2017 to 37 property owners within a 300' radius of the project area and posted at City Hall, Brakensiek Library, Bellflower Substation, Thompson Park, Simms Park, and Caruthers Park. A public hearing notice was also posted on the subject site on May 10, 2018. As of the writing of this staff report, the City has not received ~~two~~ any correspondences (**Attachment G**).

CEQA STATUS

Pursuant to the authority and criteria of the California Environmental Quality Act (CEQA), an environmental assessment has been conducted for this project. This project has been determined to be Categorical Exempt (Class 1, Section 15301) from the provisions of CEQA because the project involves an addition to an existing facility. (**Attachment A**)

PROJECT BACKGROUND

Property Owner:	Iglesia Cristiana Faro De Vida
General Plan Land Use Designation:	"H" High
Zoning Classification:	R-3 (Multiple Residential)
Property Size:	36,390-square feet (0.84 acres)
Current Development:	Religious Facility (Faro De Vida Iglesia Cristiana)
Previous Applications/Entitlements:	None
Surrounding Land Uses and Zoning:	
North	Apartments (Multi Family); (R-2 Medium Density Residential)
South	Apartments (Beach Apartments); (R-3 Multiple Residential)
West	Apartments (Park Lane Apartments); (R-3 Multiple Residential)
East	Apartments; (R-3 Multiple Residential)

PROJECT DESCRIPTION

- ***Background***

On October 19, 2016, the Applicant submitted an application for Development Review Board for the proposed improvements. On November 8, 2016 the Applicant was informed that their application was evaluated and determined to be incomplete. On March 28, 2017, the Applicant resubmitted plans for Development Review Board. Upon review of the resubmitted application, staff informed the Applicant that the project was no longer subject to Development Review Board due to the elimination of the Board through the adoption of Ordinance No. 1321 on October 24, 2016. The Applicant was then informed that they could move forward with a CUP application.

- ***Conditional Use Permit (CUP)***

Pursuant to BMC § 17.32.030 of the R-3, Religious Facilities with total gross floor area greater than 5,000-square feet are subject to a Conditional Use Permit. The CUP is intended to allow the Planning Commission to evaluate the project for special considerations, such as “the size of the area required for the full development of such uses, the nature of the traffic problems incidental to their operation, and the effect which such uses may have on adjoining land uses and on the growth and development of the community as a whole.” (BMC § 17.96.010). Before the Commission grants approval of a CUP, it must find that the project meets all the conditions pursuant to BMC § 17.96.040. As proposed, the project meets all four findings as outlined in Resolution No. PC 17-11 (***Attachment A***).

- ***CUP Request***

The Applicant is requesting approval of a 2,571-square-foot addition to the existing sanctuary and to increase the seating of the existing religious facility (4,313-square feet) to approximately 6,884-square feet. (***Attachment E - plans***).

- ***CUP Submittal (Between April 24, 2017 to March 21, 2018)***

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On April 24, 2017, the Applicant submitted a CUP application. The application before the Commission was under review with the Planning Division for approximately 10 months and 25 days (April 24, 2017 to March 21, 2018). During this period, the submittal had repeated issues with parking space compliance and the shared parking agreement/valet plan. The application was deemed complete on April 24, 2017, November 9, 2017, and January 4, 2018 because the Applicant was working with staff to address the issues in preparation of a public hearing. The plans had been deemed incomplete once on February 5, 2018 because of a pending Fire Department clearance. On March 2, 2018, the Fire Department recommended the project be approved and cleared the application for the public hearing process. On March 21, 2018, the application was deemed complete; Staff determined that the outstanding corrections on the plans were minor enough that they could be imposed as conditions of approval, to be addressed prior to building permit issuance or final. Please see **Attachment B** for a complete time line and summary of the event dates from April 24, 2017 to March 21, 2018.

- **Site Configuration**

The subject site is a through lot with two access points along Park Street and one on Beach Street. The property has been developed as a religious facility since 1996. Per the existing site plan (**Attachment E**) the site consists of two buildings near the center of the property and north thereof. The main building is located on the northern portion of the lot and is approximately 4,313-square feet, consisting of a 2,808-square-foot sanctuary with 138 fixed seats and 1,505-square-feet of office, a classroom for childcare, restroom and other ancillary spaces (closet, storage, etc.). There is also a detached Sunday school building (2,190-square feet) behind the sanctuary, near Beach Street. The existing buildings are surrounded by driveways, with existing parking located on the east and west sides of the property.

In addition to the proposed 2,571-square-foot addition, the Applicant is proposing exterior improvements: 1) remodel the existing bathrooms, adding a sanctuary vestibule; 2) reconfigure the parking lot and increase the amount of off-street parking from 25 spaces to 40 spaces, including new paving and stripping; 3) new trash enclosure adjacent to Beach Street; 4) new covered walkway behind the sanctuary; and, 5) façade improvement. No improvements are proposed to the exterior of the detached Sunday school.

- **Landscaping**

The Applicant is proposing 1,146-square feet (5.2% of parking lot area) of new landscaping within the parking lot, to rehabilitate 488-square feet within the front yard setback and to provide 24-inch box trees in the front. The Applicant has submitted a landscape documentation package (**Attachment E**) to comply with the State Model Water Efficient Landscape Ordinance (MWELo). Staff has reviewed the landscape documentation package and is recommending conditions of approval to address five items to ensure compliance with MWELo (**See Resolution No. PC 17-11, Exhibit A, Condition No. 11**).

- **Parking**

Due to the proposed modifications to the sanctuary, the minimum number of off-street parking spaces required for the site is 40 spaces, which is based on BMC § 17.88.050(A). *For religious facilities, and similar places of assembly, at least one (1) parking space for every seven and one-half (7-1/2) permanent seats. A "seat" means eighteen (18) lineal inches of seating space when seats are arranged in rows or pews. For auditoriums, with no permanent seats, a "seat" means seven (7) square feet of floor area.* The Applicant is also proposing six tandem parking spaces and a valet parking system for the tandem spaces. After evaluating the Applicant's business operations, staff determined that the peak parking period is dictated by the occupancy of the sanctuary. This is attributed to the fact that the Sunday school and multipurpose/child care rooms are only in use in conjunction with the sanctuary and are utilized by the participants of the sanctuary; accordingly, the multipurpose/child care rooms are ancillary to the use of the sanctuary and not expected to generate any additional parking requirements. Staff is recommending a condition of approval stating that any alteration of the business operations may require additional parking and a CUP modification (**See Resolution No. PC 17-11, Exhibit A, Condition No. 13**). Additionally, staff is recommending a condition that the three southernmost tandem spaces be used by staff (**see Condition No. 13**). A CUP modification and State/County license(s) would be required if the childcare use is open to the public.

- **Floor Plan**

The existing sanctuary floor plan consists of 138 fixed seats, two bathrooms, three offices, one childcare room, a courtyard, and ancillary spaces such as janitorial supply closet, vestibule, media control room, and storage closet. The proposed addition will maintain a front yard setback of 11'10" and is compliant with BMC §§ 17.32.080 and 17.44.070. The Applicant is proposing to add 162 fixed seats, enlarge the bathrooms, convert one office to a multipurpose/childcare room for members only, and reconfigure the location of the various rooms and closets. In addition, the Applicant will be remodeling the media control room and enlarging the existing vestibule at the southern entrance to the sanctuary. No improvements/expansions are proposed to the interior of the detached Sunday school.

- **Operational Aspects**

Per the Applicant, the religious facility holds services within the sanctuary on Sundays (9:00am to 10:45am and 11:15am to 1:00pm), Tuesdays (7:30pm – 9:00pm), Thursdays (7:30pm to 9:00pm), and Fridays (7:30pm to 9:00pm). The multipurpose rooms and detached Sunday school are utilized by the members of the congregation, in attendance for the service, and are only utilized when services take place. Similarly, the multipurpose/child care rooms are utilized only during the service by members attending the services (babysitting services are not provided). The business owner has indicated that the organization's operations are not anticipated to change as a result of this project; rather the improvements are simply intended to revitalize the property and accommodate a larger audience. (**Attachment E**)

PROJECT ANALYSIS

- ***Tandem and Valet Parking***

Pursuant to BMC § 17.88.050 (Other Parking Space Requirements), the Applicant must provide one parking space for every 7.5 permanent seats; thus, the site is required to maintain a minimum of 40 off-street parking spaces (300 seats/ 7.5 = 40). The project includes 40 parking spaces, six of which are in tandem (spaces 32, 33, 34, 35, 36 and 37) spaces. Due to the tandem spaces, the Applicant is proposing to hire a valet company (***Attachment E***) to be present at each service in the event that any of those vehicle owners require access to their vehicle. Per the BMC, tandem parking spaces are typically permitted in the R-3 zone to address additional bedrooms within residential units (BMC § 17.32.130(B)). Tandem parking spaces have also been approved within at least one childcare facility within the City. Conversely, the valet parking system is not a standard parking requirement within the BMC. The attached valet operation plan and description was reviewed by the City Engineer and, following revisions, was determined to be sufficient.

The Planning Commission has the option to approve or deny both requests for tandem spaces and valet parking. Should the Commission approve the tandem parking and valet parking system, conditions of approval are recommended for the “number of standard and tandem spaces”, “the Applicant must provide staff with a copy of the final valet agreement” and “the valet system must stay in place for the duration of the CUP” (***See Resolution No. PC 17-11, Exhibit A, Condition Nos. 12 and 13***).

If the Planning Commission decides not to approve the requests, then the Applicant has the following options: 1) reduce the number of seats within the sanctuary, 2) reconfigure the parking layout, or 3) record and obtain an agreement with a nearby property owner for shared parking. In such case, staff would recommend that this matter be continued to allow the Applicant to revise the project and re-submit it to the Planning Commission at a future meeting.

- ***Trash Enclosure***

The new trash enclosure adjacent to Beach Street does not include a trellis cover. It is necessary that the enclosure include a cover for security purposes. The standards of the R-3 zone does not include language requiring a cover; however, other sections of the BMC, such as § 17.44.130, require a cover. Staff is recommending a condition of approval that the trash enclosure incorporate an architecturally consistent trellis cover; the plans must be revised to illustrate the trellis cover (***See Resolution No. PC 17-11, Exhibit A, Condition No. 14***).

ATTACHMENTS

- A. Resolution No. PC 17-11
- B. Project Process, Timeline and Incomplete Application Summary
- C. Applicant’s Description of Use
- D. Aerial, Assessor’s Map, Zoning Map and General Plan Map
- E. Request, Documents and Project Plans Submitted by Applicant

ATTACHMENT A

Resolution No. PC 17-11 (Findings/Exhibit A)

CITY OF BELLFLOWER

RESOLUTION NO. PC 17-11

A RESOLUTION APPROVING CONDITIONAL USE PERMIT CASE NO. CU 17-08 TO ALLOW EXPANSION TO THE SANCTUARY AND SEATING AREA OF AN EXISTING RELIGIOUS FACILITY WITHIN THE R-3 (MULTIPLE RESIDENTIAL) ZONE LOCATED AT 9740 PARK STREET; APPLICANT: BAHRAM BADIYI OF MCCLELLAN BADIYI ASSOCIATES (REPRESENTING OBED BRITO OF FARO DE VIDA IGLESIA CRISTIANA)

THE PLANNING COMMISSION RESOLVES AS FOLLOWS:

SECTION 1. *Recitals.* The Planning Commission finds and declares as follows:

- A. On April 24, 2017, Mr. Bahram Badiyi, representing Faro De Vida Iglesia Cristiana (the "Applicant"), filed an application seeking a Conditional Use Permit to expand an existing religious facility within the R-3 (Multiple Residential) Zone;
- B. The application was reviewed by the City for, in part, consistency with the General Plan and conformity with the Bellflower Municipal Code ("BMC");
- C. Notice of Public Hearing before the Planning Commission was duly given and published in the time, form, and manner as required by law;
- D. In addition, the City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines ("Bellflower Guidelines"; CEQA, CEQA Guidelines and Bellflower Guidelines collectively referred to as "CEQA Regulations");
- E. The Planning Department completed its review and scheduled a public hearing regarding the application before this Planning Commission for May, 21 2018;
- F. On May 21, 2018, the Planning Commission opened a public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Planning Commission by the Applicant; and
- G. The Planning Commission considered the information provided by City staff, Planning Commission, public testimony, and the Applicant. This Resolution, and its findings, are made based upon the evidence presented to the Planning Commission at its May 21, 2018 hearing including, without limitation, the staff report.

SECTION 2. *Factual Findings and Conclusions.* The Planning Commission finds as follows:

- A. The Applicant seeks to expand an existing religious facility by increasing the size of the sanctuary by 2,571 square feet to accommodate a total of 300 fixed seats.
- B. 9740 Park Street is zoned R-3 (Multiple Residential), with a General Plan land use designation of "H" (High).
- C. 9740 Park Street is accessible from Park Street, a 50'-0" wide right-of-way collector street, Beach Street, a 60'-0" wide right-of-way collector street and is bounded to the north, south, west, and east by medium density residential zoned properties.
- D. 9740 Park Street is approximately 36,390 square-feet (0.84 acres) in area and is currently improved as a religious facility consisting of two separate buildings. The nearest freeway is the 91 freeway, located less than half a mile south of the property.

SECTION 3. *Environmental Assessment.* Pursuant to the authority and criteria of the California Environmental Quality Act (CEQA), an environmental assessment has been conducted for this project. This project has been determined to be Categorically Exempt (Class 1, Section 15301) from the provisions of CEQA because the project involves an addition to an existing facility.

SECTION 4. *Notice of Exemption.* The Director, or designee, is directed to file a Notice of Exemption in accordance with CEQA § 15062; and any other applicable law.

SECTION 5. *Conditional Use Permit Findings and Conclusions.* The Planning Commission finds the following facts exist:

- A. *That the use applied for at the location set forth in the application is properly one for which a Conditional Use Permit is authorized by Title 17 of the Bellflower Municipal Code.*

Religious Facilities with 5,000 or more gross square feet are a conditionally permitted use in the R-3 (Multiple Residential) Zone. The Applicant is requesting to expand the existing sanctuary; the proposed addition (2,571-square feet) will increase the existing floor area from 4,313-square feet to 6,884-square feet, thereby requiring the approval of a Conditional Use Permit.

- B. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the Master Plan, and is not detrimental to existing uses or to uses specifically permitted in the district in which the site is located.*

The proposed use is desirable for the development of the community in that it is consistent with the purpose and intent of the R-1 (Low Density Residential) Zone to provide the basic elements of a balanced neighborhood; which is significant because of the City's existing pyramid zoning. The existing religious facility has been in operation since 1996. In accordance with City

ordinances and procedures, conditions will be applied to the project to ensure that all lighting is shielded and noise is minimized from adjacent properties. Therefore, the proposed use will not be detrimental to any of the existing residential or commercial uses, or any other use permitted in the underlying zone. In addition, the proposed project is consistent with the following goals and policies of the General Plan - Land Use Element:

- A. *General Goal 2, which states "Create a City that functions efficiently, is aesthetically pleasing and makes the best use of its various resources; and,*
- B. *General Policy 2.2, "Provide commercial facilities to meet the retail and service needs of the community".*

The granting of a Conditional Use Permit will authorize the expansion and revitalization of an existing property, thereby making the best use of a resource and improving the aesthetics in the community. Accordingly, the improvements would be advantageous to the community by providing the existing religious facility an opportunity to meet the community's rising demand for services.

- C. *That the site for the intended use is adequate in size and shape to accommodate said use, and for all the yards, setbacks, walls or fences, landscaping, and other features that may be required in order to adjust said use to those existing or possible future uses of land in the neighborhood.*

The subject site is approximately 36,390-square feet in size, which is larger than the minimum required site requirement of 6,000-square feet. The proposed addition will not alter the front yard setback requirement and will not reduce the existing yard areas. Despite the project generating additional parking requirements, the parking layout is being reconfigured to increase the amount of off-street parking provided and will therefore accommodate any additional parking demand. Additionally, the Applicant is proposing a new wall, landscaping, trellis above the outdoor walkway and interior remodel; conditions have been imposed to ensure that the project will adjust to the existing uses in the neighborhood.

- D. *That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated or to be generated by the proposed use.*

No improvements to the adjacent thoroughfare of Park Street or Beach Street are required. Park Street and Beach Street are defined as collector streets. Per the Circulation Element of the General Plan, the average daily traffic volume on a collector street are generally designed to accommodate 14,000 vehicles; therefore, the said thoroughfares are sufficient and adequate to handle any potential increase in vehicles to and from the proposed use.

SECTION 6. *Approval.* Based on the foregoing, the Planning Commission approves Conditional Use Permit Case No. CU 17-08, subject to the conditions listed in "Exhibit A" which is attached and incorporated by reference.

SECTION 7. *Reliance On Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8. *Limitations.* The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 9. *Severability.* If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the Planning Commission intends that such invalidity will not affect the effectiveness of the remaining provision or application and, to this end, the provisions of this Resolution are severable.

SECTION 10. *Preservation.* This Resolution does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Resolution's effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 11. This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 12. This Resolution is the Planning Commission's final decision and will become effective immediately upon adoption, and will remain effective unless the action is appealed within 10 days pursuant to BMC chapters 17.96 and 17.112.

SECTION 13. The Planning Commission Secretary is directed to mail a copy of this Resolution to the Applicant and to any other person requesting a copy.

SECTION 14. The Planning Commission Chairman, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the Planning Commission of the City of Bellflower, and the Planning Commission Secretary, is directed to attest thereto.

**PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION
OF THE CITY OF BELLFLOWER THIS 21st DAY OF MAY 2018.**

John Nowlin, Chairman

Attest:

Rowena Genilo-Concepcion, Interim Secretary

Approved as to form:

David King, Assistant City Attorney

Exhibit A - Conditions of Approval

RESOLUTION NO. PC 17-11 - "EXHIBIT A"
CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT CASE NO. CU 17-08

In addition to all applicable provisions of the Bellflower Municipal Code ("BMC"), Obed Brito of Faro De Vida Iglesia Cristiana (the "Applicant"), agrees that he will comply with the following provisions as conditions for the City of Bellflower's approval of Conditional Use Permit Case No. CU 17-08 ("Project Conditions").

Standard Conditions of Approval

1. The project site must be developed and/or used in the manner requested and must be in substantial conformity with the submitted plans date-stamped April 30, 2018, unless revisions and/or additional conditions are specifically required herein.
2. The Applicant and its successors in interest must indemnify, protect, defend (with legal counsel reasonable acceptable to the City), and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively "Claims") arising out of or in any way relating to this project, any discretionary approvals granted by the City related to the development of the project or the environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 21000 et seq., for the project. If the City Attorney is required to enforce any conditions of approval, all costs, including attorney's fees, must be paid for by the Applicant.
3. The Applicant must reimburse the City for all attorneys' fees expended by the City that are directly related to the processing of this project. The City will not issue a Certificate of Occupancy or other final occupancy approval until all attorneys' fees are paid by the Applicant.
4. The Applicant must submit to the Planning Director, or designee, a signed copy of these conditions of approval acknowledging acceptance, and compliance with the conditions herein within 30 days from the date of final approval by the City. The conditions of approval must be signed, notarized and returned to the Planning Director, or designee, before any plan check submittal or construction permit application or implementation of the requested entitlement.
5. This decision is not effective until Applicant acknowledges acceptance of all conditions and any appeal period has lapsed, or a waiver of right to appeal is filed or if there is an appeal, until a final decision has been made on the appeal. By use of the entitlements granted by a development application, the Applicant acknowledges agreement with conditions of approval.
6. Anything which is not shown on the application/plans, or which is not specifically approved, or which is not in compliance with this section, is not approved. Any application and/or plans which are defective as to, but not limited to, omission, dimensions, scale, use, colors, materials, encroachments, easements, etc., will render any entitlements granted by this section null and void. Construction (if

any) must cease until all requirements of this section are complied with. Development entitlements may be withheld until violations of the BMC are abated.

7. The project site and its immediate surrounding area must be maintained neat and clean at all times in compliance with the BMC. The project site and its immediate surrounding area must be maintained free from debris and graffiti at all times in compliance BMC Chapter 9.12 The Property owner must remove any debris or graffiti within 24-hours upon notification by the City. Litter on the site and any litter scattered nearby the property, the streets, and the sidewalks must be removed daily.
8. This Permit will terminate and become void unless:
 - a. Construction implementing the use authorized by this Permit commences on or before the time limited specified in this permit, and thereafter diligently advanced or if no time is specified, on or before one year (May 21, 2019) after the date of this permit was approved. In all cases, the Planning Commission for good cause shown before the expiration of the time limit may extend the time limit once for a period of up to one year.
 - b. All uses must be continuously operated for the use permitted. If the use ceases to exist for 180 days or more it will be deemed expired and void.
9. A Conditional Use Permit may be revoked or modified by the approving authority after a public hearing on any one or more of the following grounds:
 - a. That the approval was obtained by fraud;
 - b. That the permit granted is being or recently has been exercised contrary to the terms or conditions of such approval, or in violation of any statute, ordinance, law or regulation;
 - c. That the use for which the approval was granted has been so exercised as to be detrimental to the public health or safety, or so as to constitute a nuisance.

Specific Conditions of Approval

Planning

10. Any significant modification of the Applicant's current operations, upon which this CUP is based, including without limitation, providing child care services separate and apart from the church services, must comply with all applicable State, County and City statutes and licensing requirements.
11. Pursuant to Title 23, Division 2, Chapter 2.7 of the California Code of Regulations, revise the Landscape Documentation Package to address the following:
 - a. Identify the water supply type (i.e. potable, recycled, well, etc.) and the local water Purveyor (Bellflower Somerset Mutual).

- b. Please provide the Applicant's signature and date with the statement "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package".
 - c. Please submit a soil management report in accordance with § 492.5.
 - d. The irrigation design plan must contain the statement: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan".
 - e. A Certificate of Completion must be submitted once all landscaping is installed per Government § 492.9.
12. Prior to building permit final, the Applicant/Operator must provide Planning staff with a copy of the finalized valet parking agreement. The valet parking system should encourage the use of the three southernmost tandem spaces for staff use and must be in place for the duration of the CUP.
13. The site must maintain a minimum 40 onsite parking spaces at all times. Six parking spaces are tandem (spaces 33, 34, 35, 36, 37, and 38). The minimum number of parking spaces is based on the Applicant's proposed operations as presented to the City. Additional parking and a CUP modification may be required if the organization alters its operations.
14. The Applicant/Business owner will ensure the trash enclosure incorporates an architecturally consistent trellis cover. The plans must be revised to show the trellis cover.
15. The proposed concrete walkway along Park Street must be illuminated.
16. All lighting must be shielded from adjacent properties.
17. The Applicant must revise the photometric plan to illustrate a zero foot candle light at all property lines.
18. All temporary uses and activities on the site must comply with BMC Chapter 17.76 for Temporary Uses. A temporary use permit must be obtained prior to conducting special events or temporary activities.
19. All conditions of approval must be implemented prior to building permit final of the newly constructed/remodeled areas..
20. Any violation of any applicable laws and/or these conditions is grounds for suspension and/or revocation of this license.

Building

21. The project must comply with the existing California Building Code.

Los Angeles County Fire

22. Submit to the County of Los Angeles Fire Department Fire Prevention Engineering Section Building Plan Check Unit for review and approval.

City Engineer/ Traffic Engineering

23. The site plan must show the location and dimensions of all existing and proposed drive approaches. The site plan (sheet T-1) does not dimension the drive approach fronting Beach Street.
24. The site plan must show all existing right-of-way improvements.
25. Landscape and hardscape improvements located within the 20-foot front yard setback and adjacent to all driveways may not exceed 42" in height as measured from the paved driveway surface to ensure safe vehicular sight distance.
26. Traffic signs in compliance with the California Manual on Uniform Traffic Control Devices (such as the international Do Not Enter, One-way) must be posted on site associated with the one-way characteristics of the proposed drive approaches.
27. A parking study prepared by a licensed traffic engineer is required in the event the quantity of on-site parking to be provided is less than the amount of on-site parking required by the Bellflower Municipal Code.
28. A revised photo metrics plan was provided. How will light be prevented from "spilling over" to the adjacent property?
29. The site plan must show and dimension all property lines and any internal lot lines.
30. A preliminary soils report prepared by a licensed civil or geotechnical engineer is required and must include an assessment of liquefaction potential.
31. Fire Protection: This development may require construction of fire protection improvements. Prior to the approval of any development plans the applicant is required to contact Los Angeles County Fire Department, Engineering Division, to obtain the fire flow and access requirements for any proposed development.
32. The Applicant must contact the local Water Company to determine the existing fire flow rate in this area. If the existing fire flow capabilities are below the required minimum, the applicant must provide the necessary means for meeting the fire flow rates required by the Fire Department.
33. A Grading Plan prepared by a licensed Civil Engineer that also addresses site drainage is required. The minimum slope on concrete flow lines shall be 0.50%. Minimum slope on asphalt concrete or turf shall be 1.0%. Existing elevations of adjacent property and street flow lines must be shown around the perimeter of the proposed development. All applicable NPDES requirements must be complied with.
34. Please show and dimension all existing and proposed easements if applicable.

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35. A lot line adjustment prepared by a Registered Land Surveyor must be submitted to eliminate any buildings that straddle the lot line between lots 42 and 43.
36. The site plan must show and dimension all existing and proposed perimeter walls/fences.
37. For any new sewer connections that may be proposed please contact the Los Angeles County Sanitation District and obtain any connection permits. Documentation of said permits (if applicable) must be submitted to the Building Official prior to the issuance of any building permits.
38. Un-sodded, mounded planters adjacent to public sidewalk must be provided with 6" curbs to prevent soil run-off onto the public sidewalk. Curbs are not required if the planter consists of sod.
39. The contractor must meet with the City Public Works Inspector before starting any construction within the public right-of-way.
40. All work within the public right-of-way, including placing and removal of traffic control devices, are restricted to the hours between 8:30 A.M. and 3:30 P.M., Monday through Friday. No work requiring continuous inspection or traffic control may be done on Saturday, Sunday or Holidays, unless prior arrangements have been made at least one week in advance with the approval of the City Engineer.
41. The developer, at his/her cost, is responsible for the relocation as necessary of any public or private utility or other obstruction to facilitate the construction within the public right-of-way.
42. Permits are required for all work within the public right-of-way

By signing this document, Obed Brito of Faro De Vida Iglesia Cristiana (Applicant/Business Owner/Property Owner) certifies that he/she has read, understood, and agrees to the project conditions listed in this document.

Obed Brito (Applicant/Business Owner/Property Owner)

{If Corporation or similar entity, need two officer signatures or evidence that one signature binds the company}

ATTACHMENT B

Project Process, Timeline and Incomplete
Application Summary

9740 Park Street (CU 17-08)

Table 1.0 (Process and Timeline).

Timeline (Application)				
Event	Meeting/Submittal	Applicant Response Time	City Response Time	Lapse Time
CUP Submittal ¹	4/24/17	-	-	Day1
Application deemed complete	5/24/17	-	30 days	30 days
CUP Resubmittal ²	11/09/17	169 days	-	199 days
Application deemed complete	12/08/17	-	29 days	228 days
CUP Resubmittal ³	01/04/18	27 Days	-	255 days
Application deemed incomplete	2/05/18	-	31 Days	286 days
CUP Resubmittal ⁴	3/21/18	44 Days	-	330 days
Application deemed complete	4/16/18	-	26 days	356 days
Planning Commission Meeting	5/21/18	-	35 days	391 Days
			Total Lapse Time	391 Days (1.07 Years)

- April 24, 2017 Submittal** - After review of the materials, staff determined that the plans did not illustrate compliance with the BMC; specifically, operational characteristics pertaining to the proposed use, valet plan and shared parking agreement were omitted from the application. Despite lacking the supporting documents to illustrate compliance with the BMC, staff determined that the application was complete in that the Applicant submitted the documents required to move forward with a public hearing (i.e. the required number of plans, mailing labels and radius map for property owners within 300 feet, etc.). However, the Planning Division informed the Applicant, in a letter dated May 24, 2017 that staff could not support the application due to the inconsistencies with the BMC and recommended the plans be revised prior to the advancing. The Applicant elected to revise the submittal.
- November 9, 2017 Resubmittal** - Following receipt of the resubmitted materials, staff determined that not all of the planning comments raised in the April 24, 2017 letter had been addressed. Additional information pertaining to the shared parking agreement and valet plan was not provided. Similarly, staff deemed the application complete, for the same reason identified above, on April 24, 2017 but recommended that the Applicant revise the plans. Thereafter, Staff scheduled a meeting with the property owner/ organization owner (Obed Brito) and architect of record (Bahram Badiyi) on December 18, 2017 to discuss the project's progress. At said meeting, staff was given clarity on the owner's intentions to move forward with the project.
- January 4, 2018 Resubmittal** - On January 4, 2018, plans were resubmitted which addressed several of the outstanding corrections from Planning and the City Engineer. At the request of the City Engineer at the December 18, 2017 meeting, staff requested the Applicant to obtain approval from the Los Angeles County Fire Department for the revisions to the plans. On January 11, 2018, the Fire Department placed a hold on the project because of outstanding fees and concerns regarding the proposed security gate. Staff attempted to circumvent the preparation of an incomplete letter in anticipation of the Fire Department clearance; however, the Applicant was entitled to a response and the clearance was not received as swiftly as staff had anticipated. Consequently, staff deemed the application incomplete on February 5, 2018.
- March 21, 2018 Resubmittal**- On March 21, 2018, the Applicant resubmitted plans. The Plans were reviewed for consistency with the BMC and to ensure that the remaining comments had been addressed. On March 2, 2018, the Fire Department recommended the project be approved and to proceed with the public hearing process. Staff determined that the outstanding corrections were minor enough that they could be imposed as conditions of approval, to be addressed prior to permit issuance/final, and deemed the application complete.

Process and Timeline
9740 Park Street (CU 17-08)
Page 2 of 3

Table 2.0 (Development Standards based on R-3 (Multiple Residential) Zone (BMC § 17.32), and Off-Street Parking Requirements – Other Parking Space Requirements (BMC § 17.88.050)).

Development Standard		Required/Allowed	Proposed	Complies
Minimum Lot Area		6,000 sq. ft.	36,390 sq. ft.	Yes
Height of Main Structures		2.5 stories or 35'-0", whichever is less	1 stories (30'-0").	Yes
Setbacks	Front	10'-7" Minimum.	11'-10"	Yes
	Side	Minimum: Living area walls & bedroom walls: 8'-0"	<u>West</u> N/A <u>East</u> NA	NA
		Secondary walls: 5'-0"	18'-3" 29'-7"	Yes
	Rear	Minimum: 20'-0"	 ±75'-0"	Yes
Driveways		Minimum 12 foot wide, if wall exposures are less than 150 lineal feet from a street;	12'-0" wide minimum	Yes
Off Street Parking		For religious facilities, theaters, auditoriums and similar places of assembly, at least one parking space for every 7-1/2 permanent seats. A "seat" means 18 lineal inches of seating space when seats are arranged in rows or pews. For auditoriums, with no permanent seats, a "seat" means seven square feet of floor area: $300/7.5 = 40$ spaces required	40 Parking Spaces	Yes
Lighting	Any open parking area not lighted by street lights must be lighted with fixtures that provide illumination of the parking area only		new lighting within the parking lot and on the existing building.	Yes
	Common Walkways. All common walkways must be lighted with the equivalence of 100 watt light per 35 feet. All walkway ramps and steps must be lighted.		Proposed walkway along Park Street is not illuminated.	No ¹
	Shielding. All lighting fixtures must be shielded from neighboring residential units.		Submitted photometric plan illustrates that lighting will spill onto the adjacent properties.	No ¹

Development Standard	Required/Allowed	Proposed	Complies
Refuse Storage	<p>A refuse storage area, completely enclosed within a six foot high decorative wall (split face concrete block, or equivalent) with solid metal gates, large enough to accommodate standard sized commercial trash bins, must be located on the property in such a manner as to be accessible to refuse collection vehicles for all properties with multiple residential units, residential planned development or planned development overlays. Wall and gate materials, textures, colors, and design must be architecturally compatible with the surrounding buildings. All trash enclosures must be securely designed to prevent access to anyone other than the authorized users and the refuse service company. Notwithstanding the foregoing, properties developed with no refuse storage are deemed to be conforming pursuant to Chapter 17.92.</p>	<p>One refuse storage area, enclosed with a six foot high decorative block wall with solid metal gates large enough to accommodate standard size commercial trash bins located at the southern property line.</p>	Yes
Mechanical Equipment	<p>All ground mechanical equipment must be completely screened behind a permanent structure and all rooftop mechanical equipment must be screened from view from the ground surface. Screening methods must be architecturally compatible with the main building.</p>	<p>Roof mounted condensers are screened behind an architectural parapet wall.</p>	Yes

conditioned to comply.

ATTACHMENT C

Applicant's Description of Use



Iglesia Cristiana Faro de Vida

9740 Park Ave., Bellflower, CA 90706

PASTOR FELIX BRITO

April 12, 2017

To whom it may concern:

Our church, Iglesia Cristiana Faro de Vida, holds weekly services on Sundays, Tuesdays, and Thursdays. Our services are held as follows:

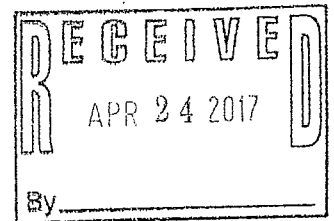
- Sunday: First Service..... 09:00am to 10:45am
- Second Service.....11:15am to 01:00pm
- Tuesday: Mid-week service.....07:30pm to 09:00pm
- Thursday: Youth Service.....07:30pm to 09:00pm
- Friday: Monthly prayer meeting.....07:30pm to 09:00pm

All services take place in the sanctuary building and this is the only part of the building that is occupied while the services are in session, with the exception of two rooms in the main building and one in the adjacent building that are used as Sunday school rooms. Sunday school services are provided for children of parishioners who attend the church services. All of our teachers are volunteers and are part of the local congregation. There's a multi-purpose room in the main building that can be used for children ages 0 to 2 years old. However, babysitting services are not provided. Parents who want to use the room have to oversee their own children. There's no office use during the services.

If you have any additional questions, please don't hesitate to contact me.

Sincerely,

Obed Brito, Church Administrator



Justin Tamayo

From: Obed Brito <[REDACTED]>
Sent: Tuesday, April 3, 2018 8:45 PM
To: Justin Tamayo
Subject: Phone Conversation

Hi Justin,

To follow up on our phone conversation this afternoon, our church, Iglesia Cristiana Faro de Vida, established itself at our current facility at 9740 Park St., Bellflower in 1996. As we discussed, our congregation struggled initially, but has now remained steady between 200 and 250 for a number of years, and it is presently in a position to consider enlarging and upgrading the sanctuary building. The use of the facility itself will not change. Our schedule of services throughout the week will remain as outlined previously.

I hope you will continue to give our request positive consideration. If there's any additional information that you need, please let me know.

Best regards,

Obed Brito
Church Treasurer
[REDACTED]

Justin Tamayo

From: Obed Brito <[REDACTED]>
Sent: Friday, April 13, 2018 2:14 PM
To: Justin Tamayo
Subject: Use of the babysitting room/second building

Hi Justin,

This is to provide clarification on the use of the babysitting room and the second building.

There is a room reserved for babysitting at the church. There are toys, a baby changing station, a crib, a privacy corner for breast feeding, etc. Babysitting services, as such, are not provided; however, parents with infants, who have difficulty staying in the main sanctuary, are encouraged to take their children to this room until they are able to rejoin the service.

Adults and children meet in the main sanctuary at the beginning of every service for praise and worship in Spanish. After this part of the service ends, children are escorted to the smaller building on the premises by the Sunday School teachers, who were also in the main sanctuary for the first part of the service, where they proceed to have a second praise and worship session in English. They're then divided up into smaller groups, according to age, where they will stay until the service in the main sanctuary is over.

If you have any additional questions, please let me know.

Best regards.

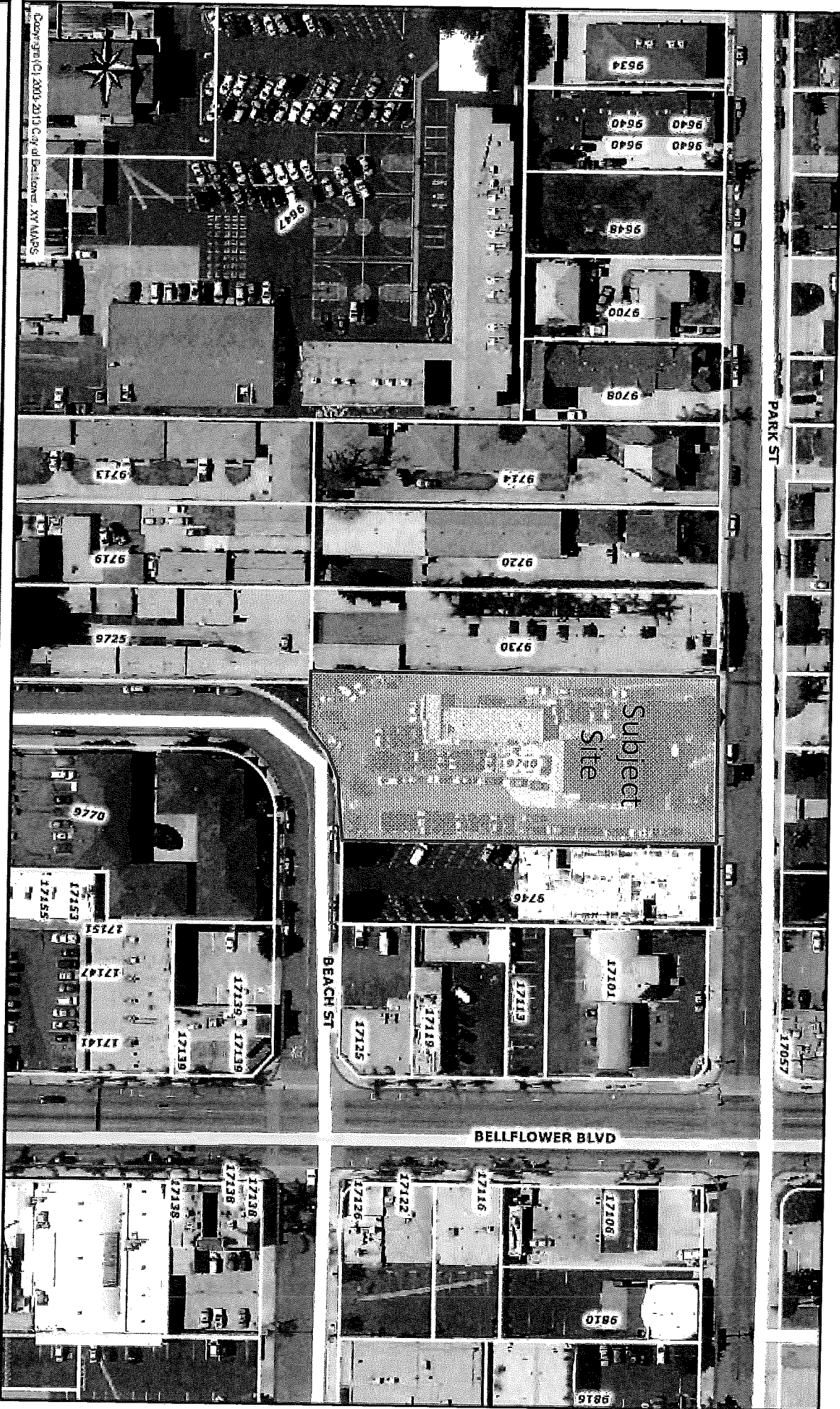
Obed Brito
[REDACTED]

ATTACHMENT D

Aerial, Assessor's Map, Zoning Map and
General Plan Map



Aerial



Copyright © 2001-2018 City of Bellflower, XY MAPS



Scale: 1 in = 106 ft
Printed 5/14/2018



Zoning

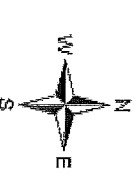
Copyright (C) 2008-2010 City of Bellflower, AT MAPS



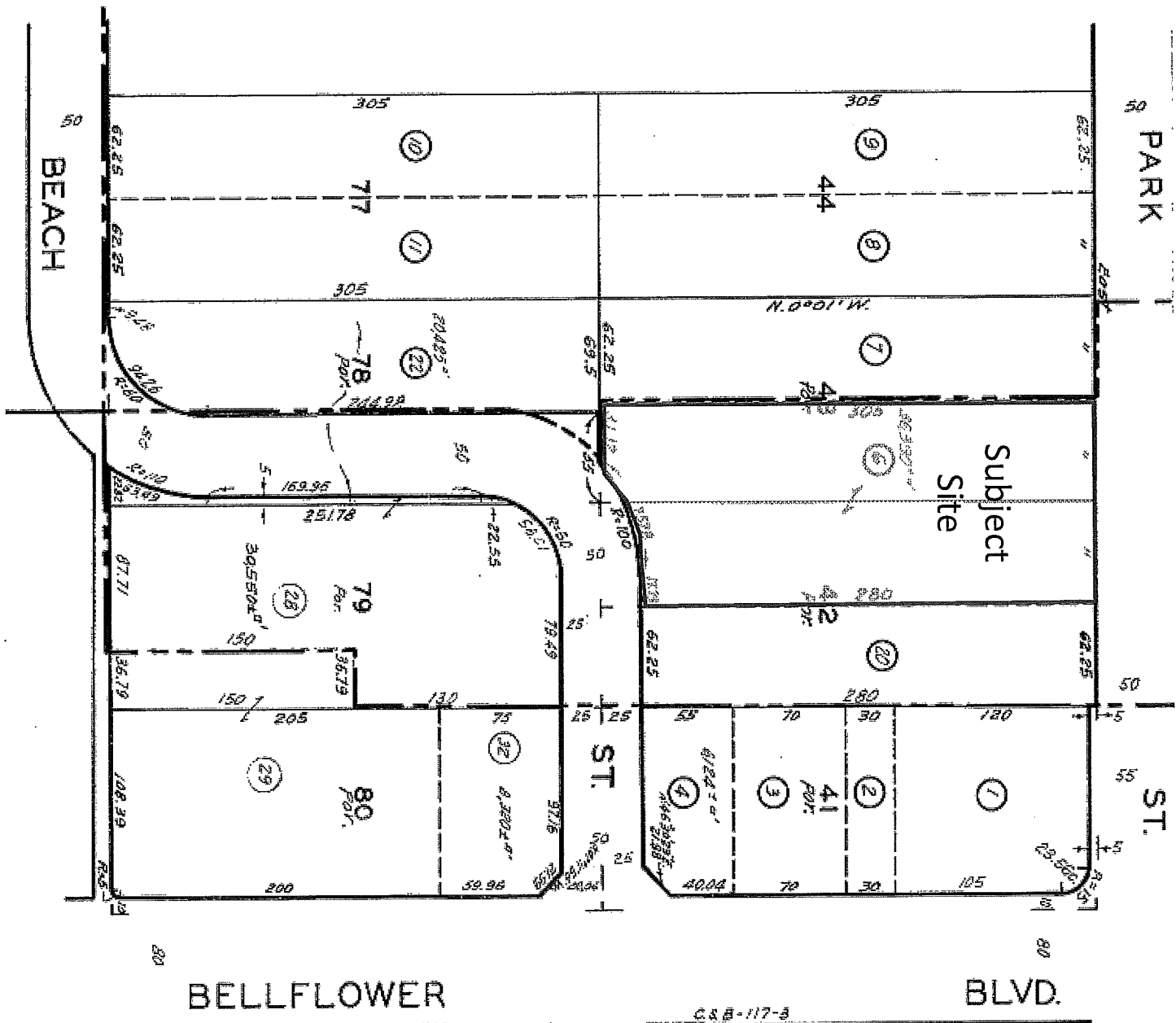
Scale: 1 in = 106 ft
Printed 5/14/2018



General Plan



Scale: 1 in = 106 ft
 Printed 5/14/2018



C & B - 117 - a

ATTACHMENT E

Request, Documents and Project Plans
Submitted by Applicant



CITY OF BELLFLOWER
 PLANNING DIVISION
 16600 CIVIC CENTER DR.
 BELLFLOWER, CA 90706
 562-804-1424
 www.bellflower.org

STAFF USE ONLY

PROJECT CASE NO. CU 4-17-7967	RECEIVED BY: JT	DATE: 4/24/17
ENERGOV CASE NO.	RECEIPT NO.: 73948	
ZONING: R-3	SPLU: H	

PROJECT APPLICATION

Please complete this application thoroughly and attach all required documentation. Should you have any question regarding how to complete this application please contact the Planning Division at 562-804-1424.

Check all applicable:

<input type="checkbox"/> Preliminary Review	<input checked="" type="checkbox"/> Development Review	<input type="checkbox"/> Zone Change
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Tentative Map	<input type="checkbox"/> General Plan Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Zoning Ordinance Text Amendment
<input checked="" type="checkbox"/> Other:		

NOTE: All plans submitted for entitlements must be prepared and stamped by a licensed design professional. Additional comments/corrections may arise during Building Plan Check that may result in revisions to the plans, and modification of the entitlements.

FARO DE VIDA CRISTIANA

Project Address(es): 9740 PARK ST. BELLFLOWER, CA 90706

Assessor's Parcel Number(s): A.P. No. : 7110-024-006

Project Description / Request (attach additional pages as needed):

- 1- RENOVATION + ADDITION TO NORTH & SOUTH OF EXISTING SANCTUARY BUILDING
- 2- ADD A COVERED PERMANENT CANOPY AT E. SIDE OF EXIST. SUNDAY SCH
- 3- RESTROP & LANDSCAPE THE SITE

Project Valuation (estimate): \$ 250,000 Property Size (square feet & acres):

Applicant / Authorized Agent: McLellan Badiyi Associates Telephone: [REDACTED]
BARRAM BADIYI Email: [REDACTED]
 Mailing Address: [REDACTED]
 City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

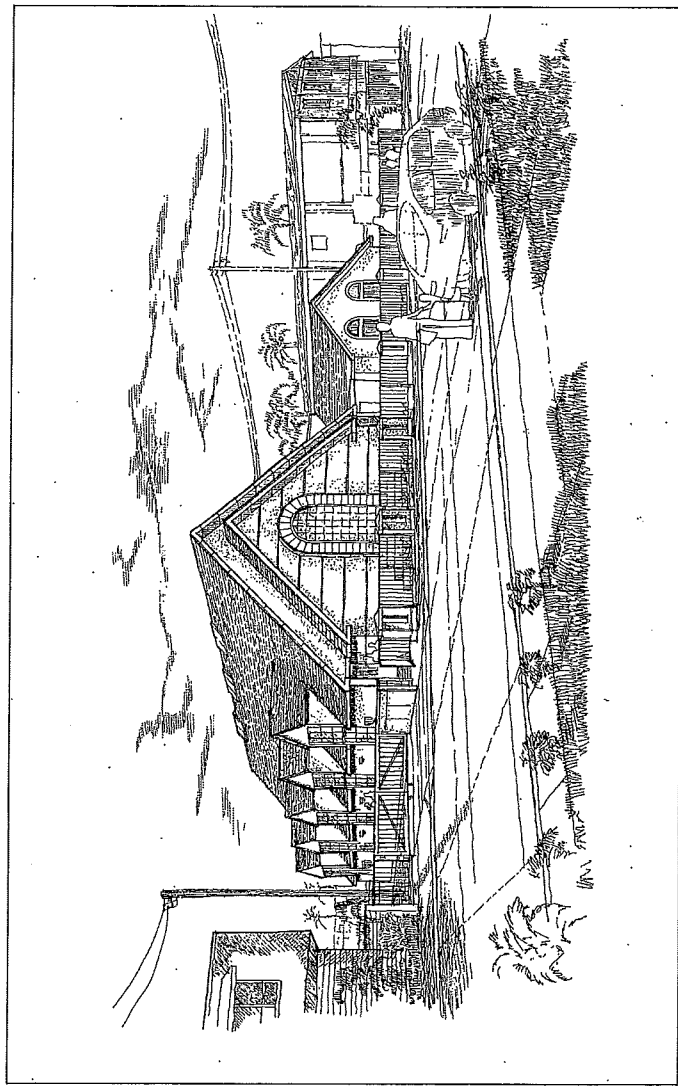
Property Owner / Authorized Agent: OBED BRITO Telephone: [REDACTED]
 Mailing Address: 9740 PARK ST Email: [REDACTED]
 City: BELLFLOWER State: CA Zip: 90706

NOTE: Properties under company ownership (Corporation, LLC) must provide a Statement of Information from the California Secretary of State identifying the company officers; any application lacking this information will be deemed incomplete.

I, OBED BRITO am the property owner for the subject property and have read and understand all statements including the filing requirements on the reverse side of this application. I hereby authorize OBED BRITO to act as my representative and to bind me in all matters concerning this application. I hereby affirm under penalty of perjury that the foregoing statements, facts and attachments are true and correct. I understand that this application for entitlement may be denied, modified or approved with conditions and that such conditions or modifications must be satisfied prior to issuance of building permits. I understand that by filing the application, information on the application including, but not necessarily limited to, the name and address will be included on public records that are posted on the internet.

Property Owner's Signature <u>Obed Brito</u>	Date <u>4/24/17</u>	Applicant's Signature <u>Barram Badiyi</u>	Date <u>04-20-17</u>
-------------------------------------------------	------------------------	-----------------------------------------------	-------------------------

PROPOSED RENOVATION OF EXISTING SANCTUARY
 AND SITE IMPROVEMENT FOR THE CHURCH OF
FARO DE VIDA IGLESIA CRISTIANA
 9740 PARK ST., BELLFLOWER, CA 90706



REVISION 1. 11-15-16 2. 11-15-16 3. 11-15-16 4. 11-15-16 5. 11-15-16 6. 11-15-16 7. 11-15-16 8. 11-15-16 9. 11-15-16 10. 11-15-16	McClellan Badiyi & Associates ARCHITECTS TEL. NO. 828.449.7288 EMAIL: MCCLELLANBADIYIARCHITECTS.COM 18101 ST. AVENUE PASADENA, CA 91107	COVER SHEET	PROPOSED RENOVATION OF EXISTING CHURCH: FARO DE VIDA IGLESIA CRISTIANA 9740 PARK ST., BELLFLOWER, CA 90706	DATE: 04-12-16 SHEET: 0-T-0 01 Sheets
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McClellan Badii & Associates
 ARCHITECTS
 20 LUTHER AVE.
 MADISON, CA 91107
 TEL: 916.448.4400 FAX: 916.448.4401
 EMAIL: MCL@MCLARCH.COM

PROPOSED RENOVATION OF EXISTING CHURCH:
 FARO DE VIDA IGLESIA CRISTIANA
 9740 PARK ST., BELFLOWER, CA 90706
 COVER SHEET

DATE: 04-12-16
 Scale: _____
 Sheet: T-1
 of _____ Sheets

BUILDING INFORMATION

1- OWNER: FARO DE VIDA IGLESIA CRISTIANA
 2- ADDRESS: 9740 PARK ST., BELFLOWER, CA 90706
 3- LOT SIZE: 36,445 SF
 4- ZONING: R-3
 5- PROJECT TYPE: COMMERCIAL
 6- PROJECT PHASE: ARCHITECTURAL
 7- PROJECT DESCRIPTION: PROPOSED RENOVATION OF EXISTING CHURCH
 8- PROJECT LOCATION: 9740 PARK ST., BELFLOWER, CA 90706
 9- PROJECT CONTACT: _____
 10- PROJECT PHONE: _____
 11- PROJECT FAX: _____
 12- PROJECT EMAIL: _____

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SCOPE OF WORK

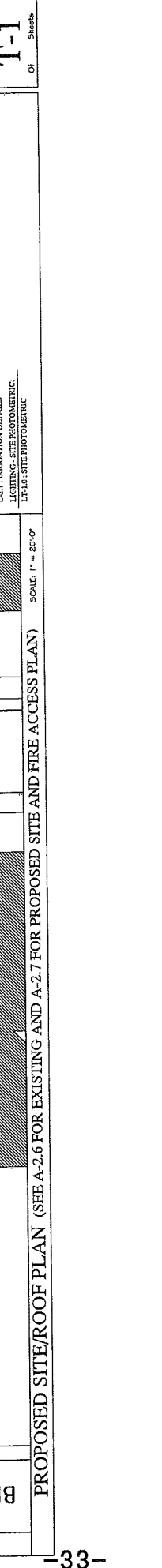
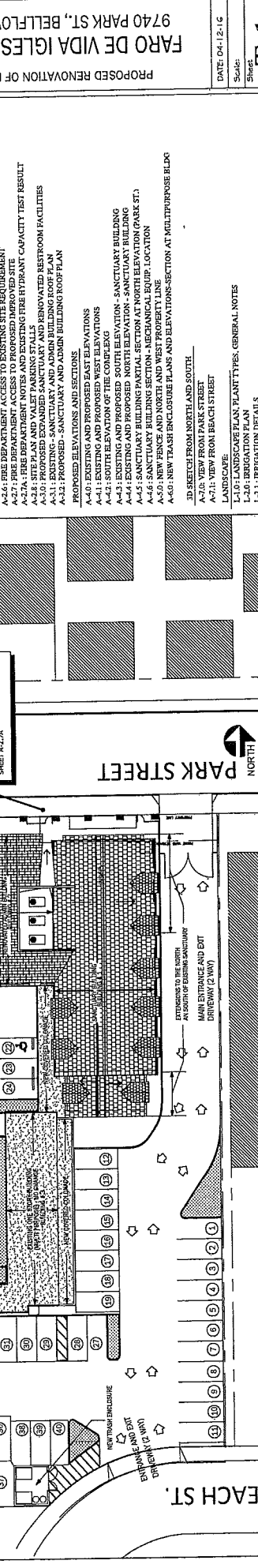
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- PROVIDE NEW FACADE AT NORTH PROPERTY LINE (PARK ST.)
- PROVIDE ACCESSIBLE AND ADEQUATE RESTROOMS FOR THE CONGREGATION
- REVISE THE ENTRANCE TO THE CONGREGATION HALL FROM THE PARKING AREA
- MAINTAIN EXISTING ONE STORY MULTI-PURPOSE SUNDAY SCHOOL BUILDING
- RE-STRUPE AND BELANDSCAPE THE PARKING TO ACCOMMODATE REQUIRED STALLS
- PROVIDE A NEW FENCE AT PARK STREET AND ON THE WEST SIDE

LEGAL DESCRIPTION

BELL FLOWER ACRES W 62.25 FT EX OF LOT 42 AND E 62.25 FT EX OF LOT 43
 OTHER IN THE MAP
 TRACT BELL FLOWER ACRES
 MAP PAGE: GRD: 756 / B5

DEVELOPMENT NOTES

- CEAD WASTE MANAGEMENT, A CAD WASTE MANAGEMENT PLAN IS REQUIRED TO BE COMPLETED, SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- SERVICE FOR ALL UTILITIES (INCLUDING BUT NOT LIMITED TO ELECTRICAL SERVICE) MUST BE OF UNDERGROUND ENTRY WHEN THE VALUATION OF A PROJECT EXCEEDS \$50,000.00.
- UPON SUBMITTING FOR PLANCHACK, A COPY OF SOIL REPORT TO BE PROVIDED. SOIL REPORT WILL DETERMINE IF THE SOIL IS SUFFICIENT TO CARRY THE WEIGHT OF THE DEVELOPMENT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEWLY ADOPTED FIRE CODE WITH LOCAL AMENDMENTS THEREON, OR MOST CURRENT CODES AT THE TIME OF PLANCHACK.
- THE PROJECT WILL BE IN FULL COMPLIANCE OF GOVERNING CODES FOR DISABLED ACCESS REQUIREMENT AND WILL BE CERTIFIED BY THE ARCHITECT.



PROPOSED SITE/ROOF PLAN (SEE A-2.6 FOR EXISTING AND A-2.7 FOR PROPOSED SITE AND FIRE ACCESS PLAN)

SCALE: 1" = 20'-0"

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SCOPE OF WORK

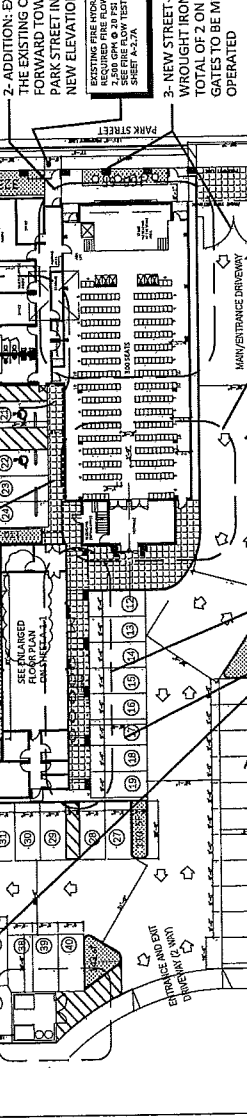
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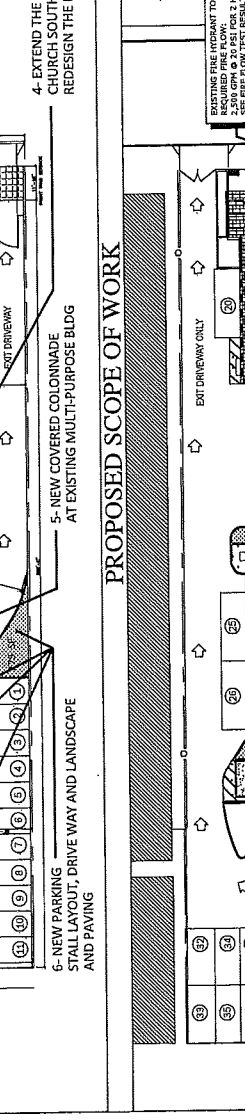
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PROPOSED SITE/ROOF PLAN (SEE A-2.6 FOR EXISTING AND A-2.7 FOR PROPOSED SITE AND FIRE ACCESS PLAN)

SCALE: 1" = 20'-0"



REVISION

NO. DATE BY

SHEET INDEX

11- NEW RESTROOMS FINITE QUANTITIES CALCULATION: SEE SHEET A-3.0

10- FIRE DEPARTMENT ACCESS FIRE DEPARTMENT ACCESS AND HYDRANT LOCATION SHEET A-2.7; PROPOSED FIRE DEPARTMENT ACCESS AND HYDRANT LOCATION

9- PARKING: A- SANCTUARY WITH 300 FIXED SEATS: 1007-640 STALLS (BMC 17.68.05) B- OFFICES: 454 SF / 300 (MEMBERS OF CONGREGATION ONLY): 8 STALLS (BMC 17.68.06) C- SUNDAY SCHOOL: USED BY CONGREGATION ONLY: 8 STALLS TOTAL NUMBER OF PARKING STALLS REQUIRED AND PROVIDED: 48

10- AREA ANALYSIS MATRIX (SEE PROPOSED SITE PLAN ON THIS SHEET FOR BUILDING DESIGNATIONS):

BLDG ID	BUILDING OR SPACE NAME	USE CHANGE	EXISTING SQ FT	PROPOSED SQ FT
BLDG 1	EXISTING SANCTUARY		2,760	5,148
BLDG 2	EXISTING RESTROOMS	NEW RESTROOMS	1,220	1,840
BLDG 3	EXISTING SUNDAY SCHOOL	NEW RESTROOMS	2,100	2,100
SITE	NEW COVERED WALKWAY SPACE	CIRCULATION	0	1,130
	LANDSCAPE AREA		2,210	2,100
	LANDSCAPE AREA AND DRIVEWAYS		2,210	2,100

10- FIRE DEPARTMENT ACCESS FIRE DEPARTMENT ACCESS AND HYDRANT LOCATION SHEET A-2.7; PROPOSED FIRE DEPARTMENT ACCESS AND HYDRANT LOCATION

11- NEW RESTROOMS FINITE QUANTITIES CALCULATION: SEE SHEET A-3.0

ARCHITECTURAL:

T-0: COVER SHEET
 T-1: SCOPE OF WORK, SITE PLAN, VICINITY MAP, SHEET INDEX, CODE ANALYSIS
 T-2: EXISTING AND PROPOSED BUILDING PLANS
 T-3: EXISTING AND PROPOSED BUILDING PLANS
 A-0: EXISTING BUILDINGS AND SITE - AREA TABULATION
 A-1: EXISTING SITE / FLOOR PLAN - FIN. AN. SCORE OF DERIVATION
 A-10: EXISTING SUNDAY SCHOOL, BLOCK PLAN - NO CHANGE
 A-11: EXISTING SUNDAY SCHOOL, ROOF PLAN - NO CHANGE
 A-12: EXISTING SUNDAY SCHOOL, ROOF PLAN - NO CHANGE
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 A-42: EXISTING SUNDAY SCHOOL, ROOF PLAN - NO CHANGE
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 A-44: EXISTING SUNDAY SCHOOL, ROOF PLAN - NO CHANGE
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 A-99: EXISTING SUNDAY SCHOOL, ROOF PLAN - NO CHANGE
 A-100: EXISTING SUNDAY SCHOOL, ROOF PLAN - NO CHANGE

MPI
 CONSULTANTS
 2500 RING RD. SUITE 200
 FARMERSVILLE, CA 94543
 TEL: 925.458.2000

October 24, 2017
 Mr. McCallian Badiyi
 Project Architect
 McCallian Badiyi & Associates
 3775 Linden Ave.
 Piedmont, CA 94610

Re: Valet Parking Plan

Dear Mr. Badiyi,

McCallian Badiyi (MB) appreciates the opportunity to present you with the following recommendations based on the site visit and discussions held with you and your staff on October 17, 2017. The purpose of this letter is to provide you with the information needed to proceed with the valet parking plan. The information is provided for your review and is intended to be used as a guide for the valet parking plan. The information is provided for your review and is intended to be used as a guide for the valet parking plan. The information is provided for your review and is intended to be used as a guide for the valet parking plan.

VALET OPERATION

STAGING AREA shall be limited to a designated area as indicated on this plan, including any and all signage and stop sign, to ensure valet attendants shall stop for valet service.

Signs will be posted along the drive path to wait-buses the designated route to the valet Staging Area.

Once an attendant spots and signs their vehicle in the staging area, the valet attendant will issue a ticket that will provide license plate number and indicate any damage on car window.

The valet attendant will either stage the vehicle for waiting by a second attendant, or park the vehicle in one of the three tandem spaces indicated on the map.

The staging area will accommodate six (6) vehicles.

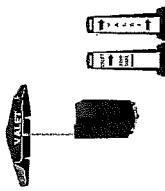
VALET STAFFING LEVELS

The valet attendant will determine the valet attendant will be provided based on the expected number of arrivals, peak-hour volume and demand for service, but that (1) Valet attendants will be provided on-site from 5:00 PM to 11:00 PM and (2) Valet attendants will be provided on-site from 5:00 PM to 11:00 PM and (3) Valet attendants will be provided on-site from 5:00 PM to 11:00 PM.

CONCRETE SIGNAGE (PODDUM)

SAMPLE SIGNAGE (PODDUM)

NOTES:
 THIS ACCOMMODATION IS NO LONGER APPLICABLE AS ALL CONGREGATION MEMBERS ARE USING THE DRIVEWAY HALL PARK ON SITE.



REVISION

DATE: 04-12-16

SCALE: 1/4" = 1'-0"

T-2

OF SHEETS

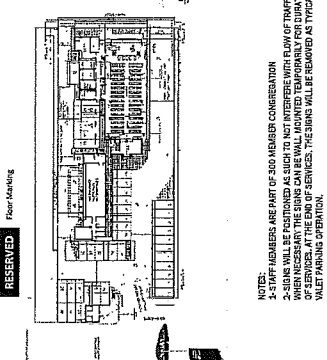
PROPOSED RENOVATION OF EXISTING CHURCH:
 FARO DE VIDA IGLESIA CRISTIANA
 9740 PARK ST., BELLFLOWER, CA 90706

VALET PARKING OPERATION

McCallian Badiyi & Associates
 ARCHITECTS

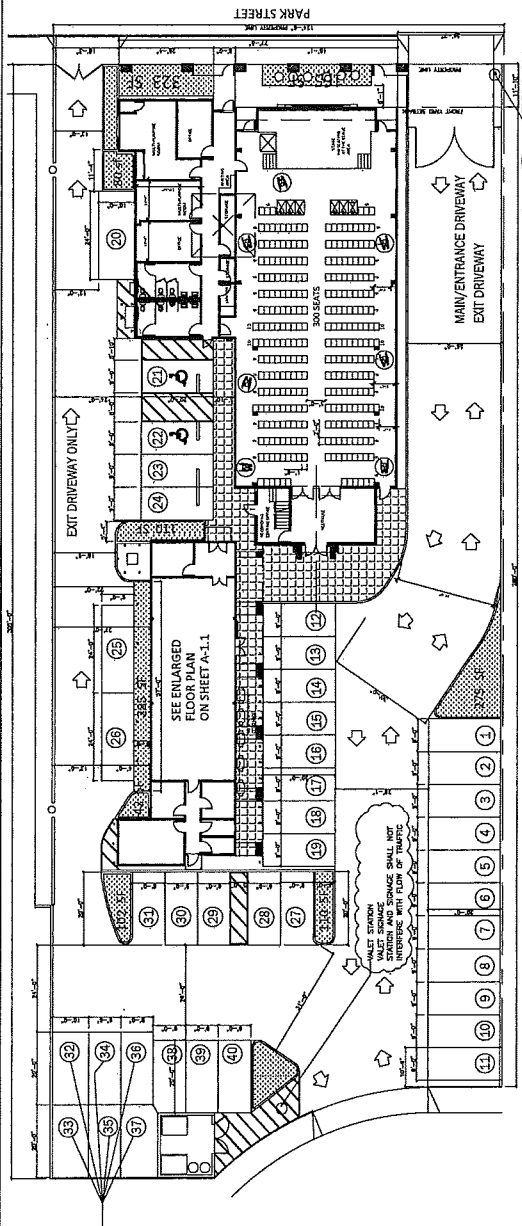
TEL: 925.458.2000
 EMAIL: MCCI@MCCIARCH.COM

3620000233
 FARMERSVILLE, CA 94543



NOTE:
 3-STAFF MEMBERS ARE PART OF 300 MEMBER CONGREGATION. THESE STAFF MEMBERS WILL BE PROVIDED BY THE VALET SERVICE. THE SIGNAGE CAN BE PLACED IN ANY OF THE STAGING AREAS OR SIGNAGE CAN BE PLACED IN ANY OF THE STAGING AREAS. AT THE END OF SERVICES, THE SIGNAGE WILL BE REMOVED AS TYPICAL VALET PARKING OPERATION.

VALET PARKING INFORMATION



**VALET PARKING FOR STAFF
 TOTAL 300 MEMBER
 CONGREGATION.**

40 STALLS, 40 X 7.5 = 300 CONGREGATION MEMBERS

SEE SHEET T-2 (THIS SHEET) FOR VALET PARKING OPERATION REPORT AND DRAWING

PROPOSED SITE PLAN WITH VALET STALLS

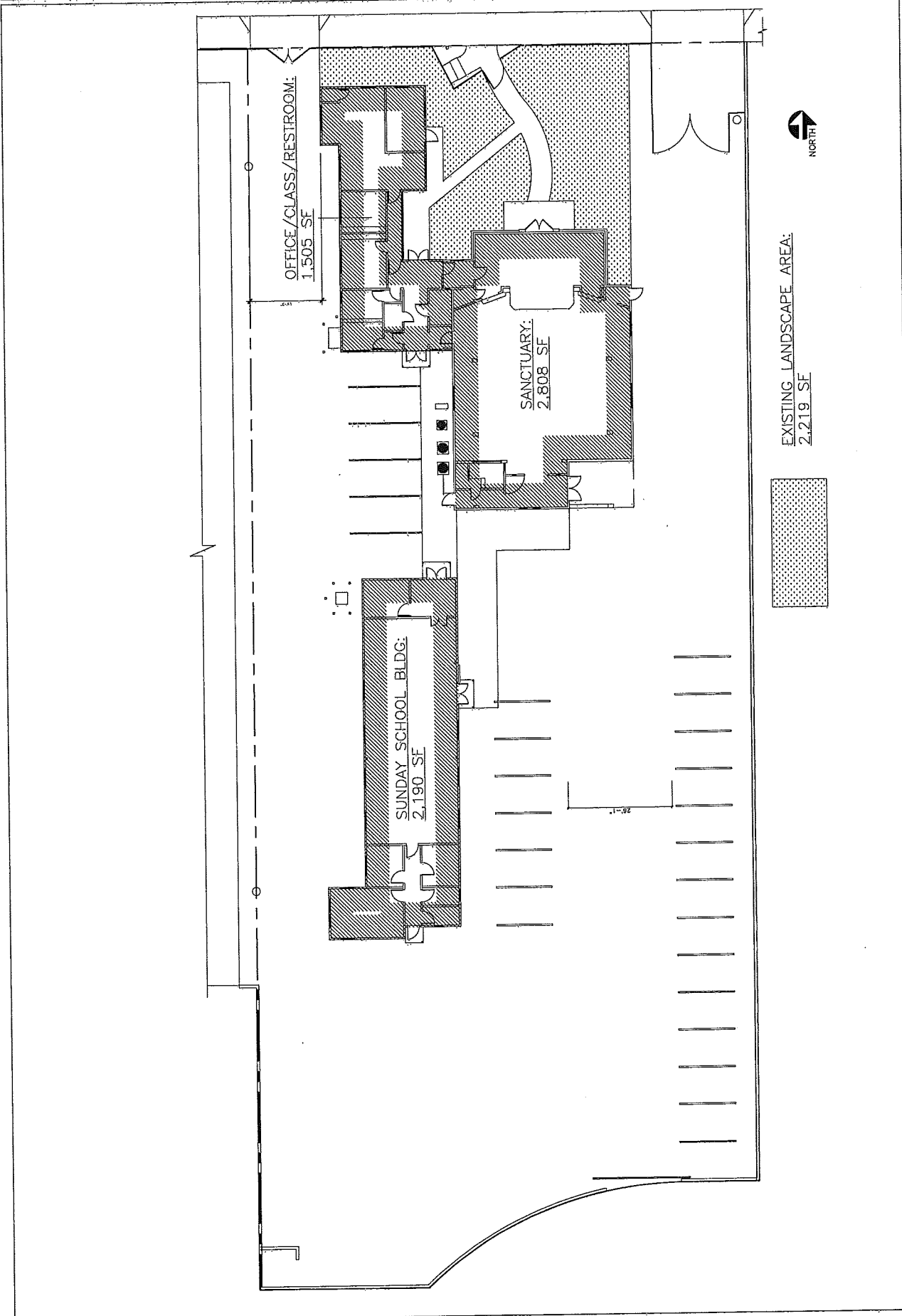
REVISION	DATE	BY	DESCRIPTION
1			ISSUED FOR PERMITS
2			REVISED PERMITS
3			REVISED PERMITS
4			REVISED PERMITS
5			REVISED PERMITS

McClellan Badiyi & Associates
 ARCHITECTS
 7540 BAY AVE
 FAYETTEVILLE, CA 94706
 TEL. NO. 925.449.7326
 EMAIL: MCB@MCLLANNARCHT.COM

EXISTING
 SITE AND BLDG PLAN
 SQUARE FOOTAGES

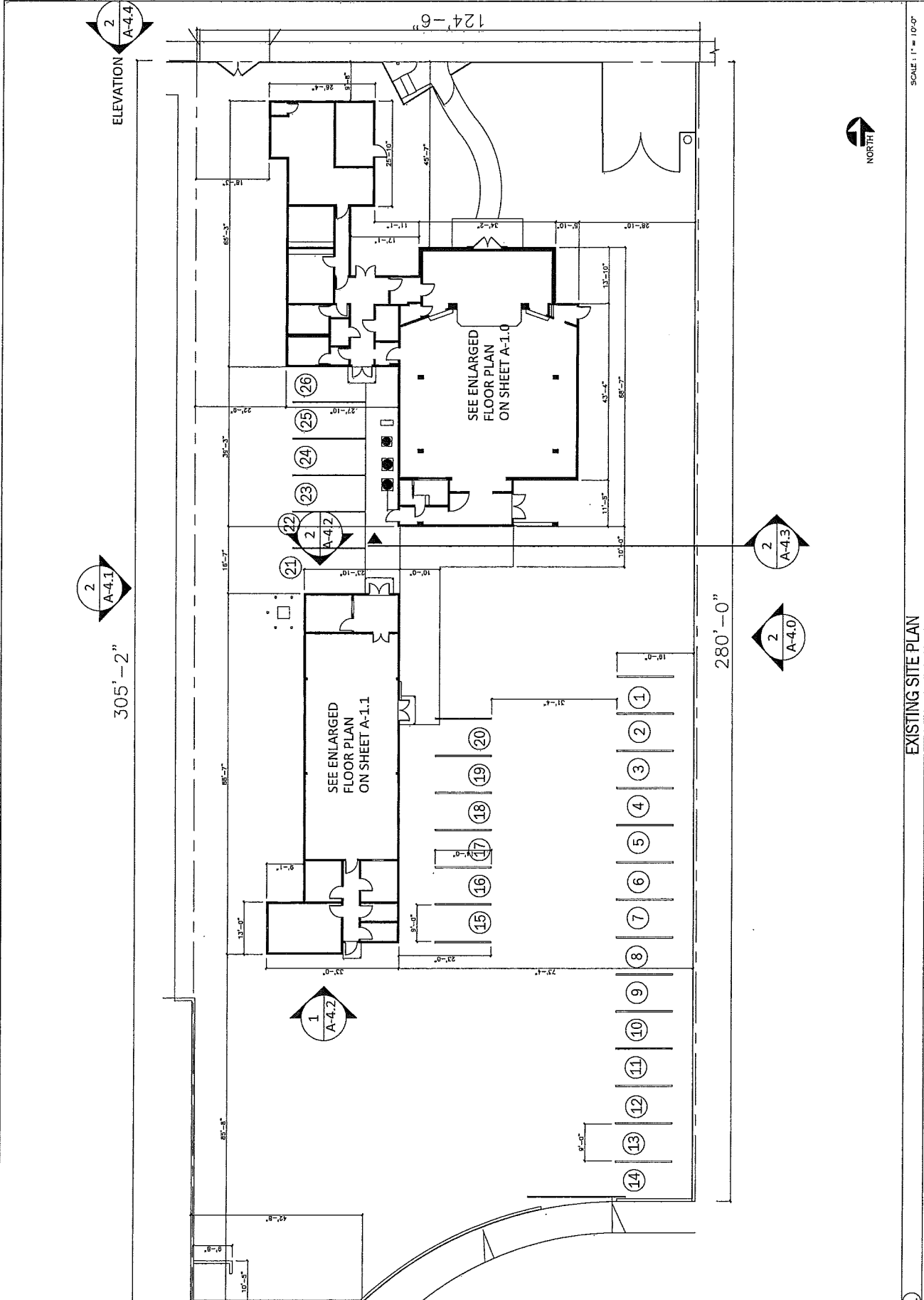
PROPOSED RENOVATION OF EXISTING CHURCH:
 FARO DE VIDA IGLESIA CRISTIANA
 9740 PARK ST., BELFLOWER, CA 90706

DATE: 03-29-11
 Scale:
 Sheet:
 A-0.0
 of
 Sheets



EXISTING BUILDING / GROUND PLAN - SQUARE FOOTAGES

REVISION 1. FLOOR PLAN CORRECTIONS 2. WINDOW SIZES 3. WINDOW SIZES 4. WINDOW SIZES 5. WINDOW SIZES 6. WINDOW SIZES 7. WINDOW SIZES 8. WINDOW SIZES 9. WINDOW SIZES 10. WINDOW SIZES 11. WINDOW SIZES 12. WINDOW SIZES 13. WINDOW SIZES 14. WINDOW SIZES 15. WINDOW SIZES 16. WINDOW SIZES 17. WINDOW SIZES 18. WINDOW SIZES 19. WINDOW SIZES 20. WINDOW SIZES 21. WINDOW SIZES 22. WINDOW SIZES 23. WINDOW SIZES 24. WINDOW SIZES 25. WINDOW SIZES 26. WINDOW SIZES 27. WINDOW SIZES 28. WINDOW SIZES 29. WINDOW SIZES 30. WINDOW SIZES 31. WINDOW SIZES 32. WINDOW SIZES 33. WINDOW SIZES 34. WINDOW SIZES 35. WINDOW SIZES 36. WINDOW SIZES 37. WINDOW SIZES 38. WINDOW SIZES 39. WINDOW SIZES 40. WINDOW SIZES 41. WINDOW SIZES 42. WINDOW SIZES 43. WINDOW SIZES 44. WINDOW SIZES 45. WINDOW SIZES 46. WINDOW SIZES 47. WINDOW SIZES 48. WINDOW SIZES 49. WINDOW SIZES 50. WINDOW SIZES 51. WINDOW SIZES 52. WINDOW SIZES 53. WINDOW SIZES 54. WINDOW SIZES 55. WINDOW SIZES 56. WINDOW SIZES 57. WINDOW SIZES 58. WINDOW SIZES 59. WINDOW SIZES 60. WINDOW SIZES 61. WINDOW SIZES 62. WINDOW SIZES 63. WINDOW SIZES 64. WINDOW SIZES 65. WINDOW SIZES 66. WINDOW SIZES 67. WINDOW SIZES 68. WINDOW SIZES 69. WINDOW SIZES 70. WINDOW SIZES 71. WINDOW SIZES 72. WINDOW SIZES 73. WINDOW SIZES 74. WINDOW SIZES 75. WINDOW SIZES 76. WINDOW SIZES 77. WINDOW SIZES 78. WINDOW SIZES 79. WINDOW SIZES 80. WINDOW SIZES 81. WINDOW SIZES 82. WINDOW SIZES 83. WINDOW SIZES 84. WINDOW SIZES 85. WINDOW SIZES 86. WINDOW SIZES 87. WINDOW SIZES 88. WINDOW SIZES 89. WINDOW SIZES 90. WINDOW SIZES 91. WINDOW SIZES 92. WINDOW SIZES 93. WINDOW SIZES 94. WINDOW SIZES 95. WINDOW SIZES 96. WINDOW SIZES 97. WINDOW SIZES 98. WINDOW SIZES 99. WINDOW SIZES 100. WINDOW SIZES	McCellan Badiyi & Associates ARCHITECTS 38 FLORES AVE PASADENA, CA 91107 TEL: 626.448.7338 EMAIL: MCELLAN@MCHRWARCH.COM	PROPOSED RENOVATION OF EXISTING CHURCH: FARO DE VIDA IGLESIA CRISTIANA 9740 PARK ST., BELFLOWER, CA 90706 EXISTING SITE AND BLDG PLAN	DATE: 03-20-11 SCALE: SHEET: OF:
	A-0.1 Sheets		



EXISTING SITE PLAN

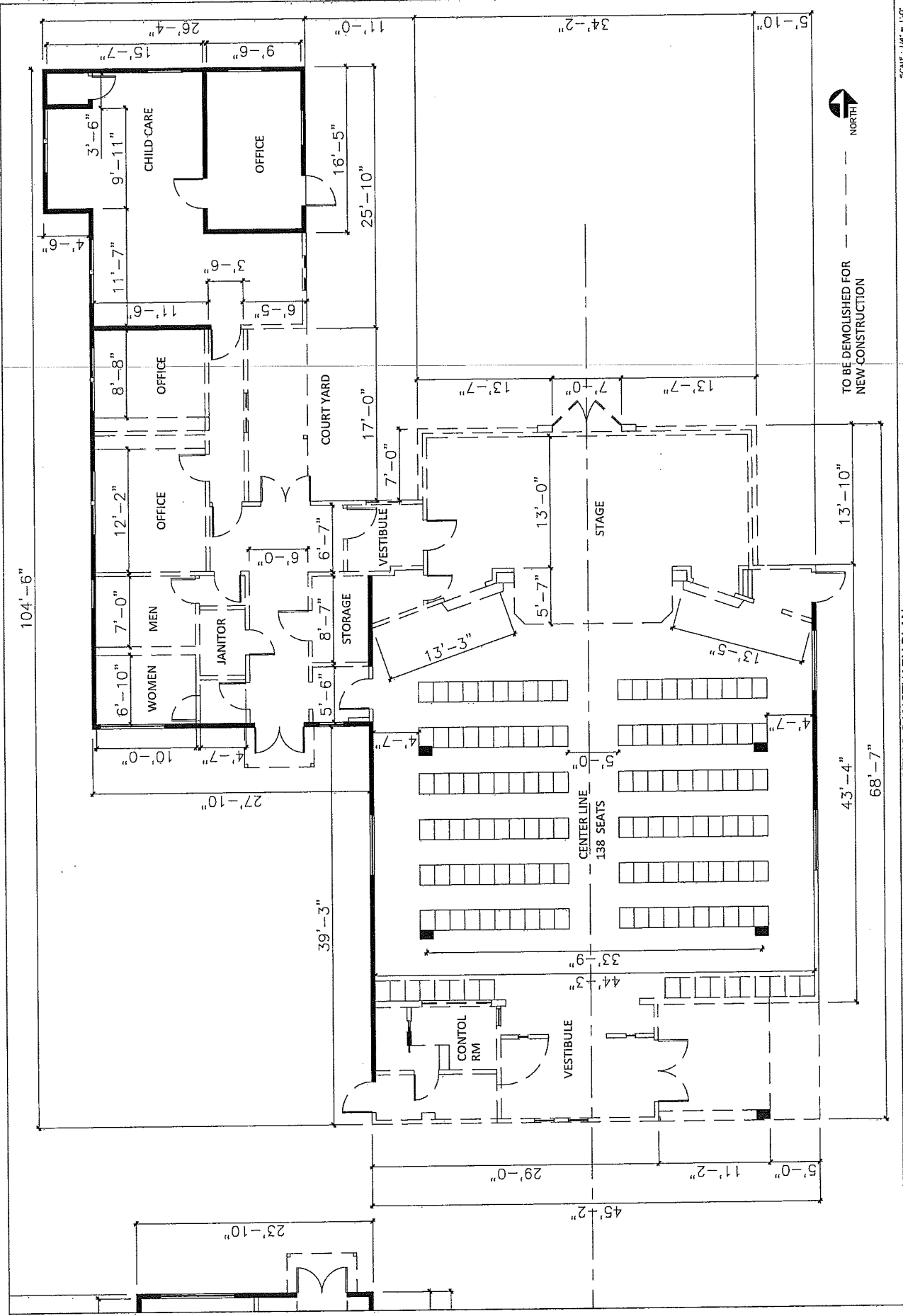
REVISION
 1. APPROVED BY CLIENT
 2. DATE: 03-28-16
 3. SCALE: 1/4" = 1'-0"
 4. SHEET: A-1.0
 5. TOTAL SHEETS: 01

McCellian Badiyi & Associates
 ARCHITECTS
 TEL: 925.443.7326
 EMAIL: MCELLIAN@MCHCARCH.COM
 38 LORRAINE PARKWAY
 PALO ALTO, CA 94303

EXISTING SANCTUARY AND ACCESSORY BLDGS
 DEMOLITION PLAN & 1ST FLOOR PLAN

PROPOSED RENOVATION OF EXISTING CHURCH:
 FARO DE VIDA IGLESIA CRISTIANA
 9740 PARK ST., BELFLOWER, CA 90706

DATE: 03-28-16
 SCALE: 1/4" = 1'-0"
 SHEET: A-1.0
 TOTAL SHEETS: 01



EXISTING SANCTUARY PLAN
 SCALE: 1/4" = 1'-0"

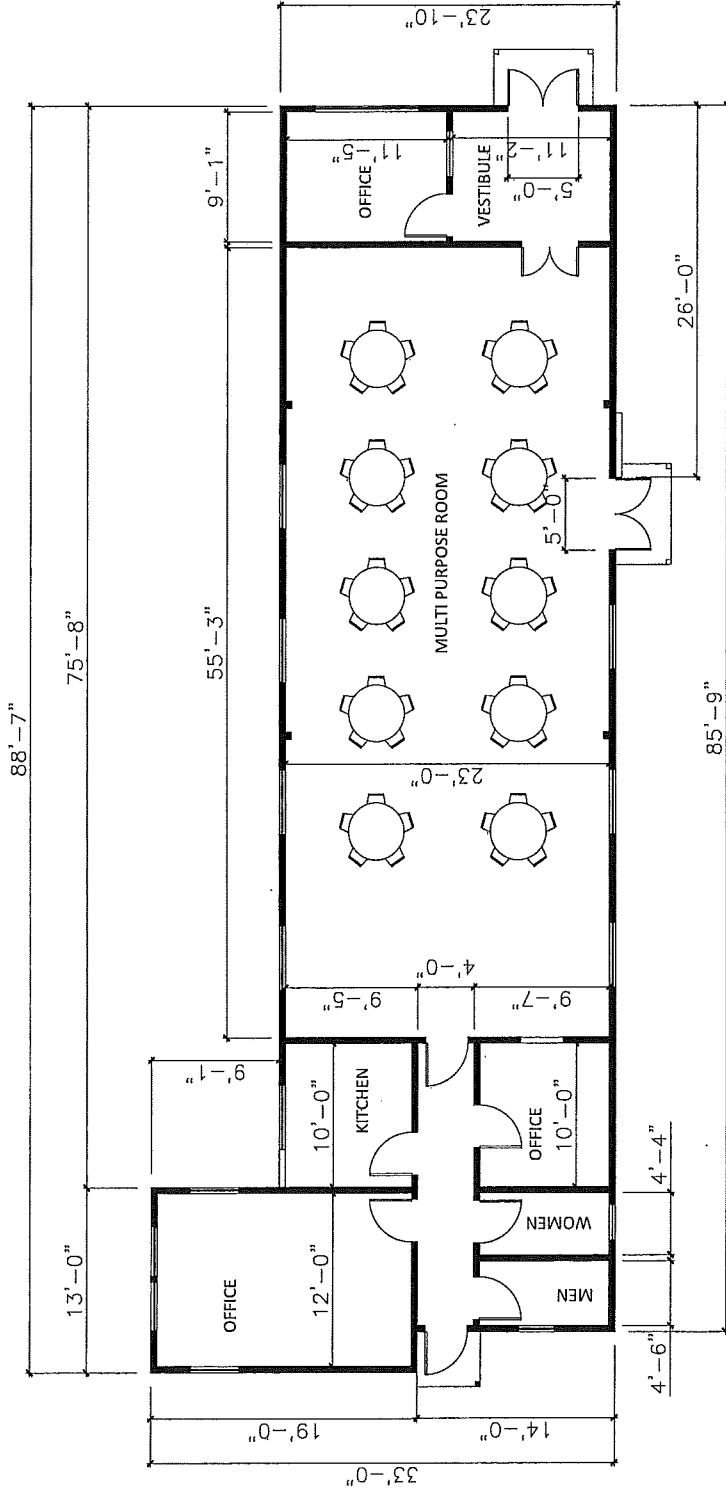
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2	03/29/16	MM	REVISIONS
3	03/29/16	MM	REVISIONS
4	03/29/16	MM	REVISIONS
5	03/29/16	MM	REVISIONS

McClellan Badiyi & Associates
ARCHITECTS
38 LORTUS AVE.
PASADENA, CA 91107
TEL. NO. 626.443.7336
EMAIL: MCB@MCLLANBADIYIARCHITECTS.COM

EXISTING
SUNRAY, MULTI-
PURPOSE BLDG
FLOOR PLAN

PROPOSED RENOVATION OF EXISTING CHURCH:
FARO DE VIDA IGLESIA CRISTIANA
9740 PARK ST., BELFLOWER, CA 90706

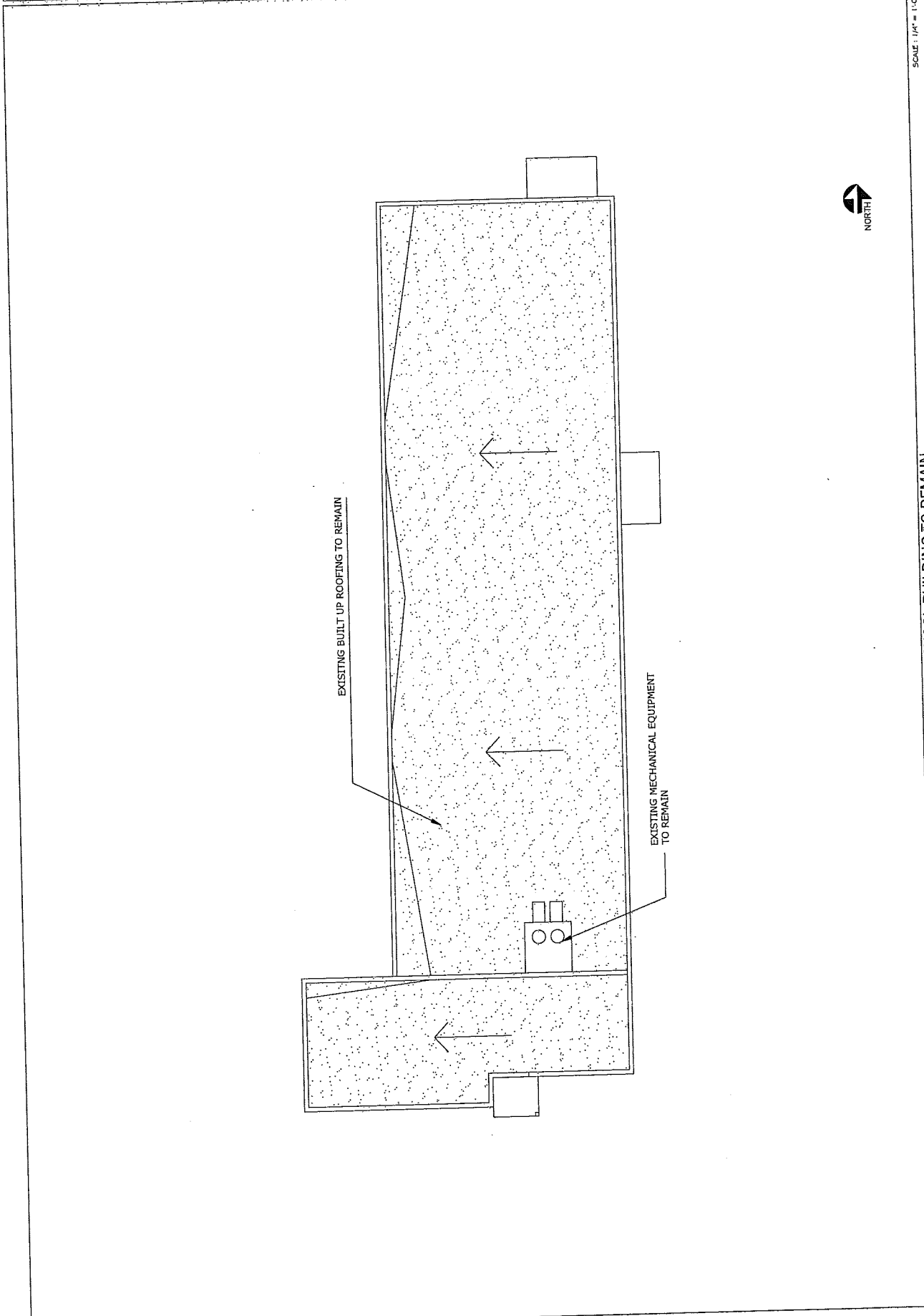
DATE: 03-29-16
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Sheet:
A-1.1
of 1
Sheets



SCALE: 1/4" = 1'-0"

EXISTING SUNDAY SCHOOL BUILDING TO REMAIN

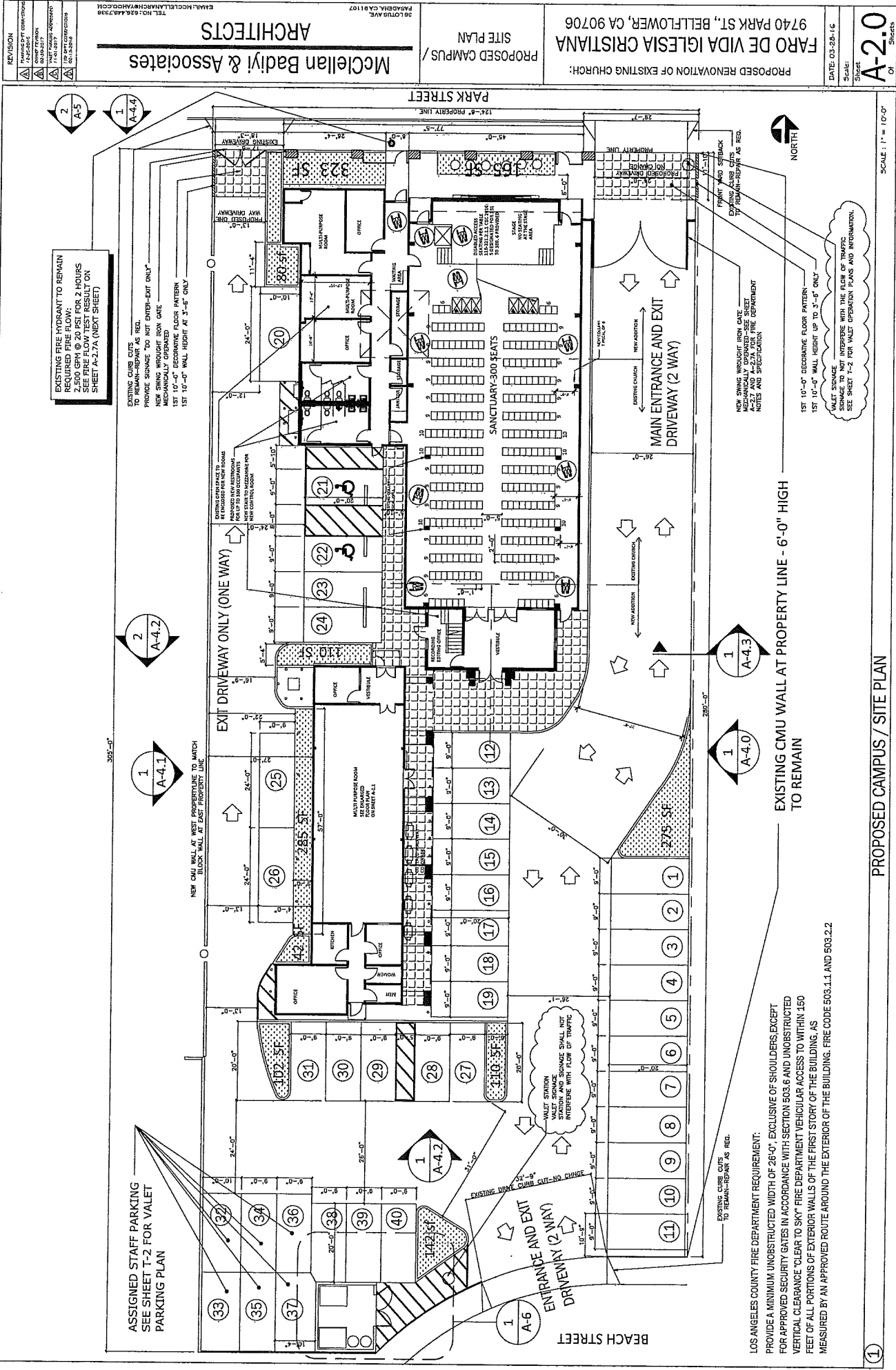
1



EXISTING SUNDAY SCHOOL BUILDING TO REMAIN

SCALE: 1/4" = 1'-0"

①



EXISTING FIRE MORTANT TO REMAIN
 REQUIRED FIRE FLOW:
 2,500 GPM @ 20 PSI FOR 2 HOURS
 SEE FIRE FLOW TEST RESULT ON
 SHEET A-2.7A (NEXT SHEET)

EXISTING CURB CUTS AS RED.
 NEW SWING WEIGHT IRON GATE
 MECHANICALLY OPERATED
 1ST 10'-0" WALL HEIGHT AT 3'-5" ONLY
 1ST 10'-0" WALL HEIGHT UP TO 3'-5" ONLY

1 A-4.1
 2 A-4.2

NEW SWING WEIGHT IRON GATE
 EXISTING FIRE CURB CUTS
 A-2.7A AND A-2.7A FOR FIRE DEPARTMENT
 NOTES AND SPECIFICATION

1 A-4.0
 1 A-4.3

1ST 10'-0" DECORATIVE FLOOR PATTERN
 1ST 10'-0" WALL HEIGHT UP TO 3'-5" ONLY
 REFERENCE INTERSECT WITH THE FLOOR OF TRAFFIC
 SEE SHEET T-2 FOR VALET OPERATION PLANS AND INFORMATION.

EXISTING CMU WALL AT PROPERTY LINE - 6'-0" HIGH
 TO REMAIN

ASSIGNED STAFF PARKING
 SEE SHEET T-2 FOR VALET
 PARKING PLAN

LOS ANGELES COUNTY FIRE DEPARTMENT REQUIREMENT:
 PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 28'-0". EXCLUSIVE OF SHOULDERS EXCEPT
 FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6 AND UNOBSTRUCTED
 VERTICAL CLEARANCE CLEAR TO SKY* FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150
 FEET OF ALL PORTIONS OF EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING, AS
 MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING. FIRE CODE 503.1.1 AND 503.2.2

PROPOSED CAMPUS / SITE PLAN

1

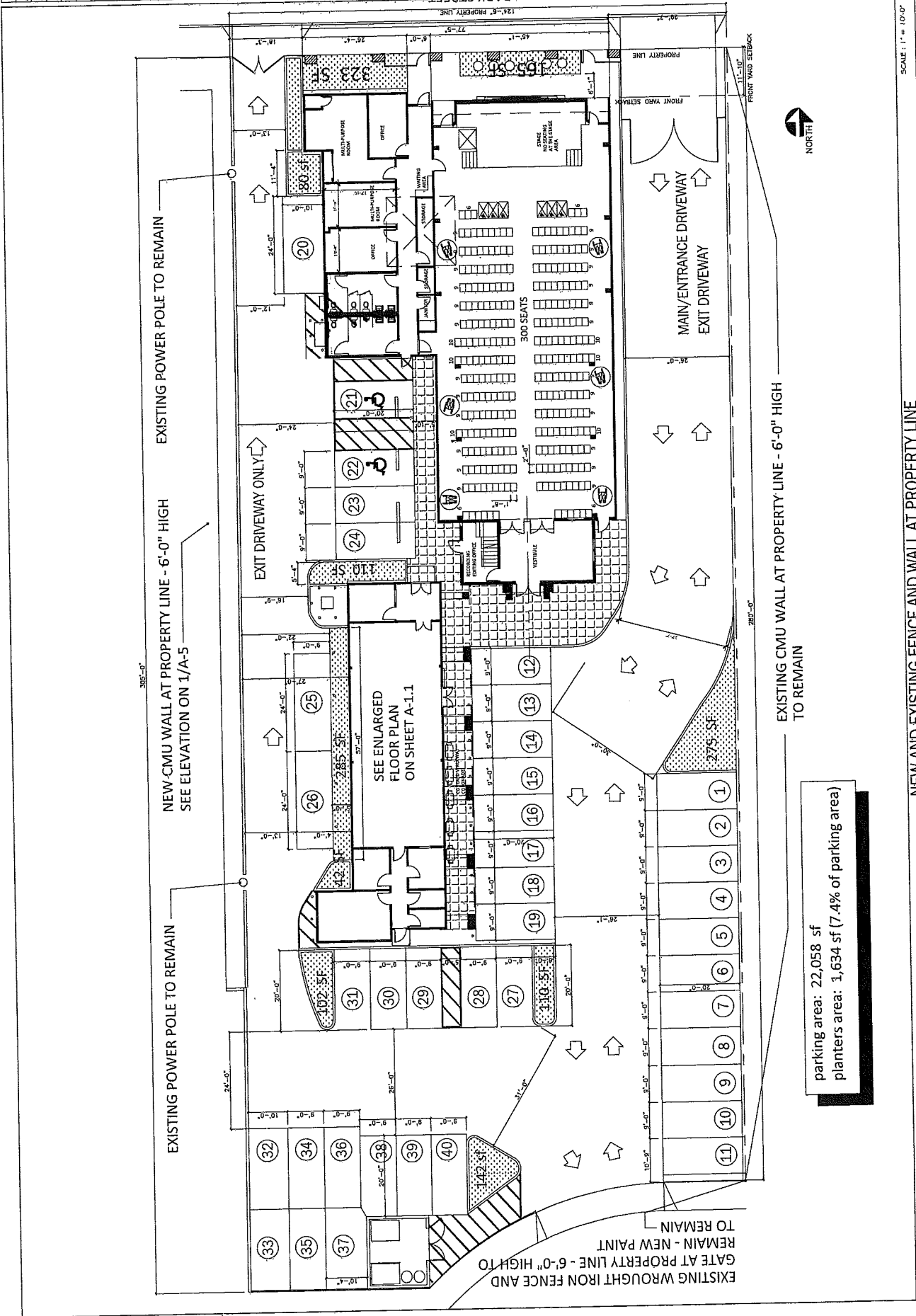
REVISION	DATE	DESCRIPTION
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2	03-20-16	REVISED PER COMMENTS
3	03-20-16	REVISED PER COMMENTS
4	03-20-16	REVISED PER COMMENTS
5	03-20-16	REVISED PER COMMENTS
6	03-20-16	REVISED PER COMMENTS
7	03-20-16	REVISED PER COMMENTS
8	03-20-16	REVISED PER COMMENTS
9	03-20-16	REVISED PER COMMENTS
10	03-20-16	REVISED PER COMMENTS

McClellan Badiyi & Associates
 ARCHITECTS
 381015 AVE.
 PASADENA, CA 91107
 TEL: (909) 634-4336
 EMAIL: MCB@MCLLELLANBADIYIARCHITECTS.COM

PROPOSED RENOVATION OF EXISTING CHURCH:
 FARO DE VIDA IGLESIA CRISTIANA
 9740 PARK ST., BELFLOWER, CA 90706

PROPOSED FENCE
 AT NORTH &
 WEST PROPERTY LINES

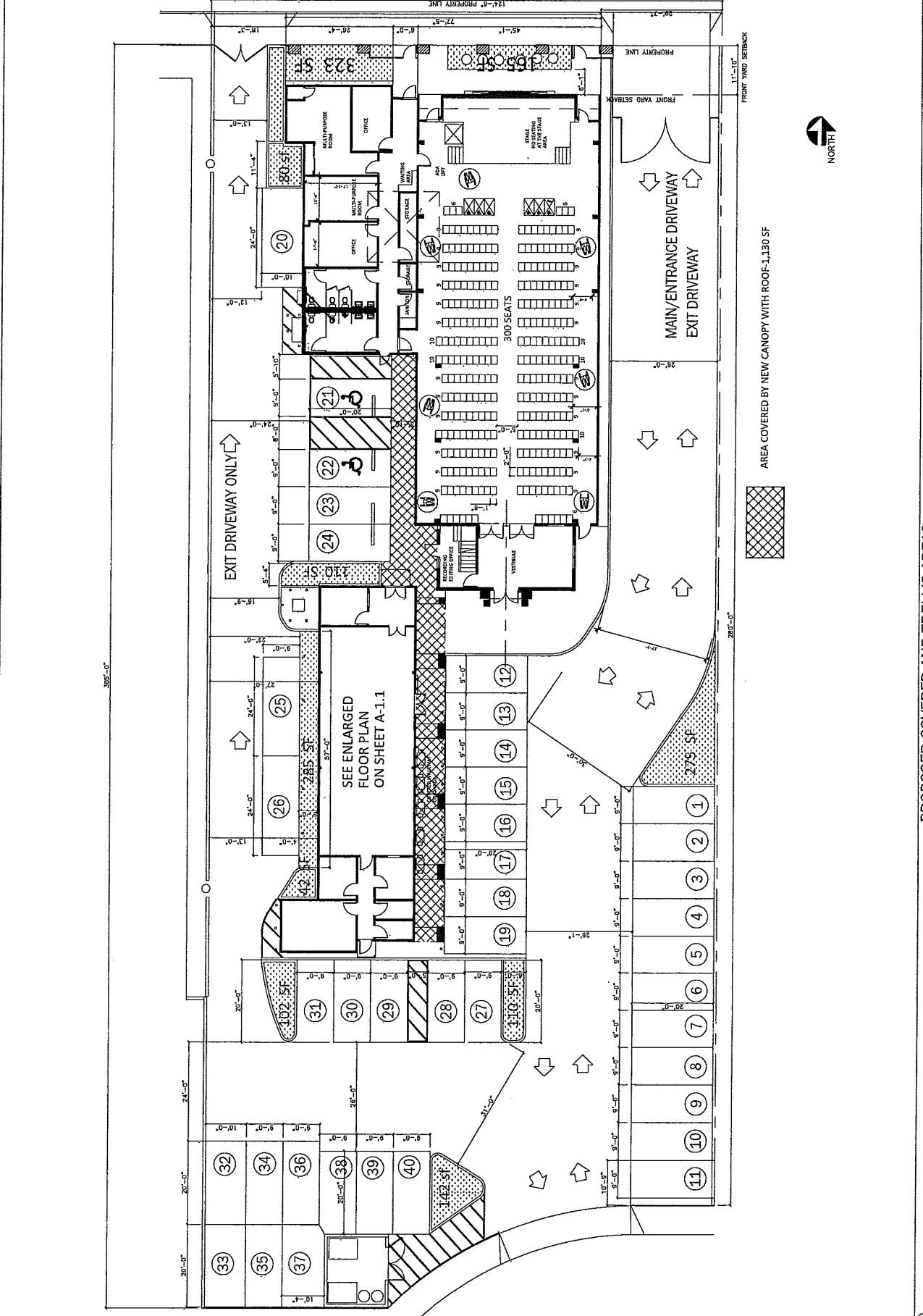
DATE: 03-20-16
 SCALE:
 Sheet
A-2.1
 OF 9 Sheets



parking area: 22,058 sf
 planters area: 1,634 sf (7.4% of parking area)

SCALE: 1" = 10'-0"

NEW AND EXISTING FENCE AND WALL AT PROPERTY LINE



SCALE: 1/4" = 10'-0"

PROPOSED COVERED AND TRELLIS AREAS

1

REVISION 1. PREPARED BY: [blank] 2. DATE: [blank] 3. CHECKED BY: [blank] 4. DATE: [blank] 5. APPROVED BY: [blank]	McClellan Badiyi & Associates ARCHITECTS 34600 AVENUE PASADENA, CA 91107 TEL: 626-444-7334 EMAIL: MCCLLEANBADIYI@MBAAC.COM	PROPOSED RENOVATION OF EXISTING CHURCH: FARO DE VIDA IGLESIA CRISTIANA 9740 PARK ST., BELFLOWER, CA 90706 PROPOSED COVERED AND TRELLIS AREA
DATE: 03-29-16 SCALE: [blank] SHEET: A-2:2 OF: 2		

REVISION	DATE	DESCRIPTION
1	03-28-15	ISSUE FOR PERMIT
2	03-28-15	ISSUE FOR CONSTRUCTION

McClellan Badiyi & Associates
 ARCHITECTS
 1201 S. GARDEN CITY BLVD.
 PASADENA, CA 91107
 TEL: 626.794.8339
 EMAIL: MCB@MBAAD.COM

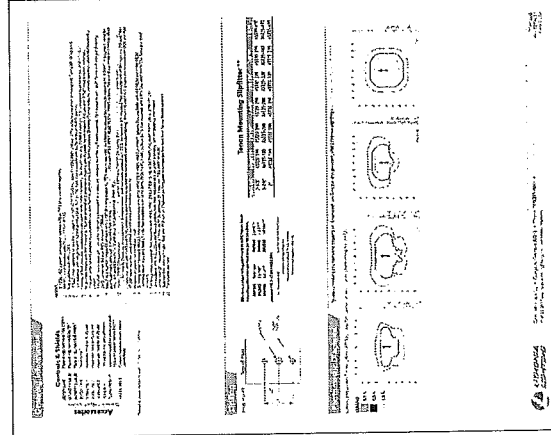
PROPOSED SITE
 AND EXTERIOR BLDG
 LIGHTING

PROPOSED RENOVATION OF EXISTING CHURCH:
 FARO DE VIDA IGLESIA CRISTIANA
 9740 PARK ST., BELFLOWER, CA 90706

DATE 03-28-15
 Sheet
 A-2.3A
 of
 Sheets

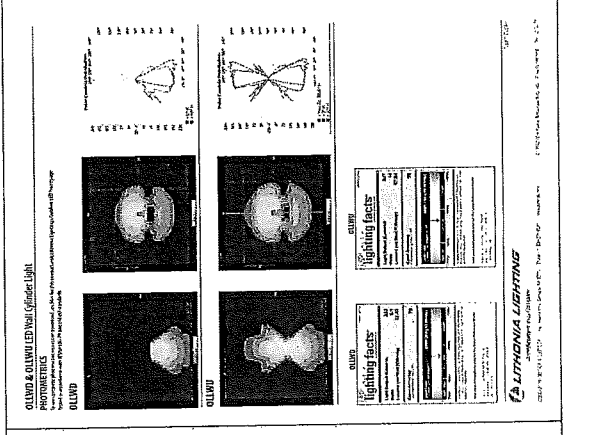
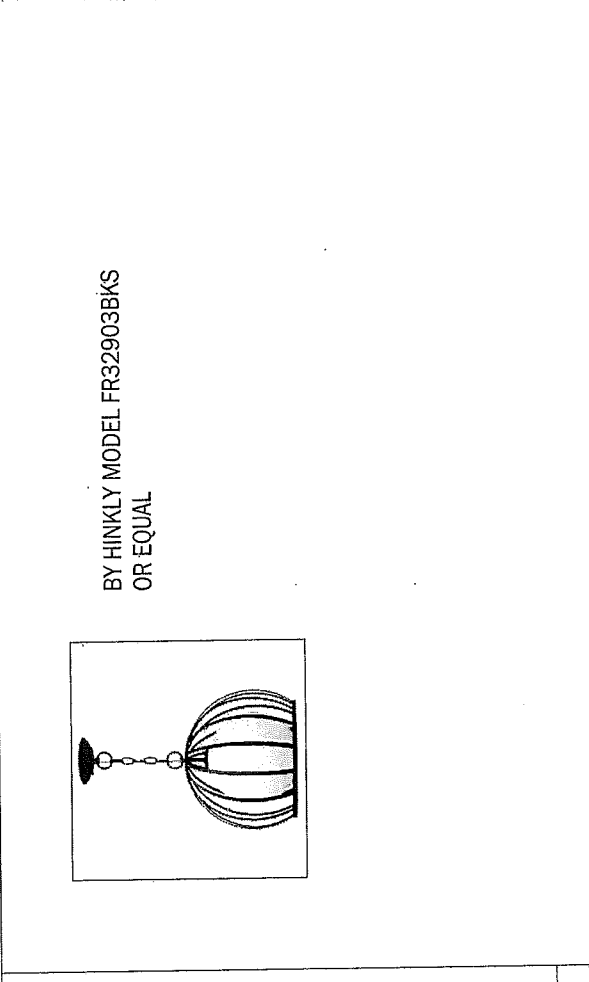
Item	Description	Quantity	Unit	Notes
1	LED Downlight, 4" dia, 30W, 4000K	10	ea	
2	LED Downlight, 6" dia, 40W, 4000K	5	ea	
3	LED Downlight, 8" dia, 60W, 4000K	3	ea	
4	LED Downlight, 10" dia, 80W, 4000K	2	ea	
5	LED Downlight, 12" dia, 100W, 4000K	1	ea	
6	LED Downlight, 14" dia, 120W, 4000K	1	ea	
7	LED Downlight, 16" dia, 150W, 4000K	1	ea	
8	LED Downlight, 18" dia, 180W, 4000K	1	ea	
9	LED Downlight, 20" dia, 200W, 4000K	1	ea	
10	LED Downlight, 24" dia, 240W, 4000K	1	ea	

Item	Description	Quantity	Unit	Notes
1	LED Downlight, 4" dia, 30W, 4000K	10	ea	
2	LED Downlight, 6" dia, 40W, 4000K	5	ea	
3	LED Downlight, 8" dia, 60W, 4000K	3	ea	
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8	LED Downlight, 18" dia, 180W, 4000K	1	ea	
9	LED Downlight, 20" dia, 200W, 4000K	1	ea	
10	LED Downlight, 24" dia, 240W, 4000K	1	ea	



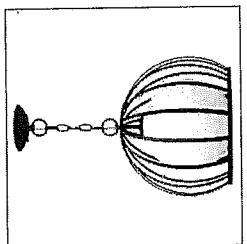
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9	LED Downlight, 20" dia, 200W, 4000K	1	ea	
10	LED Downlight, 24" dia, 240W, 4000K	1	ea	

LPI AND LP2 LIGHT POST SPECIFICATION IN THE PARKING AREA



Item	Description	Quantity	Unit	Notes
1	LPI Light Post, 4" dia, 30W, 4000K	10	ea	
2	LPI Light Post, 6" dia, 40W, 4000K	5	ea	
3	LPI Light Post, 8" dia, 60W, 4000K	3	ea	
4	LPI Light Post, 10" dia, 80W, 4000K	2	ea	
5	LPI Light Post, 12" dia, 100W, 4000K	1	ea	
6	LPI Light Post, 14" dia, 120W, 4000K	1	ea	
7	LPI Light Post, 16" dia, 150W, 4000K	1	ea	
8	LPI Light Post, 18" dia, 180W, 4000K	1	ea	
9	LPI Light Post, 20" dia, 200W, 4000K	1	ea	
10	LPI Light Post, 24" dia, 240W, 4000K	1	ea	

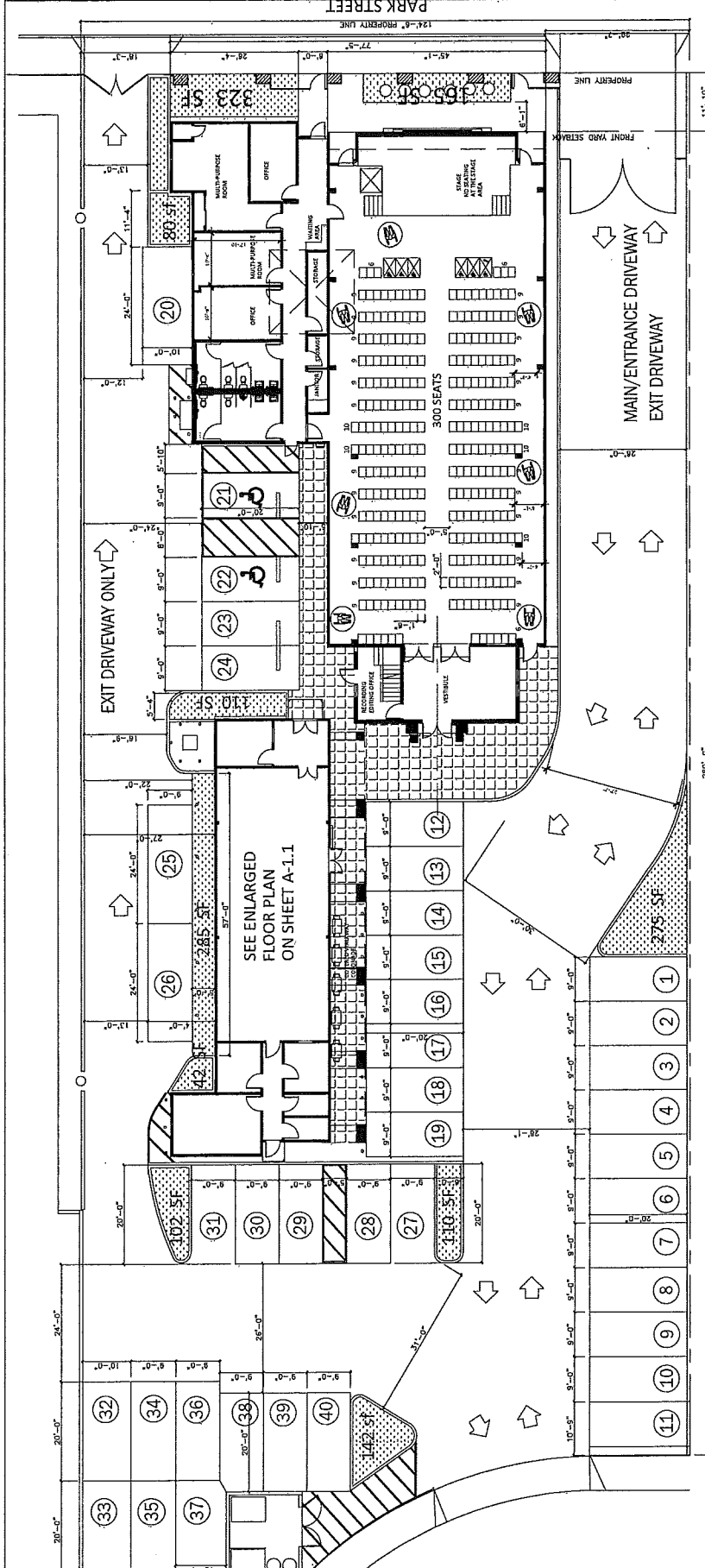
BY HINKLY MODEL FR32903BKS
 OR EQUAL



LP (PENDANT LIGHT)

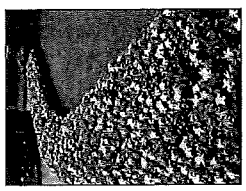
UP/DN SCOUNCE LED LIGHT FIXTURE

②



FOR PLANTING AND IRRIGATION
 SEE LANDSCAPE DRAWINGS

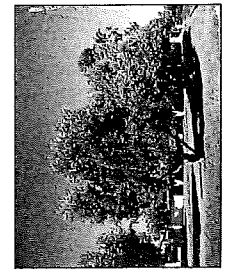
parking area: 22,058 sf
 planters area: 1,634 sf (7.4% of parking area)



GROUND COVER: HYPERICUM CALVICINUM / ST. JOHNSWORT



SHRUBS: CALAMAGROSTIS ACUTIFLORA / TARAIR FOEBSTER; FEATHER REED GRASS



TREES: OLEA EUROPAEA SWAN HILL; FRUITLESS OLIVE

SITE LANDSCAPING

SCALE: 1" = 10'-0"

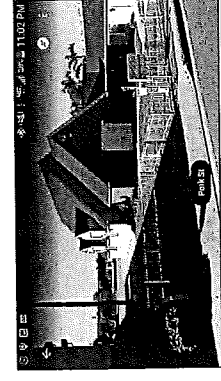
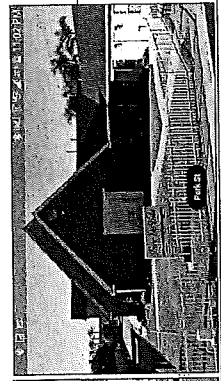
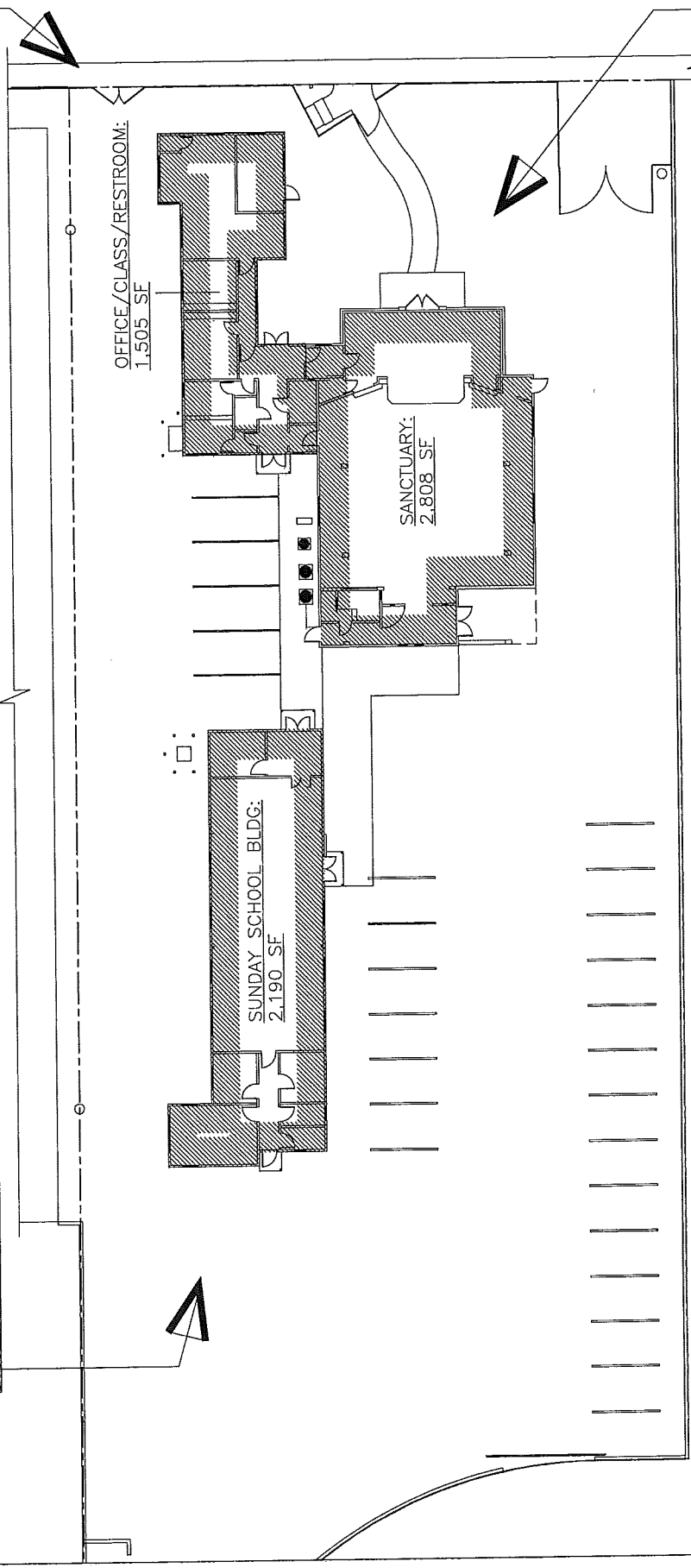
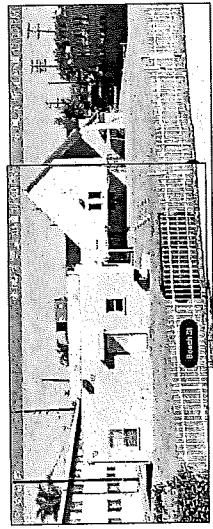
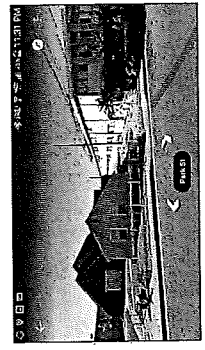
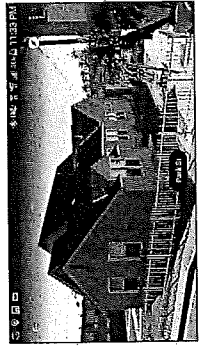
REVISION

McClellan Badiyi & Associates
ARCHITECTS
TEL. NO. 652.449.7330
EMAIL: MCCLELLANBADIYI@GMAIL.COM
FAYATOWN AVE.
FAYAVILLE, CA 91107

EXISTING
CONDITIONS
PHOTOS

PROPOSED RENOVATION OF EXISTING CHURCH:
FARO DE VIDA IGLESIA CRISTIANA
9740 PARK ST., BELFLOWER, CA 90706

DATE: 03-28-16
SITE PHOTOS
Sheet
A-2.5
OF
2 Sheets

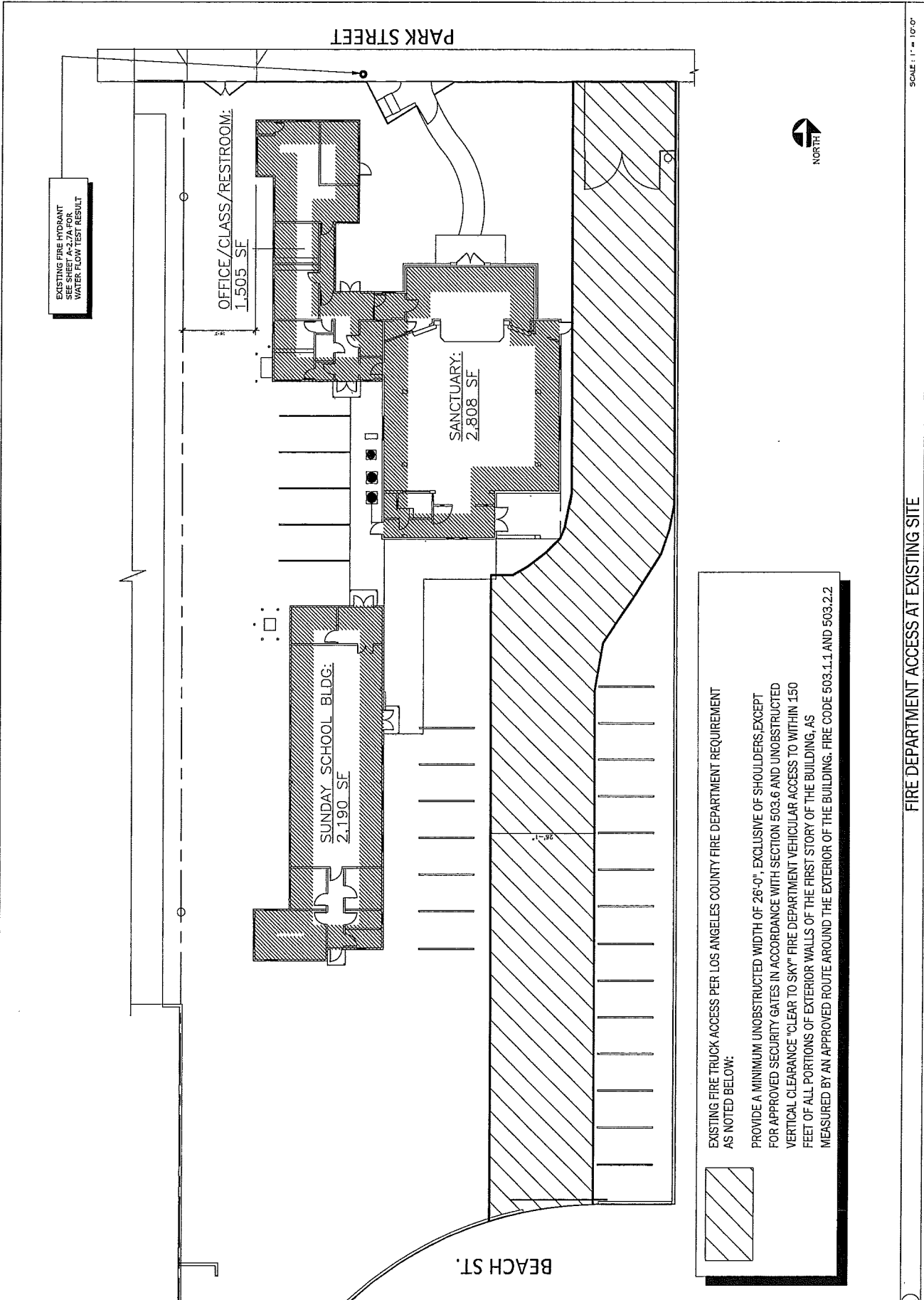


SCALE: 1" = 10'-0"

PHOTOS

1

REVISION 1. 11/15/17 2. 03/22/18 3. 03/22/18 4. 03/22/18 5. 03/22/18 6. 03/22/18 7. 03/22/18 8. 03/22/18 9. 03/22/18 10. 03/22/18	PROJECT NO. 17-0017 DATE: 03-22-18 DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN PROJECT: FARO DE VIDA IGLESA CRISTIANA 9740 PARK ST., BELFLOWER, CA 90706 TEL: 626-449-2338 EMAIL: MCGLELLAN@MCGLELLANARCH.COM	38 COTTAGE AVE PASADENA, CA 91107 ARCHITECTS McCellan Badiyi & Associates	FIRE DEPARTMENT EXIST'G SITE PLAN	PROPOSED RENOVATION OF EXISTING CHURCH: FARO DE VIDA IGLESA CRISTIANA 9740 PARK ST., BELFLOWER, CA 90706	DATE: 03-22-18 SHEET A-2.6 OF 2
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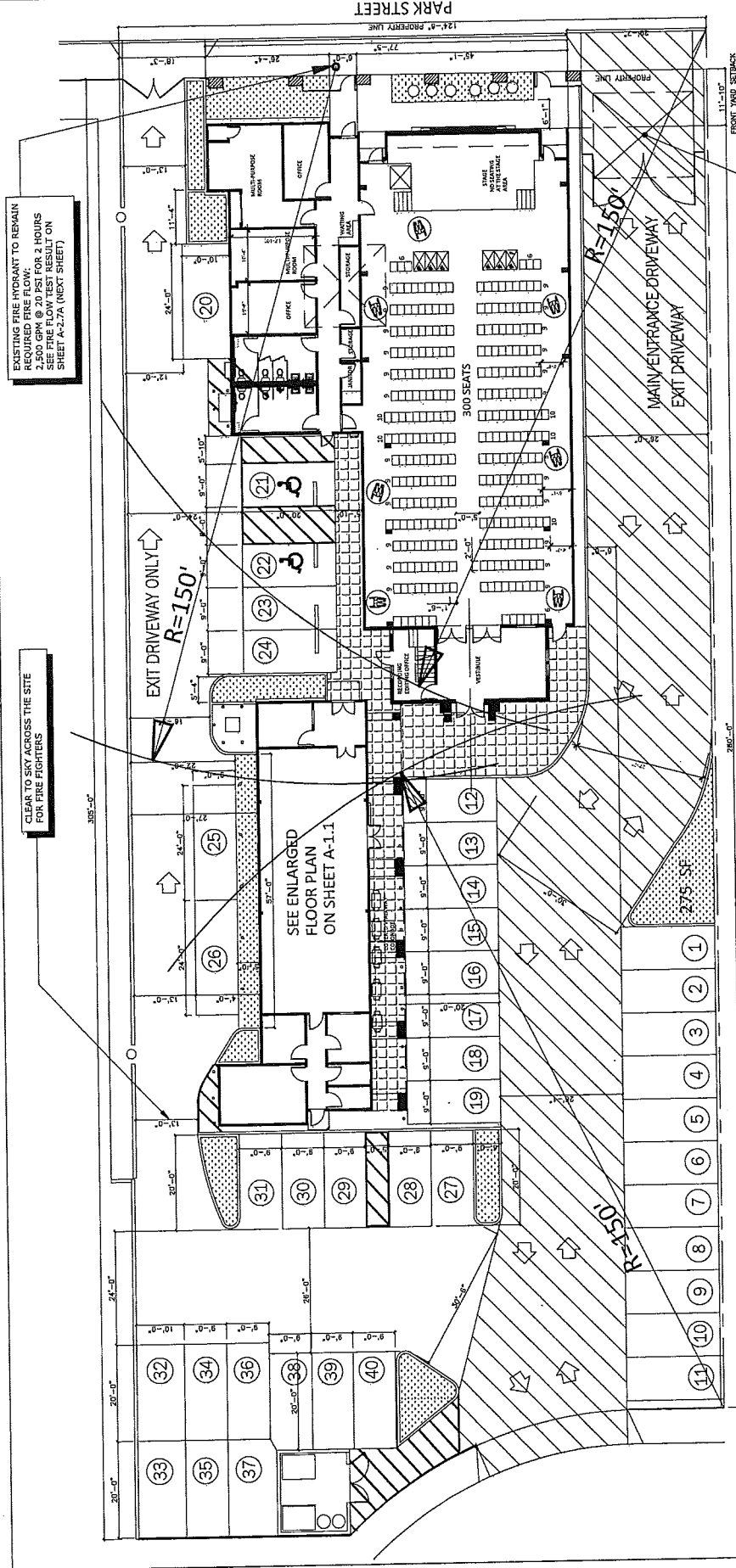


REVISION	DATE	BY	CHKD
1	03-28-16	MM	MM
2			
3			
4			
5			

McClellan Badiyi & Associates
 ARCHITECTS
 29 LUTUS AVE
 PASEADEN, CA 91107
 TEL: (926) 449-7298
 EMAIL: MCB@MCLL.BYI.COM

FIRE DEPARTMENT
 SITE PLAN
 PROPOSED RENOVATION OF EXISTING CHURCH:
 FARO DE VIDA IGLESIA CRISTIANA
 9740 PARK ST, BELFLOWER, CA 90706

DATE: 03-28-16
 Scale: Sheet
 A-2.7
 Of 2 Sheets



LOS ANGELES COUNTY FIRE DEPARTMENT REQUIREMENT:
 PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 26'-0", EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6 AND UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING. FIRE CODE 503.1.1 AND 503.2.2

GATES SHALL BE EQUIPPED WITH FIRE DEPARTMENT PROVIDED PRESSURE PAD FOR AUTOMATIC OPENING OF THE ENTRY GATE OR PROVIDE AN OUTDOOR LOCKED BOX WITH KEYS FOR THE GATE

WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 26'-0" AND THE SECURITY GATE SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR OPERATIONAL WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6 ACTION REQUIRED: PROVIDE A VERBATIM NOTE ON THE SITE PLAN, AND INDICATE THE ACCESS WIDTH OF THE SECURITY GATE ON THE SITE PLAN. ALSO INDICATE THE MEANS OF EMERGENCY OPERATION, AND THE REQUIREMENT THAT IT BE MAINTAINED OPERATIONAL AT ALL TIMES AND EQUIPPED WITH A FIRE DEPARTMENT APPROVED LOCKING DEVICE.

AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM MAY BE REQUIRED FOR THE PROPOSED DEVELOPMENT AND WILL BE DETERMINED UPON SUBMITTAL TO THE FIRE PREVENTION ENGINEERING BUILDING PLAN CHECK UNIT REVIEW OF THE PROPOSED IMPROVEMENTS

SCALE: 1" = 10'-0"

FIRE DEPARTMENT ACCESS TO PROPOSED SITE PLAN

CONDITIONS OF APPROVAL - ACCESS

- 1- ALL ON-SITE FIRE APPARATUS ACCESS ROADS SHALL BE LABELED AS "PRIVATE DRIVEWAY AND FIRE LANE" ON THE SITE PLAN ALONG WITH THE WIDTHS CLEARLY DEPICTED ON THE PLAN. LABELING IS NECESSARY TO ASSURE THE ACCESS AVAILABILITY FOR FIRE DEPARTMENT USE. THE DESIGNATION ALLOWS FOR APPROPRIATE SIGNAGE PROHIBITING PARKING.
- 2- FIRE APPARATUS ACCESS ROADS SHALL BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
- 3- ALL FIRE LANES SHALL BE CLEAR OF ALL ENCROACHMENTS, AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE TITLE 32 COUNTY OF LOS ANGELES FIRE CODE.
- 4- THE FIRE LANE SHALL BE POSTED WITH SIGNS STATING "NO PARKING-FIRE LANE" AND PROVIDE CONTINUOUS POSTING AND ENFORCEMENT OF THIS RESTRICTION. LOCATIONS OF THE SIGNS SHALL BE DETERMINED BY THE COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION FIELD INSPECTOR

5- WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 26 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.

6- AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY FIRE DEPARTMENT INSPECTOR.

CONDITIONS OF APPROVAL - WATER SYSTEM

- 1- ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/2" BRASS OR BRONZE, CONFORMING TO CURRENT ANWA STANDARD C503 OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.
- 2- ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4

FIRE FLOW:

- 3- THE REQUIRED FIRE FLOW FOR THE PUBLIC FIRE HYDRANTS FOR THIS PROJECT IS 2,500 GPM AT 20 PSI RESIDUAL PRESSURE FOR 2 HOURS.
 - 2- PUBLIC FIRE HYDRANT(S) FLOWING SIMULTANEOUSLY MAY BE USED TO ACHIEVE THE REQUIRED FIRE FLOW. FIRE CODE 507.3 & APPENDIX B105.1
- * NOTE - FIRE FLOW MAY BE RECALCULATED UPON RECEIPT OF ADDITIONAL INFORMATION SPECIFIC TO THE PROPOSED DEVELOPMENT DURING THE FIRE PREVENTION ENGINEERING SECTION BUILDING PLAN CHECK UNIT REVIEW.

- 4- AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM MAY BE REQUIRED FOR THE PROPOSED DEVELOPMENT AND WILL BE DETERMINED UPON SUBMITTAL TO FIRE PREVENTION ENGINEERING BUILDING PLAN CHECK UNIT REVIEW OF THE PROPOSED IMPROVEMENTS.

FIRE DEPARTMENT NOTES



Information on Fire Flow Availability for Building Permit
For All Buildings Subject To Title 32, Public Access, Chapter 10.15

INTENTIONS:
Use of this information for fire flow availability and for building permit purposes only. For building department use only. Fire flow availability is based on the fire flow calculations and the fire flow capacity of the water supply system.

PERMIT INFORMATION:
Building Address: 7140 Pacific St.
City/Town: Pacific Palisades, CA 91033
Hydrant No.: 1213
Fire Flow: 2,500 GPM @ 20 PSI
Fire Flow at 20 PSI: 2,500 GPM
Fire Flow at 15 PSI: 2,500 GPM
Fire Flow at 10 PSI: 2,500 GPM

APPLICANT INFORMATION:
Name: J. L. Badri & Associates
Address: 9115 Erma Dr., Torrance, CA 90503
City: Torrance, CA 90503
Phone: (310) 213-2000
Fax: (310) 213-2000

PART 1-A INFORMATION ON FIRE FLOW AVAILABILITY
(To be completed by Water Provider)

Location: 7140 Pacific St.
Hydrant Number: 1213
Water Main: 48" at 20 PSI
Water Main Size: 48" at 20 PSI
Water Main Material: Cast Iron
Water Main Depth: 48" at 20 PSI
Water Main Slope: 48" at 20 PSI
Water Main Condition: 48" at 20 PSI

Fire Flow at 20 PSI: 2,500 GPM
Fire Flow at 15 PSI: 2,500 GPM
Fire Flow at 10 PSI: 2,500 GPM

Water Provider: [Signature]
Date: [Date]

REVISION 1. 11/11/10 2. 11/11/10 3. 11/11/10 4. 11/11/10 5. 11/11/10	McClellan Badri & Associates ARCHITECTS 2180 STAVIA AV. PASADENA, CA 91107 TEL: (818) 244-7330 EMAIL: MCCLLEANB@GMAIL.COM	FIRE DEPARTMENT SITE PLAN	PROPOSED RENOVATION OF EXISTING CHURCH: FARO DE VIDA IGLESIA CRISTIANA 9740 PARK ST., BELFLOWER, CA 90706
DATE: 03-28-16 SHEETS A-2.7A OF SHEETS			

REVISION	DATE	BY	CHKD
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2	03-29-16		
3	03-29-16		
4	03-29-16		
5	03-29-16		

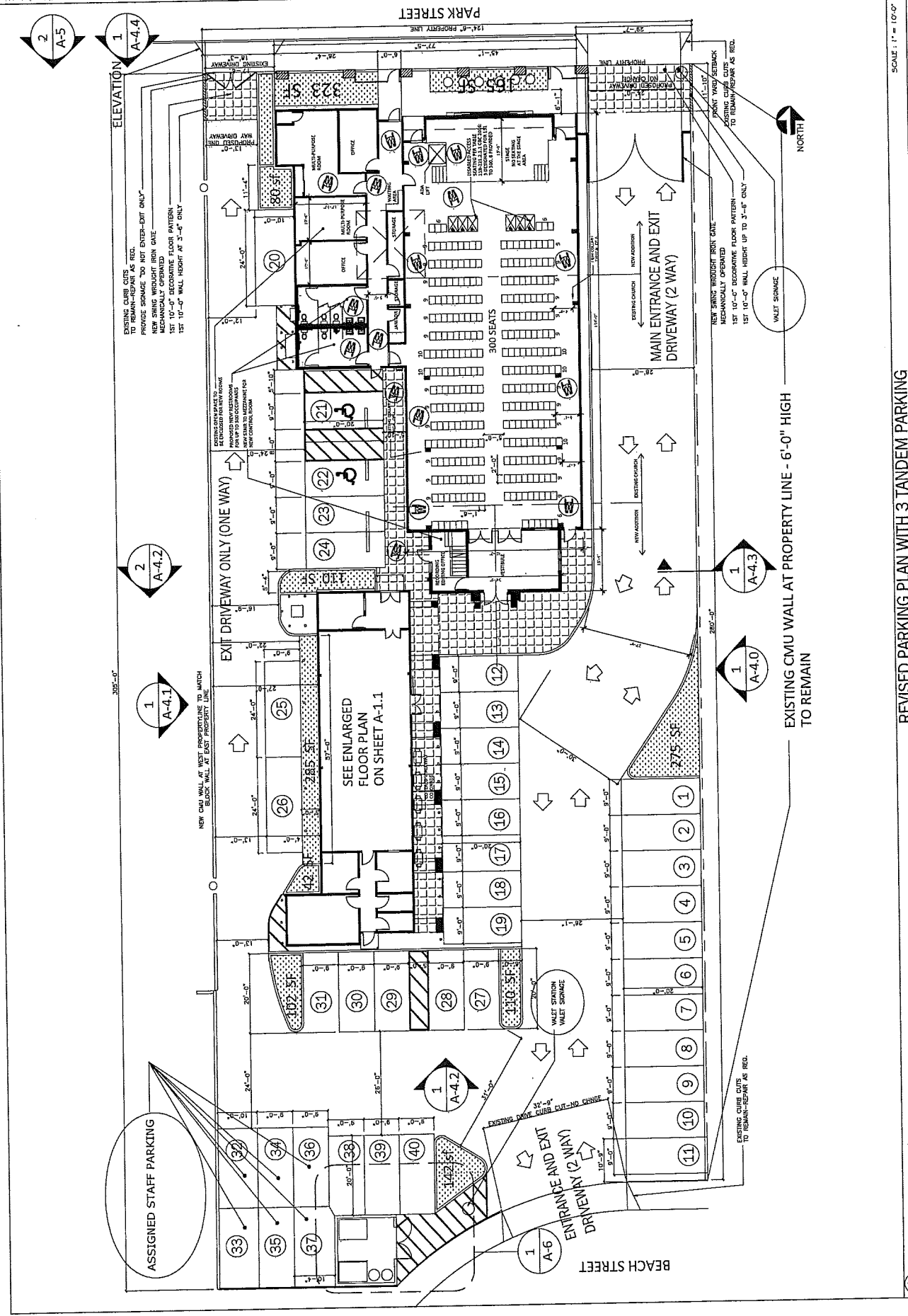
7FL NO. 626.449.7398
 PMAIL: MCELLEANARCHITECTS.COM
 MCELLEAN ARCHITECTS

McClellan Badiyi & Associates
 ARCHITECTS

VALET PARKING
 SITE PLAN

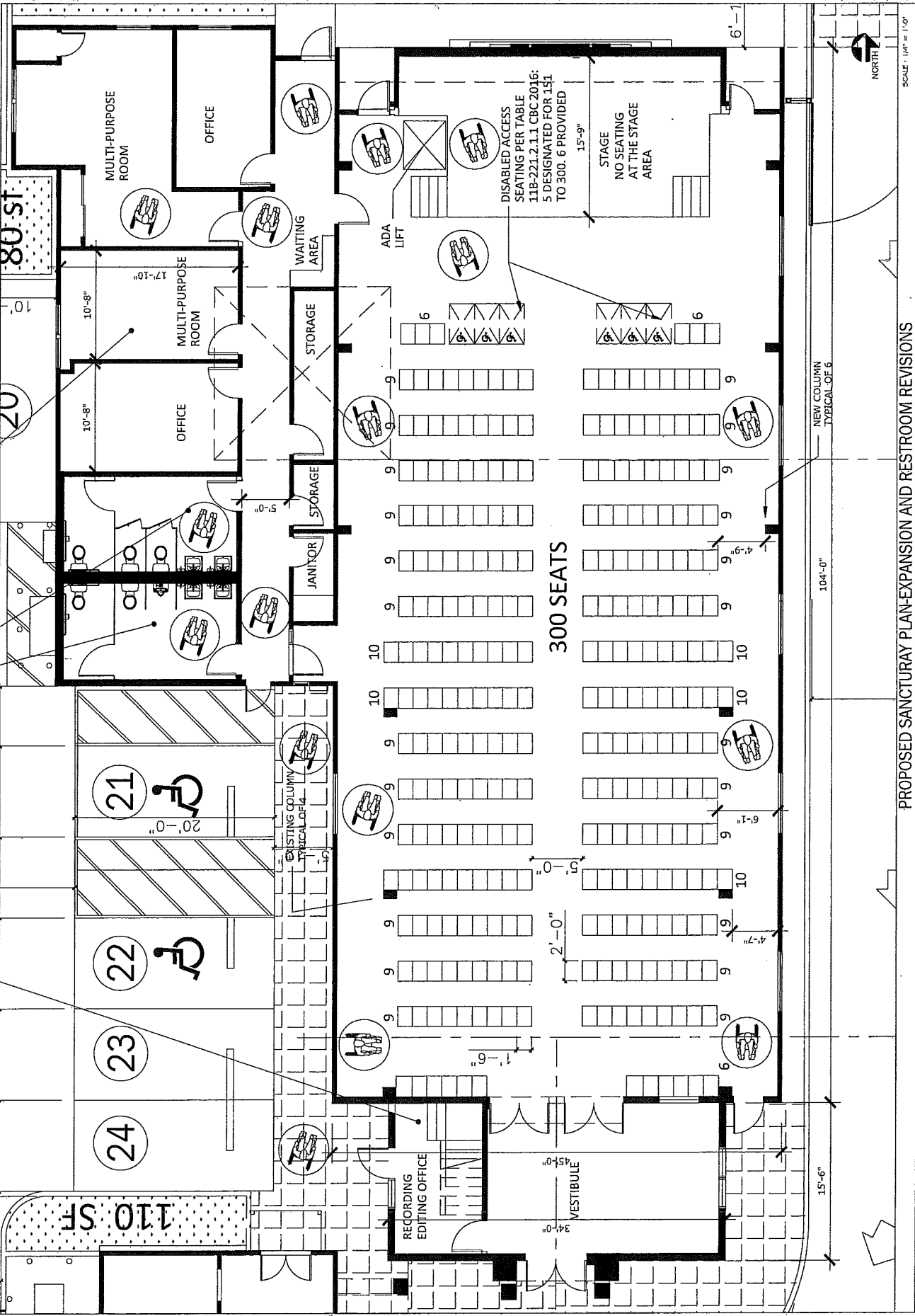
PROPOSED RENOVATION OF EXISTING CHURCH:
 FARO DE VIDA IGLESIA CRISTIANA
 9740 PARK ST., BELFLOWER, CA 90706

DATE: 03-29-16
 Scale:
 Sheet:
 A-2.8
 of 8 Sheets



SCALE: 1" = 10'-0"

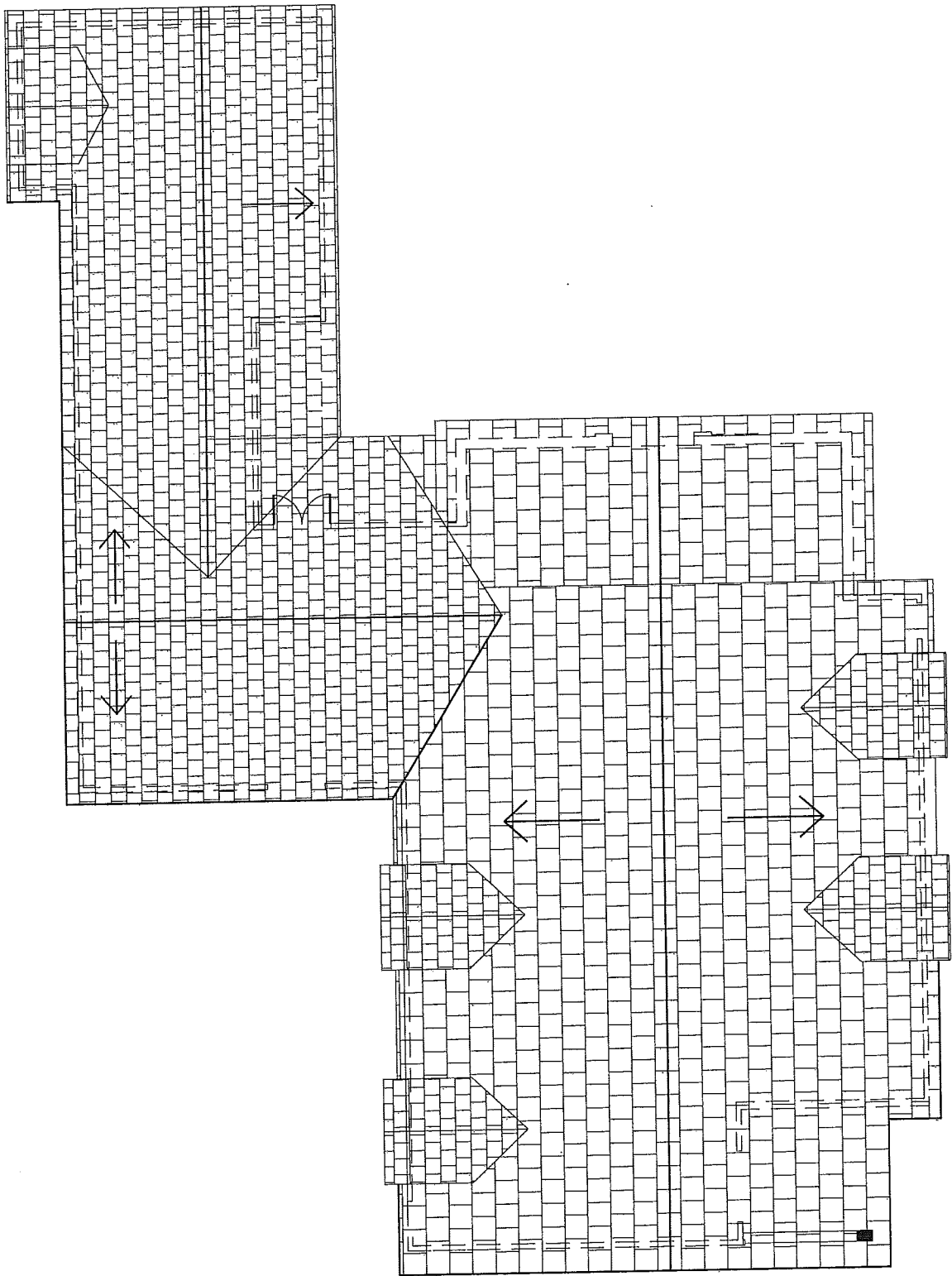
REVISED PARKING PLAN WITH 3 TANDEM PARKING



PROPOSED SANCTUARY PLAN-EXPANSION AND RESTROOM REVISIONS

SCALE: 1/4" = 1'-0"

EXISTING SANCTUARY AND ACCESSORIES BUILDINGS ROOF



Sheet
A-3.1
Of
8

DATE: 03-29-16
SCALE:

PROPOSED RENOVATION OF EXISTING CHURCH:
FARO DE VIDA IGLESIA CRISTIANA
9740 PARK ST., BELLFLOWER, CA 90706

**NEW 2 STORY
MULTI-PURPOSE
BUILDING**
1ST FLOOR PLAN

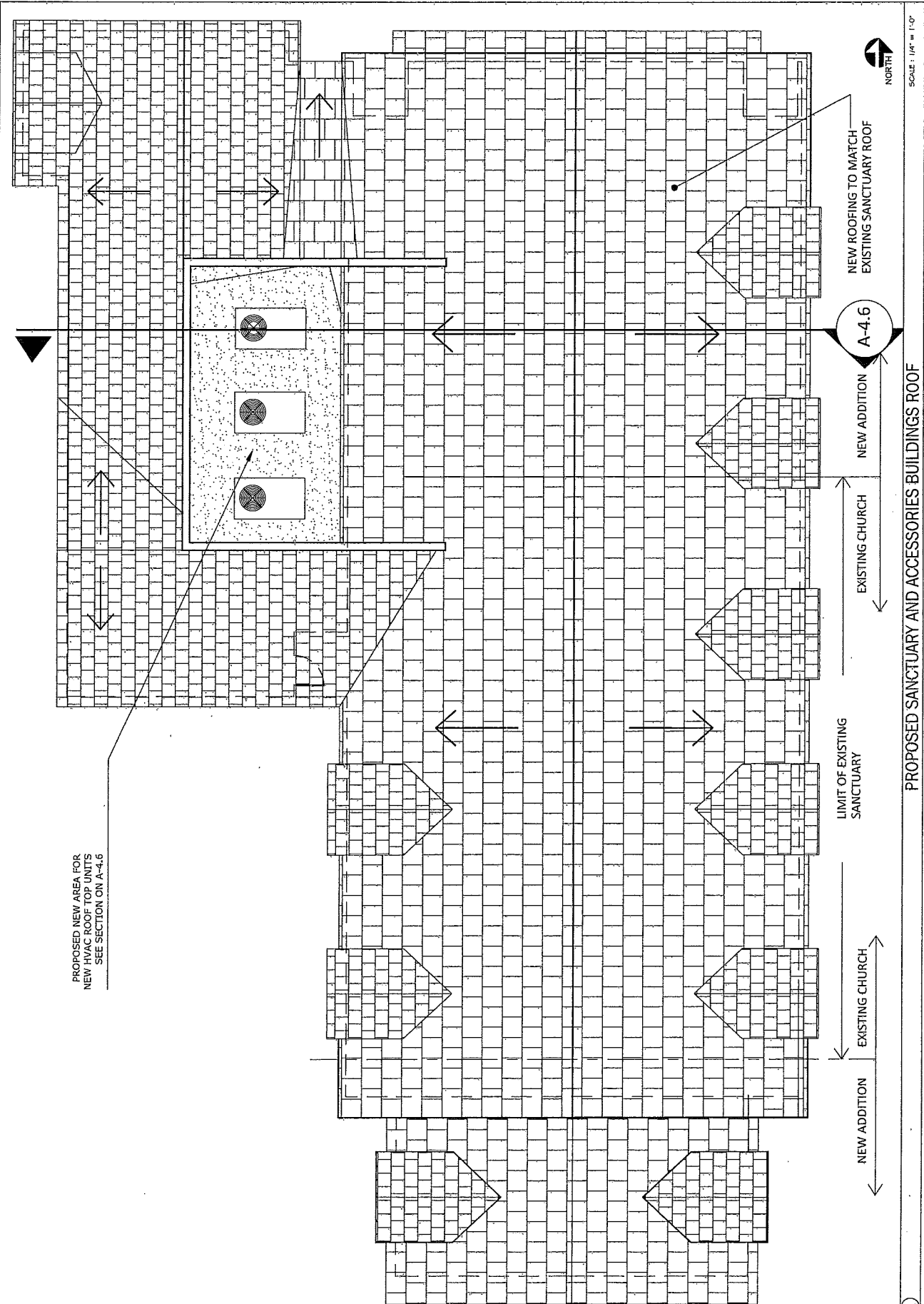
38 LOTUS AVE
PASADENA, CA 91107

McClellan Badiyi & Associates
ARCHITECTS

TEL: NO. 825.449.2388
EMAIL: MCCLELLAN@MBAARCHITECTS.COM

REVISION	DATE	BY	DESCRIPTION
1			ISSUED FOR CONSTRUCTION
2			OWNER EXTENSION
3			REVISIONS TO EXISTING ROOF
4			1/2" = 1'-0" SCALE
5			REVISIONS TO EXISTING ROOF

REVISION 1. TRACKING REVISIONS 2. DATE CHANGE 3. DATE CHANGE 4. DATE CHANGE 5. DATE CHANGE	McClellan Badiyi & Associates ARCHITECTS 38 LOMA AVE PALMDALE, CA 91107 TEL: (805) 228-4473 EMAIL: MCLBLANBADIYI@MCA.COM	SANCTUARY AND ACCESSORY BLDGS ROOF PLAN	PROPOSED RENOVATION OF EXISTING CHURCH: FARO DE VIDA IGLESIA CRISTIANA 9740 PARK ST., BELLFLOWER, CA 90706	DATE: 03-28-16 SCALE: 1/4" = 1'-0" A-3.2 SHEET NO.
	PROPOSED RENOVATION OF EXISTING CHURCH:			



PROPOSED NEW AREA FOR
 NEW HVAC ROOF TOP UNITS
 SEE SECTION ON A-4.6

SCALE: 1/4" = 1'-0"

PROPOSED SANCTUARY AND ACCESSORIES BUILDINGS ROOF

1

REVISION	DATE	BY	DESCRIPTION

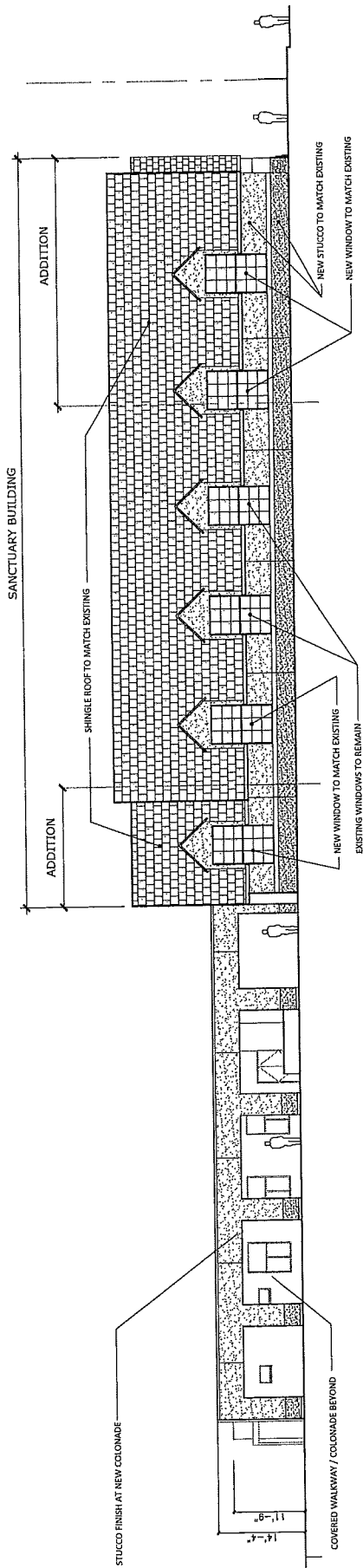
38 LOTHUS AVE
 FAYETTEVILLE, CA 95706
 TEL: (916) 225-4429
 FAX: (916) 225-4430
 WWW.MCCLLEANARCHITECTS.COM

McCllean Badiyi & Associates
ARCHITECTS

COMPLEX
 EAST
 ELEVATION

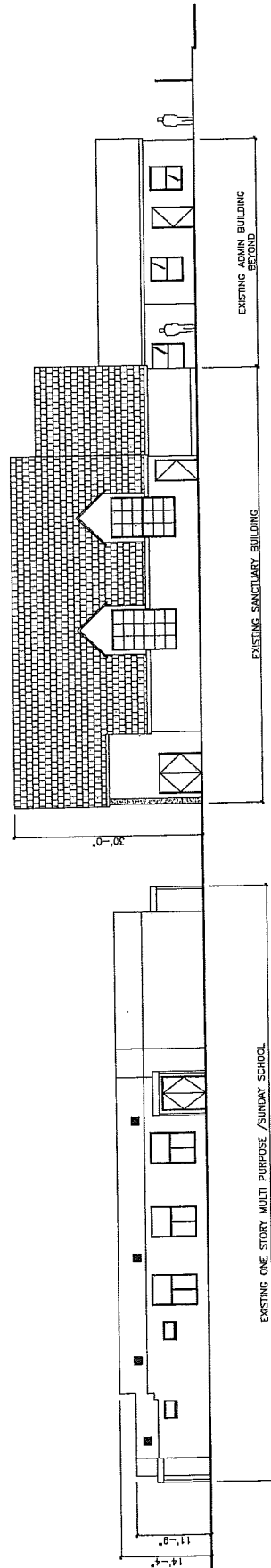
PROPOSED RENOVATION OF EXISTING CHURCH:
FARO DE VIDA IGLESIA CRISTIANA
 9740 PARK ST., BELLFLOWER, CA 90706

DATE: 08-16-16
 SCALE:
 Sheet
A-4.0
 Of
 Sheets



PROPOSED EAST ELEVATION OF THE COMPLEX

①



EXISTING EAST ELEVATION OF THE COMPLEX

②

REVISION

1	ISSUED BY	COMPTON
2	DATE	06-16-16
3	BY	COMPTON
4	DATE	06-16-16
5	BY	COMPTON
6	DATE	06-16-16
7	BY	COMPTON
8	DATE	06-16-16
9	BY	COMPTON
10	DATE	06-16-16

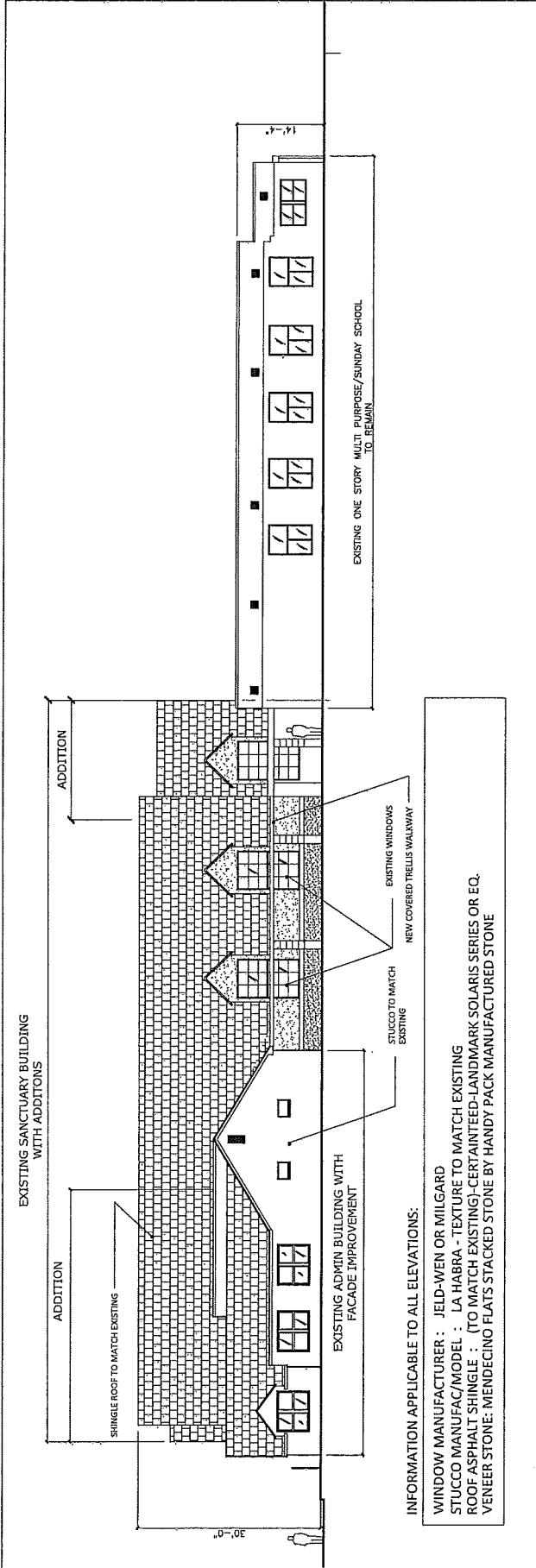
McClellan Badiyi & Associates
ARCHITECTS

38 LOTUS AVE
PASADENA, CA 91107
EMAIL: MCCLLEAN@MBA.CO
TEL: 626.448.7336

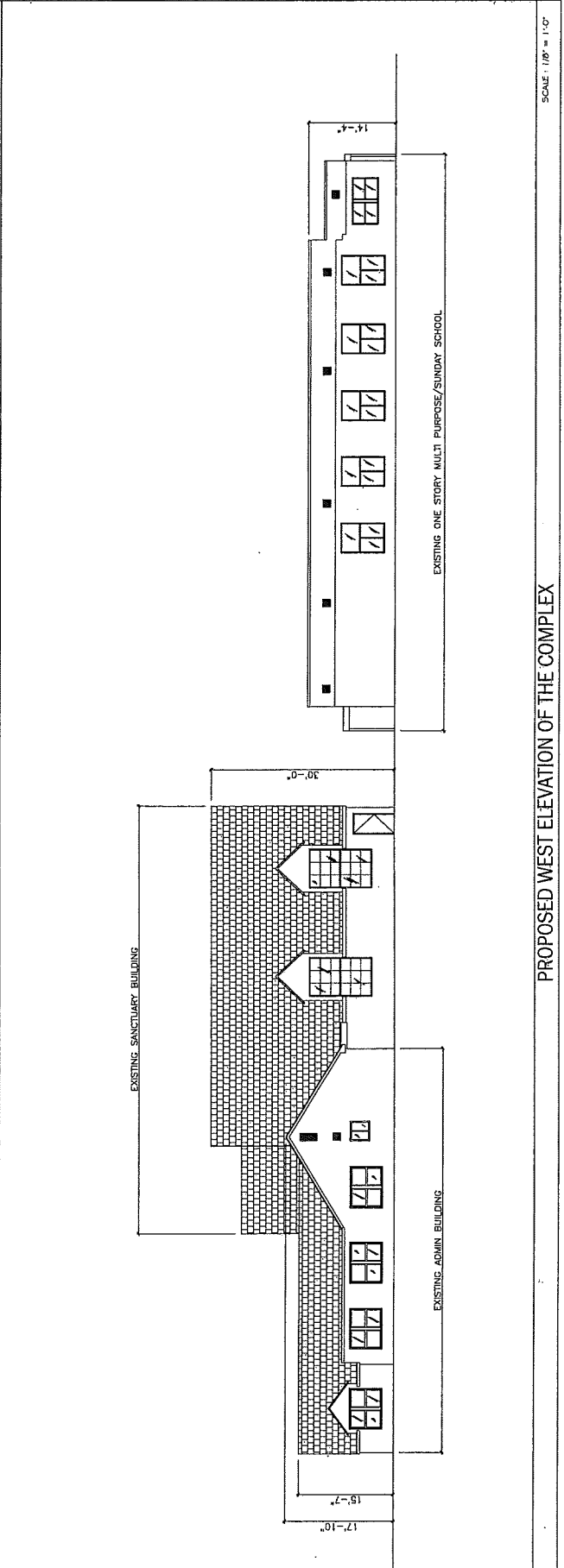
COMPLEX
WEST
ELEVATION

PROPOSED RENOVATION OF EXISTING CHURCH:
FARO DE VIDA IGLESIA CRISTIANA
9740 PARK ST, BELLEFLOWER, CA 90706

DATE: 06-16-16
Scale:
Sheet
A-4.1
of
Sheets



① EXISTING WEST ELEVATION OF THE COMPLEX



② PROPOSED WEST ELEVATION OF THE COMPLEX

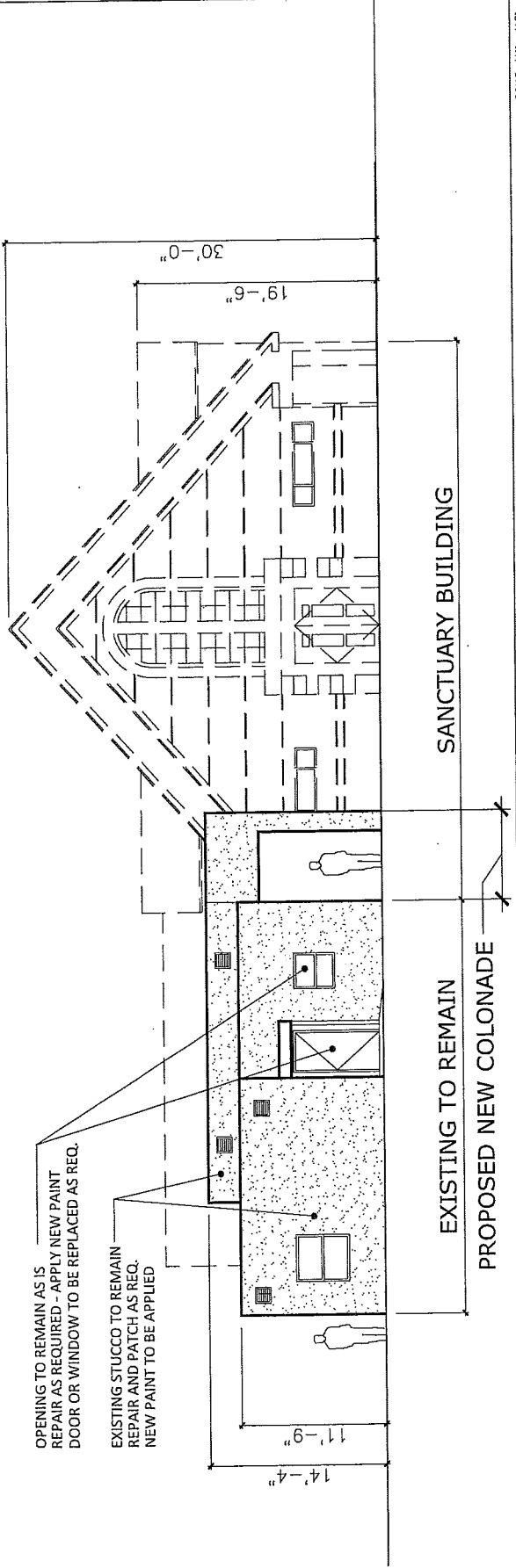
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3			ISSUE FOR PERMITS
4			ISSUE FOR PERMITS
5			ISSUE FOR PERMITS

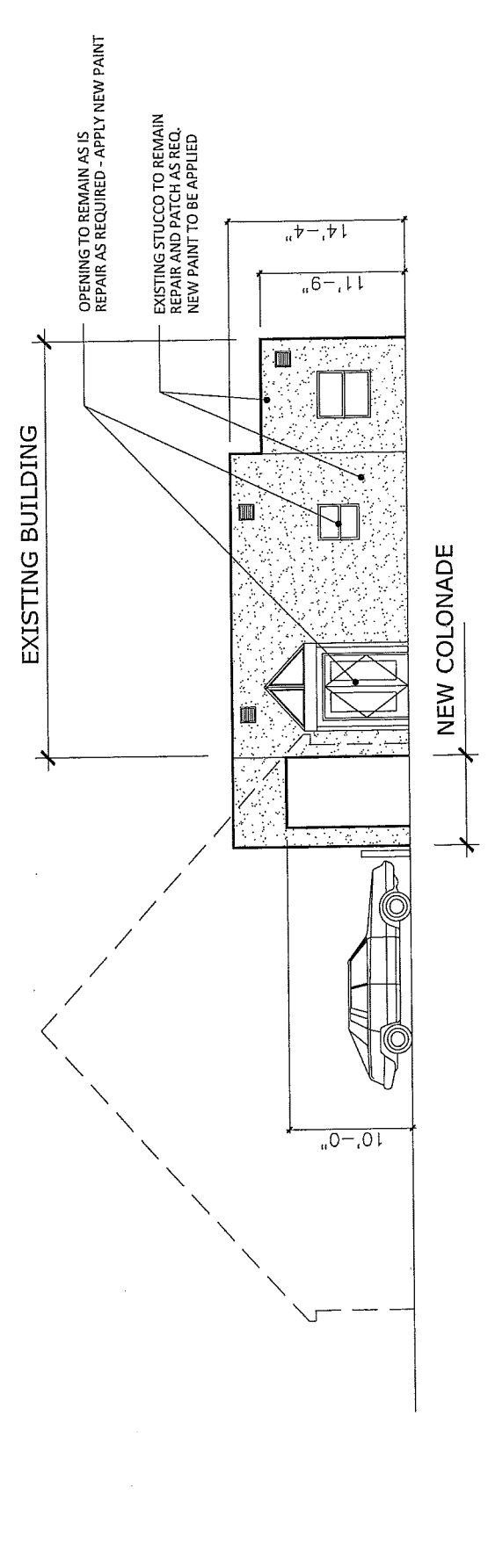
McClellan Badiyi & Associates
 ARCHITECTS
 2810 TUSCANY AVE.
 MADISON, CA 91107
 TEL. NO. 626.444.7738
 EMAIL: MCKLELLANBADIYI@MCKA.COM

PROPOSED RENOVATION OF EXISTING CHURCH:
 FARO DE VIDA IGLESIA CRISTIANA
 9740 PARK ST., BELFLOWER, CA 90706
 BUILDING NORTH & SOUTH ELEVATIONS
 MULTI-PURPOSE

DATE: 08-01-16
 Scale:
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A-4.2
 OF
 Sheets



SCALE: 1/4" = 1'-0"
 EXISTING BUILDING RENOVATED - SOUTH ELEVATION



SCALE: 1/4" = 1'-0"
 EXISTING BUILDING RENOVATED - NORTH ELEVATION

REVISION	DATE	BY	APP'D
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McCellian Badii & Associates
 ARCHITECTS
 2110 JEFFERSON AVE
 PASADENA, CA 91107
 TEL: 626.799.4423
 EMAIL: MCELLIANBADIIMCHRYMCO.COM

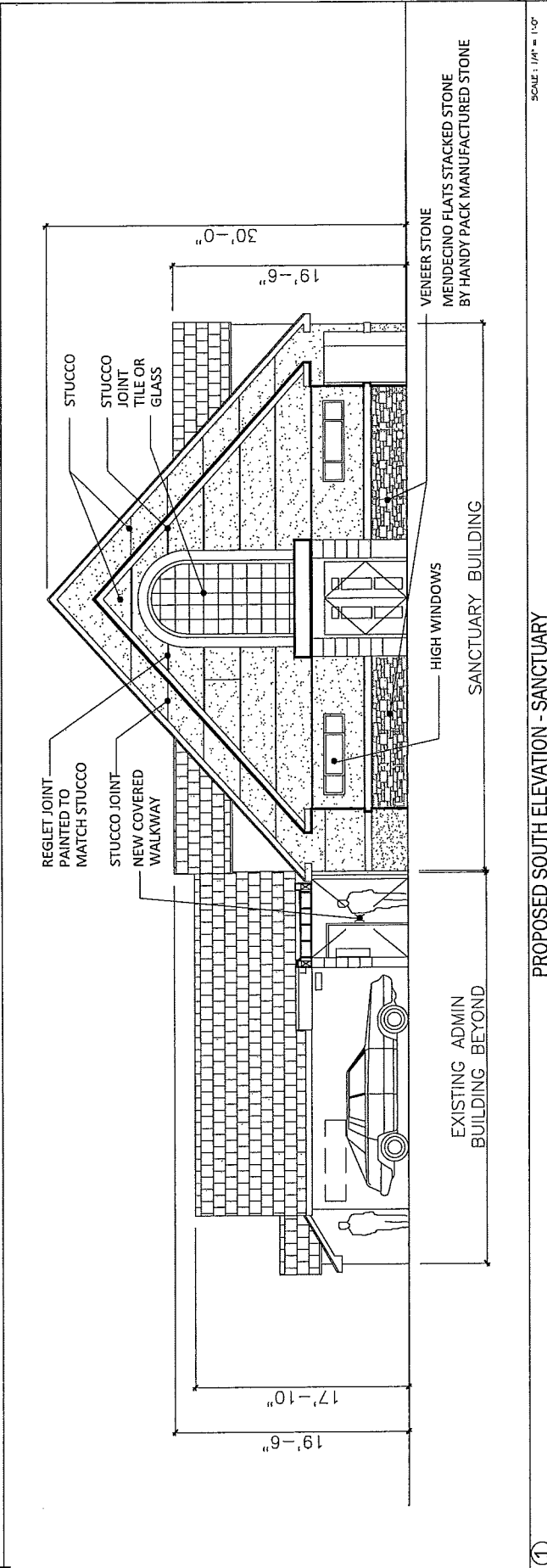
SANCTUARY AND
 ACCESSORY BLDGS
 EXISTING & PROPOSED
 SOUTH
 ELEVATION

PROPOSED RENOVATION OF EXISTING CHURCH:
 FARO DE VIDA IGLESIA CRISTIANA
 9740 PARK ST., BELFLOWER, CA 90706

DATE: 03-28-16

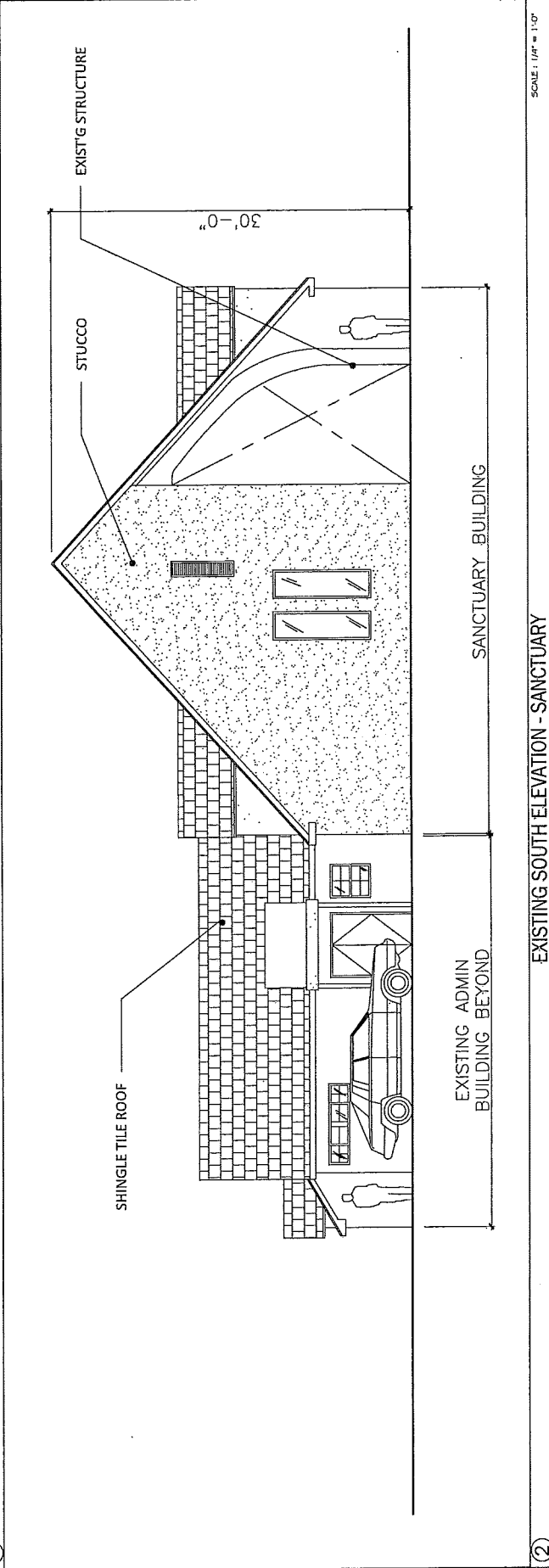
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A-4.3
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PROPOSED SOUTH ELEVATION - SANCTUARY

①



EXISTING SOUTH ELEVATION - SANCTUARY

②

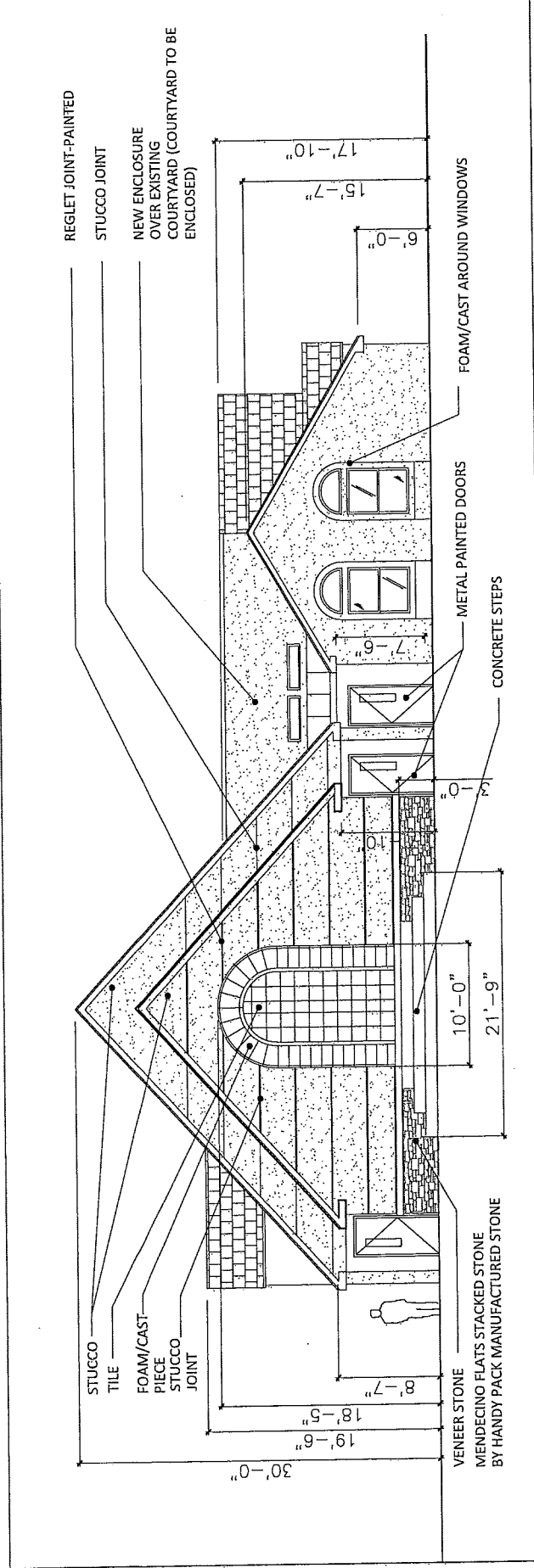
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4	03-20-16	MB	ISSUED FOR PERMITTING
5	03-20-16	MB	ISSUED FOR PERMITTING

McClellan Badiyi & Associates
 ARCHITECTS
 9740 PARK ST., BELLEFLOWER, CA 90706
 TEL. NO. 562.449.7336
 EMAIL: MCB@MCLL.BADIYIARCH.COM

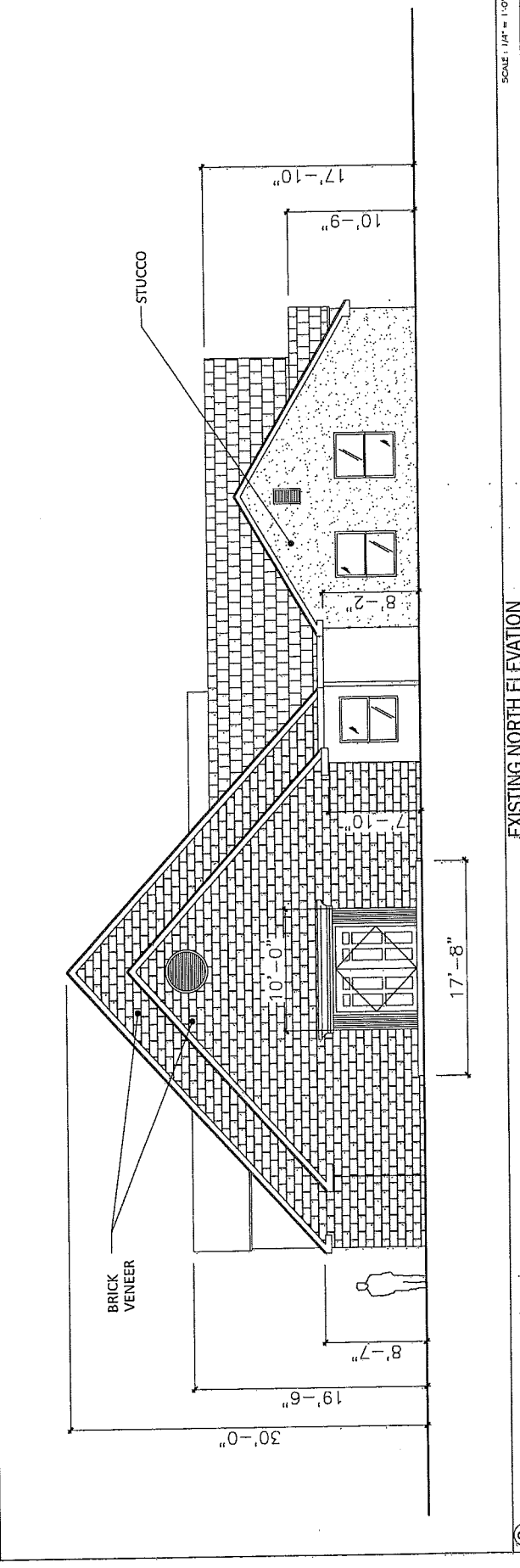
SANCTUARY AND ACCESSORY BLDGS EXISTING & PROPOSED NORTH ELEVATION

PROPOSED RENOVATION OF EXISTING CHURCH:
 FARO DE VIDA IGLESIA CRISTIANA
 9740 PARK ST., BELLEFLOWER, CA 90706

DATE: 03-20-16
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A-4.4
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PROPOSED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



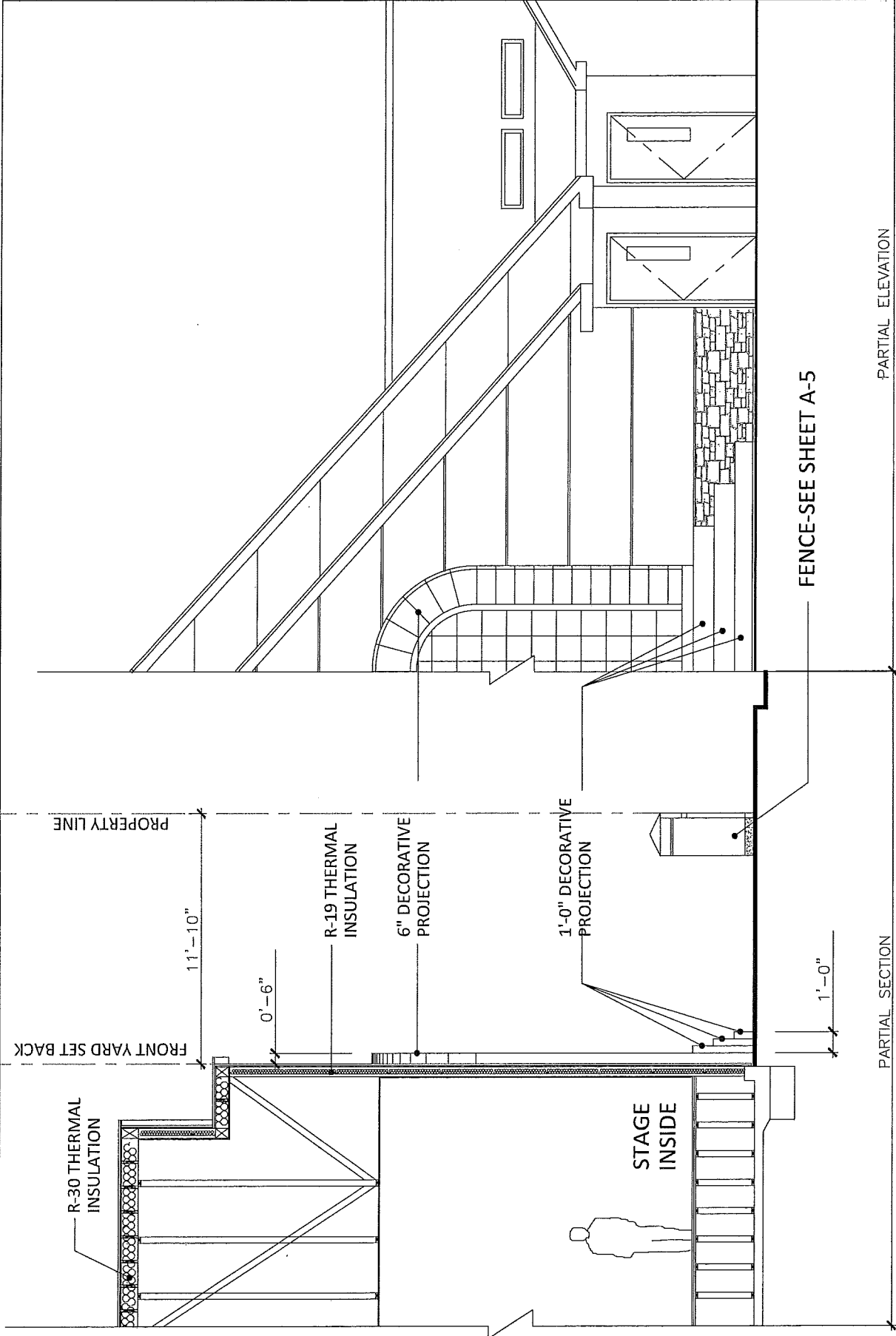
EXISTING NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

REVISION	DATE	BY	CHKD
1	03-28-16		
2	03-28-16		
3	03-28-16		
4	03-28-16		
5	03-28-16		

McCellan Badiyi & Associates
 ARCHITECTS
 2880 STRAUS AVE.
 PASADENA, CA 91107
 TEL NO: 826.447.2336
 EMAIL: MCELLAN@MCELLANBADIYI.COM

PROPOSED RENOVATION OF EXISTING CHURCH:
 FARO DE VIDA IGLESIA CRISTIANA
 9740 PARK ST., BELFLOWER, CA 90706
 SANCTUARY
 BUILDING
 SECTION AND
 PARTIAL WALL
 NORTH ELEVATION

DATE: 03-28-16
 Scale:
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 A-4.5
 of
 Sheets



PROPOSED PARTIAL WALL SECTION AND ELEVATION
 SCALE: 1/2" = 1'-0"

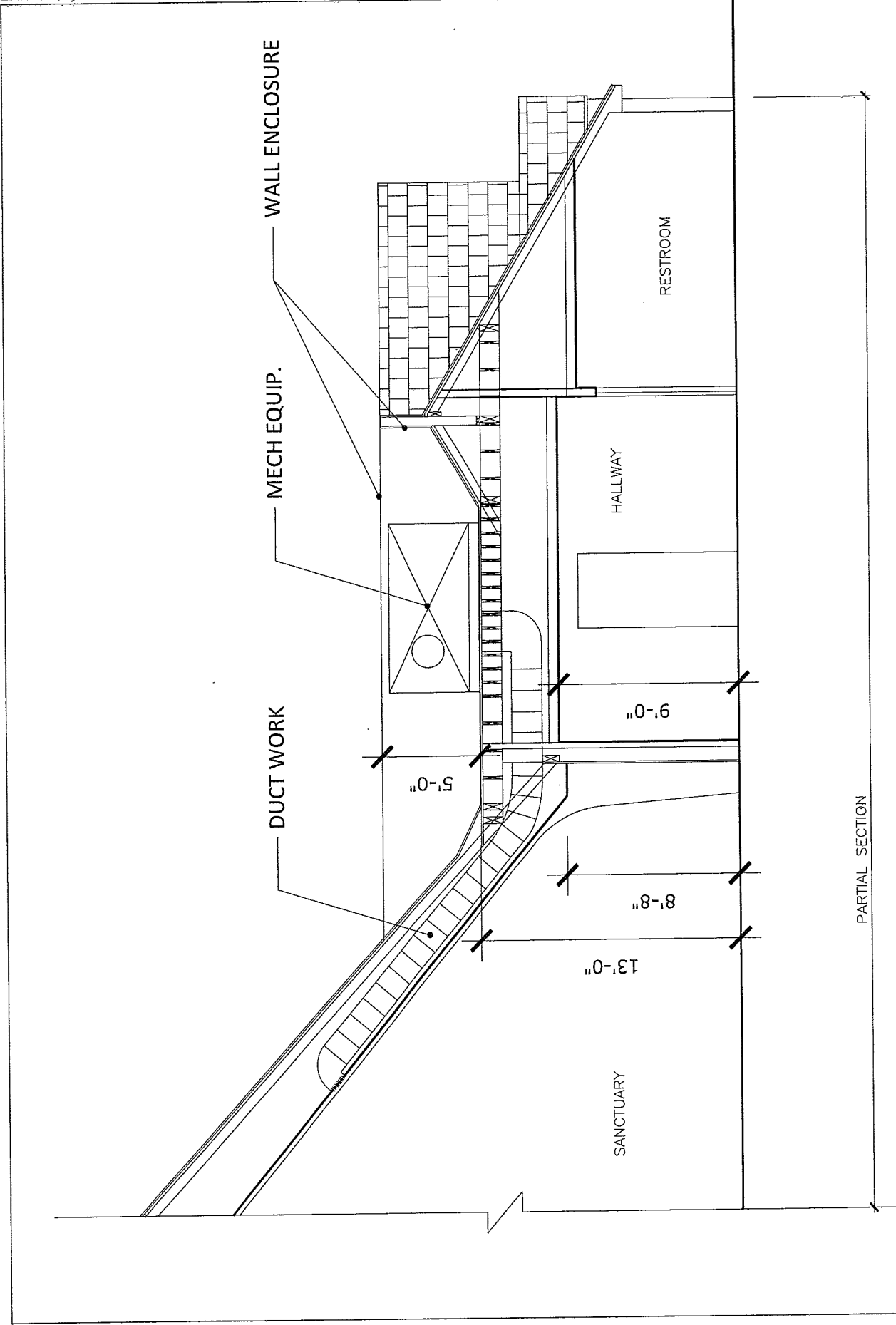
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2			ISSUED FOR PERMITS
3			ISSUED FOR PERMITS
4			ISSUED FOR PERMITS
5			ISSUED FOR PERMITS

McClellan Badiyi & Associates
 ARCHITECTS
 281078 AVE.
 PASADENA, CA 91107
 TEL. NO. 626.466.7366
 EMAIL: MCCLLEANBADIYIARCHITECTS.COM

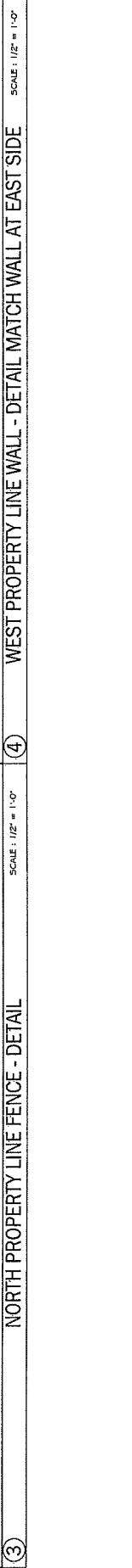
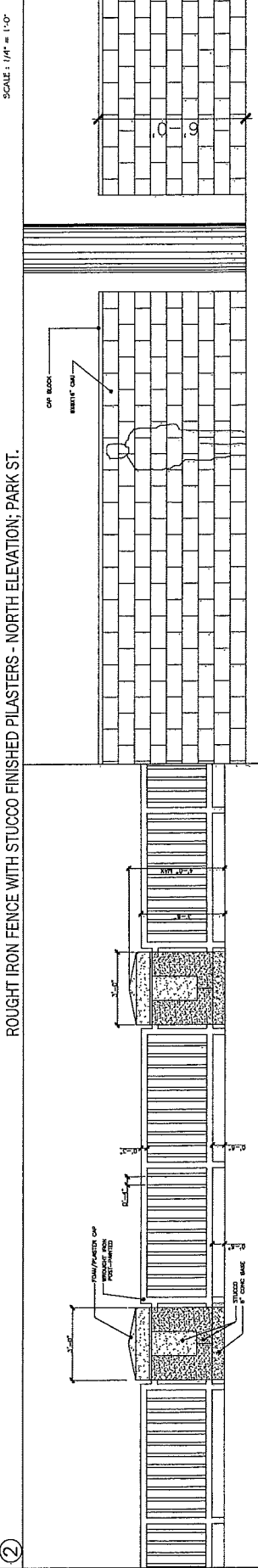
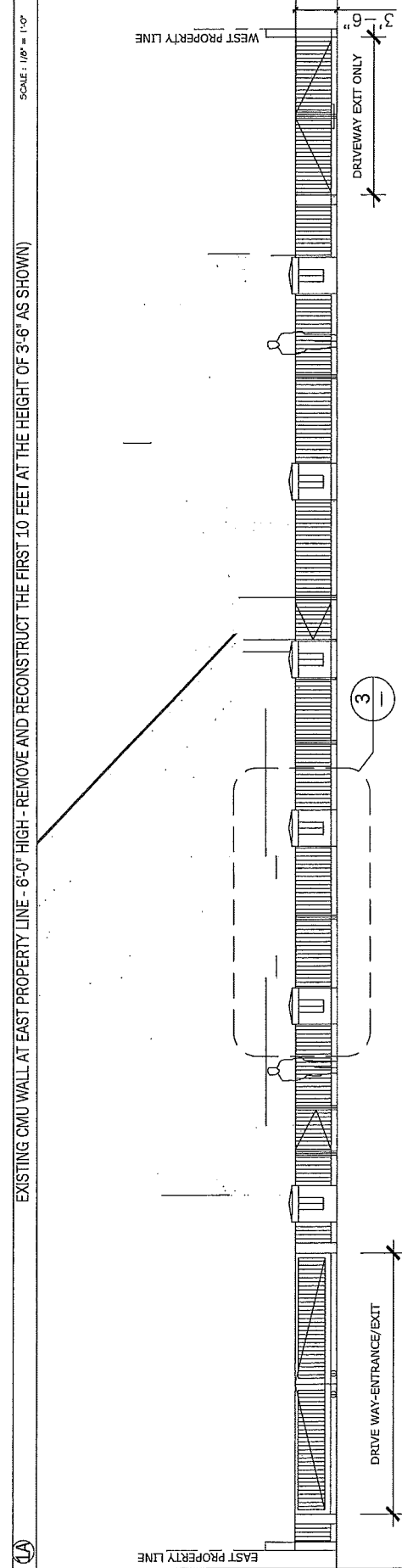
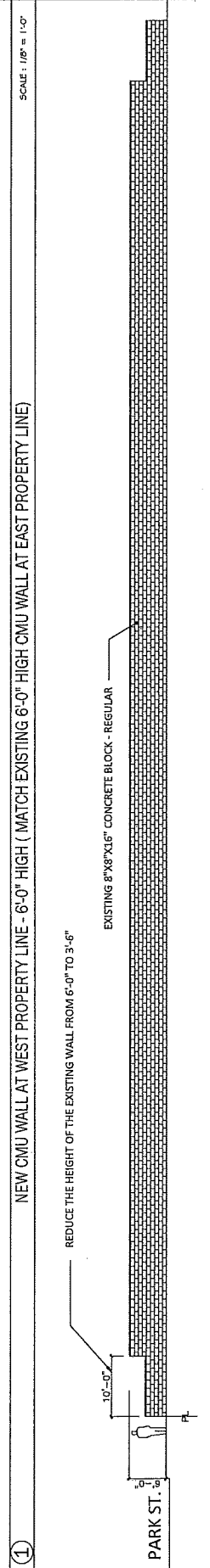
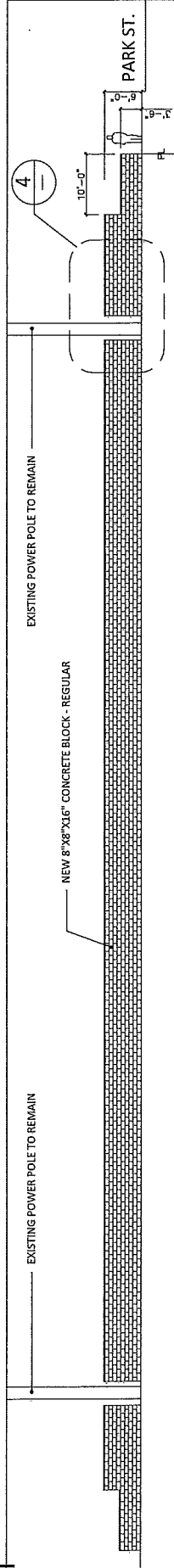
SANCTUARY
 BUILDING
 PARTIAL WALL
 SECTION AND
 NORTH ELEVATION

PROPOSED RENOVATION OF EXISTING CHURCH:
 FARO DE VIDA IGLESIA CRISTIANA
 9740 PARK ST., BELFLOWER, CA 90706

DATE: 03-28-11 C
 SHEET: A-4.6
 OF 5 SHEETS

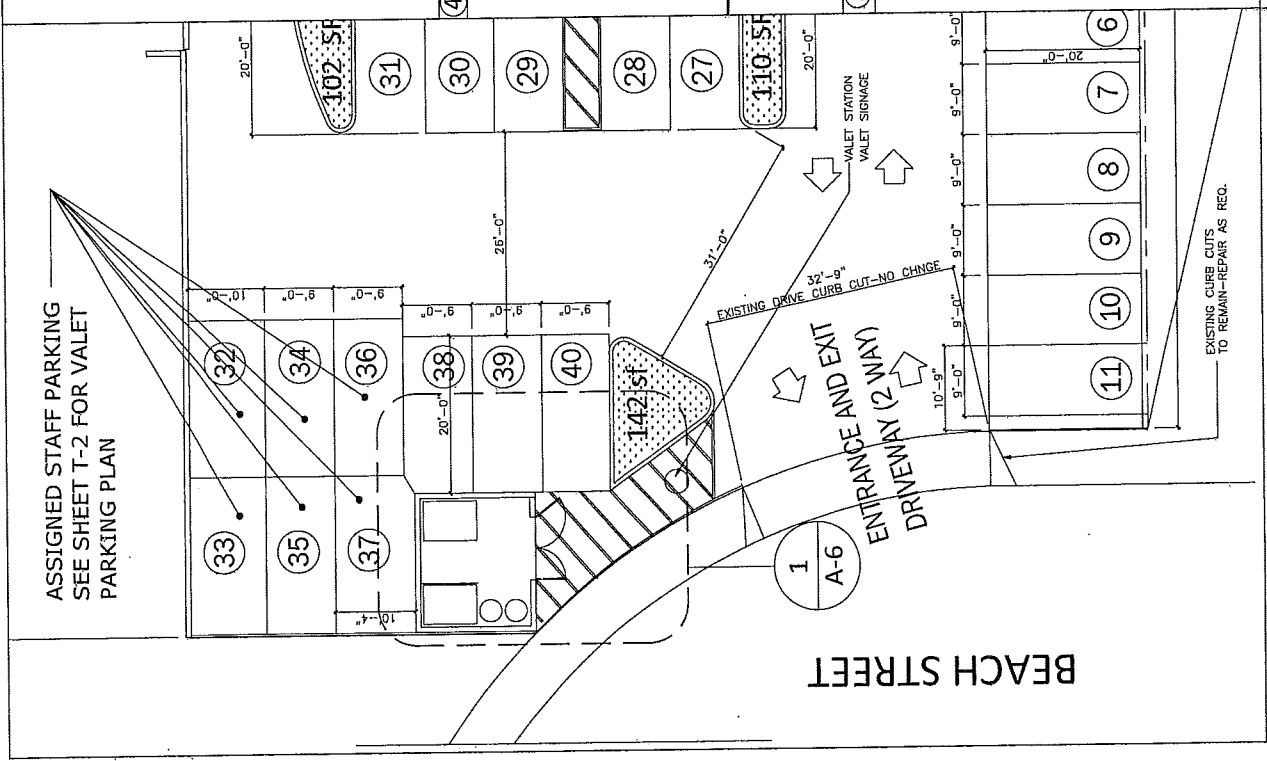


PARTIAL SECTION
 PROPOSED SECTION - MECHANICAL EQUIPMENT FOR SANCTUARY
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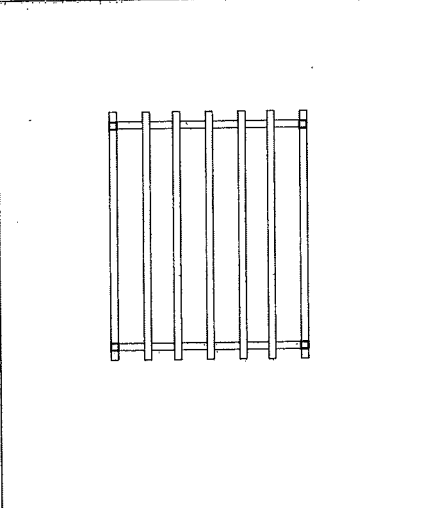


<p>REVISION</p> <p>1. PAVING DET. CORRECTIONS</p> <p>2. CHECK PERSON</p> <p>3. VERIFY</p> <p>4. VERIFY</p> <p>5. VERIFY</p> <p>6. VERIFY</p>	<p>McCellan Badiyi & Associates</p> <p>ARCHITECTS</p> <p>30 LOTTUS AVE PASADENA, CA 91107</p> <p>TEL. NO.: 826.448.7336 EMAIL: MCELLAN@ARCHITECTS.COM</p>	<p>NEW FENCE WEST AND NORTH</p>	<p>PROPOSED RENOVATION OF EXISTING CHURCH:</p> <p>FARO DE VIDA IGLESIA CRISTIANA</p> <p>9740 PARK ST., BELFLOWER, CA 90706</p>	<p>Scale:</p> <p>Sheet:</p> <p>DATE: 03-29-16</p> <p>A-5 of 5 Sheets</p>
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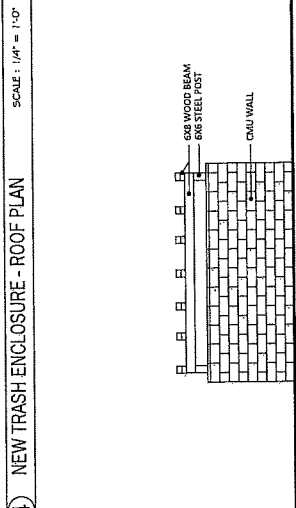
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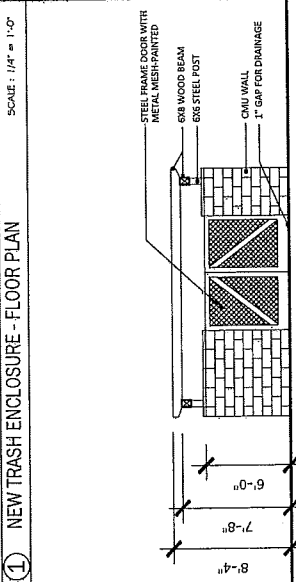
④ NEW TRASH ENCLOSURE - ROOF PLAN SCALE: 1/4" = 1'-0"



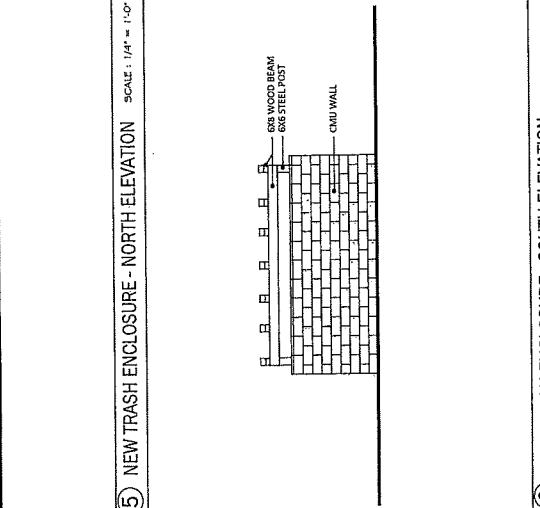
⑤ NEW TRASH ENCLOSURE - NORTH ELEVATION SCALE: 1/4" = 1'-0"



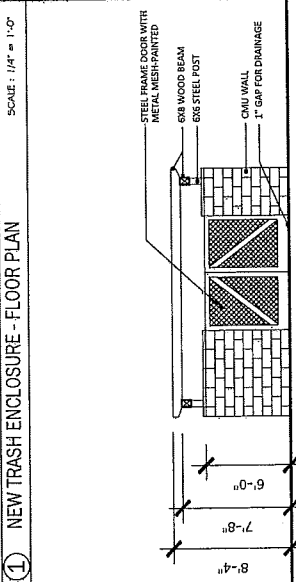
⑥ NEW TRASH ENCLOSURE - SOUTH ELEVATION SCALE: 1/4" = 1'-0"



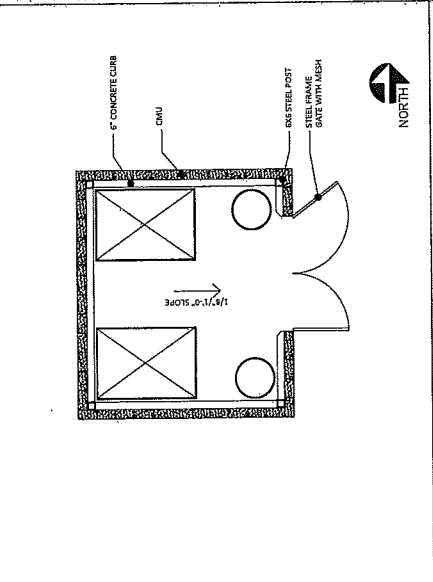
② NEW TRASH ENCLOSURE - EAST ELEVATION SCALE: 1/4" = 1'-0"



③ NEW TRASH ENCLOSURE - WEST ELEVATION SCALE: 1/4" = 1'-0"



① NEW TRASH ENCLOSURE - FLOOR PLAN SCALE: 1/4" = 1'-0"



DATE: 03-28-11
SCALE: Sheet: A-6 of 8

PROPOSED RENOVATION OF EXISTING CHURCH:
FARO DE VIDA IGLESIA CRISTIANA
9740 PARK ST., BELLFLOWER, CA 90706

NEW TRASH ENCLOSURE

McCellian Badiyi & Associates
ARCHITECTS
381015 AVE
PASADENA, CA 91107
TEL: NO. 625.448.7338
EMAIL: MCELLIAN@MCELLIANARCH.COM

REVISION	DATE	BY	CHKD
1	03-28-11	MB	MB
2	03-28-11	MB	MB
3	03-28-11	MB	MB

A-7.0
of 8 Sheets

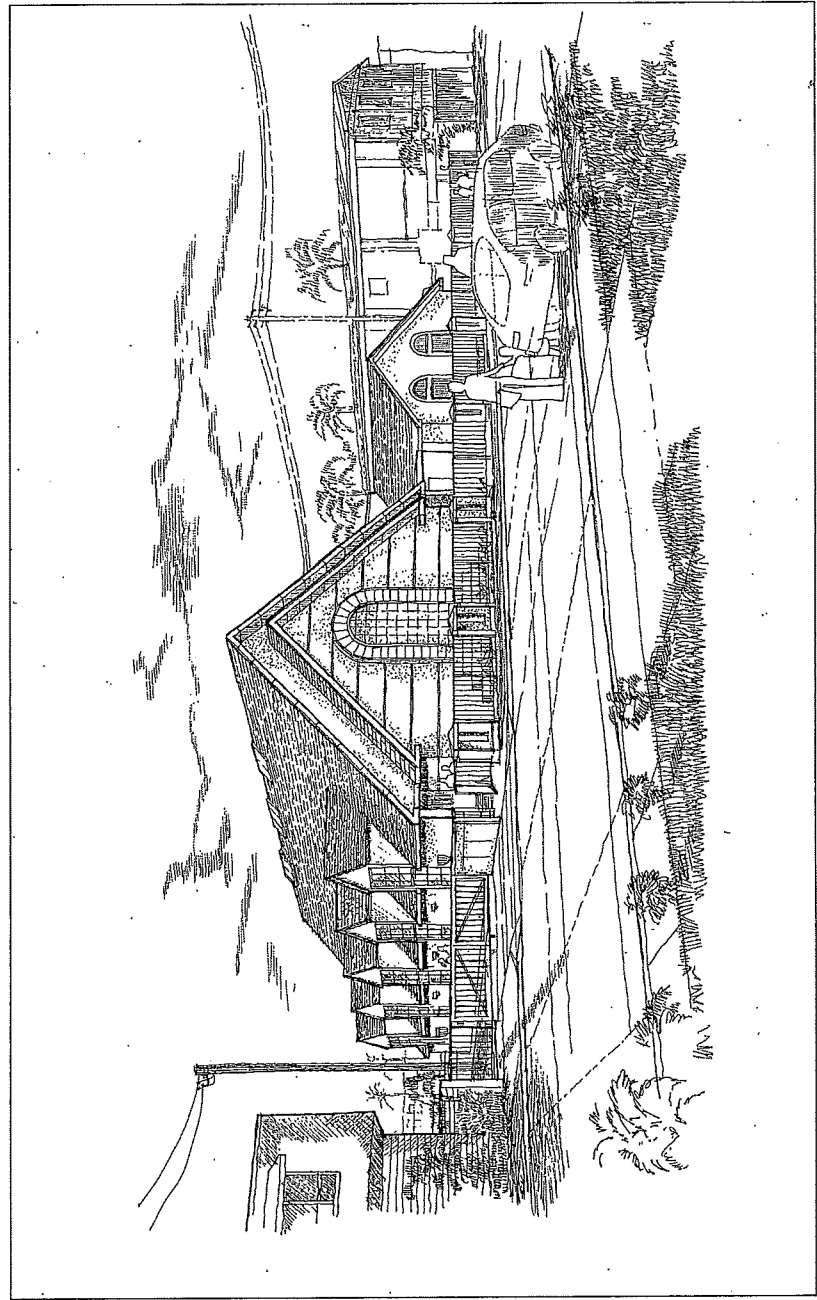
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PROPOSED RENOVATION OF EXISTING CHURCH:
FARO DE VIDA IGLESIA CRISTIANA
9740 PARK ST., BELFLOWER, CA 90706

PARK STREET
VIEW

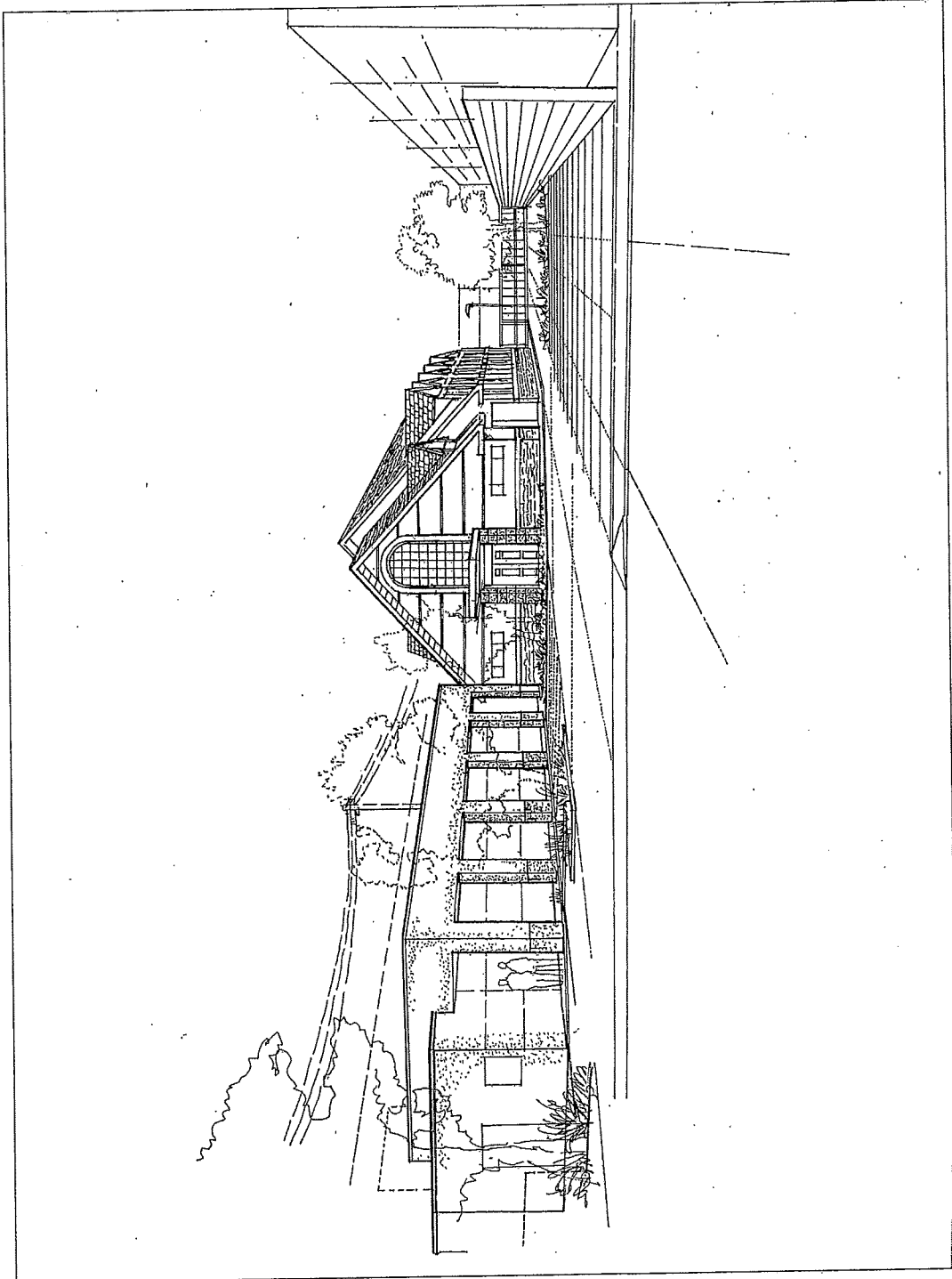
McClellan Badiyi & Associates
ARCHITECTS
381018 AV.
PASADENA, CA 91107
TEL. NO.: 828.48.7336
EMAIL: MCCELLELLANBADIYI@AIAA.COM

REVISION	DATE	BY	DESCRIPTION
1			ISSUE FOR PERMITS
2			REVISED PERMITS
3			REVISED PERMITS
4			REVISED PERMITS
5			REVISED PERMITS
6			REVISED PERMITS
7			REVISED PERMITS
8			REVISED PERMITS
9			REVISED PERMITS
10			REVISED PERMITS



VIEW FROM PARK STREET

VIEW FROM BEACH STREET



A-7.1
Sheets

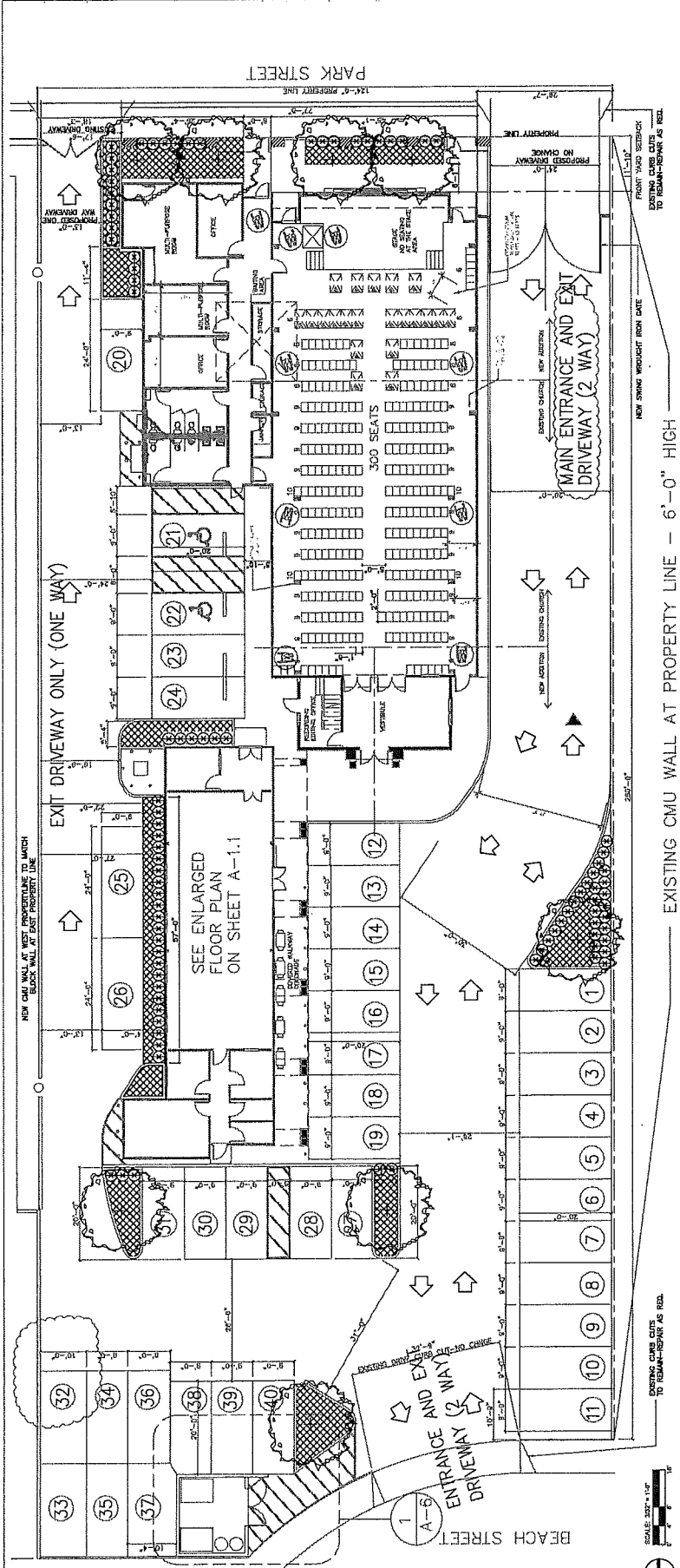
DATE: 08-26-16
Scale:
Sheet

PROPOSED RENOVATION OF EXISTING CHURCH:
FARO DE VIDA IGLESIA CRISTIANA
9740 PARK ST., BELFLOWER, CA 90706

SOUTH/PARKING
VIEW

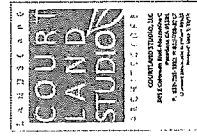
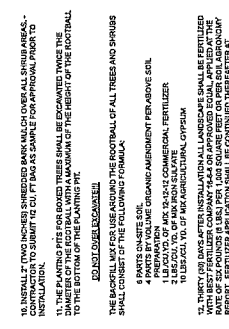
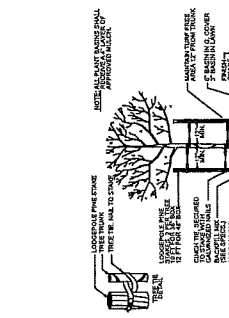
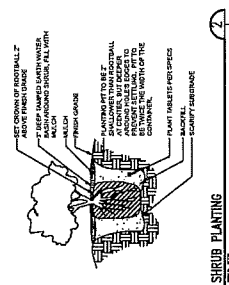
McClellan Badiyi & Associates
ARCHITECTS
38 LOTS AVE.
PARKVIEW, CA 91107
TEL: (916) 664-2338
EMAIL: MCGELLANBADIYI@FAROCC.COM

REVISION	DATE	DESCRIPTION
1		CONSTRUCTION
2		REVISION
3		REVISED
4		REVISED
5		REVISED
6		REVISED
7		REVISED
8		REVISED
9		REVISED
10		REVISED



PLANTING LEGEND

Symbol	Botanical Name/Common Name	Quantity	Size	WUCOLS	Remarks
☉	Tree: Olive europaea / Sweet Olive / Fruitless Olive	6	24" Box	L	multi-bank
☉	Shrub: Caesalpinia acalifera / Yucca / Feather reed grass	92	5g	M	
☉	Ground Cover: Hypochoeris glabra / St. Johnswort	25	6lb	M	1,000 sq ft planting @ 12' o.c.



- GENERAL PLANTING NOTES**
- INSTALL ALL TREES IN CONTAINERS. BANKS MUST BE SLOPED AS SHOWN ON SHEET A-1.1. ALL TREES DURING CONSTRUCTION THROUGHOUT PROJECT WORK.
 - THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES LISTED FOR CONVEYANCE OR QUANTITY RESERVED. QUANTITIES OF CONCRETE SHALL BE SUBJECT TO THE CONTRACTOR'S VERIFICATION.
 - THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER-GROWN TREES AND SHRUBS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL PLANTING MATERIALS, INCLUDING SOIL, MULCH, AND WATERING. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.
 - ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND APPROVED FOR INSTALLATION.
 - THE CONTRACTOR SHALL OBTAIN REPRESENTATIVE IN CONSULTATION WITH THE LANDSCAPE ARCHITECT FOR ACCURATE PLACEMENT OF TREES. CONTRACTOR TO ASSUME ALL LIABILITY FOR ACCURATE PLACEMENT OF TREES.
 - ALL TREE BUNDLES SHALL BE INSTALLED WITH THE BUNDLES STAKED AND REVERSE AND THE BUNDLES SHALL BE UNSTAKED PRIOR TO THE ADJACENT WALL OR FENCE COMPLETION.
 - ALL SOIL PREPARATION SHALL BE INSTALLED PER THE SOIL ARCHITECT'S PLAN. SOIL PREPARATION SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF PLANT MATERIALS.
 - FOR BONDING AREAS TO BE LANDSCAPED, THE FOLLOWING AMENDMENTS SHALL BE INCORPORATED PER THE ARCHITECT'S INTENT AND THROUGHOUT THE PROJECT.
 - AMOUNT PER 1,000 SQUARE FEET:
 - 4 CUBIC YD. INTERLOCKED GRANULES ORGANIC AMENDMENT
 - 1 CUBIC YD. PERMANENT OR CEDAR MULCH
 - 1 CUBIC YD. 1/2" PEAT FERTILIZER

11. THE PLANTING PITS FOR DUBBED TREES SHALL BE ENLARGED TWICE THE SIZE OF THE TREE'S SPAN AND AS SHOWN ON SHEET A-1.1 FOR APPROVAL PRIOR TO INSTALLATION.
12. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION.
13. FOR ALL STAKED TREES, SEE DETAIL 1, THIS SHEET.
14. FOR ALL SHRUBS, SEE DETAIL 2, THIS SHEET.
15. FERTILIZER TABLETS SHALL BE APPROXIMATELY 21 GRAM TABLETS (24-30 IN QUANTITIES AS FOLLOWS:
 - 1 GALLON SHRUBS
 - 15 GALLON SHRUBS
 - 1 BUSHY TREE
 - 1 TREE
 - 1 YARD" C" OF BOX SIZE
16. ALL EXISTING LANDSCAPED AREAS OBTAINED DURING THE CONSTRUCTION PERIOD SHALL BE MAINTAINED AS SUCH UNTIL THE FINAL LANDSCAPE CONDITION IS INSTALLED. COST TO THE OWNER.
17. INSTALL 2" DEEP ROOT BARRIER ON ALL TREES WITHIN 4 FEET OF PLANTING.

SCALE: 3/8" = 1'-0"

EXISTING CMU WALL AT PROPERTY LINE - 6'-0" HIGH TO REMAIN

NEW CMU WALL AT WEST PROPERTY LINE TO MATCH EXISTING BLACK WALL AT EAST PROPERTY LINE

SCALE: 3/822" = 1'-0"

SCALE: 3/822" = 1'-0"

EXISTING CMU WALL AT PROPERTY LINE - 6'-0" HIGH TO REMAIN

NEW CMU WALL AT WEST PROPERTY LINE TO MATCH EXISTING BLACK WALL AT EAST PROPERTY LINE

SCALE: 3/822" = 1'-0"

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EXISTING CMU WALL AT PROPERTY LINE - 6'-0" HIGH TO REMAIN

NEW CMU WALL AT WEST PROPERTY LINE TO MATCH EXISTING BLACK WALL AT EAST PROPERTY LINE

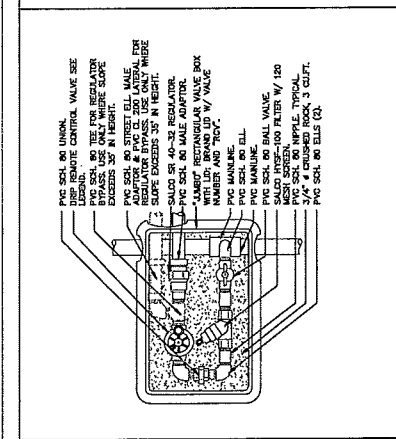
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SCALE: 3/822" = 1'-0"

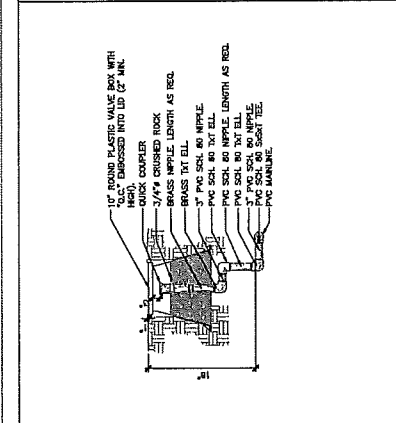
EXISTING CMU WALL AT PROPERTY LINE - 6'-0" HIGH TO REMAIN

NEW CMU WALL AT WEST PROPERTY LINE TO MATCH EXISTING BLACK WALL AT EAST PROPERTY LINE

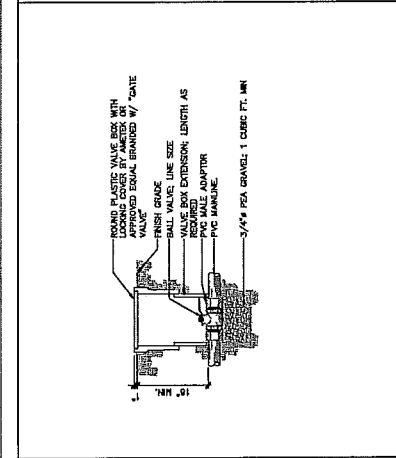
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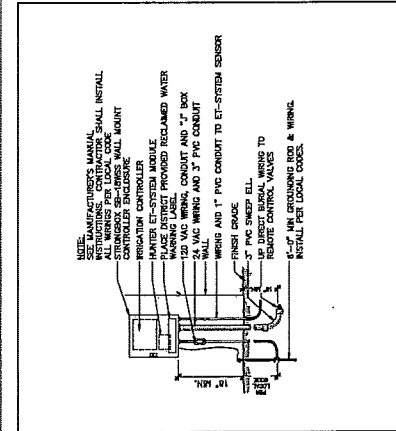
A) DRIP REMOTE CONTROL VALVE



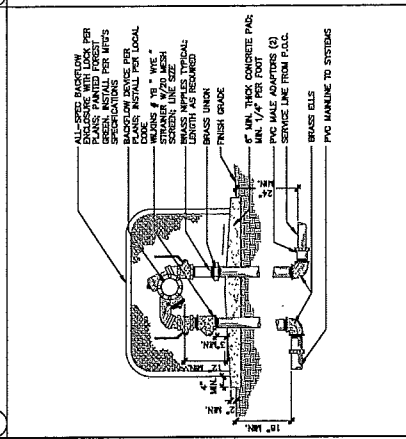
B) QUICK COUPLER



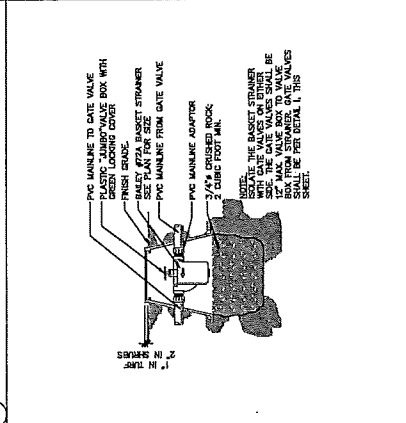
C) BALL VALVE



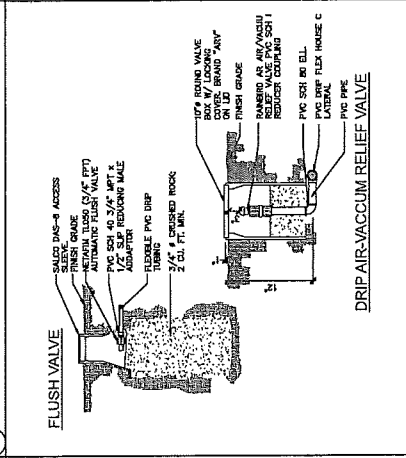
D) PEDESTAL MOUNT CONTROLLER



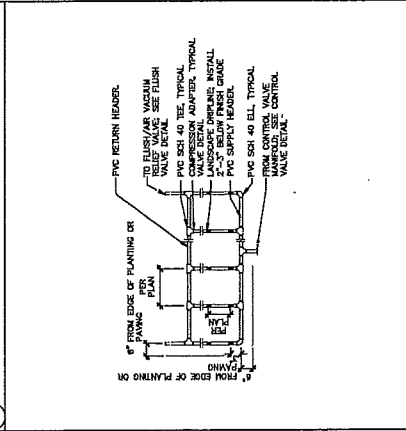
E) REDUCED PRESSURE BACKFLOW DEVICE



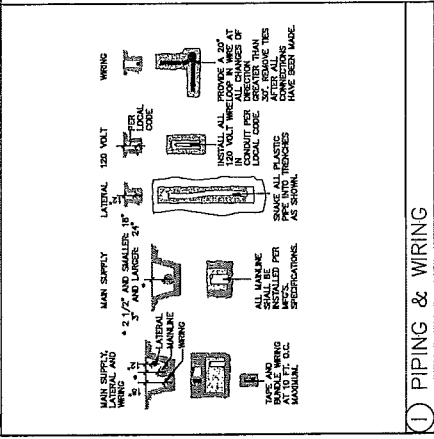
F) BASKET STRAINER



G) FLUSH VALVE & AIR/VACUUM RELIEF VALVE



H) DRIP TUBING INSTALLATION



I) PIPING & WIRING

Material Schedule

ITEM NO.	DESCRIPTION	QUANTITY	UNIT
1	1\"/>		



SITE PHOTOMETRICS PLAN

LT-1.0
3 of 3 Sheets

DATE: 01-04-2012

PROPOSED RENOVATION OF EXISTING CHURCH:
FARO DE VIDA IGLESIA CRISTIANA
9740 PARK ST, BELFLOWER, CA 90706

SITE PHOTOMETRICS PLAN

McClellan Badiyi & Associates
ARCHITECTS

12 100 250 500 750 1000
SCALE: 3/32" = 1'-0"

REVISION

