

# AGENDA

## LAND USE AND DESIGN REVIEW COMMITTEE

April 8, 2010  
9:00 A.M.

Laguna Woods City Hall  
Council Chambers  
24264 El Toro Road  
Laguna Woods, CA 92637122

**AGENDA DESCRIPTION:** The Agenda descriptions are intended to give notice, to members of the public, of a general summary of items of business to be transacted or discussed.

Any person wishing to address the Land Use and Design Review Committee on any matter, whether or not it appears on this agenda, may do so under the appropriate section of the agenda. Whenever possible, lengthy testimony should be presented to the Committee in writing (12 copies) and only pertinent points presented orally. Requests to speak to items on the agenda shall be heard at the appropriate point on the agenda; requests to speak about subjects not on the agenda will be heard during the **Public Comment** section of the meeting.

### I. CALL TO ORDER

### II. ROLL CALL

### III. COMMITTEE BUSINESS

- A. Conditional Use Permit Application CUP-625; Lutheran Church of the cross Social Hall Expansion (Attachment)

**RECOMMENDED ACTION:** Review and recommend approval of Conditional Use Permit Application CUP-625 to the City Council, subject to conditions of approval.

### IV. PENDING PROJECTS UPDATE

- A. Saddleback Golf Cars  
C. Moulton Parkway and El Toro Road Construction  
D. Green Building Certification Program  
E. Citywide Rezoning Project

RECOMMENDED ACTION: Staff will provide an update on the above projects; there may be committee discussion and requests for future action, but no action will be taken at this meeting on these items.

V. COMMITTEE MEMBER COMMENTS

VI. PUBLIC COMMENTS

VII. ADJOURN

**The next regular meeting is scheduled for 9:00 a.m., Thursday, May 13, 2010. Regular meetings may be cancelled due to a lack of agenda items.**

**RECAP  
AGENDA  
LAND USE AND DESIGN REVIEW COMMITTEE**

February 11, 2010  
9:00 A.M.

Laguna Woods City Hall  
Council Chambers  
24264 El Toro Road  
Laguna Woods, CA 92637122

**I. CALL TO ORDER**

Chair Miller called the meeting to order at 9:05 a.m.

**II. ROLL CALL**

**Present:** DeBelles, Heilbronner, Joss, Lindstrom, Miller, Muennichow, Preli, Sortino

**Absent:** Vogt and Morton

**III. COMMITTEE BUSINESS**

**A. Zoning Code Modification Project**

City Manager Keane presented an overview of the citywide zoning review project, including direction from the city Council, property owner outreach and the environmental review and public hearing processes. This was an information item and no Committee action was required.

**IV. PENDING PROJECTS UPDATE**

- A. Saddleback Golf Cars** – project is in building plan review.
- B. San Sebastian** – all documents have been finalized and several units have been leased.

- C. Moulton Parkway and El Toro Road Construction – Laguna Hills roadway improvements are proceeding; Moulton-El Toro intersection improvements scheduled to start in April.
- D. Green Building Certification Program – program approved by Council; will be rolled out in March.

**V. COMMITTEE MEMBER COMMENTS**

None

**VI. PUBLIC COMMENTS**

None

**VII. ADJOURN**


Meeting adjourned at 10:15 a.m. The next regular meeting is scheduled for 9:00 a.m., Thursday, March 11, 2010.

# City of Laguna Woods

## Agenda Report

**FOR:** April 15, 2010 Land Use and Design Review Committee

**TO:** Chairman and Members of the Land Use and Design Review Committee

**FROM:** Deborah Drasler, City Planner 

**AGENDA ITEM:** Conditional Use Permit application CUP-625; Lutheran Church of the Cross Social Hall Expansion

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### Recommendation

Review and recommend approval of Conditional Use Permit Application CUP-625 to City Council subject to conditions of approval.

### Background

The Lutheran Church of the Cross was organized by the people in the Laguna Woods Village in 1965. In March of 1966, a church sanctuary with a maximum seating capacity of 328 was approved by the County of Orange (C-1245). On April 24, 1973, the County of Orange approved the church expansion of their facility to include office space, social hall, an all purpose room for Sunday school classes, and approximately 30 additional parking spaces (CP 1476). On June 7, 1990, the County of Orange approved a second expansion to allow for the construction of a 1,100 square foot multi purpose room with kitchen (UP 90-0209). On September 17, 1991, a fourth permit was issued by the County of Orange to allow the construction of 1,200 square feet to be used for office and a conference/choir room (UP 91-043P). Lastly, on May 12, 1994, the County of Orange approved the construction of a 4,102 square foot, two-story Sunday school building between the sanctuary and front parking lot (UP 94-0042).

As currently existing, the Lutheran Church of the Cross, located at 24231 El Toro Road, consists of three buildings with associated parking and landscaping. The three existing buildings include a 5,434 sq. ft. sanctuary, a 6,298 sq. ft. social hall building which includes offices, a social hall, kitchen facilities, meeting rooms, and two preschool classrooms, and a 4,102 sq. ft two-story building that includes two preschool classrooms and a youth room for bible study on the first floor.

*Existing Site*

<b>Building</b>	<b>Number of Stories</b>	<b>Building Area (Sq.Ft.)</b>	<b>Uses</b>
Sanctuary	1	5,434	Church Services
Social Hall	1	6,298	Offices, Social Hall, Kitchen, Meeting Rooms, Preschool Classrooms (2)
Preschool Building	2	4,102	Preschool Classrooms (2), Youth/adult Bible Study Rooms

One hundred and seventy (170) parking spaces are provided on-site and vehicular access to the site is currently provided via two driveways along El Toro Road. The site zoning is “RC” Residential Community District which allows church uses with a conditional use permit.

Surrounding land uses include the following:

<b>Location</b>	<b>Land Use designation</b>	<b>Land Use</b>
North	RC- Residential Community	Laguna Woods Village- Third Laguna Hills Residential Units
South	RC- Residential Community	St. Nicholas Catholic Church
East	RC- Residential Community	Laguna Woods Village- United Mutual Residential Units
West	OS-R-Open Space Recreational	Laguna Woods Village Golf Course

The social hall expansion project consists of adding approximately 1,449 square feet to the overall building, increasing the size of the social hall building from 6,298 sq. ft. to 7,797 sq. ft. As proposed and shown on the site plan, the new kitchen facility, corridor, storage closets and two handicap accessible restrooms will replace an existing small kitchen facility and two vacant multi-purpose rooms. The multi-purpose rooms were previously occupied as a preschool. Prior to the submitted expansion request, two of the four preschool classrooms were relocated to the front wing of the social hall building closest to the play yard on-site. Additionally, the applicant proposes to remodel an existing kitchen space and incorporate a new coffee bar galley intended to be used by teachers and staff. Minor tentative improvements are proposed to the existing bathrooms and offices. The sanctuary and classroom buildings will remain unchanged. The applicant proposes not to increase the number of parking spaces which is justified by a peak use-shared parking methodology. The purpose of the

proposed expansion project is to provide more space for the current programs already taking place in the existing parish hall. The church administration currently has no plans to change the existing weekly operations as a result of this expansion.

## **Discussion:**

### **Issue 1: Site Development**

The proposed 1,499 sq. ft. single story addition is approximately 22 feet in height. The addition is located in the rear portion of the property eliminating an existing outdoor patio. The overall uses within the social hall building will include offices utilized for the sanctuary and preschool facility, a general office for choir practice, meeting rooms with folding partitions to allow for larger space configurations, social hall for weddings, funerals, senior day out every Tuesday, occasional youth event, and for preschool parents and grandparent days, kitchen, storage space, restrooms, coffee bar gallery and preschool classrooms (See attached floor plans). The building materials include tile roofing and stucco to match existing, french doors along the front and rear walls and decorative windows above for natural lighting along the front (south elevation). The rooftop equipment as shown on the plans submitted will be screened by a parapet wall so as not to be seen from the surrounding residences or from El Toro Road. The location, size, and design of the addition is compatible to the existing structures on site and will not create a condition or use that is incompatible with other uses in the vicinity.

The proposed addition is located along the rear portion of the property and is not seen from El Toro Road. Three-story Third Laguna Hills Mutual residential units are located approximately 60 feet away in distance from the property boundary and at a lower grade elevation than the subject property. There are several large evergreen trees and an approximately five foot high wall between the subject property and the residential units to the north. The subject property is fully landscaped with mature trees and shrubs throughout the site and therefore does not require a landscape plan. However, as a condition of approval, staff is requesting that all sparse or vacant vegetation be re-landscaped with existing plant material (Condition no. 24).

### **Issue 2: Parking**

The applicant is proposing an alternative parking standard to address the increase in floor area associated with the project. The city's municipal code typically bases parking requirements on the square footage of each proposed use. While this is an appropriate methodology for basic commercial uses, it does not always reflect the actual parking demand for a proposed site. Section 13.18.080 of the municipal code

allows for consideration of alternative parking standards provided that the intent of the code is met. Additionally, it is not uncommon for church uses to be parked based on the seating capacity of the main chapel. The rationale is that the peak use of the site will be the driving factor on days in which services are held and the accessory uses which include the social hall and preschool are secondary and do not significantly contribute to parking demand. This thought process does not take into account the specific uses and competing interests that may develop over time that might compete for available parking spaces.

Per the applicant, the highest peak use requiring the most parking demand is both on Saturday evenings and Sunday mornings. During those times, both the church services and bible study classes are operating simultaneously. However, the attendees at the church service are usually the same attendees at bible study therefore not adding additional parking demand. Per the city's municipal code, the sanctuary at full capacity is required to provide 107 parking spaces. Assuming a worse case scenario the sanctuary and social hall were to be occupied at the same time, based on the city's municipal code, 149 parking spaces would be required. Currently there are 170 parking spaces on site.

*Parking Standards*

Use	Parking Standards	Total Required
Sanctuary 320 seats	1 space for every 3 fixed seats	106.7
Office 2,128 s.f.	1/250 s.f.	8.5
Preschool 60 students 8 teachers	1 space/8 students plus 2spaces/3 empolyees	12.1
Social Hall 3,916 s.f.	1 space/75 s.f.	52.22
Storage 448 s.f.	1 space/1,000 s.f.	.45
<b>Total Parking Required</b>		<b>180</b>

The applicant has provided a letter detailing the church operations to address the parking issue (attachment 3). Typically, the church services are Saturdays at 5:30 p.m. and Sunday at 8:00 a.m., 9:00 a.m., and 10:30 a.m. with bible study classes in between. The nursery on site is an accessory to the church utilized as baby sitting during church services and does not increase parking need. Weddings and funerals are scheduled for different times than the regular church services. Attendees at these special services would continue on to the social hall not adding additional parking requirements. The Preschool and office operate Monday through Friday with the Preschool hours from 8:00 a.m. to 1:00 p.m. and the office hours from 8:00 a.m. to 5:00 p.m. The parking

requirements for the Lutheran Church of the Cross is based upon the use of the City's parking code ratios and considers the unique operational characteristics of the church through a "shared parking" or "peak use" estimation which theoretically results in a more applicable parking standard.

A review of Exhibit "A" attached shows that the primary overlap is between the church services and classroom use for bible study which are not expected to exceed the required parking requirement.

Staff is supportive of the parking study methodology; however, it is based on a set of scheduling assumptions that may be subject to change in the future. Staff is recommending that approval of the alternative parking standard be based on conditioning the use of the project such that there are no conflicts between site uses that result in a parking problem. Additionally, the applicant must recognize that significant changes in scheduling and operational characteristics may be limited by the assumptions in the parking study and need to provide adequate parking.

### **Issue 3: Environmental Concerns**

As proposed, the social hall expansion will replace an existing concrete patio setting that is currently used for outdoor seating. No additional urban runoff, change in absorption rates, or change in drainage pattern is anticipated and therefore is not deemed significant to impact water quality.

Additionally, staff has taken a look at noise issues for the Laguna Hills Mutual residential units located 30 feet away from the rear of the property and approximately 170 feet away from the proposed social hall expansion. As currently existing, the patio area is an open environment with the opportunity for voluble noise levels. With this portion of the project enclosed, staff is of the opinion that the current level of noise will be reduced greatly and will therefore not be an issue.

### **Environmental Review:**

The proposed project is categorically exempt from the requirements for the preparation of environmental documents under section 15301(e) "Existing Facilities" of the California Environmental Quality Act.

### **Conclusion:**

The proposed social hall expansion represents an increase in floor area in an area currently utilized for outdoor patio area. The primary concern with the project is site parking. The proposed development is consistent with the zoning, setbacks and

building height requirements. The proposed addition will enclose the open patio area altering the look of the property, particularly in relation to the residential properties to the north. The parking study provided a shared use methodology that indicates that with the current and proposed use patterns there should not be a parking issue. There are no negative impacts to City finances. Staff recommends that Land Use and Design Review Committee review and recommend approval of Conditional Use Permit Application CUP 625 to City Council subject to the conditions of approval.

Attached:   1. Draft Conditions of Approval  
              2. Project plans  
              3. Letter from the applicant dated March 4, 2010  
              4. Exhibit A; Church Operations Summary

***DRAFT CONDITIONS OF APPROVAL***  
***CUP 625***

**GENERAL PROJECT CONDITIONS**

1. This permit (Conditional Use Permit CUP 625) is issued for the expansion of a 1,449 square foot social hall approved on April 21, 2010. All applicable City standards and conditions of that approval shall be in place unless specifically superceded by the project conditions referenced within. The proposed expansion shall be in conformance with the site plans stamped approved on April 21, 2010.
2. The applicant, or successor in interest, shall abide by and faithfully comply with any and all conditions of this permit. Failure to comply with the conditions of this permit constitute grounds for revocation of said permit by the City of Laguna Woods City Council.
3. The applicant, or successor in interest, shall agree, as a condition of issuance of this permit, to at its sole expense, defend, indemnify, and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, and employees to attach, set aside, void or annul an approval of the City Council, Planning Agency, or other decision-making body, or staff action concerning this project. The applicant shall pay the City's defense costs and shall reimburse the City for court costs and attorney fees that the City may be required by a court to pay as a result of such defense. The applicant may at its sole discretion participate in the defense or any such action under this condition.
4. In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made the challenger, the applicant shall be responsible to pay the full amount of such an award.
5. The conditional use permit is granted for the property as described in the application and shall not be transferable from one parcel to another.

6. This conditional use permit shall become null and void within 24 months from the date of its issuance, unless the proposed development or use has been diligently pursued. The issuance of a grading, foundation, or building permit for structural construction shall be a minimum requirement for evidence of diligent pursuit.
7. The development or use by the Developer of any activity or structure authorized by this permit shall constitute acceptance of all of the conditions and obligations imposed by the City on this permit. The Developer by said acceptance waives any challenge as to the validity of these conditions.
8. The applicant and applicant's successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.
9. The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions. Fees shall be due within 60 days of approval or prior to final approval of related building permits, whichever occurs first.

#### **PLANNING STANDARD CONDITIONS**

10. This approval constitutes approval of the project only to the extent that it complies with the City Zoning Code and any other applicable City standards. Approval does not eliminate the need for building permits or include any action or finding as to compliance or approval of any other applicable Federal, State or Local ordinance, regulation or requirements.
11. Except as otherwise provided herein, this permit is approved as a precise plan for the location and design of the uses, structures, features, and materials shown on the approved plans. After an application has been approved, a change plan may be submitted to the City's Community Development Director for any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved in the original application. If the Community Development Director determines that the proposed change complies with the

provisions, spirit and intent of this approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.

12. The applicant and applicant's successors in interest shall record with the County of Orange Recorder a "**Notice of Land Use Restrictions and Conditions**" in a form acceptable to the Community Development Department. A copy of the recorded document shall be submitted to the Community Development Department prior to issuance of building permits or initiation of use.
13. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit. The applicant shall submit three (3) sets of plans stamped and signed by the architect or engineer to the Building Department for review, approval and issuance of a building permit.
14. The cover sheet of the building construction documents shall contain the City's conditions of approval and it shall be attached to each set of plans submitted for City approval or shall be printed on the title sheet verbatim.
15. Construction work may not commence before 7 a.m. and must cease by 7 p.m., Monday through Saturday, and no construction activity is permitted on Sundays or Federal holidays.
16. The site must be maintain free of trash , debris and refuse, all graffiti must be removed within 72 hours
17. All project signage shall be reviewed and constructed under separate permits, unless specifically referenced in the planning approval.
18. Prior to issuance of building permits, the applicant shall pay the applicable Major Thoroughfare and Bridge Fee Program fees in a manner meeting the approval of the Community Development Director:
19. Prior to issuance of building permits, the applicant shall pay applicable school district developer fees.

20. Prior to issuance of building permits, the applicant shall pay applicable library developer fees.
21. Prior to issuance of building permits, the applicant shall submit to the City a “will serve” letter from ETWD for water and sewer.
22. Prior to issuance of building permits, the applicant shall receive approval if applicable from the Department of Health.

### PLANNING SPECIAL CONDITIONS

23. All roof top equipment shall be screened by a roof parapet or by other means so as not to be seen from the surrounding residences or from El Toro Road. Additionally, all ground equipment shall be screened with landscaping and/or with other type of screening subject to staff’s review and approval.
24. Prior to final occupancy, all sparse or vacant vegetation shall be re-landscaped with existing plant material.
25. The applicant shall agree to adopt and implement kitchen best management practices as defined by the El Toro Water District for the handling and disposal of fats, oils and grease.
26. The applicant or successor in interest shall be limited to the land use and scheduling assumptions outlined in Attachment 1 and 2 as part of the CUP 625 City Council Report. Any significant alteration to use or schedule shall require additional parking analysis prior to implementation. In the event a parking problem results for site activities, the applicant shall modify and limit the use of on-site facilities to correct the deficiency.
27. Prior to issuance of Final Occupancy, the property owner shall remove the small wooden pole sign located within the front yard area adjacent to the first driveway when going west on El Toro Road and all unpermitted outdoor storage located within the rear portion of the property.

## **BUILDING AND ENGINEERING**

28. All proposed construction and modification associated with the approved project shall comply with the provisions of the California Building Code for new buildings and structures applicable at time of construction.
29. The potential exists that some of the solid waste resulting from the demolition, dismantling, or other deconstruction of the buildings and other structures at the property may be contaminated with materials that render it unsuitable for recycling or reuse. Prior to the issuance of any grading permit or building permit involving the demolition of the existing building, a technical evaluation shall be prepared and submitted to the Director of Public Works to determine the suitability of the solid waste generated by the demolition for recycling or other diversion programs. If it is determined by the technical evaluation that material from the deconstruction of the site is contaminated and prohibited from being recycled by ordinary means, a further evaluation must be conducted to identify and evaluate other feasible methods approved by State law to divert the material from landfills. This may include the delivery of the waste material to other appropriate non-disposal or transformation facilities, such as “waste-to-energy” (WTE) plants.
30. For that solid waste which is determined (through the technical evaluation required in Condition 28 above to be inappropriate for recycling (as that term is defined by California Public Resources Code Section 40180), the project applicant must submit a written plan to the Community Development Director and implement such plan to ensure that 50% of the solid waste material from the project, or the maximum amount feasible as determined by the technical evaluation, is diverted from the landfill through other methods that comply with State statutes and regulations.

## **STORMWATER CONDITIONS**

31. The applicant, or applicant’s successor in interest, shall take all necessary steps to prevent construction and all other non-storm water waste from entering the storm drain system. This may include structural BMPs (best management practices) such as gravel bags

around storm drains, sweeping instead of washing down construction areas and the proper handling and disposal of construction materials.

32. The project contractor shall implement, but not be limited to, the following Best Management Practices:
- Construction work on the project shall be limited to the hours of 7:00 A.M. to 8:00 P.M. Monday through Saturday, with no construction allowed on Sundays or Federal holidays.
  - All construction equipment with a high noise generating potential, including all equipment powered by internal combustion engines, shall be muffled or controlled.
  - All stationary noise generating equipment, such as compressors, shall be located as far as possible to the northwest side of the site.
  - Machinery and mobile equipment, including motors, shall be turned off when not in use.
  - Warming up or positioning of vehicles and truck traffic shall not be permitted prior to the established work hours.
33. The City retains the right to inspect the premises for compliance with the City's storm water programs and NPDES permit requirements.

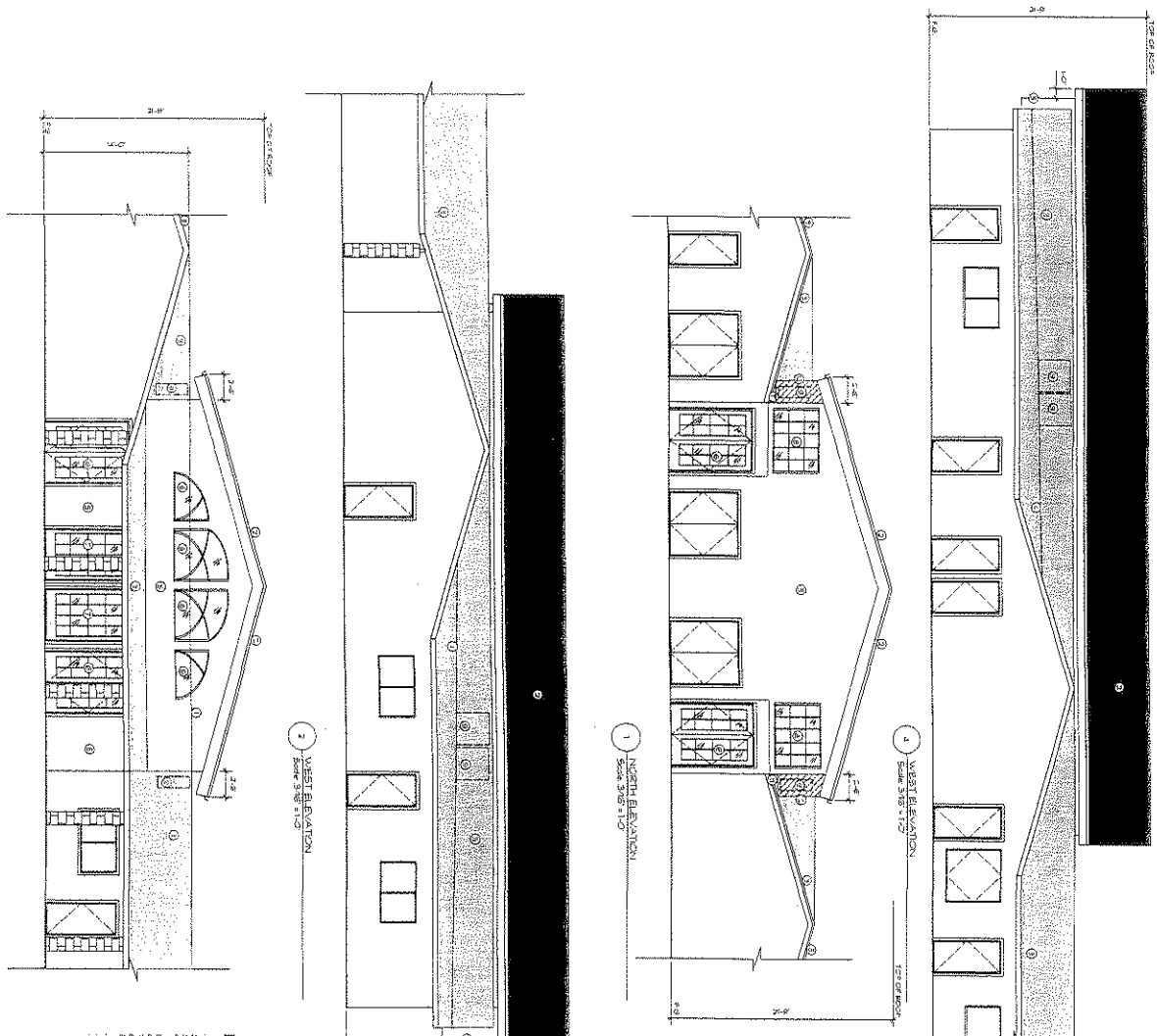
### **FIRE CONDITIONS**

34. Prior to the issuance of a building permit, the applicant shall submit architectural plans for the review and approval of the Fire Chief if required per the "Orange County Fire Authority Plan Submittal Criteria Form." Please contact the Orange County Fire Authority at (714) 744-0499 for a copy of the Site/Architectural Notes to be placed on the plans prior to submittal.



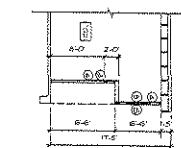
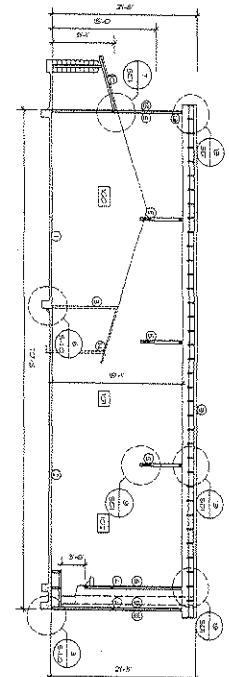
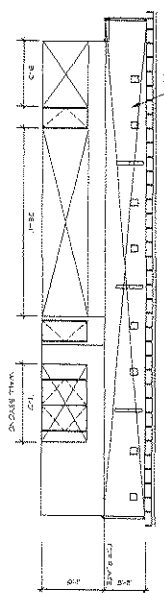






- ELEVATION NOTES: TYP**
1. FINISH MATERIALS TO BE SPECIFIED BY THE ARCHITECT
  2. REFER TO SHEET 20223010 FOR FINISH SCHEDULE
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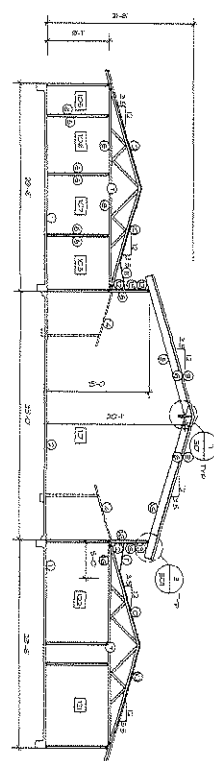
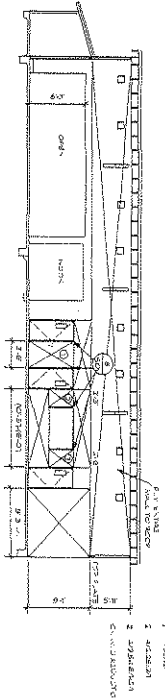
SHEET NO. 20223012 SCALE 1/8" = 1'-0"	PROJECT LUTHERAN CHURCH OF THE CROSS 24251 EL TORO ROAD LAGUNA WOODS, CA 92653	DESIGN INTERVENTION, INC. 1590 SOUTH COAST HWY, SUITE 11 LAGUNA BEACH, CA 92651 (949) 376-5337 FAX (949) 376-5338 DESIGN@INTER.COM	REVISIONS NO. DATE BY



WALL LINE 3 SHEAR/ GRID LINE 2

TRANSVERSE SECTION

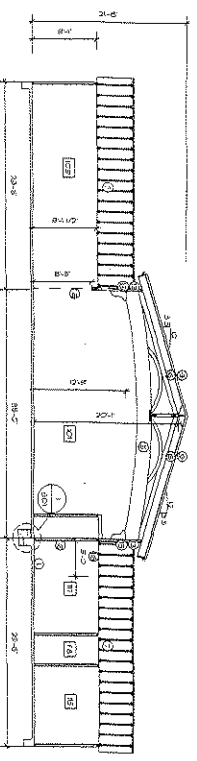
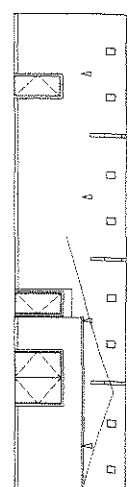
ENTRY SECTION



- SECTION NOTES**
1. BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE.
  2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
  3. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
  4. ALL ROOFING SHALL BE AS SHOWN ON THE ROOF PLAN.
  5. ALL INTERIOR WALLS SHALL BE 1/2" GYPSUM BOARD ON STUDS.
  6. ALL EXTERIOR WALLS SHALL BE 8" CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
  7. ALL FLOORING SHALL BE AS SHOWN ON THE FLOOR PLAN.
  8. ALL CEILING SHALL BE 1/2" GYPSUM BOARD ON JOISTS.
  9. ALL DOORS SHALL BE 1 3/4" SOLID CORE.
  10. ALL WINDOWS SHALL BE 1/2" GLASS ON 1 1/2" ALUMINUM FRAMES.
  11. ALL ROOFING SHALL BE 1/2" GYPSUM BOARD ON TRUSSES.
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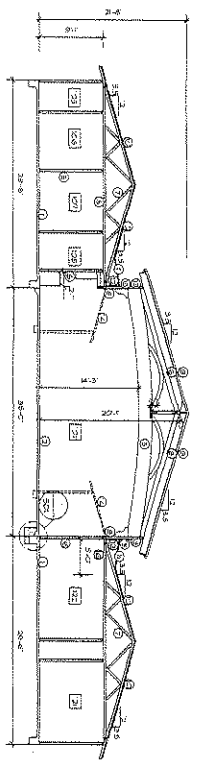
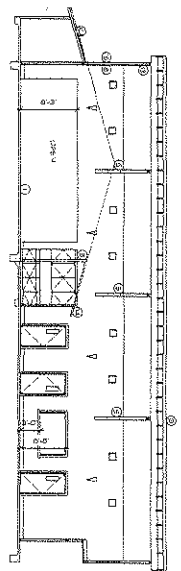
WALL LINE 4 SHEAR/ GRID LINE 4

CROSS SECTION



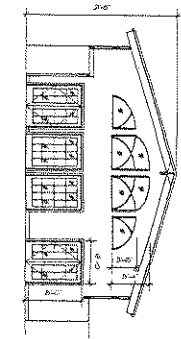
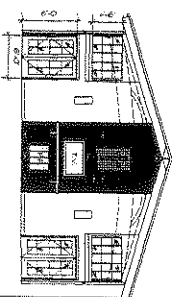
EAST INTERIOR ELEVATION

CROSS SECTION



WEST INTERIOR ELEVATION

CROSS SECTION



NORTH INTERIOR ELEVATION

SOUTH ENTRANCE INTERIOR ELEVATION

CROSS SECTION

CROSS SECTION

SHEET OF	PROJECT <b>LUTHERAN CHURCH OF THE CROSS</b> 24225 EL TORO ROAD LAGUNA WOODS, CA 92653	DESIGN <b>INTERVENTION, INC.</b> 1104 SOUTH COUNTY AVENUE 111 LAGUNA BEACH, CA 92651 (949) 755-2287 FAX (949) 576-5356 DESIGN@INTER.COM	DESCRIPTION <b>SECTIONS</b> <b>INTERIOR ELEVATIONS</b>	DRAWING NO. <b>1-17</b>	PROJECT NO. <b>2628-02</b>	SCALE <b>AS SHOWN</b>	DATE <b>AS SHOWN</b>
				DRAWN BY <b>AS SHOWN</b>	CHECKED BY <b>AS SHOWN</b>	APPROVED BY <b>AS SHOWN</b>	DATE <b>AS SHOWN</b>



DESIGN  
INTERVENTION, INC.  
March 4, 2010

City of Laguna Woods  
24264 El Toro Rd.  
Laguna Woods, CA 92637

Reference: Lutheran Church of the Cross  
Social Hall Expansion  
24231 El Toro Rd.  
Laguna Woods, CA 92637

The Social Hall expansion at the above mentioned location is an accessory use to the Church and will not be used concurrently with the Sanctuary or services.

Church services are Saturdays at 5:30 PM and Sundays at 8:00, 9:00 and 10:30 AM. It will function as a Reception space after Church functions, Weddings or Funerals. Attendees to a service would then exit the sanctuary to the Social Hall not adding to any parking load or additional traffic. The nursery is an accessory to the Church for baby-sitting during services and is frequently an empty room. On a occasional Wednesday's or Saturday there may be Youth events, but never concurrent with church services. Church Office hours are from 8 AM to 5 PM Monday thru Friday.

The Social Hall, which currently houses the kitchen within, is used for "Senior Day Out" every Tuesday for hosting seniors for lunch, socializing, lectures and games. It will be used for Preschool parents & grandparent days and an occasional youth event or confirmation where 7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup> grades have confirmation class and small groups of 8-20 people may use it for bible study.

The Preschool operates from 8 AM to 1 PM Monday thru Friday and again not during Church services. The proposed Kitchen and Handicap Restrooms are in the location, which previously housed Preschool Classrooms that were relocated last summer into existing Sunday School Rooms in the adjacent Building.

There will never be a function in the Social Hall simultaneous with Church services.

Hopefully this will clarify the proposed use.

Regards,

  
Kirk A. Nelson  
President

KAN/lt

