



## A G E N D A

### GARDEN GROVE PLANNING COMMISSION

#### REGULAR MEETING

---

JANUARY 15, 2015

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M. COUNCIL CHAMBER

ROLL CALL: CHAIR LAZENBY, VICE CHAIR MARGOLIN  
COMMISSIONERS ALEJANDRO, BRIETIGAM, SILVA, ZAMORA

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

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

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

#### PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: December 4, 2014
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
  - C.1. SITE PLAN NO. SP-016-2014  
VARIANCE NO. V-009-2014

APPLICANT: RAMCAM ENGINEERING GROUP, INC.

LOCATION: SOUTHEAST CORNER OF BROOKHURST STREET AND  
LAMPSON AVENUE AT 12502 BROOKHURST STREET

REQUEST: Site Plan approval to construct a new approximately 2,447 square foot one-story building on a lot improved with an existing approximately 1,755 square foot medical office building, located on the southeast corner of Brookhurst Street and Lampson Avenue at 12502 Brookhurst Street. The project scope also includes site improvements for a new parking lot and new landscaping. Also, a request for Variance approval to deviate from the minimum ten-foot (10'-0") interior side setback to construct the new building and the new trash enclosure to encroach five feet (5'-0") into the interior side setback. The site is in the O-P (Office Professional) zone. This project is exempt pursuant to CEQA Section - 15303(c) - New Construction or Conversion of Small Structures and 15305(a) - Minor Alterations and Land Use Limitations.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-016-2014 and Variance No. V-009-2014, subject to the recommended conditions of approval.

C.2. SITE PLAN NO. SP-017-2014

APPLICANT: YENNY NG

LOCATION: SOUTHWEST CORNER OF KATELLA AVENUE AND GILBERT STREET AT 9472 KATELLA AVENUE

REQUEST: Site Plan approval to construct a small, multi-tenant commercial building of approximately 1,600 square feet on a property that is improved with an existing gas station and convenience market. The site is in the C-1 (Neighborhood Commercial) zone. This project is exempt pursuant to CEQA Section - 15303 - New Construction or Conversion of Small Structures.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-017-2014, subject to the recommended conditions of approval.

C.3. SITE PLAN NO. SP-018-2014

APPLICANT: HGGA PROMENADE, L.P., GEOFF REESLUND

LOCATION: NORTHWEST CORNER OF BROOKHURST STREET AND CHAPMAN AVENUE AT 9737 CHAPMAN AVENUE, BUILDING PAD "D"

REQUEST: Site Plan approval to construct a 6,200 square foot pad building at the Promenade Shopping Mall. The building will have four tenant spaces occupied by proposed restaurants. The building is proposed on a pad that is along Chapman Avenue, west of the main drive aisle entrance to the Regal Theaters. The site is in the NMU

(Neighborhood Mixed Use) zone. This project is exempt pursuant to CEQA Section - 15302 - Replacement or Reconstruction.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-018-2014, subject to the recommended conditions of approval.

- D. MATTERS FROM COMMISSIONERS
- E. MATTERS FROM STAFF
- F. ADJOURNMENT

GARDEN GROVE PLANNING COMMISSION  
Community Meeting Center, 11300 Stanford Avenue, Garden Grove, CA 92840

Regular Meeting Minutes  
Thursday, December 4, 2014

CALL TO ORDER: 7:08 p.m.

ROLL CALL:

Chair Lazenby  
Vice Chair Margolin  
Commissioner Alejandro  
Commissioner Brietigam  
Commissioner Zamora

Absent: Commissioners Nguyen and Silva

PLEDGE OF ALLEGIANCE: Led by Commissioner Brietigam.

ORAL COMMUNICATIONS – PUBLIC: Mr. Craig Durfey encouraged the City to implement a Bicycle Master Plan and a change to Title 24 for pedestrian safety. Ms. Verla Lambert expressed her concern with the lack of progress on the Galleria project.

NOVEMBER 20, 2014 MINUTES:

Action: Received and filed.

Motion: Margolin Second: Alejandro

Ayes: (5) Alejandro, Brietigam, Lazenby, Margolin, Zamora

Noes: (0) None

Absent: (2) Nguyen, Silva

PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT NO. GPA-001-2014, AMENDMENT NO. A-012-2014, DEVELOPMENT AGREEMENT NO. DA-001-2014, SITE PLAN NO. SP-014-2014, CONDITIONAL USE PERMIT NO. CUP-023-2014, VARIANCE NO. V-008-2014, LOT LINE ADJUSTMENT NO. LLA-006-2014. FOR PROPERTY LOCATED AT 12741 MAIN STREET AND 10882 STANFORD AVENUE, WEST OF MAIN STREET, NORTH OF ACACIA PARKWAY, SOUTH OF STANFORD AVENUE.

Applicant: JAMBOREE HOUSING CORPORATION

Date: December 4, 2014

Request: To develop 2.5 acres of the United Methodist Church site, which is comprised of two parcels with a total land area of 5.2 acres, with an

integrated mixed-use project consisting of 47 affordable apartment units for low to very low income seniors and families. As part of the project, the Planning Commission will consider a recommendation for City Council approval of a General Plan Amendment to change the land use designation of a .61-acre vacant parcel within the project site, located at 10882 Stanford Avenue, from Medium Density Residential (MDR) to Civic Center Mixed Use (CCMU), and a request for City Council approval of a Zone Change to rezone the parcel from Community Center Specific Plan-Community Center Residential Area 20 (CCSP-CCR20) to Civic Center-Core (CC-3). The Planning Commission will also consider a request for approval of a Lot Line Adjustment to adjust the southern interior property line of the vacant parcel, a request for approval of a Site Plan to allow the construction of two, three-story apartment buildings with 47 affordable residential apartment units, a 2,945 square foot leasing/ retail commercial space, and a new, one-story, 3,485 square foot building to replace an existing Head Start building. In addition, the Planning Commission will consider a request for approval of a Conditional Use Permit to allow the church, the church operated pre-school, and the Head Start program to continue to operate. Pursuant to the request, the Head Start program will reduce its license capacity from 75 children to 60 children, and the church pre-school will continue to operate with a capacity of 68 children. The Planning Commission will also consider a request for a Variance to allow a reduction to the required parking for the church, pre-schools, and the proposed commercial tenant space. Pursuant to the State Law regarding affordable housing projects, in conjunction with the requested approvals, the applicant is also requesting three waivers from the Civic Center-Core (CC-3) development standards 1) to reconfigure the active recreation area by deviating from the required minimum 20-foot width dimension; 2) to allow 14 of the residential units to have a private patio area of less than 90 square feet; and 3) to allow the project to deviate from the required .50 commercial Floor Area Ratio (FAR) by providing a .21 FAR for the commercial component. The Planning Commission will also consider a recommendation that the City Council approve a Development Agreement for the project. The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration for the project. The address of 12741 Main Street is in the Civic Center-Core (CC-3) zone, and 10882 Stanford Avenue is in the Community Center Specific Plan-Community Center Residential (CCSP-CCR20) zone.

Action: Public Hearing held. Speakers: John Okura (Jamboree), Ray Heimstra, Sally May, Colleen Versteeg, Thomas Bozarjian, Craig Durfey, and Peggy Bergen. Three letters were submitted by Ray Heimstra (response sent by LSA), Michael Woo, and Joshua McIntosh.

Action: Resolution Nos. 5835-14 (GPA/A/DA), 5836-14 with an amendment (SP/V/LLA), and 5837-14 (CUP) adopted.

Motion: Brietigam Second: Margolin

Ayes: (4) Brietigam, Lazenby, Margolin, Zamora

Noes: (1) Alejandro

Absent: (2) Nguyen, Silva

MATTERS FROM COMMISSIONERS: The Commissioners thanked staff for their assistance throughout the year.

Vice Chair Margolin asked staff if they had influence over the selection of Commissioners. Staff replied no.

Commissioner Brietigam mentioned that Garden Grove's Police and Fire Departments were understaffed and that his intent was to assist in a campaign to increase their numbers.

MATTERS FROM STAFF: Staff reminded Commissioners that the Holiday Dinner would be on December 18th; that the January 1, 2015 meeting was cancelled due to the New Year's holiday; and that the January 15, 2015 meeting was being set. Staff also handed out a flyer for the Star Wars Marathon, which would occur on Sunday, January 18, 2015, and mentioned that a portion of the route was in Garden Grove and that street closures would occur.

ADJOURNMENT: At 9:20 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, January 15, 2015, at 7:00 p.m. in the Garden Grove Council Chamber, 11300 Stanford Avenue, Garden Grove.

Motion: Brietigam Second: Margolin

Ayes: (5) Alejandro, Brietigam, Lazenby, Margolin, Zamora

Noes: (0) None

Absent: (2) Nguyen, Silva

---

Judith Moore, Recording Secretary

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> C.1.	<b>SITE LOCATION:</b> Southeast corner of Brookhurst Street and Lampson Avenue, at 12502 Brookhurst Street
<b>HEARING DATE:</b> January 15, 2015	<b>GENERAL PLAN:</b> Light Commercial
<b>CASE NO.:</b> Site Plan No. SP-016-2014, Variance No. V-009-2014	<b>ZONE:</b> O-P (Office Professional)
<b>APPLICANT:</b> RAMCAM Engineering Group, Inc.	<b>CEQA DETERMINATION:</b> Exempt
<b>PROPERTY OWNER(S):</b> Dr. Razan F. Ammari	<b>APN:</b> 089-222-36

**REQUEST:**

The applicant is requesting Site Plan approval to construct a new approximately 2,447 square foot, one-story building on a lot improved with an existing approximately 1,755 square foot medical office building, located at the southeast corner of Brookhurst Street and Lampson Avenue, at 12502 Brookhurst Street. The project scope also includes site improvements for a new parking lot and new landscaping. Also, the applicant is requesting Variance approval to deviate from the minimum ten-foot (10'-0") interior side setback to construct the new building and the new trash enclosure to encroach five-feet (5'-0") into the interior side setback.

**PROJECT STATISTICS:**

	<b>Provided</b>	<b>Code</b>
<b>Lot Size</b>	20,107 S.F.	15,000 S.F. Minimum
<b>Parking</b>	23	22 Minimum
<b>Building Height</b>	18'-0"	35'-0" Maximum
<b>Building Setbacks</b>	(to the new building)	
North (Street Side)	15'-0"	15'-0" Minimum
South (Interior Side)	5'-0"	10'-0" Minimum
West (Front)	158'-0"	15'-0" Minimum
East (Rear)	10'-0"	10'-0" Minimum

**BACKGROUND:**

The subject property is a 20,107 square foot lot, located at the southeast corner of Brookhurst Street and Lampson Avenue. The property is developed with an existing approximately 1,755 square foot medical office building, which is currently occupied by a medical business, Lampson Aesthetics Medical Group, Inc. The property has a General Plan Land Use Designation of Light Commercial and is zoned O-P (Office Professional). The property abuts O-P zoned properties to the north, across Lampson Avenue, west, across Brookhurst Street, south, and east.

There is currently an open parking lot that sits between the existing building at 12502 Brookhurst Street and the existing two-story building at 12522 Brookhurst Street. Existing parking spaces, striped at an angle, sit across the center property line between the two (2) properties. The subject property, 12502 Brookhurst Street, currently has access to the abutting property to the south, and to the abutting property to the east (10042 Lampson Avenue), as there are no existing block walls impeding access.

A review of the title report, for 12502 Brookhurst Street, did not show any recorded reciprocal easement agreement(s) for vehicular access or parking. The proposed project will retain the existing approximately 1,755 square foot medical office building and involves the construction of a new approximately 2,447 square foot building, along with site improvements. The project is being proposed as a standalone project with no access to the two (2) aforementioned abutting properties. A new retaining block wall will be constructed along the southerly and easterly property lines. Thus, the subject site will no longer enjoy or provide access to the abutting properties to the south and east.

**DISCUSSION:**

**SITE PLAN:**

**Site Design, Circulation & Floor Plan:**

The site currently has one (1) driveway approach, for vehicular ingress and egress, off of Brookhurst Street. The area to the east of the existing building is unimproved. The proposed new building will be situated on the east side of the lot and within the unimproved area. The proposed site design will remove the existing 18'-0" wide driveway approach along Brookhurst Street and two (2) new 25'-0" wide driveway approaches will be constructed; one (1) will be located off Brookhurst Street and the other off of Lampson Avenue.

The proposed approximately 2,447 square foot building will be partitioned into two (2) tenant spaces, Suite A and Suite B. Suite A is approximately 959 square feet in area, and Suite B is approximately 951 square feet in area. A communal area,



labeled the "Main Corridor" on the plan, will separate the two tenant spaces, as well as provide primary access to the building. The "Main Corridor" is approximately 536 square feet in area. The entry doors to both Suite A and Suite B will be accessible from within the "Main Corridor." Additionally, two (2) communal restrooms (men's and women's), accessible from within the "Main Corridor," will service both tenant spaces.

The existing approximately 1,755 square foot medical office building will continue to operate as a "Medical, dental, and related service support facilities" use. The applicant has proposed to operate a "Medical, dental, and related service support facilities" use in Suite A, and a "General business offices" use in Suite B. Municipal Code Section 9.16.040.150, Parking spaces required, requires one (1) parking space per 170 square feet of gross floor area, for "Medical, dental, and related service support facilities" uses, and one (1) parking space per 250 square feet of gross floor area for "General business offices" uses. Based on the applicant's proposed uses for each tenant space, including the existing medical building, Code requires a minimum of twenty-two (22) parking spaces for the site. The proposed site design provides a total of twenty-three (23) parking spaces on-site (15 standard parking spaces, 3 compact parking spaces, 4 parallel parking spaces, and 1 van accessible handicap parking space). This equals a surplus of one (1) parking space. Any future changes to business type, or the introduction of a new business, shall be subject to review and approval by the Planning Division to ensure Municipal Code compliance.

#### Building Design:

The elevation of the proposed building will consist of sand finished stucco, along with stone veneer building accents along the bottom. The architecture of the building also provides for a sign band area, to accommodate signage, for the two (2) tenant spaces (Suites A and B). The façade of the existing medical office building will be modified to integrate its design with the new proposed building through the use of similar exterior building materials, colors, and roof parapets.

#### Landscaping:

The site currently provides a total of approximately 1,984 square feet of landscaping, which is located primarily adjacent to the existing medical office building at the northwest corner of the property. The remainder of the site, which is currently devoid of landscaping, is comprised of the existing parking lot and an unimproved area. The Municipal Code requires, for this type of development, that all setbacks are to be landscaped. Additionally, the Code requires that 10% of all net developable site area for parking areas are to be landscaped. However, the existing site conditions, as it relates to landscaping, are legal nonconforming. The proposed site design includes the installation of new landscaping within all required areas. New landscaping will be installed within the ten-foot (10'-0") setback along

the southerly property line, with a minor exception to the area where four (4) parallel parking spaces are proposed. Because this area was previously an existing parking area that is remaining, no new landscaping is required. However, the applicant is installing a three-foot (3'-0") landscape planter along this southerly property line to buffer the parallel parking spaces.

An additional approximately 3,234 square feet of landscaping will be installed as part of this proposal. Therefore, including the existing landscaping on-site, the total area of landscaping provided will be approximately 5,218 square feet. Staff finds that the additional landscaping provided will significantly improve site conditions and the elevations. As a condition of approval, the applicant is required to submit a landscape and irrigation plan to the City that complies with the landscaping requirements of Title 9 of the Municipal Code.

Signage:

The applicant is required to submit a detailed and fully dimensioned sign program governing the entire site to the Planning Services Division for review and approval.

Furthermore, exterior advertisement displays and exterior wall advertisements are not allowed. Advertisements can only be placed on the windows provided that the combined signage does not exceed 15% of the total window area.

VARIANCE:

In order for the proposed project to move forward as proposed, the applicant is requesting consideration of a Variance from the Municipal Code in order to deviate from the required ten-foot (10'-0") interior side yard setback, along the southerly property line. The new building and the new trash enclosure, will encroach into this interior side yard setback by five-feet (5'-0"), thereby providing a five-foot (5'-0") setback to the property line. The encroachment only occurs at the southeast corner of the site, along the southerly property line. The requested Variance is needed for the following reasons:

1. To allow for the construction of an additional driveway approach off Lampson Avenue which will improve vehicular circulation;
2. To maintain the minimum twenty-five foot (25'-0") wide drive aisle throughout the development;
3. To provide the minimum fifteen-foot (15'-0") landscape setback along Lampson Avenue;
4. To provide the minimum number of parking spaces required by Code;
5. To allow the trash enclosure to be located in an area that is both away from the street frontage and is easy to access for trash pick-up.

With the exception of the requested Variance, the proposed site design allows the development to meet all other Code requirements for, but not limited to, landscaping, access, parking, building height, rear setback, and street side setbacks, with the exception of the interior side setback, along the southerly property line.

It is required by state law to make findings that the requested Variance will not be granting a special privilege not enjoyed by others with a similar situation. These findings are typically granted when the existing property prevents the applicant from constructing a project that complies with City Code due to unusual or extenuating circumstances. Based on those findings, Staff provides the following comments:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other property or classes of use in the same vicinity or zone.

The Variance to deviate from the required ten-foot (10'-0") interior side setback, along the southerly property line, to construct the proposed building and the trash enclosure, is necessary to facilitate the development and improvement of the property, which otherwise meets all other Code requirements related to, but not limited to, landscaping, parking, building height, rear setback, and street side setbacks. The Variance allows for an optimal site design, which creates better vehicular circulation and safe pedestrian access. Because a "Medical, dental, and related service support facilities" use requires more parking spaces than other types of office uses, without the Variance it would be difficult to design the project to accommodate the required parking on this particular site, while maintaining efficient circulation and adequate and attractive landscaping. Additionally, unlike other properties in the area, the subject lot has a total of approximately 33'-0" to 100'-0" of distance separation from its southerly property line to the nearest structure to the south. Other properties in the Office Professional zone, and also within immediate vicinity of the subject lot, have legally established interior side setbacks that are less than the minimum requirement of ten-feet (10'-0"). The proposed project will still provide a five-foot (5'-0") setback to the new building and trash enclosure. The approximate 33'-100' distance separation is an unusual and exceptional circumstance applicable to this particular property that does not apply generally to other properties in the same vicinity and mitigates the need for the complete ten-foot (10'-0") interior side setback.

2. The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the property in question.

The Variance to deviate from the required ten-foot (10'-0") interior side setback, along the southerly property line, to construct the proposed building and the trash enclosure, is necessary to facilitate the development and improvement of the property, which otherwise meets all other Code requirements related to, but not limited to, landscaping, parking, and setbacks. Other properties in the Office Professional zone, and also within immediate vicinity of the subject lot, have legally established interior side setbacks that are less than the minimum requirement of ten-feet (10'-0"). Accordingly, approval of the proposed Variance will not set a precedent and will allow the applicant to enjoy a substantial property right possessed by other property owners located in commercially zoned properties in the area.

3. The Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.

The proposed Variance will allow the reduction of the interior side setback, along the southerly property line, from 10'-0" to 5'-0". The subject lot has a total of approximately 33'-0" to 100'-0" of distance separation from its southerly property line to the nearest structure to the south. This significant distance separation creates a buffer from the proposed building and trash enclosure to any adjacent uses along the southerly property line. The approximate 33'-100' distance separation mitigates the need for the complete ten-foot (10'-0") interior side setback. Therefore, the approval of the Variance will not be materially detrimental to the public welfare or be injurious to the property or improvement in such vicinity and zone.

4. The granting of the Variance will not adversely affect the General Plan.

The proposed Variance request will not cause an adverse effect on the City's General plan since the Municipal Code is a tool used to implement goals of the General Plan. With the exception of the reduced interior side setback request, the project complies with all other requirements of the Municipal Code. Additionally, the new building, which will improve vacant and unimproved land, will complement the neighboring uses, and will further a goal of the General Plan to develop underutilized properties with a suitable development. Therefore, the proposed project meets the spirit and intent of the Municipal Code and the General Plan.

5. Approval of the Variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

Other properties in the Office Professional zone, and also within immediate vicinity of the subject lot, have legally established interior side setbacks that are less than the minimum requirement of ten-feet (10'-0"). Accordingly, the proposed variance will not grant a special privilege that is inconsistent with the limitations upon other properties located within the vicinity or zone in which the subject property is situated. In addition, pursuant to Condition of Approval No. 2, the rights granted the applicant pursuant to Variance No. V-009-2014 shall continue in effect for only so long as the improvements authorized and contemplated by Site Plan No. SP-016-2014 continue to exist on the site. In the event the improvements authorized and contemplated by Site Plan No. SP-016-2014 are not constructed or are demolished and not re-established, Variance No. V-009-2014 shall cease to be in effect or grant the applicant any rights to construct improvements within the required setback.

**RECOMMENDATION:**

Staff recommends that the Planning Commission take the following actions:

1. Approve Site Plan No. SP-016-2014 and Variance No. V-009-2014, subject to the recommended Conditions of Approval.



KARL HILL  
Planning Services Manager



By: Chris Chung  
Associate Planner

12502 BROOKHURST STREET (APN: 089-222-36)

**SP-016-2014 AND V-009-2014**  
CITY OF GARDEN GROVE, CA

Bonser Ave

Catherine Ave

Eneo Pl

Beverly Ln

Pleasant Pl

Tyhurst Rd

Malinda Ln

Raelyn Pl

Hidden Village Rd

LAMPSON-AVE

Ocean Breeze Dr

Pleasant Pl

Spruce St

Cedar Cir

Lenore Dr

Edleth Dr

Susan Cir

ore Dr

Kona Ln

Lanakila Ln

LAMP

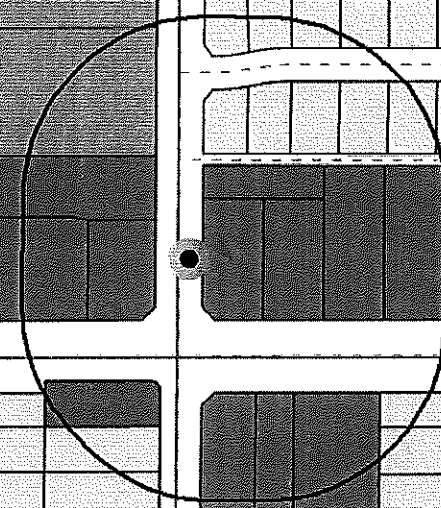
Shell

Flower St

Blackthorn St

Groveland St

Fletcher Dr



# MEDICAL PLAZA

12502 BROOKHURST  
GARDEN GROVE, CA 92840



**SALFEM GROUP, INC.**  
ENGINEERING GROUP  
12502 BROOKHURST  
GARDEN GROVE, CA 92840  
F (949) 443-4433



**OWNER:**  
RAZAN F. AMMARI, MD  
3014 LA ABIDA DR.  
CLEBDALE, CA 92708  
PH (949) 443-4433

**CLIENT:**  
PLATINUM  
Engineering Solutions, Inc.  
12502 BROOKHURST  
GARDEN GROVE, CA 92840  
F (949) 443-4433

**PROJECT ADDRESS:**  
SITE  
REDEVELOPMENT  
12502 BROOKHURST  
GARDEN GROVE, CA

**PROJECT NUMBER:**  
12502

**REVISIONS:**  
1. 11/11/09  
2. 01/26/10  
3. 03/02/10  
4. 03/02/10  
5. 03/02/10  
6. 03/02/10  
7. 03/02/10  
8. 03/02/10  
9. 03/02/10  
10. 03/02/10

**EXISTING SITE CONDITIONS**  
**C1.3**

**PROJECT SUMMARY**

LAND USE DESCRIPTION	450-071-206
PLANNING	PLANNING
BUILDING USE	11.293.30.00
EXISTING BUILDINGS	11.293.30.00
PROPOSED BUILDING PHASE I	12.44E.50.01
PROPOSED BUILDING PHASE II	12.44E.50.02
CONSTRUCTION	NON-SPRINKLED

**AREAS SUMMARY**

TOTAL SITE AREA	19,280 SQ. FT.
IMPROVED BLDG. AREA	2,418 SQ. FT.
LANDSCAPE AREA WITHIN 15' SETBACK	2,224 SQ. FT.
LANDSCAPE AREA	2,074 SQ. FT.
UNIMPROVED BLDG. AREA	14,644 SQ. FT.
LANDSCAPE AREA	1,100 SQ. FT.
PREVIOUS PARKING LOT AREAS	1,121 SQ. FT.
TOTAL	19,809 SQ. FT.

**PARKING SUMMARY**

THE EXISTING PROJECT DRAINAGE COUNT	1,000
REQUIRED PARKING	1,000
PROVIDED PARKING	1,000
NET MEDICAL PHASE 1 (SUITE A)	1,000
NET MEDICAL PHASE 2 (SUITE B & CORRIDOR)	1,000
NEW GREEN PHASE 2 (SUITE B & CORRIDOR)	1,000
TOTAL	1,000

**PROJECT TEAM**

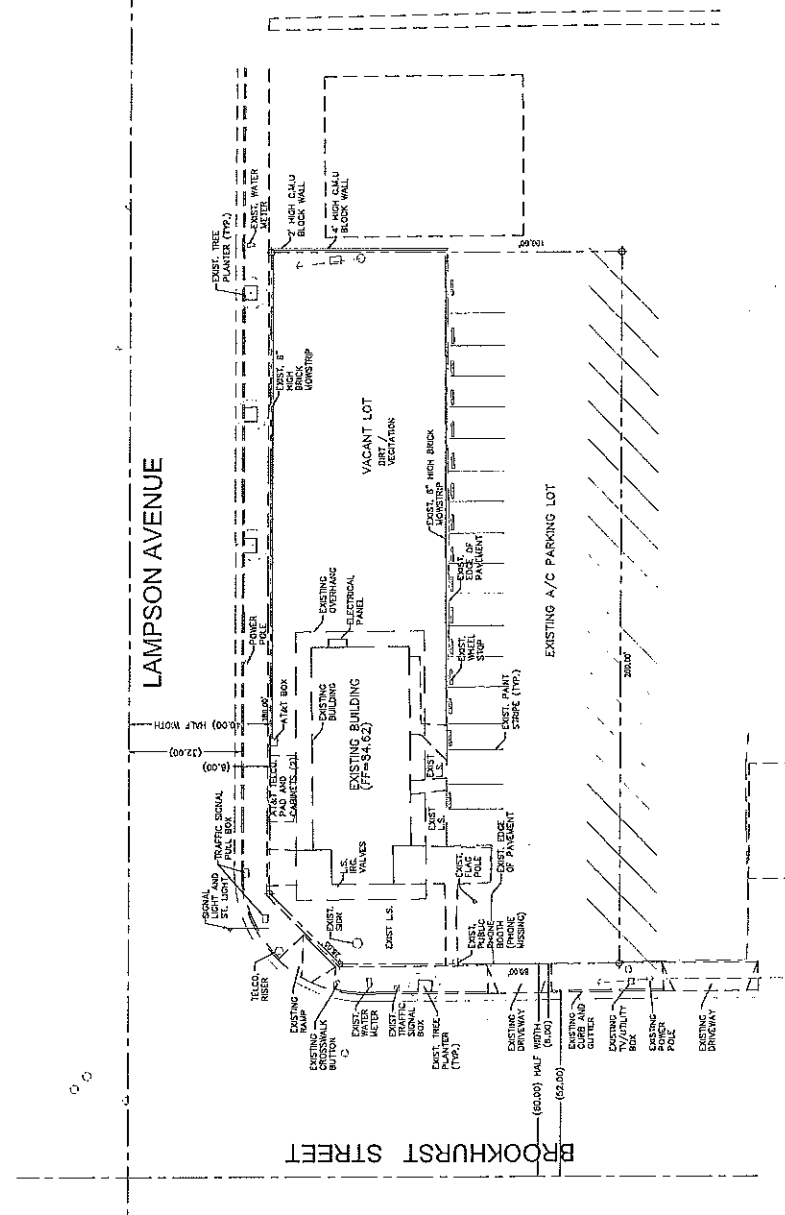
**PROPERTY OWNER:**  
SALFEM ENGINEERING GROUP, INC.  
12502 BROOKHURST  
GARDEN GROVE, CA 92840  
F (949) 443-4433

**ARCHITECT/ENGINEER:**  
SALFEM ENGINEERING GROUP, INC.  
12502 BROOKHURST  
GARDEN GROVE, CA 92840  
F (949) 443-4433

**APPLICANT:**  
PLATINUM ENGINEERING SOLUTIONS, INC.  
12502 BROOKHURST  
GARDEN GROVE, CA 92840  
F (949) 443-4433

**SCOPE OF WORK**

- GRADE EXISTING VACANT AREA AND CREATE FUTURE BUILDING PAD;
- INSTALL CURB AND GUTTER ALONG LAMPSON AVENUE;
- INSTALL STORM WATER BMP;
- OPEN ONE DRIVEWAY ALONG LAMPSON;
- INSTALL PARKING ALONG DRIVEWAY;
- INSTALL PARKING AREA LIGHTING;
- CONSTRUCT ON-SITE CONCRETE WALKWAYS;
- CONSTRUCT FUTURE BUILDING PAD;
- HYDRO-SEED FUTURE BUILDING PAD;
- INSTALL IRRIGATION AND LANDSCAPE WATERING;



**EXISTING SITE CONDITIONS**

SCALE: 1" = 16'



**811**  
800  
277-2600  
TOLL FREE  
811



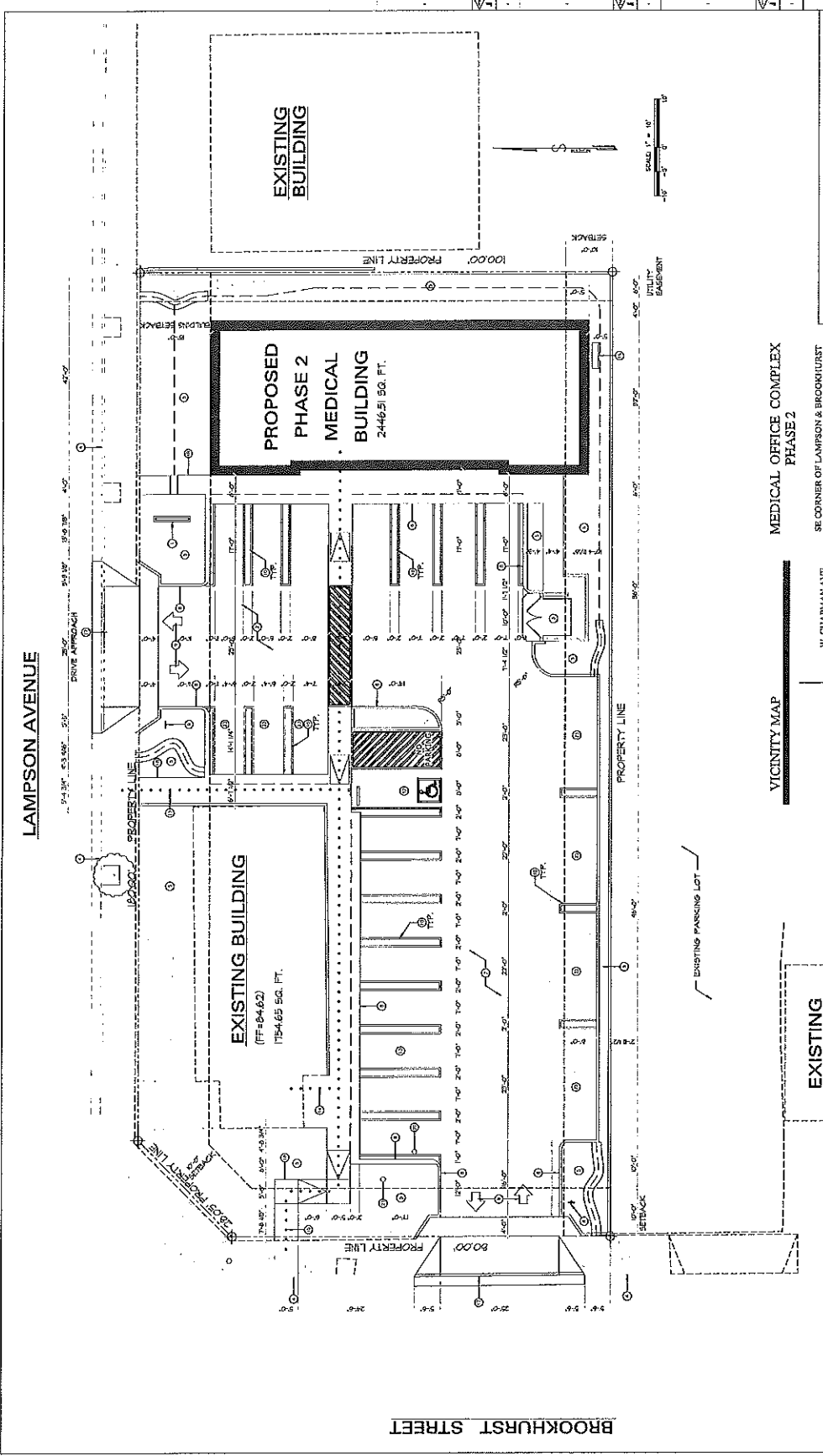


**PLATINUM**  
Engineering Solutions, Inc.  
Civil/Architectural/Structural/MEP  
1655 N. HWY 41  
MESA, CA 93049  
TEL: (510) 437-9353  
FAX: (510) 437-6113  
www.platinumengineering.com

**MEDICAL OFFICE COMPLEX PHASE 2**  
12502 BROOKHURST ST.  
GARDEN GROVE, CA 92640

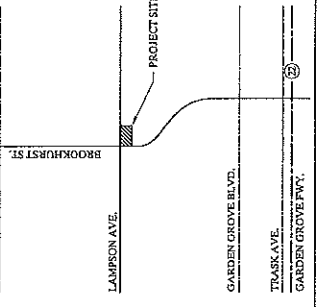
**Site Plan**

**A-0.10**



- Site Plan Key Notes**
1. Minimum lot location
  2. Applicant parking per City of Garden Grove Standards
  3. See engineering notes and existing conditions with utility and gas
  4. See engineering notes and existing conditions with utility and gas
  5. Landscaping area
  6. Landscaping area
  7. Landscaping area
  8. High context curb, typical
  9. Typical directional arrow
  10. Typical directional arrow
  11. Typical directional arrow
  12. Typical directional arrow
  13. Typical parking stall
  14. Typical parking stall
  15. Accessible path of travel per ADA requirements
  16. Elevation main level finished
  17. Elevation main level finished
  18. Elevation main level finished
  19. Elevation main level finished
  20. Elevation main level finished
  21. Elevation main level finished
  22. Elevation main level finished
  23. Elevation main level finished
  24. Elevation main level finished
  25. Elevation main level finished
  26. Elevation main level finished
  27. Elevation main level finished

**MEDICAL OFFICE COMPLEX PHASE 2**  
SE CORNER OF LAMPSON & BROOKHURST  
CITY OF GARDEN GROVE  
COUNTY OF ORANGE



**PROJECT INFORMATION**

AGENCY JURISDICTION: CITY OF GARDEN GROVE  
 ZONE: CU-1/16  
 PROJECT ADDRESS: 12502 BROOKHURST ST., GARDEN GROVE, CA 92640  
 APPROX. LAND AREA: 0.45 ACRES (19,600 SQ. FT.)  
 CONSTRUCTION TYPE: VIA SPRINKLERED  
 OCCUPANCY GROUP: B

APPLICANT: PLATINUM ENGINEERING SOLUTIONS  
 1655 N. HWY 41  
 MESA, CA 93049  
 554993800

HARRISON INTERNATIONAL  
 275 E. 9TH AVE. STE 101  
 FRESNO, CA 93710

OWNER: RAZAN AMMARI  
 2074 EL ARBOLITA DR  
 GARDEN GROVE, CA 92640  
 818.210.2326

BUILDING AREA: 1,754.65 SF (OFFICES)  
 (EX) MEDICAL CENTERS: 1,010.44 SF (LEASEABLE)  
 PROPOSED MEDICAL PHASE 2: 1,010.44 SF (LEASEABLE)  
 REQUIRED PARKING - PHASE 1 & 2: 103.51 ST (TOTAL BLD. FT. PRINT)  
 (EX) MEDICAL PHASE 1: 103.51 ST (TOTAL BLD. FT. PRINT)  
 (EX) MEDICAL PHASE 2: 103.51 ST (TOTAL BLD. FT. PRINT)  
 TOTAL MEDICAL PHASE 1 & 2: 207.02 ST (TOTAL BLD. FT. PRINT)

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL CODES OF BOARDS AND STANDARDS (ICC).
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE ENGINEER.
3. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
4. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
5. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
6. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
7. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
8. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
9. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
10. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.

11. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
12. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
13. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
14. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
15. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
16. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
17. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
18. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
19. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
20. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.

21. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
22. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
23. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
24. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
25. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
26. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
27. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
28. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
29. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
30. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.

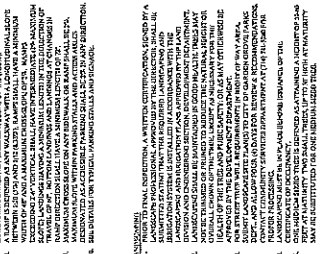
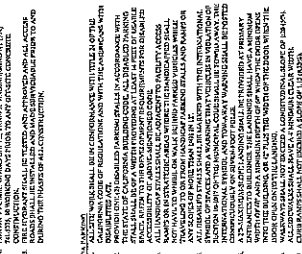
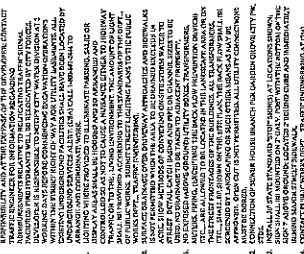
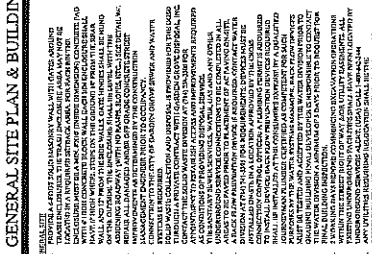
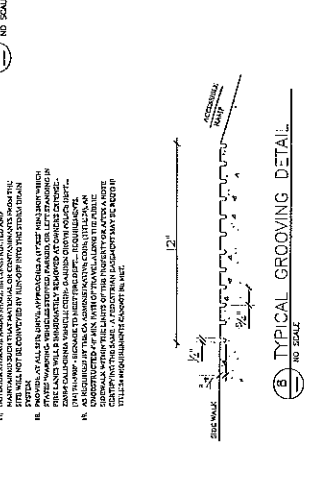
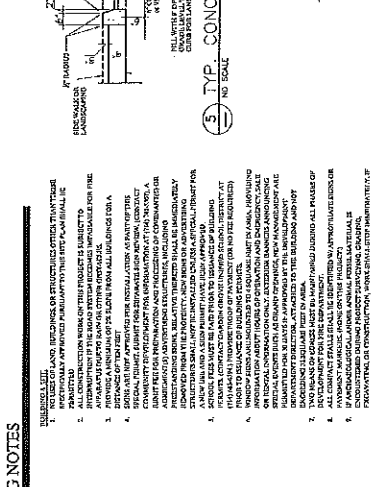
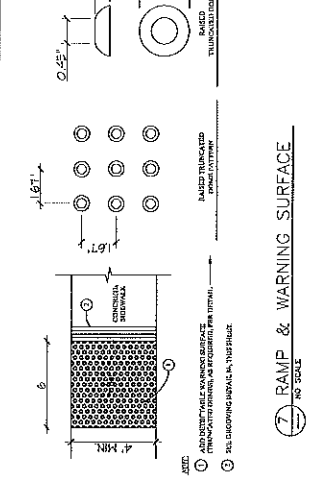
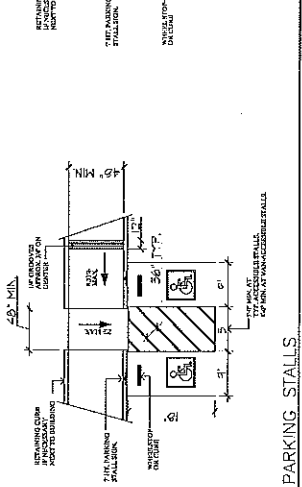
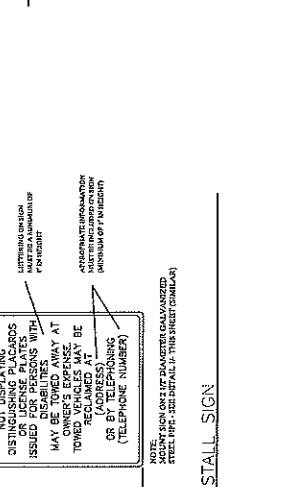
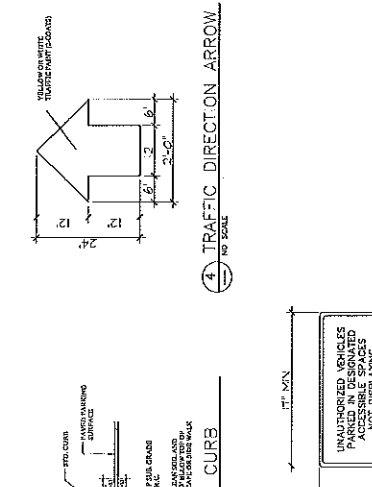
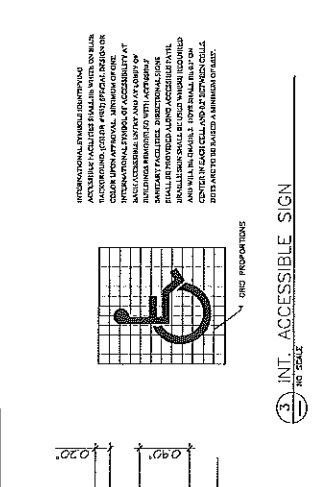
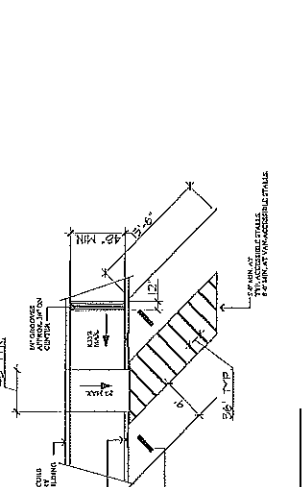
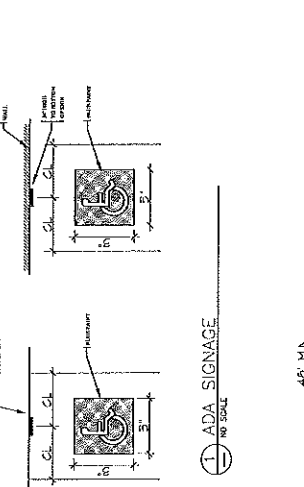
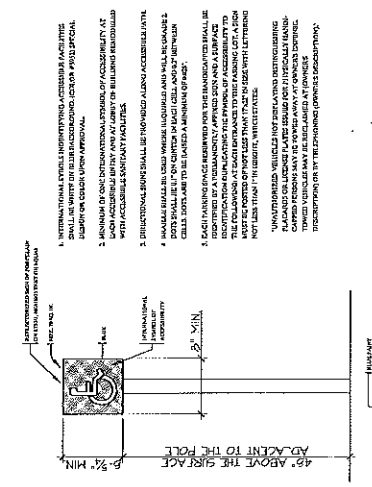
31. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
32. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
33. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
34. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
35. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
36. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
37. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
38. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
39. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.
40. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ARCHITECT AND THE ENGINEER.

**PLATINUM**  
Engineering Solutions, Inc.  
Civil - Mechanical - Electrical - Fire  
931 Rock Creek Blvd  
Beverly Hills, CA 91605  
Tel: (310) 274-2200  
Fax: (310) 274-2201  
www.platinumeng.com

**MEDICAL**  
OFFICE COMPLEX  
PHASE 2  
1032 BROOKVIEW  
BARDON GROVE, CA 92008

**Site Plan Notes & Details**

**A-0.11**

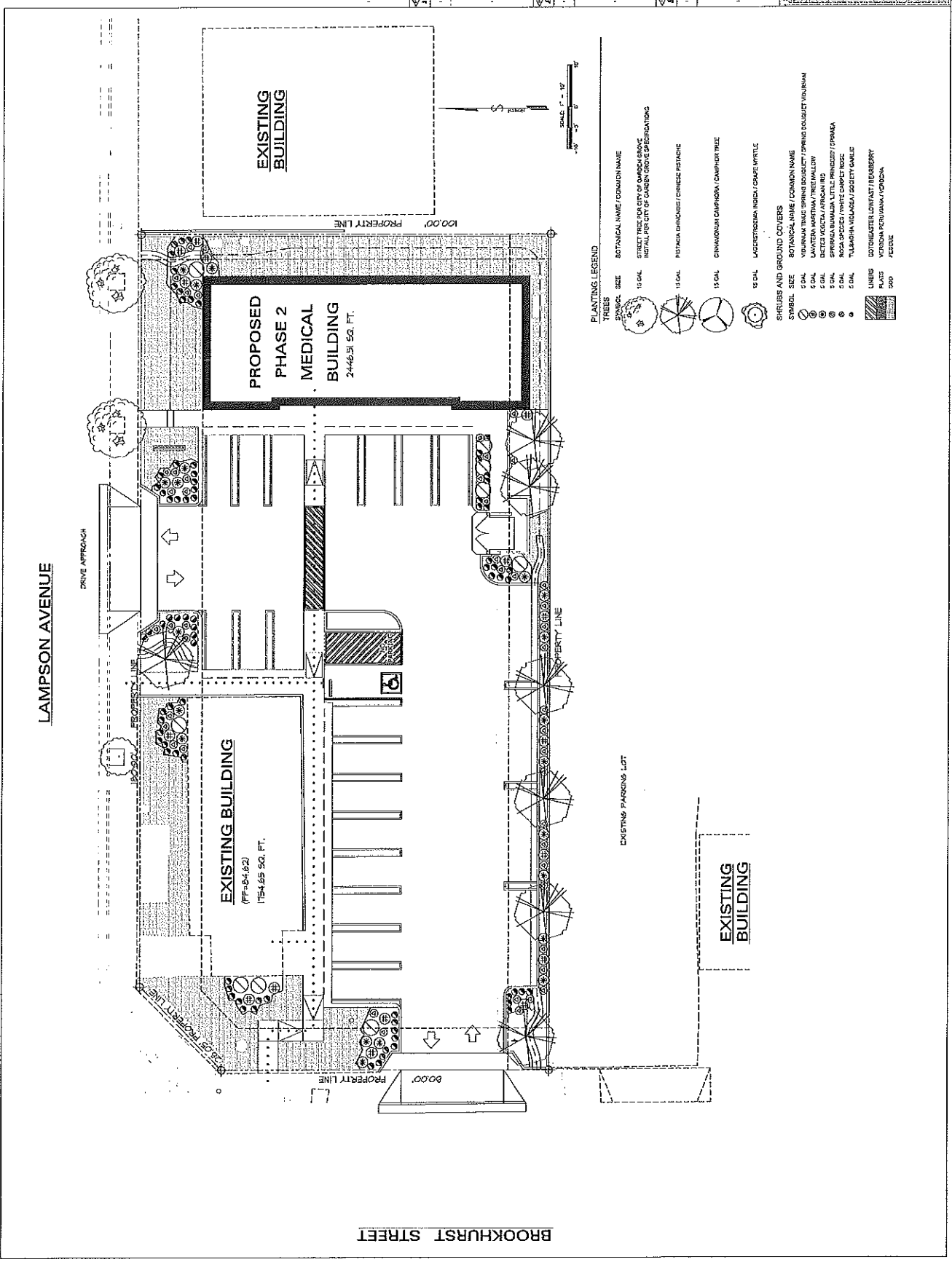


**Landscape Plan**

**MEDICAL OFFICE COMPLEX PHASE 2**

**PLATINUM Engineering Solutions, Inc.**  
 701 Buck Owens Blvd  
 Bakersfield, CA 93308  
 Tel: (559) 438-6000 Fax: (559) 438-6111  
 www.platinumeng.com

**Professional Engineer**  
 State of California  
 No. 50888

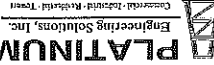



- PLANTING LEGEND**
- TREES**
- | SYMBOL   | SIZE   | BOTANICAL NAME / COMMON NAME  |
|----------|--------|---|
| (Symbol) | 18 GAL | STREET TREE FOR CITY OF GARDEN GROVE RETAIL FOR CITY OF GARDEN GROVE OPERATIONS |
| (Symbol) | 14 GAL | ROSTKIA CHINOQUIST / CHINESE PISTACHE   |
| (Symbol) | 15 GAL | CHAMAEDORIA DAMPASCANA / DAMPASC TREE   |
| (Symbol) | 18 GAL | LACINIA STRATA / INDIAN GRAPE WATTLE  |
- SHRUBS AND GROUND COVERS**
- | SYMBOL   | SIZE  | BOTANICAL NAME / COMMON NAME                                |
|----------|-------|---|
| (Symbol) | 5 GAL | YUQUANNA THUNG / SPRING BOUTIQUE / SPRING BOUTIQUE YUQUANNA |
| (Symbol) | 5 GAL | LAURENIA MARTIANA / TREE MALLOW                             |
| (Symbol) | 5 GAL | DIETES VICTORIA / ANJUMAN BIRD                              |
| (Symbol) | 5 GAL | DIETES VICTORIA / ANJUMAN BIRD                              |
| (Symbol) | 5 GAL | ROSA SPECIOSA / WILD ROSE                                   |
| (Symbol) | 5 GAL | TULAGHIA VILLOSA / SOCIETY GABLE                            |
- LINESS**
- | SYMBOL   | DESCRIPTION                 |
|----------|-----------------------------|
| (Symbol) | CONCRETE LOWWALL / BARRIER  |
| (Symbol) | CONCRETE PAVEMENT / ASPHALT |



1264 N HWY 41  
 801 Bona Vista Blvd  
 Hayward, CA 94542  
 Tel: (510) 439-0500  
 Fax: (510) 439-0513  
 www.platinum.com

Engineering Solutions, Inc.  
 Civil/Architect/Interior/MEP/Structural/Title

3502 BROOKHURST ST.  
 GARDEN GROVE, CA 92640

**MEDICAL OFFICE COMPLEX**  
 PHASE 2

**Floor Plan**  
 Dimensions

PROJECT NO: 22020001  
 DATE: 02-01-09

**A-1**

- Floor Plan General Notes**
1. All materials shall be checked away from the building for a min. of 5'-0" w/ a min. grade of 2%.
  2. An assessment does not ensure that the condition of the building is suitable for occupancy. All building systems, including but not limited to, fire, life, and safety systems, shall be inspected and approved.
  3. All building systems, including but not limited to, fire, life, and safety systems, shall be inspected and approved.
  4. The building shall be designed to meet the requirements of the applicable codes and standards.
  5. The building shall be designed to meet the requirements of the applicable codes and standards.
  6. The building shall be designed to meet the requirements of the applicable codes and standards.
  7. The building shall be designed to meet the requirements of the applicable codes and standards.
  8. The building shall be designed to meet the requirements of the applicable codes and standards.
  9. The building shall be designed to meet the requirements of the applicable codes and standards.
  10. The building shall be designed to meet the requirements of the applicable codes and standards.
  11. The building shall be designed to meet the requirements of the applicable codes and standards.
  12. The building shall be designed to meet the requirements of the applicable codes and standards.
  13. The building shall be designed to meet the requirements of the applicable codes and standards.
  14. The building shall be designed to meet the requirements of the applicable codes and standards.
  15. The building shall be designed to meet the requirements of the applicable codes and standards.
  16. The building shall be designed to meet the requirements of the applicable codes and standards.
  17. The building shall be designed to meet the requirements of the applicable codes and standards.
  18. The building shall be designed to meet the requirements of the applicable codes and standards.
  19. The building shall be designed to meet the requirements of the applicable codes and standards.
  20. The building shall be designed to meet the requirements of the applicable codes and standards.
  21. The building shall be designed to meet the requirements of the applicable codes and standards.
  22. The building shall be designed to meet the requirements of the applicable codes and standards.
  23. The building shall be designed to meet the requirements of the applicable codes and standards.
  24. The building shall be designed to meet the requirements of the applicable codes and standards.

15. Provide fireproofing at floor, ceiling, walls, and roof of 2" steel, 1/2" concrete, or 1" gypsum board.
16. Provide fireproofing at floor, ceiling, walls, and roof of 2" steel, 1/2" concrete, or 1" gypsum board.
17. Provide fireproofing at floor, ceiling, walls, and roof of 2" steel, 1/2" concrete, or 1" gypsum board.
18. Provide fireproofing at floor, ceiling, walls, and roof of 2" steel, 1/2" concrete, or 1" gypsum board.
19. Provide fireproofing at floor, ceiling, walls, and roof of 2" steel, 1/2" concrete, or 1" gypsum board.
20. Provide fireproofing at floor, ceiling, walls, and roof of 2" steel, 1/2" concrete, or 1" gypsum board.
21. Provide fireproofing at floor, ceiling, walls, and roof of 2" steel, 1/2" concrete, or 1" gypsum board.
22. Provide fireproofing at floor, ceiling, walls, and roof of 2" steel, 1/2" concrete, or 1" gypsum board.
23. Provide fireproofing at floor, ceiling, walls, and roof of 2" steel, 1/2" concrete, or 1" gypsum board.
24. Provide fireproofing at floor, ceiling, walls, and roof of 2" steel, 1/2" concrete, or 1" gypsum board.

**Floor Plan Specifications**

Leasable Square Footage, Suite A:	599.22
Leasable Square Footage, Suite B:	951.22
Total Leasable Square Footage:	1550.44
Lobby/Common Area Building Footprint:	556.07
Building Footprint:	2446.51

**Special Notes:**

1. All Ceilings to be 10'-0" unless noted otherwise.
2. Builder to Approve & Verify all plans before construction.
3. Verify all plans w/ local Building Codes.
4. This Plan Does Require HERS Verification.
5. Front Elevation faces South.
6. Provide Means of Egress Diagrams Depicting 2 Elevation Routes.

**Title 24 Information**

Preservation U-Values shall be equal or less than:  
 0.09 @ Floor  
 0.09 @ Roof

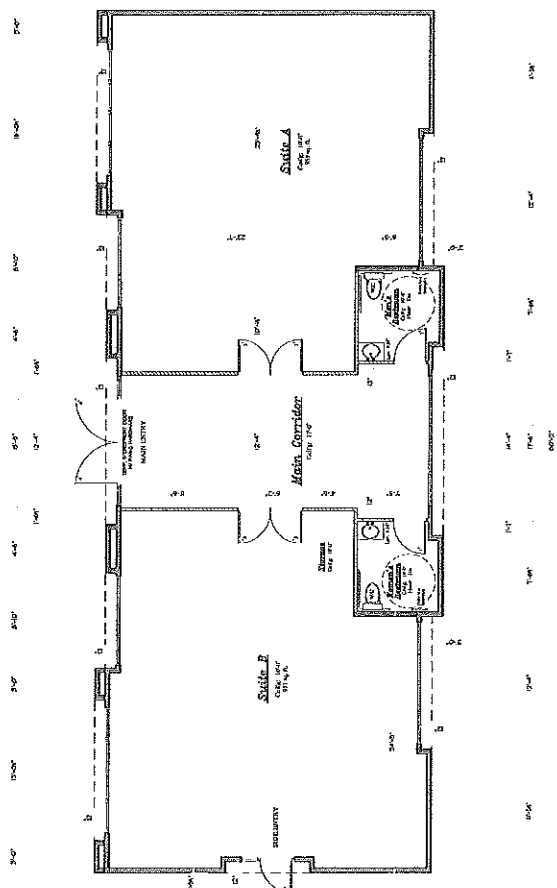
Insulation:  
 R-19 @ Exterior Walls  
 R-38 @ Roof

Scalor heat gain coefficients shall not exceed:  
 0.09

Duct Testing & HERS Rater verification is required for this project.

**Legend**

- 2x4 DF#2 Stud @ 16" o.c.
- 2x6 DF#2 Stud @ 16" o.c.




**Floor Plan**

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

LEASABLE AREA: 1550.44 SQ. FT.

BUILDING FOOTPRINT: 2446.51 SQ. FT.

**PLATINUM**  
Engineering Solutions, Inc.  
Corporate - Industrial - Residential - Texas



16448 N. HWY. 41  
DALLAS, TX 75244-9919  
Tel: (214) 639-6900  
Fax: (214) 639-6133  
www.platinumeng.com

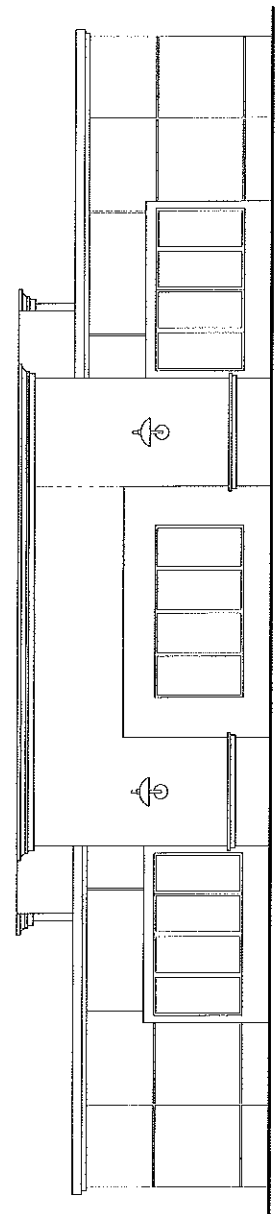
801 Rock Creek Blvd  
DALLAS, TX 75248  
Tel: (972) 817-7733

**MEDICAL**  
**OFFICE COMPLEX**  
PHASE 2  
0302 BROOKHURST ST.  
DALLAS, TX 75244

**Exterior Elevations**

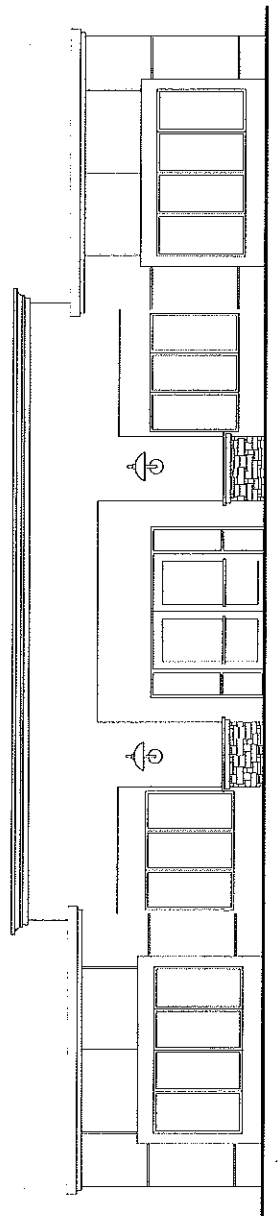
**A-2**

- 1'-0" FINISHED ROOF
- 0'-0" TOP PLATE RIGHT
- 0'-0" FINISHED ROOF
- 0'-0" FINISHED ROOF
- 0'-0" TOP OF PLATE
- 0'-0" DOOR HEIGHT
- 0'-0" MAIN FLOOR
- 0'-0" FINISH GRADE



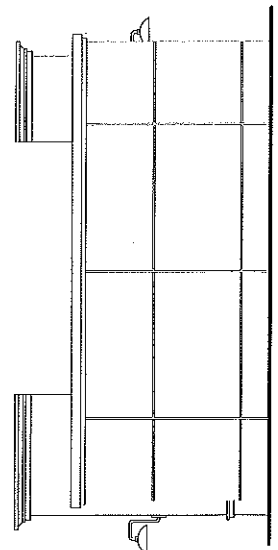
**South Elevation**  
SCALE: 1/4" = 1'-0"

- 1'-0" FINISHED ROOF
- 0'-0" TOP PLATE RIGHT
- 0'-0" FINISHED ROOF
- 0'-0" TOP OF PLATE
- 0'-0" DOOR HEIGHT
- 0'-0" MAIN FLOOR
- 0'-0" FINISH GRADE



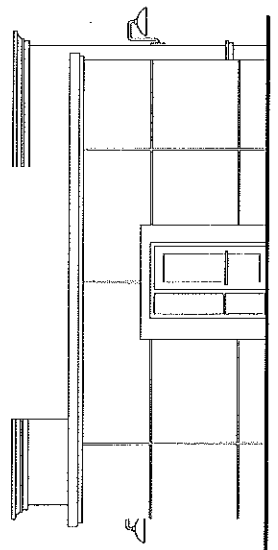
**North Elevation**  
SCALE: 1/4" = 1'-0"

- 1'-0" FINISHED ROOF
- 0'-0" TOP PLATE RIGHT
- 0'-0" FINISHED ROOF
- 0'-0" TOP OF PLATE
- 0'-0" DOOR HEIGHT
- 0'-0" MAIN FLOOR
- 0'-0" FINISH GRADE



**East Elevation**  
SCALE: 1/4" = 1'-0"

- 1'-0" FINISHED ROOF
- 0'-0" TOP PLATE RIGHT
- 0'-0" FINISHED ROOF
- 0'-0" TOP OF PLATE
- 0'-0" DOOR HEIGHT
- 0'-0" MAIN FLOOR
- 0'-0" FINISH GRADE



**West Elevation**  
SCALE: 1/4" = 1'-0"

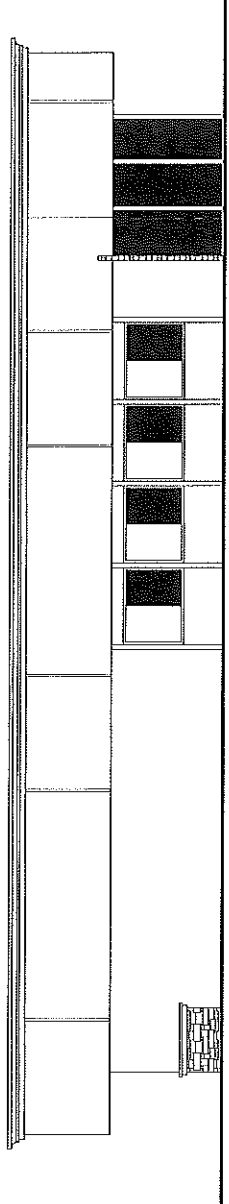
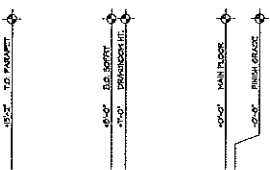
**PLATINUM**  
Engineering Solutions, Inc.  
Civil - Structural - Mechanical - Electrical

10541 N HWY 41  
801 Bldg. Orange Blvd  
Brea, CA 92603  
Tel: (951) 671-7200  
Fax: (951) 671-6111  
www.platinumeng.com

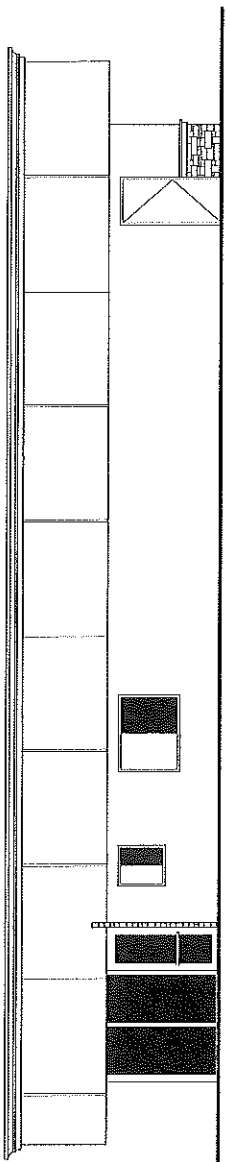
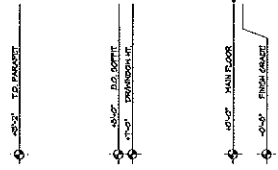
**MEDICAL**  
**OFFICE COMPLEX**  
PHASE 2  
12502 BROOKHURST ST.  
GARDEN GROVE, CA 92640

**Phase 2 Building 2**  
**Exterior Elevations**

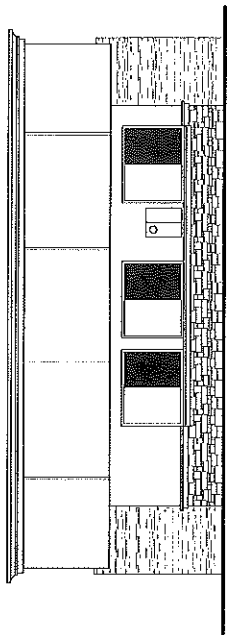
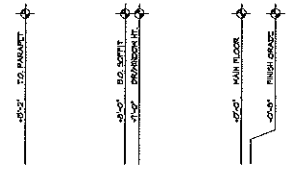
**A-3**



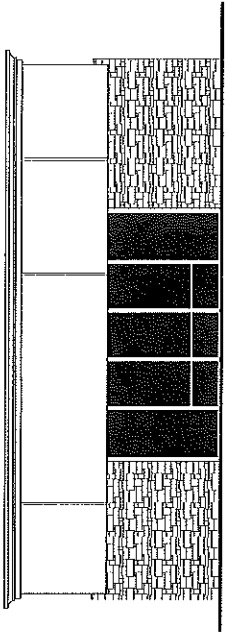
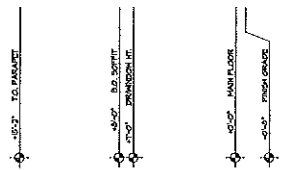
**South Elevation**  
SCALE: 1/4" = 1'-0"



**North Elevation**  
SCALE: 1/4" = 1'-0"



**East Elevation**  
SCALE: 1/4" = 1'-0"



**West Elevation**  
SCALE: 1/4" = 1'-0"

RESOLUTION NO. 5839-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-016-2014 AND VARIANCE NO. V-009-2014, FOR A PROPERTY LOCATED AT THE SOUTHEAST CORNER OF BROOKHURST STREET AND LAMPSON AVENUE, AT 12502 BROOKHURST STREET, PARCEL NO. 089-222-36.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on January 15, 2015, approves Site Plan No. SP-016-2014 and Variance No. V-009-2014.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-016-2014 and Variance No. V-009-2014, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by RAMCAM Engineering Group, Inc.
2. The applicant is requesting Site Plan approval to construct a new approximately 2,447 square foot one-story building on a lot improved with an existing approximately 1,755 square foot medical office building, located at the southeast corner of Brookhurst Street and Lampson Avenue, at 12502 Brookhurst Street. The project scope also includes site improvements for a new parking lot and new landscaping. Also, the applicant is requesting Variance approval to deviate from the minimum ten-foot (10'-0") interior side setback to construct the new building and the new trash enclosure to encroach five-feet (5'-0") into the interior side setback.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove has determined that the proposed project is categorically exempt from CEQA pursuant to Section 15303(c) (New Construction or Conversion of Small Structures) and Section 15305(a) (Minor Alterations in Land Use Limitations) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303 and Section 15305).
4. The property has a General Plan Land Use designation of Light Commercial, and is currently zoned O-P (Office Professional). The property is developed with an existing approximately 1,755 square foot medical office building.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on January 15, 2015, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of January 15, 2015, and



BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030 are as follows:

FACTS:

The subject property is a 20,107 square foot lot, located at the southeast corner of Brookhurst Street and Lampson Avenue. The property is developed with an existing approximately 1,755 square foot medical office building, which is currently occupied by a medical business, Lampson Aesthetics Medical Group, Inc. The property has a General Plan Land Use Designation of Light Commercial and is zoned O-P (Office Professional). The property abuts O-P zoned properties to the north, across Lampson Avenue, west, across Brookhurst Street, south, and east.

The proposed project will maintain the existing approximately 1,755 square foot medical office building, and construct a new approximately 2,447 square foot one-story building, along with site improvements which include a new parking lot and new landscaping.

In order for the proposed project to move forward, the applicant is requesting consideration of a Variance from 9.16.040.010 of Title 9 of the Municipal Code for a reduced interior side setback, which is 10'-0" minimum, along the southerly property line, in order to construct the new building and the new trash enclosure within the required setback area.

FINDINGS AND REASONS:

**SITE PLAN:**

1. The Site Plan is consistent with the General Plan and complies with the spirit and intent of the provisions, conditions and requirements of the Municipal Code and other applicable ordinances.

The project has a General Plan land use designation of Light Commercial, and is zoned O-P (Office Professional). The Light Commercial (LC) designation is intended to allow a range of commercial activities, including medical and office services, which serve local residential neighborhoods and the larger community. The proposed project will not result in the maximum Floor Area Ratio, permitted in the Light Commercial General Plan Land Use Designation, to be exceeded. The project complies with the Land Use Designation and the zoning requirements for the property. With the exception of the Variance request to deviate from the required interior side yard setback, along the southerly property line, the proposed project has been designed within the parameters of the O-P zone of Title 9 of the Municipal Code. The placements of the structures, the site design, the parking lot layout, the number of

on-site parking spaces, and the landscape areas are consistent with the spirit and intent of the requirements of the Municipal Code.

2. The proposed development does not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation and points of vehicular and pedestrian access.

The proposed project will improve traffic circulation to and from the site by eliminating the existing 18'-0" wide driveway off Brookhurst Street, and constructing two (2) new driveway approaches; one (1) will be located off Brookhurst Street and the other off of Lampson Avenue. As a result of this improvement, there will be two (2) driveway approaches on-site, which will increase safety for vehicular circulation. The project has been designed to provide a drive aisle and parking layout that enables customers to maneuver effectively through the site. Sufficient on-site parking is provided to accommodate the proposed building. Other O-P uses may be permitted, subject to the availability of parking.

Furthermore, the City's Traffic Engineering Division and the Fire Department have also reviewed the plans, and all appropriate conditions of approval will eliminate any adverse impacts to surrounding streets.

3. The development, as proposed, will not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels.

The streets in the area, Brookhurst Street and Lampson Avenue, will be adequate to accommodate the development once the developer provides the necessary improvements for the project. Utilities and drainage channels in the area are existing and adequate to accommodate the development. The Public Works Department has incorporated conditions of approval to mitigate potential impacts to the sewer system.

The proposed development will also provide landscaping and proper grading of the site in order to improve drainage in the area. The Public Works Engineering and Water Services Division have reviewed the plans, and all appropriate conditions of approval will eliminate any adverse impacts to the streets and alleys, utilities and drainage channels.

4. The project will not adversely impact the City's ability to perform its required public works functions.

The project has been reviewed by the Public Works Department, which has required various on-site and off-site improvements, including sidewalks, driveways, and grading improvements. Issues raised by the project have been addressed in the project design and the conditions of approval.

5. The development does have a reasonable degree of physical, functional, and visual compatibility with neighboring uses and desirable neighborhood characteristics.

The project is located in an area with office professional, commercial, and residential uses. The proposed project is consistent with the surrounding area and compatible with the existing uses on the properties. The design of the proposed development will ensure a reasonable degree of compatibility with adjacent developments.

6. Through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.

The project has been designed for building appearance, building placement, landscaping, and other amenities to attain an attractive environment. All landscaped areas are required to adhere to the landscaping requirements of the Title 9 of the Municipal Code. Through the Conditions of Approval for the project, the necessary agreements for the protection and maintenance of all landscaping will be achieved.

#### **VARIANCE:**

1. There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other property or classes of use in the same vicinity or zone.

The Variance to deviate from the required ten-foot (10'-0") interior side setback, along the southerly property line, to construct the proposed building and the trash enclosure, is necessary to facilitate the development and improvement of the property, which otherwise meets all other Code requirements related to, but not limited to, landscaping, parking, building height, rear setback, and street side setbacks. The Variance allows for an optimal site design, which creates better vehicular circulation and safe pedestrian access. Because a "Medical, dental, and related service support facilities" use requires more parking spaces than other types of office uses, without the Variance it would be difficult to design the project to accommodate the required parking on this particular site, while maintaining efficient circulation and adequate and attractive landscaping. Additionally, unlike other properties in the area, the subject lot has a total of approximately 33'-0" to 100'-0" of distance separation from its southerly property line to the nearest structure to the south. Other properties in the Office Professional zone, and also within immediate vicinity of the subject lot, have legally established interior side setbacks that are less than the minimum requirement of ten-feet (10'-0"). The proposed project will still provide a five-foot (5'-0") setback to the new building and trash enclosure. The

approximate 33'-100' distance separation is an unusual and exceptional circumstance applicable to this particular property that does not apply generally to other properties in the same vicinity and mitigates the need for the complete ten-foot (10'-0") interior side setback.

2. The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the property in question.

The Variance to deviate from the required ten-foot (10'-0") interior side yard setback, along the southerly property line, to construct the proposed building and the trash enclosure, is necessary to facilitate the development and improvement of the property, which otherwise meets all other Code requirements related to, but not limited to, landscaping, parking, and setbacks. Other properties in the Office Professional zone, and also within immediate vicinity of the subject lot, have legally established interior side setbacks that are less than the minimum requirement of ten-feet (10'-0"). Accordingly, approval of the proposed Variance will not set a precedent and will allow the applicant to enjoy a substantial property right possessed by other property owners located in commercially zoned properties in the area.

3. The Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.

The proposed Variance will allow the reduction of the interior side setback, along the southerly property line, from 10'-0" to 5'-0". The subject lot has a total of approximately 33'-0" to 100'-0" of distance separation from its southerly property line to the nearest structure to the south. This significant distance separation creates a buffer from the proposed building and trash enclosure to any adjacent uses along the southerly property line. The approximate 33'-100' distance separation mitigates the need for the complete ten-foot (10'-0") interior side setback. Therefore, the approval of the Variance will not be materially detrimental to the public welfare or be injurious to the property or improvement in such vicinity and zone.

4. The granting of the Variance will not adversely affect the General Plan.

The proposed Variance request will not cause an adverse effect on the City's General plan since the Municipal Code is a tool used to implement goals of the General Plan. With the exception of the reduced interior side setback request, the project complies with all other requirements of the Municipal Code. Additionally, the new building, which will improve vacant and unimproved land, will complement the neighboring uses, and will further a goal of the General Plan to develop underutilized properties with a suitable

development. Therefore, the proposed project meets the spirit and intent of the Municipal Code and the General Plan.

5. Approval of the Variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

Other properties in the Office Professional zone, and also within immediate vicinity of the subject lot, have legally established interior side setbacks that are less than the minimum requirement of ten-feet (10'-0"). Accordingly, the proposed variance will not grant a special privilege that is inconsistent with the limitations upon other properties located within the vicinity or zone in which the subject property is situated. In addition, pursuant to Condition of Approval No. 2, the rights granted the applicant pursuant to Variance No. V-009-2014 shall continue in effect for only so long as the improvements authorized and contemplated by Site Plan No. SP-016-2014 continue to exist on the site. In the event the improvements authorized and contemplated by Site Plan No. SP-016-2014 are not constructed or are demolished and not re-established, Variance No. V-009-2014 shall cease to be in effect or grant the applicant any rights to construct improvements within the required setback.

#### INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan and Variance possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.
2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the following conditions of approval, attached as "Exhibit A," shall apply to Site Plan No. SP-016-2014 and Variance No. V-009-2014.

# **EXHIBIT "A"**

## **Site Plan No. SP-016-2014 and Variance No. V-009-2014**

12502 Brookhurst Street

### **CONDITIONS OF APPROVAL**

#### **General Conditions**

1. Each owner of the property shall execute, and the applicant shall record, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, on the property within 30 days of approval. This Site Plan and Variance run with the land and are binding upon the property owner, his/her/its heirs, assigns, and successors in interest.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, RAMCAM Engineering Group, Inc., the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All Conditions of Approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the Conditions of Approval require approval by the Planning Commission. All Conditions of Approval herein shall apply to Site Plan No. SP-016-2014 and Variance No. V-009-2014. The rights granted the applicant pursuant to Variance No. V-009-2014 shall continue in effect for only so long as the improvements authorized and contemplated by Site Plan No. SP-016-2014 and these Conditions of Approval continue to exist on the site. In the event the improvements authorized and contemplated by Site Plan No. SP-016-2014 are not constructed or are demolished and not re-established, Variance No. V-009-2014 shall cease to be effective or grant the applicant any rights to construct improvements within the required setback.
3. Approval of this Site Plan and Variance shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply. Minor modifications to the Site Plan and/or these Conditions of Approval which do not change the scope or intent of the project may be approved by the Community Development Director, in his or her discretion.
4. If major modifications are made to the approved floor plan, site plan, or other related changes that result in the intensification of the project or create impacts that have not been previously addressed, the proper entitlements shall be obtained reflecting such changes.

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

**Public Works Engineering Division**

6. The applicant shall be subject to Traffic Mitigation Fees.
7. A separate street permit is required for work performed within the public right-of-way.
8. A grading plan prepared by a registered Civil Engineer is required. The grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30' outside the boundary, and designed to preclude cross lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan.
9. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design of the interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels.
10. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a Water Quality Management Plan that:
  - a. Addresses Site Design BMPs such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;
  - b. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP;
  - c. Incorporates structural and Treatment Control BMPs as defined in the DAMP;

- d. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs;
  - e. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs;
  - f. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs;
  - g. Provide notice by recordation of the plan with the County Recorder's office to all future owners that said plan is bound in perpetuity to the property.
11. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
- a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications;
  - b. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP;
  - c. Demonstrate that an adequate number of copies of the approved Project WQMP are available onsite;
  - d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs;
  - e. File a record the plan with the County Recorder's office.
12. All trash container areas shall meet the following requirements:
- a. Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash;
  - b. Provide solid roof or awning to prevent direct precipitation into the enclosure;
  - c. Provide a drain to a sanitary waste line. Connection of trash area drains to the municipal storm drain system is prohibited;
  - d. Potential conflicts with fire code and garbage hauling activities should be considered in implementing this source control;



- e. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information;
  - f. The trash shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures;
  - g. Trash storage enclosures shall be constructed in accordance with City of Garden Grove Standard Plan B-502.
13. Prior to the issuance of a grading permit, the applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size drainage facilities per Orange County RDMD standards. Parkway culverts shall be designed per Orange County standard plan 1309, Type B. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
  14. Prior to issuance of a grading permit, the applicant shall design overhead parking lot and pathway lighting within the development in a manner meeting the approval of the City Engineer. Location of lighting poles shall be shown on the grading plan.
  15. The applicant shall construct both entrances to the development per City of Garden Grove Standard Plan B-120 with a conforming ADA landing and pathways where public and private sidewalks intersect. All designs must conform to latest ADA standards.
  16. All parking spaces that abut to sidewalks that are not elevated with a curb face to the stall shall have wheel stops.
  17. Any new or required block walls and/or retaining walls shall be shown on the grading plans with a minimum height of 6 feet from the highest finished grade. Cross sections shall be provided on the grading plan showing vertical and the horizontal relations of improvements and the property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer.
  18. The grading plan shall provide an accessibility routes from entries on the buildings to the public street for the ADA pathways in conformance with the requirements of the department of justice standards latest edition with a minimum allowable width of 48-inches.
  19. Prior to issuance of a building permit, the applicant shall design and construct street frontage improvements as identified below:

Brookhurst Street

- a. Remove and replace the existing driveway approach to the site in accordance with City of Garden Grove Standard Plan B-120. The proposed deviation of 25-feet is acceptable by the City Traffic Engineer;
- b. Remove the existing sidewalk and planter on Brookhurst Street and construct new 8-foot sidewalk adjacent to the existing street curb in accordance with City of Garden Grove Standard Plan B-106. Improvements are to meet and match existing public improvements to the immediate south of Brookhurst Street.

Lampson Avenue

- a. New driveway approach to the site on Lampson Avenue shall be constructed in accordance with City of Garden Grove Standard Plan B-120. The proposed deviation of 25-feet is acceptable by the City Traffic Engineer;
- b. Remove the existing sidewalk on Lampson Avenue and construct new 8-foot sidewalk adjacent to the existing street curb in accordance with City of Garden Grove Standard Plan B-106. Improvements are to meet and match existing public improvements to the immediate east of Lampson Avenue.

**Public Works Water Services Division**

20. New water service installations 2" and smaller, shall be installed by the City of Garden Grove at owner's/developer's expense or by a contractor with a Class A or C-34 license. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services 3" and larger, shall be installed by developer/owner's contractor per City Standards.
21. Water meters shall be located within the City right-of-way or within a dedicated waterline easement. Fire services and large water services 3" and larger, shall be installed by contractor with a Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.
22. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The irrigation system shall also have RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a

- certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
23. It shall be the responsibility of owner/applicant to abandon any existing private water well(s) per Orange County Health Department requirements. Orange County Health Department inspector shall inspect Abandonment(s) after permits have been obtained.
  24. Owner shall dedicate all rights to underground water without the right to surface entry.
  25. Any new or existing water valve located within new concrete driveway(s) or sidewalk construction shall be reconstructed per City Standard B-753.
  26. City shall determine if existing water service(s) is/are usable and meets current City Standards. Any existing meter and service located within new driveway(s) shall be relocated at owner's expense.
  27. Fire service connection, if required, shall have above ground backflow device with a Double Check Detector Assembly (DCDA). A certified backflow device tester and the results to be submitted to Public Works, Water Services Division, shall test device immediately after installation and once a year thereafter. Device shall be on private property and is the responsibility of the property owner. The above ground assembly shall be screened from public view as required by the Planning Division.
  28. Location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.
  29. Owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be 6" min. dia., extra strength VCP with wedgelock joints.
  30. Contractor shall abandon any existing unused sewer lateral(s) at street right-of-way on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete.

**Public Works Street and Environmental Compliance Division**

31. The applicant/ property owner shall remove all the Underground Service Alert (U.S.A) and utility markings from the public right-of-way upon completion of the project/construction.

**Police Department**

32. In the event security problems occur, and at the request of the Police Department, the permittee, at his own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.

**Community Development Department**

33. This approval shall allow the construction for an approximately 2,447 square foot, one-story office building comprised of a 959 square foot tenant space, "Suite A," a 951 square foot tenant space, "Suite B," and a 536 square foot communal area, labeled the "Main Corridor," which provides two (2) communal restrooms. The 951 square foot tenant space, identified on the submitted plans as "Suite B" shall be limited to "General business offices" uses, unless the applicant has demonstrated compliance with the parking requirements of the Municipal Code and to the satisfaction of the City.
34. The approved site plan and floor plan are an integral part of the decision approving this Site Plan and Variance. There shall be no additional changes in the design of the site plan or floor plan without the approval of the Community Development Department, Planning Division. Any additional changes in the approved floor plan, which have the effect of expanding or intensifying the present use, shall require obtaining the proper entitlement(s).
35. No outside display of merchandise shall be permitted at any time.
36. A prominent, permanent sign, stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES," shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
37. There shall be no uses or activities of an adult-oriented nature permitted as outlined in City Code Section 9.08.070.
38. There shall be no deliveries to or from the premises between the hours of 10:00 p.m. and 8:00 a.m., seven days a week.
39. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.

40. Graffiti shall be removed from the premises and all parking lots under the control of the applicant, property owner, and/or any tenant, within 120 hours of notification.
41. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
42. Any satellite dish antennas installed on the premises shall be screened, subject to approval by the Community Development Department, Planning Division. No advertising material shall be placed thereon.
43. Exterior advertisements displays or exterior wall advertisements shall not be allowed.
44. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Section 8.47.010 referred to as the County Noise Ordinance as adopted:
  - a. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).
  - b. Sunday and Federal Holidays may work the same hours but subject to noise restrictions as stipulated in Section 8.47.010 of the Municipal Code.
45. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, using electricity from power poles rather than diesel or gasoline powered generators, and using methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible, using solar or low-emission water heaters, and using low-sodium parking lot lights, to ensure compliance with Title 24.
46. The applicant / property owner shall comply with the adopted City Noise Ordinance.
47. The building plans, including grading and development plans and all construction activity shall comply with the current editions of the California Building Regulations as found in the California Code of Regulations (CCR), Title 24, Parts 2 through 12 as adopted by the City of Garden Grove.
48. As a part of the finalized working drawings for Planning Division, Engineering Division and Building Plan Check, the developer shall submit a detailed and dimensioned plot plan, floor plans, exterior elevations, and landscape plans that reflect the conditions of approval. The plans shall indicate landscape materials, wall materials and building materials proposed for the project.

49. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the Planning Services Division. Lighting adjacent to residential properties shall be restricted to low, decorative type, wall-mounted lights, or ground lighting system. Lighting in the common and parking areas shall be directed, positioned or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences. Parking area lighting shall be provided during the hours of darkness the establishment is open at a minimum of two-foot candles of light, and one-foot candle of light during all other hours of darkness.
50. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community Development Department, Planning Division, for review and approval prior to submittal of plans for Building Division, Plan Check. The project shall also be subject to the following:
  - a. All above-ground utility equipment (e.g., electrical, gas, telephone) shall not be located in the street setbacks and shall be screened to the satisfaction of the Community Development Department, Planning Division.
  - b. No roof or wall mounted mechanical equipment shall be permitted unless the Planning Division Services approves a method of screening complementary to the architecture of the building, prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets, including the surrounding properties.
51. The applicant shall submit a complete landscape plan governing the entire development for review and approval by the Community Development Department prior to building permit issuance. The landscaping plan shall comply with all the landscaping requirements as specified in Title 9 of the City of Garden Grove Municipal Code. Said plan shall include type, size, location and quality of all plant material. This includes enhanced landscaping for the walkway areas. The plan shall include an irrigation plan, and staking and planting specification. The landscape plan is subject to the following:
  - a. A complete, permanent, automatic remote control irrigation system shall be provided for all common area landscaping shown on the plan. The sprinklers shall be of low flow/precipitation sprinkler heads for water conservation.
  - b. All above ground utilities (e.g., water backflow devices, electrical transformers, irrigation equipment, etc.) shall be shown on the landscape plan in order to ensure proper landscape screening and will be provided around each of these equipment/apparatus.

- c. The applicant shall be responsible for the installation and maintenance of all landscaping on the property during and after the construction period. Said responsibility shall extend to within the public right-of-way.
  - d. The plan shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch box, fifteen percent (15%) of the trees at 24-inch box and sixty percent (60%) of the trees at 15-gallon, the remaining five percent (5%) may be of any size. All proposed trees shall be non-fruit bearing, evergreen trees that require minimal maintenance.
  - e. No trees shall be planted closer than five feet (5') from the public right-of-way. Trees planted within fifteen feet (15') of any public right-of-way shall be planted in a root barrier shield. All landscaping along street frontages, adjacent to driveways, shall be of the low-height variety to ensure safe sight clearance.
52. No exterior piping, plumbing, roof top access ladders, or mechanical ductwork shall be permitted on any exterior facade and/or be visible from any public right-of-way or adjoining property.
53. Any and all correction notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant and all agents thereof.
54. All driveway approaches shall be treated with decorative stamped concrete or interlocking pavers or other enhanced treatment, excluding scored and/or colored concrete. Color, pattern and material shall be approved by the Community Development Department, Planning Division, and shall be shown on the final site plan and the grading plan.
55. All on-site curbs, not associated with a parking space, shall be painted red.
56. The site improvements and subsequent operation of the site/business (es) shall adhere to the following:
- a. There shall be no business activities, or storage permitted outside of the building. All business related equipment and material shall be kept inside the building except for loading or unloading purposes.
  - b. Property owners, tenants, employees, and business operators shall not store vehicles anywhere on the site.

- c. The trash enclosure shall match the color and material type used for the block walls and shall be gated. The trash bins shall be kept inside the trash enclosure, and gates closed at all times except during disposal and pick-up. The property owner shall provide sufficient trash bins and pick-up to accommodate the site. The trash shall be picked up at least once per week.
  - d. All drive aisles on the site are considered to be fire lanes and shall remain clear and free of any materials, and/or vehicles.
57. The proposed development shall comply with all applicable provisions of the Garden Grove Local Implementation Plan (LIP), including but not limited to, providing a Water Quality Management Plan (WQMP) and Section 7 addressing reducing water run-off from the site (e.g. directing roof rain gutter's downspouts to permeable areas such as landscape planters).
  58. The applicant shall work with Planning Staff to ensure that the proposed building colors are appropriate and not overly bright. The applicant shall submit the actual chip samples of the proposed paint colors to the Planning Division for review and approval.
  59. A copy of the resolution, including the conditions approving Site Plan No. SP-016-2014 and Variance No. V-009-2014, shall be kept on the premises at all times.
  60. The permittee shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-016-2014 and Variance No. V-009-2014, and his/her agreement with all conditions of the approval.
  61. Building shall comply with the 2013 California Building Standards Code.
  62. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Site Plan No. SP-016-2014 and Variance No. V-009-2014. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including, but not limited, to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.



# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b>  C.2.	<b>SITE LOCATION:</b> Southwest corner of intersection of Katella Avenue and Gilbert Street at 9472 Katella Avenue
<b>HEARING DATE:</b> January 15, 2015,	<b>APN:</b> 132-071-40
<b>CASE NO.:</b> Site Plan No. SP-017-2014	<b>GENERAL PLAN:</b> Light Commercial
<b>APPLICANT:</b> Yenny Ng (Architect) <b>PROPERTY OWNER:</b> Ali Farsai	<b>ZONE:</b> C-1 (Neighborhood Commercial) <b>CEQA DETERMINATION:</b> Exempt

**REQUEST:**

The applicant is requesting Site Plan approval to construct an approximately 1,675 square foot commercial building with four tenant spaces on a property with an existing gas station and AM/PM market. The addition will be built on the southerly portion of the property in an area previously used as a public alley, which has been vacated and incorporated into the lot.

**BACKGROUND:**

According to the an earlier staff report, the property at the corner of Katella Avenue and Gilbert Street was annexed from the County of Orange to the City in 1956. The northerly portion of the site was originally improved with a service station in 1959. At that time, there was no requirement to process a site plan entitlement. In 1972, a Site Plan was approved for a 440 square foot attendant's booth. The business had several changes of ownership in the intervening years and was demolished in 1994.

The southerly portion of the site was improved with a drive-through dairy. Planning records show a conditional use permit (CUP-107-65) approved for the use on August 26<sup>th</sup>, 1965. The dairy was destroyed by fire.

In 1997, a Site Plan (SP-201-97) was approved to construct a new service station with an AM/PM market along with a Conditional Use Permit (CUP-365-97) to operate with an Alcoholic Beverage Control (ABC) Type "20" license. The entitlements were approved and the service station and AM/PM market with 2,732 square feet exists on the site today. The applicant for the 1997 Site Plan is a family member of the current property owner.

In 2002, the City alley to the south of the service station and AM/PM market was vacated. The alleyway vacation was connected to a Planned Unit Development that built residences along Meridian Lane with access off of Katella Avenue and had the alley running along the south property line ending at Laurianne Lane. The alleyway vacation was approved and the 20 foot width of the alley was attached to the southern edge of the property with the Service Station and AM/PM market.

**DISCUSSION:**

The property owner approached the Planning Division with an idea to add a small multi-tenant commercial building on the southerly portion of the lot where there was an old, vacated alleyway. The property owners, architect, and planner worked through many iterations of a building design and agreed on a rectangular building with the short end toward Gilbert Street, the long side with four storefronts facing north toward the gas pumps and parking in front. The AM/PM building is to the west of the new building. The design had to maintain access and critical drive aisles for the service station and AM/PM market, and find enough lot area for the new small commercial building along with its required parking.

The proposed new building is approximately 1,600 square feet and includes four (4), possible, small tenant spaces. There is a shared attached restroom (approximately 75 square feet) on the west side of the building. Along the front of the storefronts is a sidewalk that also provides handicapped access onto the site from the public sidewalk. And in front of the sidewalk, are eight (8) parking spaces. This design greatly improves the handicapped and pedestrian access on the site, which currently cuts across the drive aisle of the gas pumps.

The property owner hopes to fill the new building with retail and service businesses. He is not interested in having any restaurant or food uses that would compete with the AM/PM market operations. Businesses such as a cellular phone company or solar panel sales office have been mentioned as possible tenants. Because the building has been parked for retail and service uses only, a condition of approval restricts uses with higher parking requirements like a medical office or restaurant.

The Municipal Code requires that a service station provide a parking space adjacent to each gas pump. The subject property service station was designed in 1997 with two rows of three (3) gas pumps with service on both sides for a total of twelve (12) pumping stations. These gas pumps are spaced 16 feet apart, providing wider-than-standard spacing for the middle pumps and therefore, allowing better accessibility and ease of use for all three (3) pumps at one time.

The parking requirement for the AM/PM market is one parking space for 200 square feet of sales area. While the AM/PM market shows a total of 2,732 square feet of floor area, the actual sales area is approximately 1,500 square feet and requires eight (8) parking spaces. The new building has the same parking ratio of one parking space for every 200 square feet of floor area and requires nine (9) parking spaces. The two buildings combined have a requirement of 17 parking spaces and the new site design provides 18 parking spaces.

The design of the new building is attractive, well-detailed, and modern. The site will be improved with this modern building that has a new color scheme, a stone veneer

"belt course" on the lower portion of the wall, and an interesting pattern of roof shapes and awnings that highlight the storefronts. The existing AM/PM market building will get an upgrade with a new awning that matches those on the new building and the same stone veneer on the lower portion of the wall.

The new building provides a ten (10) foot landscape setback to the abutting residence at the south property line and will buffer the activity of the service station. New landscape plantings will be added to revitalize areas of the existing landscape setbacks and new street trees will be planted.

The addition of the new small commercial building on the site will meet the development standards for setbacks, parking, and landscaping. A new pedestrian access will connect the AM/PM market, the new commercial building and the public sidewalk along Gilbert Street and keep people on this access out of the drive aisle. The proposed development will improve both the landscaping and general site amenities along with adding an attractive, new building to the site. The neighborhood will benefit from an improved commercial property. The proposed site and building improvements will not alter the AM/PM market or service station operations once construction is completed.

**RECOMMENDATION:**

Staff recommends that the Planning Commission take the following action:

- Approve Site Plan No. SP-017-2014, subject to the recommended conditions of approval.



KARL HILL  
Planning Services Manager

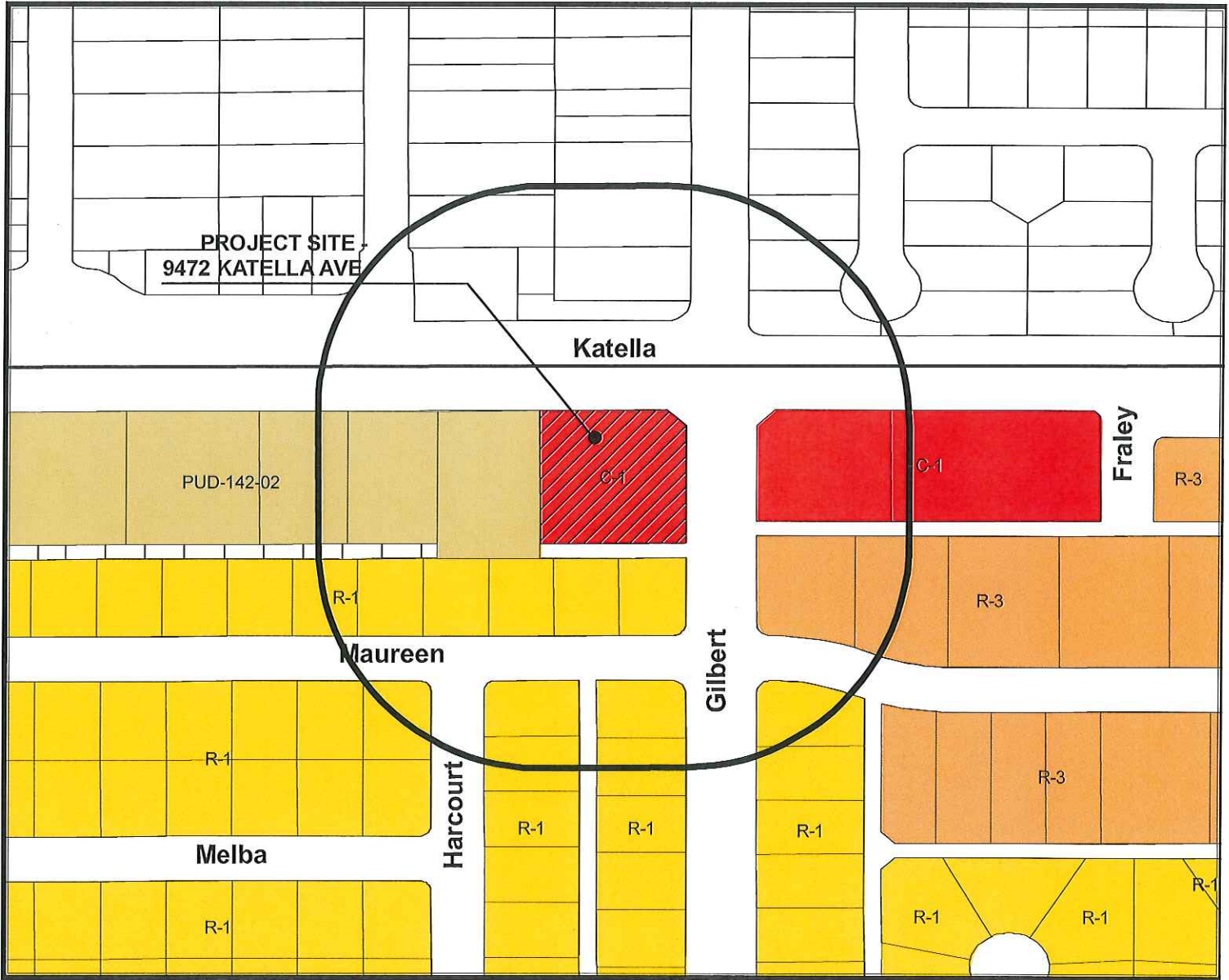


By: Erin Webb  
Senior Planner




**GARDEN GROVE**

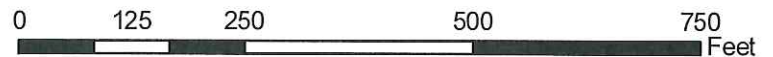
# SITE PLAN NO. SP-017-2014



## LEGEND

 PROJECT SITE - 9472 KATELLA AVENUE

 300 FEET RADIUS



## NOTES

1. GENERAL PLAN: LIGHT COMMERCIAL
2. ZONE: C-1 (NEIGHBORHOOD COMMERCIAL)

**CITY OF GARDEN GROVE  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 GIS SYSTEM  
 NOVEMBER 2014**

# NEW RETAIL ADDITION

ARCO AM/PM FACILITY #81955  
9472 KATELLA AVENUE, GARDEN GROVE, CA 92804

## GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES, THE AMERICANS WITH DISABILITIES ACT AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES AND TO VERIFY THE DEPTHS AND LOCATIONS OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND/OR OTHER CONDITIONS DAMAGED BY OPERATIONS IN CONNECTION WITH THE PROJECT.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND ORDERLY MANNER. ALL DEBRIS SHALL BE REMOVED FROM PREMISES, AND ALL MATERIALS SHALL BE STORED IN A CLEAN MANNER AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND/OR OTHER CONDITIONS DAMAGED BY OPERATIONS IN CONNECTION WITH THE PROJECT.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES. UNDER THE GENERAL CONTRACT SHALL BE PROVIDED ON SITE AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE ALL REQUIRED PROTECTION INCLUDING, BUT NOT LIMITED TO, SHORING, BRACING, AND ALL SUPPORTS NECESSARY TO MAINTAIN OVERALL STRUCTURAL INTEGRITY AND STABILITY OF EXISTING STRUCTURES.
- ALL DEMOLITION AND CUTTING SHALL BE PERFORMED IN A MANNER AND BY METHODS WHICH ENSURE AGAINST DAMAGE TO EXISTING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND/OR OTHER CONDITIONS DAMAGED BY OPERATIONS IN CONNECTION WITH THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND/OR OTHER CONDITIONS DAMAGED BY OPERATIONS IN CONNECTION WITH THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND/OR OTHER CONDITIONS DAMAGED BY OPERATIONS IN CONNECTION WITH THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND/OR OTHER CONDITIONS DAMAGED BY OPERATIONS IN CONNECTION WITH THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND/OR OTHER CONDITIONS DAMAGED BY OPERATIONS IN CONNECTION WITH THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND/OR OTHER CONDITIONS DAMAGED BY OPERATIONS IN CONNECTION WITH THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND/OR OTHER CONDITIONS DAMAGED BY OPERATIONS IN CONNECTION WITH THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND/OR OTHER CONDITIONS DAMAGED BY OPERATIONS IN CONNECTION WITH THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND/OR OTHER CONDITIONS DAMAGED BY OPERATIONS IN CONNECTION WITH THE PROJECT.

## SYMBOLS

DETAIL REFERENCE	1	DETAIL REFERENCE	1
ELEVATION REFERENCE	1	ELEVATION REFERENCE	1
SECTION REFERENCE	1	SECTION REFERENCE	1
DOOR REFERENCE	1	DOOR REFERENCE	1
WINDOW REFERENCE	1	WINDOW REFERENCE	1
ROOM REFERENCE	1	ROOM REFERENCE	1
NOTE REFERENCE	1	NOTE REFERENCE	1
COLOR / FINISH REFERENCE	1	COLOR / FINISH NOTES OR SCHEDULE REFERENCE	1
REVISION REFERENCE	1	REVISION NUMBER	1
RESTROOM ACCESSORY REFERENCE	1	RESTROOM ACCESSORY NUMBER	1

## PROJECT TEAM

**CLIENT:**  
ARCO  
9472 KATELLA AVENUE  
GARDEN GROVE, CA 92804  
TEL: 714-923-9258

**ARCHITECT:** YEMM/ZIG  
TENNYSON DESIGN, INC.  
1442 IRVINE BLVD., STE. 6  
SANTA ANA, CA 92705  
TEL: 714-425-8279

**GENERAL CONTRACTOR:**  
T.B.D.

**TRAFFIC ENGINEER:**  
KAY HSU  
1442 IRVINE BLVD., STE. 210  
TUSTIN, CA 92780  
TEL: 714-352-2116

**STRUCTURAL:**  
T.B.D.

**NOTE:**  
1. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY-PRODUCTS, SOLUBLE OR SUSPENDED SOLIDS, OR OTHER HAZARDOUS MATERIALS SHALL BE PLACED ON CONSTRUCTION SITES BY CONSTRUCTION ACTIVITIES OR DISCHARGED INTO THE STREET. GUTTER OR STORM DRAIN SYSTEM.

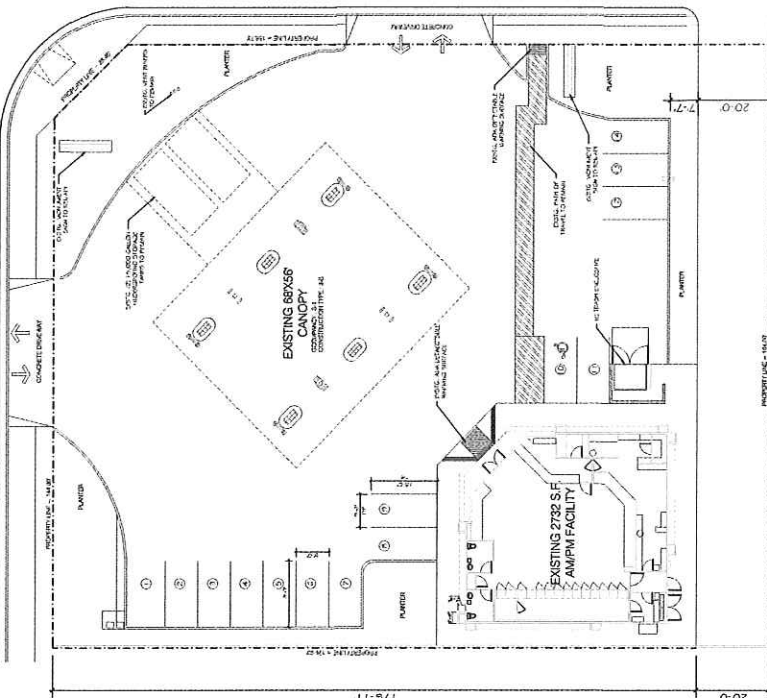
## NOTES

**PLANNING REQUIREMENTS:**  
FRONT SETBACK: 10 FEET (GILBERT STREET)  
REAR SETBACK: 10 FEET

## VICINITY MAP



## EXISTING SITE PLAN



## INDEX OF DRAWINGS

- A0.1 COVER SHEET/EXISTING SITE PLAN
- A1.1 PROPOSED SITE PLAN
- A2.1 PROPOSED FLOOR PLAN, ENLARGED SITE PLAN, SITE ACCESSIBILITY DETAILS, ELEVATIONS
- A4.1 PROPOSED RETAIL BUILDING ELEVATIONS (EXISTING BUILDING IN BACKGROUND)
- A5.1 PROPOSED ROOF PLAN, BUILDING SECTION, & LANDSCAPE PLAN
- L-1 GRADING PLAN, NOTES AND DETAILS
- C-2 GRADING PLAN

## PROJECT SUMMARY

**CURRENT CODES**  
ALL CONSTRUCTION SHALL COMPLY WITH:  
A. CBC 2013 EDITION  
B. CBC 2013 EDITION  
C. CBC 2013 EDITION  
D. CBC 2013 EDITION  
E. CA FIRE CODE 2013 EDITION  
F. CA FIRE CODE 2013 EDITION  
G. CA GREEN BUILDING STANDARDS CODE 2013 EDITION  
H. INTERNATIONAL PROPERTY MAINTENANCE CODE 2012 EDITION

**PROJECT DATA**  
**ZONING:**  
C1

**LEGAL DATA:**

**OCCUPANCY:**  
M

**TYPE OF CONSTRUCTION:**  
REVISIONS TYPE V-8 NON-SPRINKLERED

**SCOPE OF WORK:**  
NEW 1,600 SQ. FT. DETACHED BUILDING WITH 1 ACCESSIBLE RESTROOM, NEW ACCESSIBLE PATHWAY, INCREASED PARKING SPACES FROM 13 TO 18, AND RELOCATION OF EXISTING TRASH ENCLOSURE.

**AREA TABULATION:**  
THIS APPLICATION IS FOR THE SHELL ONLY, THE TENANT IMPROVEMENT TO BE DONE UNDER A SEPARATE PERMIT.  
EXISTING BUILDING FLOOR AREA: 2,732 SF  
NEW RETAIL BUILDING FLOOR AREA: 1,600 SF  
TOTAL FLOOR AREA: 4,332 SF

DATE	3/24/14
SHEET	SEC. PLAN
DRAWN BY	Y.L./A.K.
CHECKED BY	Y.C./D.G.
SHEET	1
SHEET	1

REVISIONS



ARCHITECT: YEMM/ZIG  
TENNYSON DESIGN, INC.  
1442 IRVINE BLVD., STE. 6  
SANTA ANA, CA 92705  
TEL: 714-425-8279

TRAFFIC ENGINEER: KAY HSU  
1442 IRVINE BLVD., STE. 210  
TUSTIN, CA 92780  
TEL: 714-352-2116

PROJECT TEAM

NOTES

VICINITY MAP

EXISTING SITE PLAN

INDEX OF DRAWINGS

COVER SHEET

NEW RETAIL ADDITION  
ARCO AM/PM FACILITY #81955  
9472 KATELLA AVENUE, GARDEN GROVE, CA 92804

DATE: 3/24/14  
SHEET: SEC. PLAN  
DRAWN BY: Y.L./A.K.  
CHECKED BY: Y.C./D.G.  
SHEET: 1

ARCHITECT: YEMM/ZIG  
TENNYSON DESIGN, INC.  
1442 IRVINE BLVD., STE. 6  
SANTA ANA, CA 92705  
TEL: 714-425-8279

TRAFFIC ENGINEER: KAY HSU  
1442 IRVINE BLVD., STE. 210  
TUSTIN, CA 92780  
TEL: 714-352-2116

PROJECT TEAM

NOTES

VICINITY MAP

EXISTING SITE PLAN

INDEX OF DRAWINGS

COVER SHEET

DATE: 3/24/14  
SHEET: SEC. PLAN  
DRAWN BY: Y.L./A.K.  
CHECKED BY: Y.C./D.G.  
SHEET: 1

ARCHITECT: YEMM/ZIG  
TENNYSON DESIGN, INC.  
1442 IRVINE BLVD., STE. 6  
SANTA ANA, CA 92705  
TEL: 714-425-8279

TRAFFIC ENGINEER: KAY HSU  
1442 IRVINE BLVD., STE. 210  
TUSTIN, CA 92780  
TEL: 714-352-2116

PROJECT TEAM

NOTES

VICINITY MAP

EXISTING SITE PLAN

INDEX OF DRAWINGS

COVER SHEET

DATE: 3/24/14  
SHEET: SEC. PLAN  
DRAWN BY: Y.L./A.K.  
CHECKED BY: Y.C./D.G.  
SHEET: 1

ARCHITECT: YEMM/ZIG  
TENNYSON DESIGN, INC.  
1442 IRVINE BLVD., STE. 6  
SANTA ANA, CA 92705  
TEL: 714-425-8279

TRAFFIC ENGINEER: KAY HSU  
1442 IRVINE BLVD., STE. 210  
TUSTIN, CA 92780  
TEL: 714-352-2116

PROJECT TEAM

NOTES

VICINITY MAP

EXISTING SITE PLAN

INDEX OF DRAWINGS

COVER SHEET

DATE: 3/24/14  
SHEET: SEC. PLAN  
DRAWN BY: Y.L./A.K.  
CHECKED BY: Y.C./D.G.  
SHEET: 1

ARCHITECT: YEMM/ZIG  
TENNYSON DESIGN, INC.  
1442 IRVINE BLVD., STE. 6  
SANTA ANA, CA 92705  
TEL: 714-425-8279

TRAFFIC ENGINEER: KAY HSU  
1442 IRVINE BLVD., STE. 210  
TUSTIN, CA 92780  
TEL: 714-352-2116

PROJECT TEAM

NOTES

VICINITY MAP

EXISTING SITE PLAN

INDEX OF DRAWINGS

COVER SHEET

DATE: 3/24/14  
SHEET: SEC. PLAN  
DRAWN BY: Y.L./A.K.  
CHECKED BY: Y.C./D.G.  
SHEET: 1

ARCHITECT: YEMM/ZIG  
TENNYSON DESIGN, INC.  
1442 IRVINE BLVD., STE. 6  
SANTA ANA, CA 92705  
TEL: 714-425-8279

TRAFFIC ENGINEER: KAY HSU  
1442 IRVINE BLVD., STE. 210  
TUSTIN, CA 92780  
TEL: 714-352-2116

PROJECT TEAM

NOTES

VICINITY MAP

EXISTING SITE PLAN

INDEX OF DRAWINGS

COVER SHEET

DATE: 3/24/14  
SHEET: SEC. PLAN  
DRAWN BY: Y.L./A.K.  
CHECKED BY: Y.C./D.G.  
SHEET: 1

ARCHITECT: YEMM/ZIG  
TENNYSON DESIGN, INC.  
1442 IRVINE BLVD., STE. 6  
SANTA ANA, CA 92705  
TEL: 714-425-8279

TRAFFIC ENGINEER: KAY HSU  
1442 IRVINE BLVD., STE. 210  
TUSTIN, CA 92780  
TEL: 714-352-2116

PROJECT TEAM

NOTES

VICINITY MAP

EXISTING SITE PLAN

INDEX OF DRAWINGS

COVER SHEET

DATE: 3/24/14  
SHEET: SEC. PLAN  
DRAWN BY: Y.L./A.K.  
CHECKED BY: Y.C./D.G.  
SHEET: 1

ARCHITECT: YEMM/ZIG  
TENNYSON DESIGN, INC.  
1442 IRVINE BLVD., STE. 6  
SANTA ANA, CA 92705  
TEL: 714-425-8279

TRAFFIC ENGINEER: KAY HSU  
1442 IRVINE BLVD., STE. 210  
TUSTIN, CA 92780  
TEL: 714-352-2116

PROJECT TEAM

NOTES

VICINITY MAP

EXISTING SITE PLAN

INDEX OF DRAWINGS

COVER SHEET

DATE: 3/24/14  
SHEET: SEC. PLAN  
DRAWN BY: Y.L./A.K.  
CHECKED BY: Y.C./D.G.  
SHEET: 1

ARCHITECT: YEMM/ZIG  
TENNYSON DESIGN, INC.  
1442 IRVINE BLVD., STE. 6  
SANTA ANA, CA 92705  
TEL: 714-425-8279

TRAFFIC ENGINEER: KAY HSU  
1442 IRVINE BLVD., STE. 210  
TUSTIN, CA 92780  
TEL: 714-352-2116

PROJECT TEAM

NOTES

VICINITY MAP

EXISTING SITE PLAN

INDEX OF DRAWINGS

COVER SHEET

DATE: 3/24/14  
SHEET: SEC. PLAN  
DRAWN BY: Y.L./A.K.  
CHECKED BY: Y.C./D.G.  
SHEET: 1

ARCHITECT: YEMM/ZIG  
TENNYSON DESIGN, INC.  
1442 IRVINE BLVD., STE. 6  
SANTA ANA, CA 92705  
TEL: 714-425-8279

TRAFFIC ENGINEER: KAY HSU  
1442 IRVINE BLVD., STE. 210  
TUSTIN, CA 92780  
TEL: 714-352-2116

PROJECT TEAM

NOTES

VICINITY MAP

EXISTING SITE PLAN

INDEX OF DRAWINGS

COVER SHEET

DATE: 3/24/14  
SHEET: SEC. PLAN  
DRAWN BY: Y.L./A.K.  
CHECKED BY: Y.C./D.G.  
SHEET: 1

ARCHITECT: YEMM/ZIG  
TENNYSON DESIGN, INC.  
1442 IRVINE BLVD., STE. 6  
SANTA ANA, CA 92705  
TEL: 714-425-8279

TRAFFIC ENGINEER: KAY HSU  
1442 IRVINE BLVD., STE. 210  
TUSTIN, CA 92780  
TEL: 714-352-2116

PROJECT TEAM

NOTES

VICINITY MAP

EXISTING SITE PLAN

INDEX OF DRAWINGS

COVER SHEET

DATE: 3/24/14  
SHEET: SEC. PLAN  
DRAWN BY: Y.L./A.K.  
CHECKED BY: Y.C./D.G.  
SHEET: 1

ARCHITECT: YEMM/ZIG  
TENNYSON DESIGN, INC.  
1442 IRVINE BLVD., STE. 6  
SANTA ANA, CA 92705  
TEL: 714-425-8279

TRAFFIC ENGINEER: KAY HSU  
1442 IRVINE BLVD., STE. 210  
TUSTIN, CA 92780  
TEL: 714-352-2116

PROJECT TEAM

NOTES

VICINITY MAP

EXISTING SITE PLAN

INDEX OF DRAWINGS

COVER SHEET

DATE: 3/24/14  
SHEET: SEC. PLAN  
DRAWN BY: Y.L./A.K.  
CHECKED BY: Y.C./D.G.  
SHEET: 1

ARCHITECT: YEMM/ZIG  
TENNYSON DESIGN, INC.  
1442 IRVINE BLVD., STE. 6  
SANTA ANA, CA 92705  
TEL: 714-425-8279

TRAFFIC ENGINEER: KAY HSU  
1442 IRVINE BLVD., STE. 210  
TUSTIN, CA 92780  
TEL: 714-352-2116

PROJECT TEAM

NOTES

VICINITY MAP

EXISTING SITE PLAN

INDEX OF DRAWINGS

COVER SHEET

DATE: 3/24/14  
SHEET: SEC. PLAN  
DRAWN BY: Y.L./A.K.  
CHECKED BY: Y.C./D.G.  
SHEET: 1

ARCHITECT: YEMM/ZIG  
TENNYSON DESIGN, INC.  
1442 IRVINE BLVD., STE. 6  
SANTA ANA, CA 92705  
TEL: 714-425-8279

TRAFFIC ENGINEER: KAY HSU  
1442 IRVINE BLVD., STE. 210  
TUSTIN, CA 92780  
TEL: 714-352-2116

PROJECT TEAM

NOTES

VICINITY MAP

EXISTING SITE PLAN

INDEX OF DRAWINGS

COVER SHEET

DATE: 3/24/14  
SHEET: SEC. PLAN  
DRAWN BY: Y.L./A.K.  
CHECKED BY: Y.C./D.G.  
SHEET: 1

ARCHITECT: YEMM/ZIG  
TENNYSON DESIGN, INC.  
1442 IRVINE BLVD., STE. 6  
SANTA ANA, CA 92705  
TEL: 714-425-8279

TRAFFIC ENGINEER: KAY HSU  
1442 IRVINE BLVD., STE. 210  
TUSTIN, CA 92780  
TEL: 714-352-2116

PROJECT TEAM

NOTES

VICINITY MAP

EXISTING SITE PLAN

INDEX OF DRAWINGS

COVER SHEET

DATE: 3/24/14  
SHEET: SEC. PLAN  
DRAWN BY: Y.L./A.K.  
CHECKED BY: Y.C./D.G.  
SHEET: 1

ARCHITECT: YEMM/ZIG  
TENNYSON DESIGN, INC.  
1442 IRVINE BLVD., STE. 6  
SANTA ANA, CA 92705  
TEL: 714-425-8279

TRAFFIC ENGINEER: KAY HSU  
1442 IRVINE BLVD., STE. 210  
TUSTIN, CA 92780  
TEL: 714-352-2116

PROJECT TEAM

NOTES

VICINITY MAP

EXISTING SITE PLAN

INDEX OF DRAWINGS

COVER SHEET

DATE: 3/24/14  
SHEET: SEC. PLAN  
DRAWN BY: Y.L./A.K.  
CHECKED BY: Y.C./D.G.  
SHEET: 1

ARCHITECT: YEMM/ZIG  
TENNYSON DESIGN, INC.  
1442 IRVINE BLVD., STE. 6  
SANTA ANA, CA 92705  
TEL: 714-425-8279

TRAFFIC ENGINEER: KAY HSU  
1442 IRVINE BLVD., STE. 210  
TUSTIN, CA 92780  
TEL: 714-352-2116

PROJECT TEAM

NOTES

VICINITY MAP

EXISTING SITE PLAN

INDEX OF DRAWINGS

COVER SHEET

DATE: 3/24/1



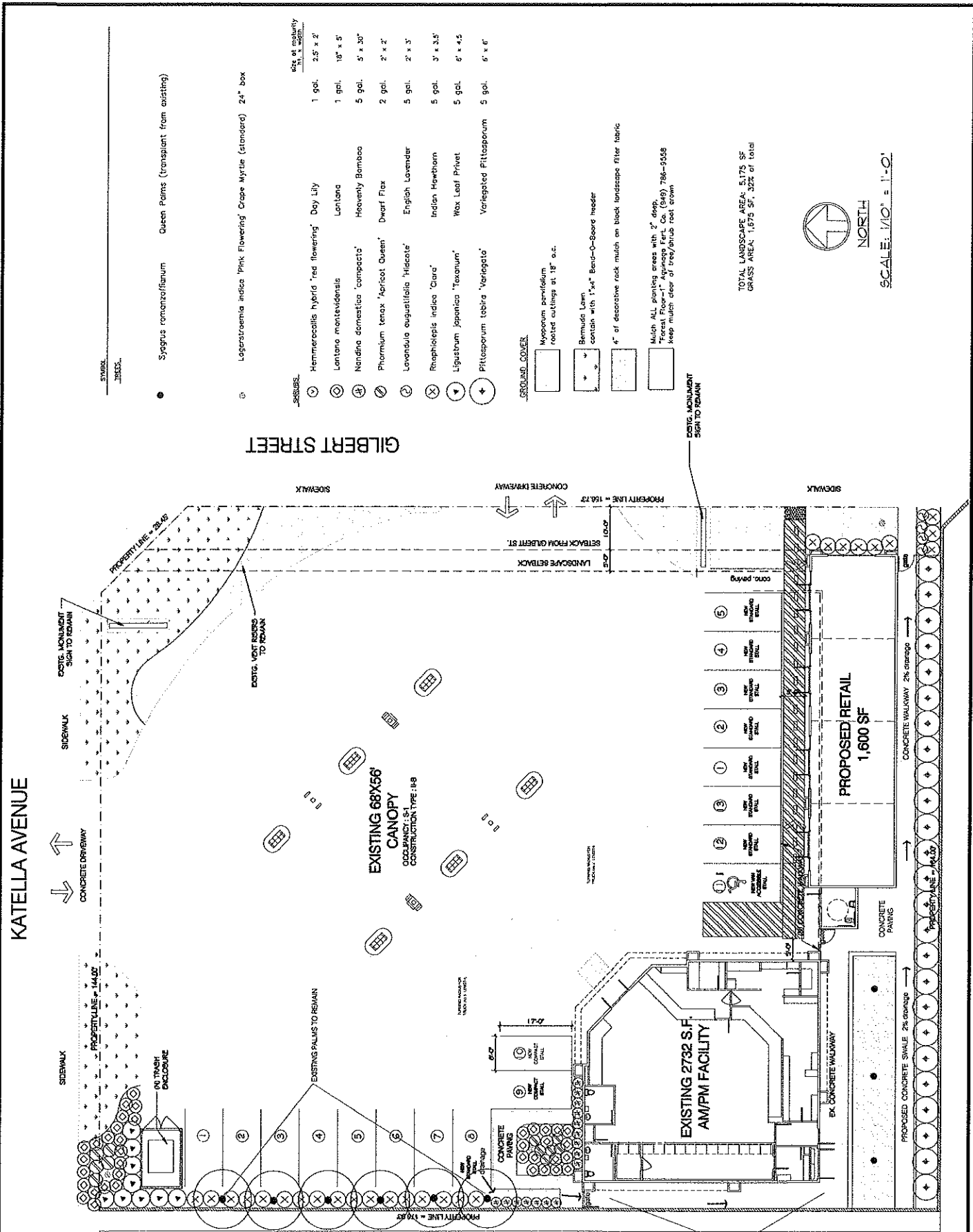








KATELLA AVENUE



SYMBOL LEGEND:  
 ● Syngonium monodelticum Queen Palms (transparent from existing)  
 ○ Lagerstroemia indica 'Pink Flowering' Grape Myrtle (standard) 24" box

SYMBOL	PLANT NAME	QUANTITY	SIZE AT MATURITY (H x W)
○	Hemmercallis hybrid 'red flowering' Day Lily	1 gal.	2.5' x 2'
○	Lantana montevideensis	1 gal.	18" x 5'
○	Nandina domestica 'compacta'	5 gal.	5' x 30"
○	Phormium tenax 'Apricot Queen'	2 gal.	2' x 2'
○	Levensula euguetifolia 'Hiscale'	5 gal.	2' x 3'
○	Rhiphiopsis indica 'Clara'	5 gal.	3' x 3.5'
○	Ligustrum japonica 'Texanum'	5 gal.	6' x 4.5'
○	Pittosporum tobira 'Variegata'	5 gal.	6' x 6'

- GROUND COVER
- Myoporum laetifolium rooted cuttings at 18" o.c.
  - Bermuda Lawn contain with 1"x4" Bend-O-Booze header
  - 4" of decorative rock match on black landscape fiber fabric
  - Mulch ALL planting areas with 2" deep "Forest Floor" - Agunope Fert. Co. (845) 786-9558 Keep mulch clear of tree/shrub root crown

TOTAL LANDSCAPE AREA: 5,175 SF  
 GRASS AREA: 1,575 SF, 30% of total



NORTH

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

DATE: 08/14  
 SCALE: 1/10" = 1'-0"  
 DRAWN BY: GUY SHAW  
 SHEET: YC120

L1

CONCEPTUAL LANDSCAPE PLAN

NEW RETAIL ADDITION  
 9472 KATELLA AVE  
 GARDEN GROVE, CA 92804

RIVERS & ASSOCIATES  
 Environmental Planning  
 Landscape Architects  
 160 Commercial Way  
 Suite 200  
 Irvine, CA 92614  
 (714) 838-9811  
 FAX: (714) 838-0729

ARCHITECTS  
 10000  
 10000  
 10000

REVISIONS	

RESOLUTION NO. 5840-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-017-2014 FOR PROPERTY LOCATED AT 9472 KATELLA AVENUE.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby approve Site Plan No. SP-017-2014, for a parcel of land located on the southwest corner of the intersection of Katella Avenue and Gilbert Street, at 9472 Katella Avenue, Parcel No. 132-071-40.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-017-2014, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Yenny Ng, Architect, for Ali Farsai, property owner.
2. The applicant is requesting Site Plan approval to construct a small, multi-tenant building with an attached restroom (approximately 1,675 square feet) on the same parcel as an existing service station with AM/PM market. The proposed building will have up to four tenants.
3. The project is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Title Regulations, Section 15303(c), New Construction or Conversion of Small Structures.
4. The property has a General Plan Land Use designation of Light Commercial and is zoned C-1 (Neighborhood Commercial). The site is approximately 32,150 square feet in size and has an existing service station with an AM/PM market.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on January 15, 2015, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of January 15, 2015; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030, are as follows:

FACTS:

The property has a General Plan Land Use designation of Light Commercial, and is zoned C-1 (Neighborhood Commercial). The property is on the southwest corner of the intersection of Katella Avenue and Gilbert Street. The site has been used for service station and retail businesses since the mid-1950s. A service station with AM/PM market received Site Plan approval in 1997 and exists on the site today. The parcel incorporated an alley that was vacated along the south property line in 2002. There are residences to the west and south of the property and commercial development across Gilbert Street to the east.

FINDINGS AND REASONS:Site Plan:

1. The Site Plan is consistent with the General Plan and complies with the spirit and intent of the provisions, conditions, and requirements of the Municipal Code and other applicable ordinances.

The project has a General Plan land use designation of Light Commercial, and is zoned C-1 (Neighborhood Commercial). The General Plan designation intends to allow a range of commercial activities that serve local residential neighborhoods with a variety of retail services such as retail shops and service establishments. A service station has been on the site since 1956. The proposed new building will provide tenant spaces for new retail and service establishments and has been designed to be compatible with the abutting residential uses. The project will add to the successful commercial use of the parcel. Therefore, the project is consistent with the General Plan Land Use Designation. The project is also consistent with the zoning of the property as the site design, parking lot layout, and design of the building addition are consistent with the spirit and intent of the requirements of the Municipal Code.

2. The proposed development does not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and points of vehicular and pedestrian access.

The new, small, commercial building will be placed toward the southern property line of the parcel in an area that is a dead-end, vacated alleyway. The placement of the proposed building maintains the existing access driveways and vehicular circulation on the property. The new proposal greatly improves the handicap access to the site, which had been placed in the drive aisle of the gas pumps. The new building is a long rectangle with the short end facing Gilbert Street, and includes a sidewalk in front of the storefronts for pedestrian/handicapped access. This sidewalk is buffered from the drive

aisle by a row of parking spaces for the new building. The site access, drive aisles, and service station access will remain the same on the site. New required parking will be added to the overall parking to accommodate the new building. The design of the new building will greatly improve the pedestrian/handicapped access on the site. Therefore, essential on-site facilities will not be adversely affected by the proposed building and some facilities will be improved.

Furthermore, the City's Traffic Engineering Division and the Fire Department have also reviewed the plans, and all appropriate conditions of approval will eliminate any adverse impacts to surrounding streets.

3. The development, as proposed, will not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels.

The streets, utilities, and drainage channels are existing and adequate to accommodate the development. The Public Works Engineering and Water Services Division have reviewed the plans, and all appropriate conditions of approval have been provided to eliminate any adverse impacts to the streets and alleys, utilities and drainage channels.

4. The proposed development will not adversely impact the City's ability to perform its required public works functions.

The alleyway vacation was thoroughly researched by Public Works and Real Property staff and they found that the vacation had been recorded and was included in the service station property. Therefore, the alleyway is no longer maintained by the Public Works Department. The proposed small, commercial building on a private parcel with an existing service station will not impact the City's ability to perform its required public works functions. Furthermore, the Public Works Department has reviewed the plans, and has written appropriate conditions that will eliminate any adverse impacts on the performance of required public works functions and will modernize older equipment to enhance the performance of such functions.

5. The development will have a reasonable degree of physical, functional, and visual compatibility with neighboring uses and desirable neighborhood characteristics.

The project is proposed on a commercial property with an existing service station and AM/PM market. The new building will buffer the residence to the south from the activity of the service station. The proposed building design is attractive, well-detailed and modern. Improvements will be made to the existing AM/PM market building to tie-in with the new building such as adding a blue-green canopy and adding the rock "belt course". The existing roof

color on the AM/PM market will be incorporated into the parapet caps on the new building. In this way, the new building will create a cohesive and improved commercial property which will be positive for the surrounding neighborhood.

6. Through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.

The proposed development will replace a 20-foot wide abandoned alleyway with a 10-foot wide landscape setback and a new, attractive commercial building. The landscaping on the site will be refurbished and partially replaced. A new pedestrian access will connect the AM/PM market building, the new commercial building and the public sidewalk along Gilbert Street. The proposed development will improve both the landscaping and general site amenities and will create an attractive environment for the occupants of the property. The conditions of approval for the project will include requirements for the continued protection and maintenance of all landscaped areas.

#### INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following Conditions of Approval, attached as Exhibit "A", shall apply to Site Plan No. SP-017-2014.

## **EXHIBIT "A"**

**Site Plan No. SP-017-2014**  
9472 Katella Avenue

### **CONDITIONS OF APPROVAL**

#### **General Conditions**

1. Each owner of the property shall execute, and the applicant shall record, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, on the property within 30 days of approval.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All Conditions of Approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the Conditions of Approval require approval by the Planning Commission. All Conditions of Approval herein shall apply to Site Plan No. SP-017-2014.
3. Approval of this Site Plan shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply. Minor modifications to the Site Plan and/or these Conditions of Approval which do not materially change the scope or intent of the project, and which will not result in impacts that have not previously been addressed, may be approved by the Community Development Director, in his or her discretion.
4. If major modifications are made to the approved floor plan, site plan, or other related changes that result in the intensification of the project or create impacts that have not been previously addressed, the proper entitlements shall be obtained reflecting such changes.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

#### **Public Works Engineering Division**

6. The applicant shall be subject to Traffic Mitigation Fees.
7. A separate street permit is required for work performed within the public right-of-way.

8. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design of the interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including potential infiltration alternatives, soil compaction, saturation, permeability, and groundwater levels.
9. A grading plan prepared by a registered Civil Engineer is required. The grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30' outside the boundary, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan.
10. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a Water Quality Management Plan that:
  - a. Addresses Site Design BMPs based upon the geotechnical report recommendation and findings such as infiltration, minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;
  - b. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP;
  - c. Incorporates structural and Treatment Control BMPs as defined in the DAMP;
  - d. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs;
  - e. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs;
  - f. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs;





- f. The trash shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures;
  - g. Trash storage enclosures shall be constructed in accordance with City of Garden Grove Standard Plan B-502 or allowable modified designs.
14. No parallel curb parking shall be permitted anywhere on the site.
15. Any new or required block walls and/or retaining walls shall be shown on the grading plans with a minimum height of six (6) feet from the highest finished grade. Cross sections shall be provided on the grading plan showing vertical and the horizontal relations of improvements and the property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer.
16. The grading plan shall provide an accessibility routes from entries on the buildings to the public street for the ADA pathways in conformance with the requirements of the department of justice standards latest edition with a minimum allowable width of 48-inches.
17. Prior to issuance of a grading permit, the applicant shall design and construct street frontage improvements as identified below:

Katella Avenue

- Remove and replace existing driveway approach to the site in accordance with City of Garden Grove Standard Plan B-120.

Gilbert Street

- The most southerly driveway entrance on Gilbert Street shall be removed and curb & gutter and sidewalk shall be reconstructed in accordance with the City Standard B-113 (Type C-8) and B-106.
- Remove and replace the broken panel on the existing drive approach.

**Public Works Water Services Division**

18. A Reduced Pressure Principle Device (RPPD) backflow prevention device is required for the irrigation system. Also, any carbonating equipment would require an RPPD. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.

19. City shall determine if existing water service(s) is/are usable and meets current City Standards. Any existing meter and service located within new driveway(s) shall be relocated at owner's expense.
20. If needed, owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be 6" min. dia., extra strength VCP with wedge lock joints.

**Public Works Street and Environmental Compliance Division**

21. The applicant shall add dimensions to the parking stalls on the site plan.
22. Signage for the new disabled parking space shall meet the requirements of the California Vehicle Code Section 22511.8.

**Building Services Division**

23. The proposed building shall comply with the California Building Code Standards (2013 Edition).
24. For the "zero" curb face, truncated domes (detectable warning) are required along the entire front of the building.
25. Separate toilet facilities shall be provided for each sex.

**Community Development Department**

26. This approval shall allow the construction for an approximately 1,675 square foot, one-story, multi-tenant commercial building with up to four (4) tenant spaces and an attached communal restroom. The site was designed to accommodate tenants in the new commercial building that had uses with a required parking ratio of 1 parking space for every 200 square feet of floor area. At no time, shall the tenant spaces be leased to any uses that have a greater number of parking spaces required such as medical uses or full-service restaurants. At no time, shall there be more than one food service or coffee shop or tea house use in the proposed new commercial building and no such single food/coffee/tea use shall be leased more than 500 square feet of floor area, have more than 16 seats, or have in excess of 300 square feet of dining area.
27. The approved site plan and floor plan are an integral part of the decision approving this Site Plan. There shall be no additional changes in the design of the site plan or floor plan without the approval of the Community Development Department, Planning Division. Any additional changes in the approved floor plan, which have the effect of expanding or intensifying the present use, shall require obtaining the proper entitlement(s).

28. No outside display of merchandise shall be permitted at any time.
29. A prominent, permanent sign, stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES," shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
30. There shall be no uses or activities of an adult-oriented nature permitted as outlined in City Code Section 9.08.070.
31. There shall be no deliveries to or from the premises between the hours of 10:00 p.m. and 8:00 a.m., seven days a week.
32. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
33. Graffiti shall be removed from the premises and all parking lots under the control of the applicant, property owner, and/or any tenant, within 120 hours of notification.
34. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
35. Any satellite dish antennas installed on the premises shall be screened, subject to approval by the Community Development Department, Planning Division. No advertising material shall be placed thereon.
36. Exterior advertisements displays or exterior wall advertisements shall not be allowed.
37. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Section 8.47.010 referred to as the County Noise Ordinance as adopted:
  - a. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).
  - b. Sunday and Federal Holidays may work the same hours but subject to noise restrictions as stipulated in Section 8.47.010 of the Municipal Code.
38. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, using electricity from power

poles rather than diesel or gasoline powered generators, and using methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible, using solar or low-emission water heaters, and using low-sodium parking lot lights, to ensure compliance with Title 24.

39. The applicant/property owner shall comply with the adopted City Noise Ordinance.
40. As a part of the finalized working drawings for Planning Division, Engineering Division and Building Plan Check, the developer shall submit a detailed and dimensioned plot plan, floor plans, exterior elevations, and landscape plans that reflect the conditions of approval. The plans shall indicate landscape materials, wall materials, and building materials proposed for the project.
41. The applicant shall submit a lighting plan for review and approval by the Planning Division prior to issuance of any building permit, showing that the new parking area is lit to meet the following requirements: 1. During the hours of darkness the establishment is open, lighting of the parking area shall be a minimum of two footcandles of light on the parking surface; 2. During all hours of darkness, a minimum of one footcandle of light shall be provided; and 3. Lighting in the common and parking areas shall be directed, positioned or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences.
42. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community Development Department, Planning Division, for review and approval prior to submittal of plans for Building Division, Plan Check. The project shall also be subject to the following:
  - a. All above-ground utility equipment (e.g., electrical, gas, telephone) shall not be located in the street setbacks and shall be screened to the satisfaction of the Community Development Department, Planning Division.
  - b. No roof or wall mounted mechanical equipment shall be permitted unless the Planning Division Services approves a method of screening complementary to the architecture of the building, prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets, including the surrounding properties.
43. The applicant shall submit a revised, detailed landscaping plan with irrigation systems included for review and approval by the Community Development Department prior to the issuance of a building permit. Drought tolerant plantings are encouraged. The landscape plan shall include the type (both common and botanical names), size, location, and quantity of all proposed

plant material. The proposed landscaping shall be planted prior to the finalization of the building permit. The landscaping plan shall also include the following:

- a. The site requires eleven (11) street trees in the landscape setbacks along Katella Avenue and Gilbert Street. Street trees shall be placed so as not to inhibit standard visibility parameters. Street trees shall be 24-inch box size with 10 feet in height (not including roots), and a five-foot head. These trees may be grouped or clustered. Provide details and locations of street trees on the landscape plan.
- b. The landscape plan shall include landscape plantings at the front of the new commercial building.
- c. Parking space number "10" requires a curbed landscape finger along its entire east side.
- d. The ten (10) foot setback along the south property line is required to be a landscape setback and not have half of the area covered in concrete walkway. The entire setback shall be landscaped with access only for gardeners to maintain the plantings.
- e. The landscape area at the rear of the existing AM/PM market building is proposed to have Queen Palms transplanted from other areas. Provide landscape plantings underneath the palms as opposed to the rock mulch.
- f. The *Pittosporum tobira* "Variegata" proposed as buffering shrubs along the south property line shall be planted at 15 gallon size.
- g. For any new irrigation being proposed, subsurface systems are encouraged. The irrigation plan for any new trees planted in the setback areas adjacent to sidewalks and in the parking lot shall have a deep-water irrigation system that shall be specified on the landscape plan. A detail of the deep-water irrigation system shall be provided for review. If sprinklers are used in other areas, they shall be low flow/precipitation sprinkler heads for water conservation.
- h. All above ground utilities (e.g., water backflow devices, electrical transformers, irrigation equipment, etc.) shall be shown on the landscape plan and shall be screened from view by appropriate plantings. Such utilities must be clearly shown on the landscape plan with the proposed screening plants detailed.
- i. The applicant shall be responsible for the installation and maintenance of all landscaping on the property during and after the construction

period. Said responsibility shall extend to within the public right-of-way.

- j. All landscaping and irrigation on the site shall be permanently maintained which includes the periodic refurbishment of plants to maintain a healthy, lushly planted and well-landscaped appearance.
44. All driveway approaches shall be treated with decorative stamped concrete or interlocking pavers or other enhanced treatment, excluding scored and/or colored concrete. Color, pattern and material shall be approved by the Community Development Department, Planning Division, and shall be shown on the final site plan and the grading plan.
45. The trash enclosure shall match the color and material type used for the block walls and shall be gated. The trash bins shall be kept inside the trash enclosure, and gates closed at all times except during disposal and pick-up. The property owner shall provide sufficient trash bins and pick-up to accommodate the site. The trash shall be picked up at least once per week.
46. No exterior piping, plumbing, roof top access ladders, or mechanical ductwork shall be permitted on any exterior facade and/or be visible from any public right-of-way or adjoining property.
47. Any and all correction notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant and all agents thereof.
48. All on-site curbs, not associated with a parking space, shall be painted red.
49. The site improvements and subsequent operation of the site/business (es) shall adhere to the following:
  - a. There shall be no business activities, or storage permitted outside of the building. All business related equipment and material shall be kept inside the building except for loading or unloading purposes.
  - b. Property owners, tenants, employees, and business operators shall not store vehicles anywhere on the site.
  - c. All drive aisles on the site are considered to be fire lanes and shall remain clear and free of any materials, and/or vehicles.
50. A copy of the resolution, including the conditions approving Site Plan No. SP-017-2014, shall be kept on the premises at all times.

51. The permittee shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-017-2014 and his/her agreement with all conditions of approval.
52. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Site Plan No. SP-017-2014. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including, but not limited, to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.



# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> C.3.	<b>SITE LOCATION:</b> Pad building site in the center of the Promenade Mall located on the north side of Chapman Avenue between Brookhurst Street and Gilbert Street at 9737 Chapman Avenue
<b>HEARING DATE:</b> January 15, 2015,	<b>APN:</b> 132-402-37
<b>CASE NO.:</b> Site Plan No. SP-018-2014	<b>GENERAL PLAN:</b> Residential/Commercial Mixed Use 2
<b>APPLICANT:</b> Geoff Reeslund, HGGA Promenade, L.P. <b>PROPERTY OWNER:</b> William W. Hughes, Jr., HGGA Promenade, L.P.	<b>ZONE:</b> NMU (Neighborhood Mixed Use) <b>CEQA DETERMINATION:</b> Exempt

**REQUEST:**

The applicant is requesting Site Plan approval to construct an approximately 6,200 square foot pad building at The Promenade shopping mall. The building will have four tenant spaces occupied by restaurants. The building is proposed on a pad site that is along Chapman Avenue, just west of the main drive aisle entrance to the Regal Theaters.

**BACKGROUND:**

Researching the history of the shopping center, staff found a 1977 Site Plan, SP-147-77, for the construction of eight (8) additional commercial buildings of approximately 84,200 square feet at an existing commercial center, the Orange County Plaza. The existing commercial center included a large building where the current Regal Theaters is located. The proposal included the construction of two (2) pad buildings at the front of the large existing building, four (4) pad buildings along Chapman Avenue frontage, and a large home improvement building. One of the proposed pad buildings along Chapman Avenue was the Citizens Savings and Loan business. The applicant wrote that the purpose of the application was to remodel "an older outmoded and visually blighted economically unsound commercial complex" with aesthetic improvements and economic upgrades. The property was zoned C-1, Neighborhood Commercial.

The subject site for the new restaurant building is where the Citizens Savings and Loan building was constructed in 1978. Building records show that the Savings and Loan building was demolished in 2003. The pad site has been empty for the last eleven (11) years.

**DISCUSSION:**

The applicant is proposing a new building on a pad site (Pad "D") at the entrance to the Regal Theaters on the Chapman Avenue frontage of the Promenade Mall. This site, Pad "D", was where the Citizens Savings and Loan bank was constructed and has been demolished. The new building will provide space for four (4) restaurants with the storefronts facing north toward the Regal Theaters building. Dining patios are proposed on the south side of the building surrounded by a 42-inch wall and five (5) feet of dense landscaping. The four restaurant spaces vary in size with the largest, Suite A, on the east side of the building with approximately 2,200 square feet. Heading west, Suite B has 1,500 square feet, Suite C has 900 square feet, and Suite D, on the east end of the building, has 1,600 square feet.

The proposal is for the shell of the building with four (4) anticipated restaurant tenants. Each restaurant will submit tenant improvement plans to construct the interior of their space, including kitchen and dining areas. If a restaurant would like to sell alcoholic beverages, they will individually process a conditional use permit entitlement.

The proposed new building will fit into the site of the existing shopping mall with no changes to existing parking or drive aisles. Setbacks will meet the requirements of the new NMU (Neighborhood Mixed Use) zone. New trash enclosures will be built to accommodate the new restaurant tenants and will be placed on both sides of the building.

The Promenade mall is in the Neighborhood Mixed Use zone which has specific requirements for pedestrian connectivity and plazas. The applicant shall provide a plan to enhance pedestrian circulation and amenities for the new building.

The existing buildings in The Promenade mall are a mix of architectural styles particularly between the main buildings and the outlying pad buildings. The mall design is tied together with an attractive color scheme. The proposed design for the restaurant building looks modern with a bold mix of shapes and interesting canopies and cornices. The shapes of the proposed building lend themselves to the attractive mix of colors used in the rest of the mall. While the new building will not have the identical style of the Regal Theaters building, its modern look will be compatible with other buildings on the site and it will be tied-in through its bold color scheme.

The reconstruction of a pad building on an important entryway site at the Promenade mall will add to the commercial viability of the center and improve the aesthetics of the overall development. With no change to the existing parking and drive aisles the new building will not disrupt the larger site design. New pedestrian connections will be developed to make the proposal meet the intent of the Neighborhood Mixed Use zone and landscaping will be refurbished. The proposed development will improve both the landscaping and general site amenities along with adding an attractive, new

building to the site. The neighborhood will benefit from an improved commercial property.

**RECOMMENDATION:**

Staff recommends that the Planning Commission take the following action:

- Approve Site Plan No. SP-018-2014, subject to the recommended conditions of approval.



KARL HILL  
Planning Services Manager

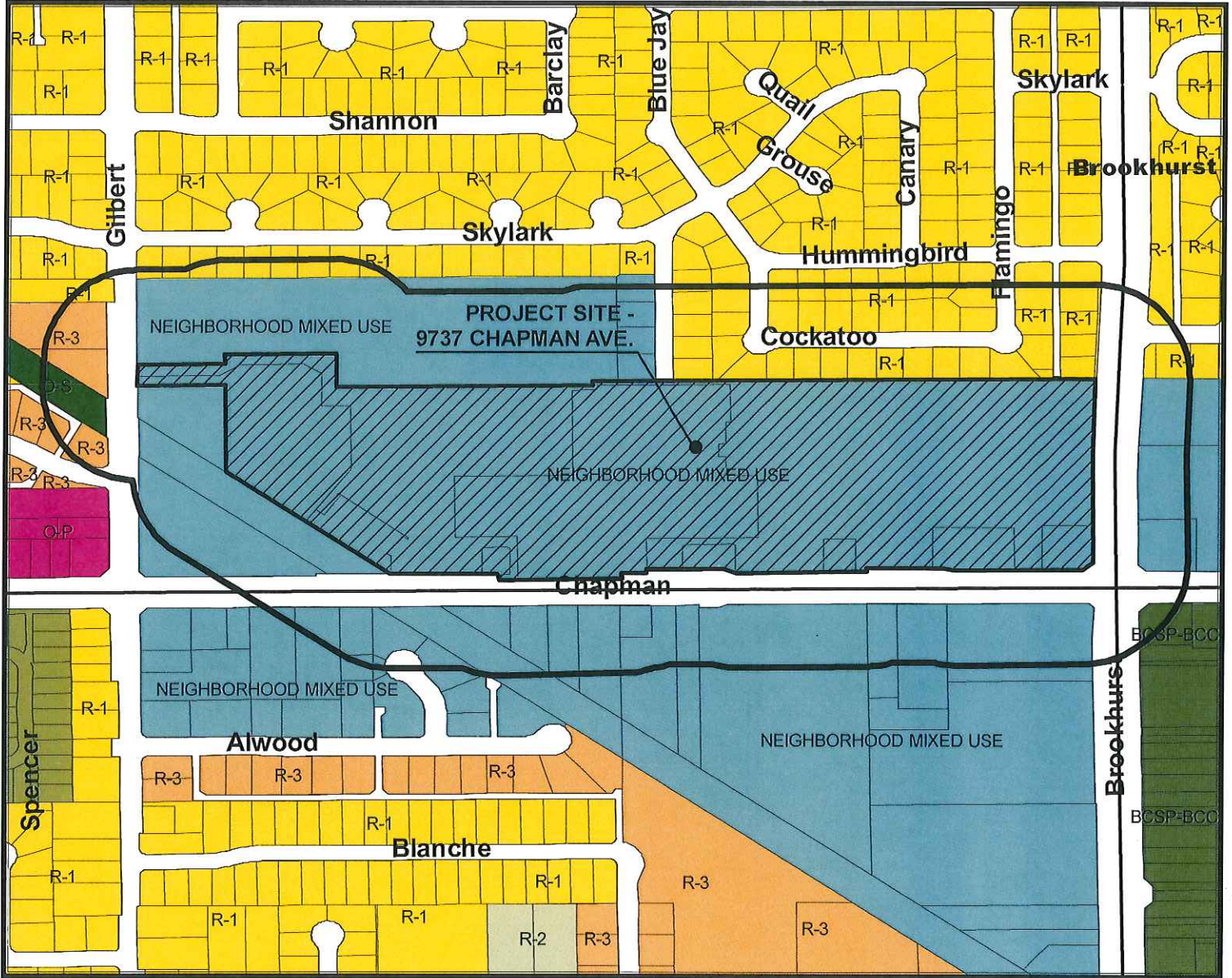


By: Erin Webb  
Senior Planner




GARDEN GROVE

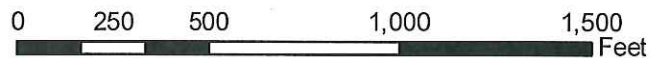
# SITE PLAN NO. SP-018-2014



## LEGEND

 PROJECT SITE - 9737 CHAPMAN AVENUE

 300 FEET RADIUS



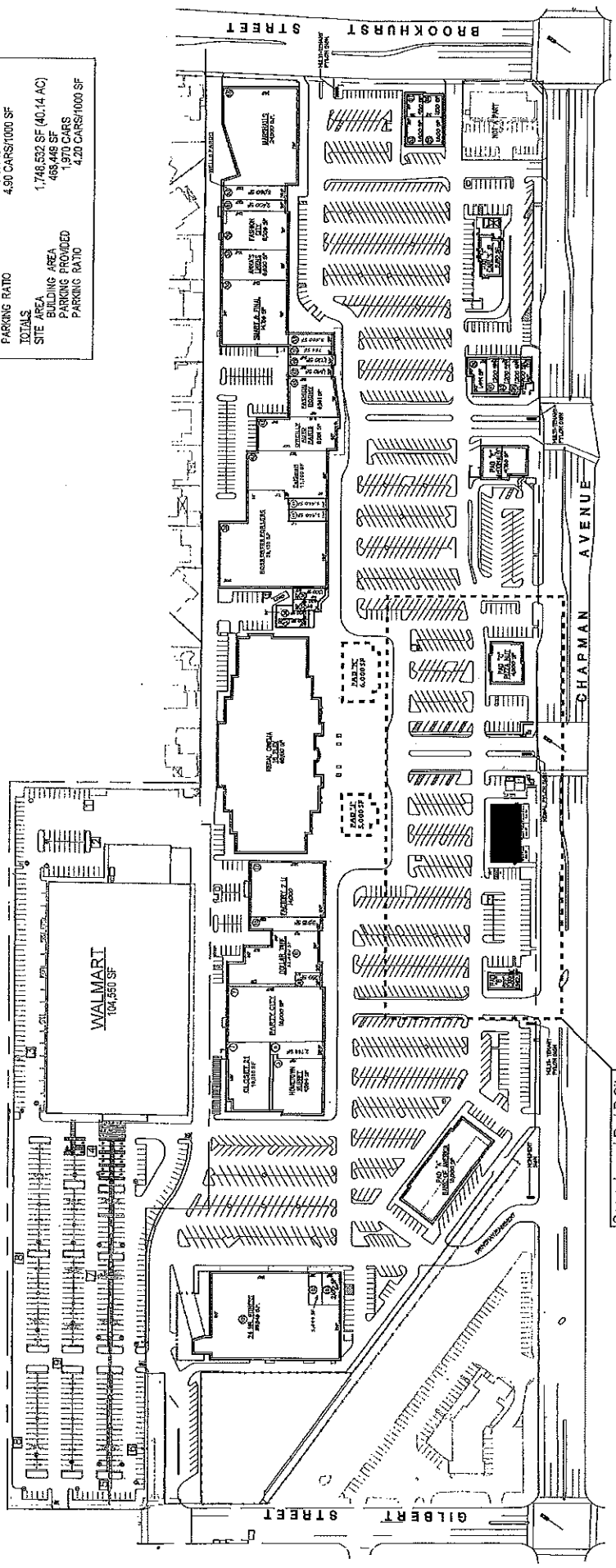
## NOTES

1. GENERAL PLAN: RESIDENTIAL COMMERCIAL MIXED USE 2
2. ZONE: NMU (NEIGHBORHOOD MIXED USE)

CITY OF GARDEN GROVE  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 GIS SYSTEM  
 DECEMBER 2014

**SITE SUMMARY**

HUGHES PARCEL	1,348,392 S.F. (30.99 AC)
SITE AREA	393,959 S.F.
BUILDING AREA	1,497,000 S.F.
PARKING PROVIDED	4,017 CARS/1000 SF
PARKING RATIO	
WALMART PARCEL	399,140 S.F. (9.16 A.C.)
SITE AREA	104,550 S.F.
BUILDING AREA	513 CARS
PARKING PROVIDED	4.90 CARS/1000 SF
PARKING RATIO	
TOTALS	
SITE AREA	1,748,532 SF (40.14 AC)
BUILDING AREA	468,448 SF
PARKING PROVIDED	1,970 CARS
PARKING RATIO	4.20 CARS/1000 SF

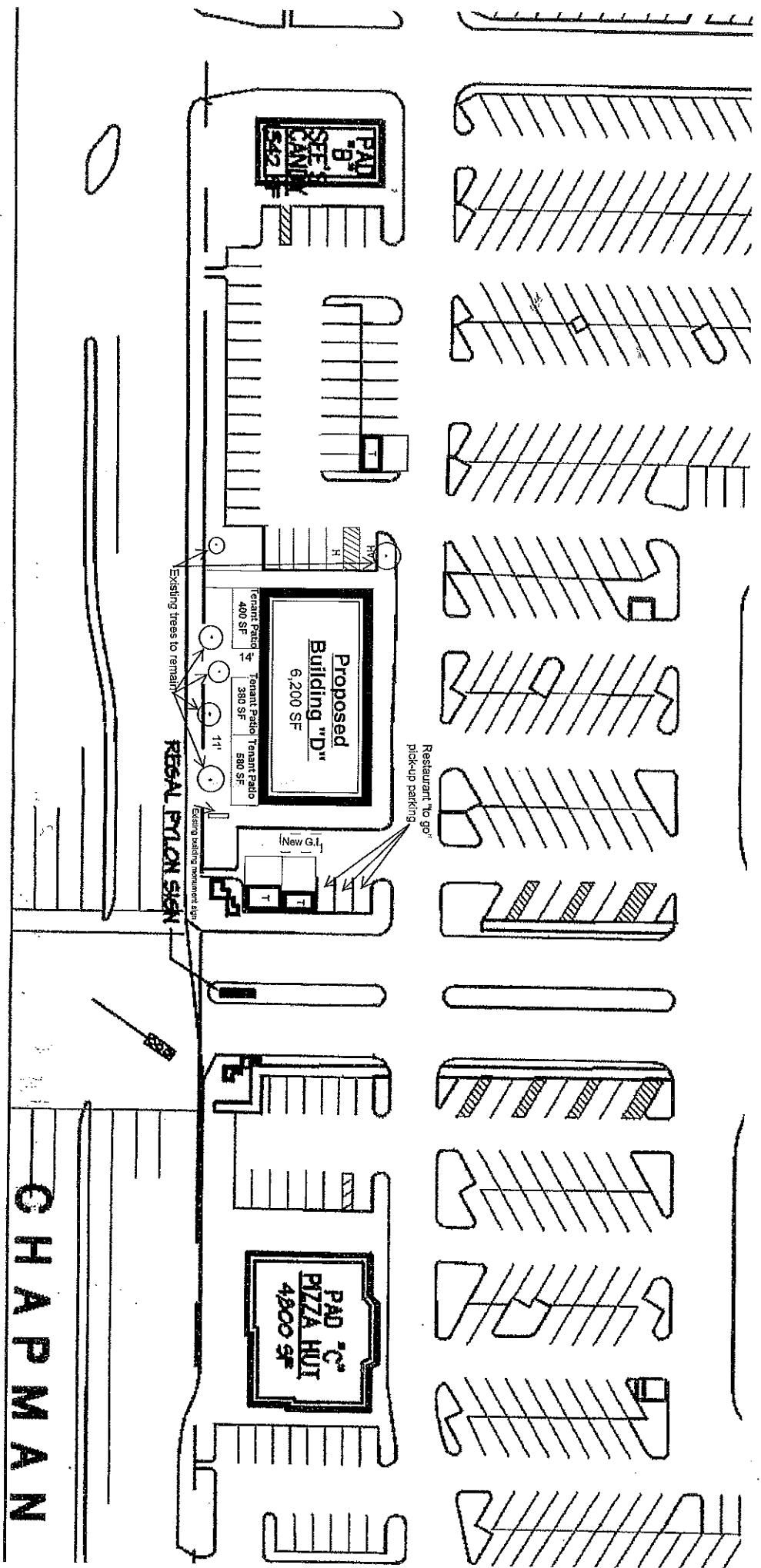


See enlarged Pad D Site

**PROPOSED SITE PLAN**

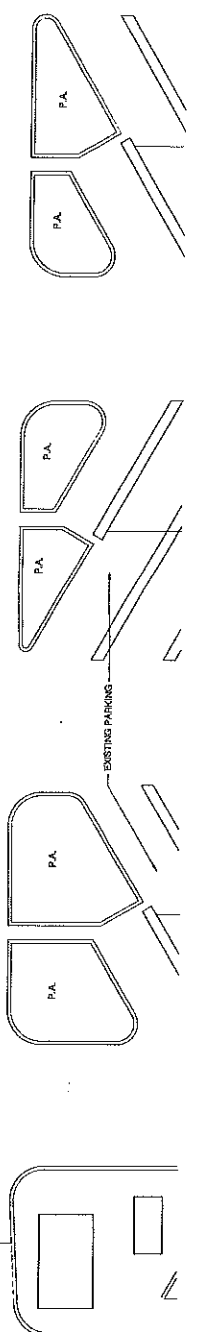
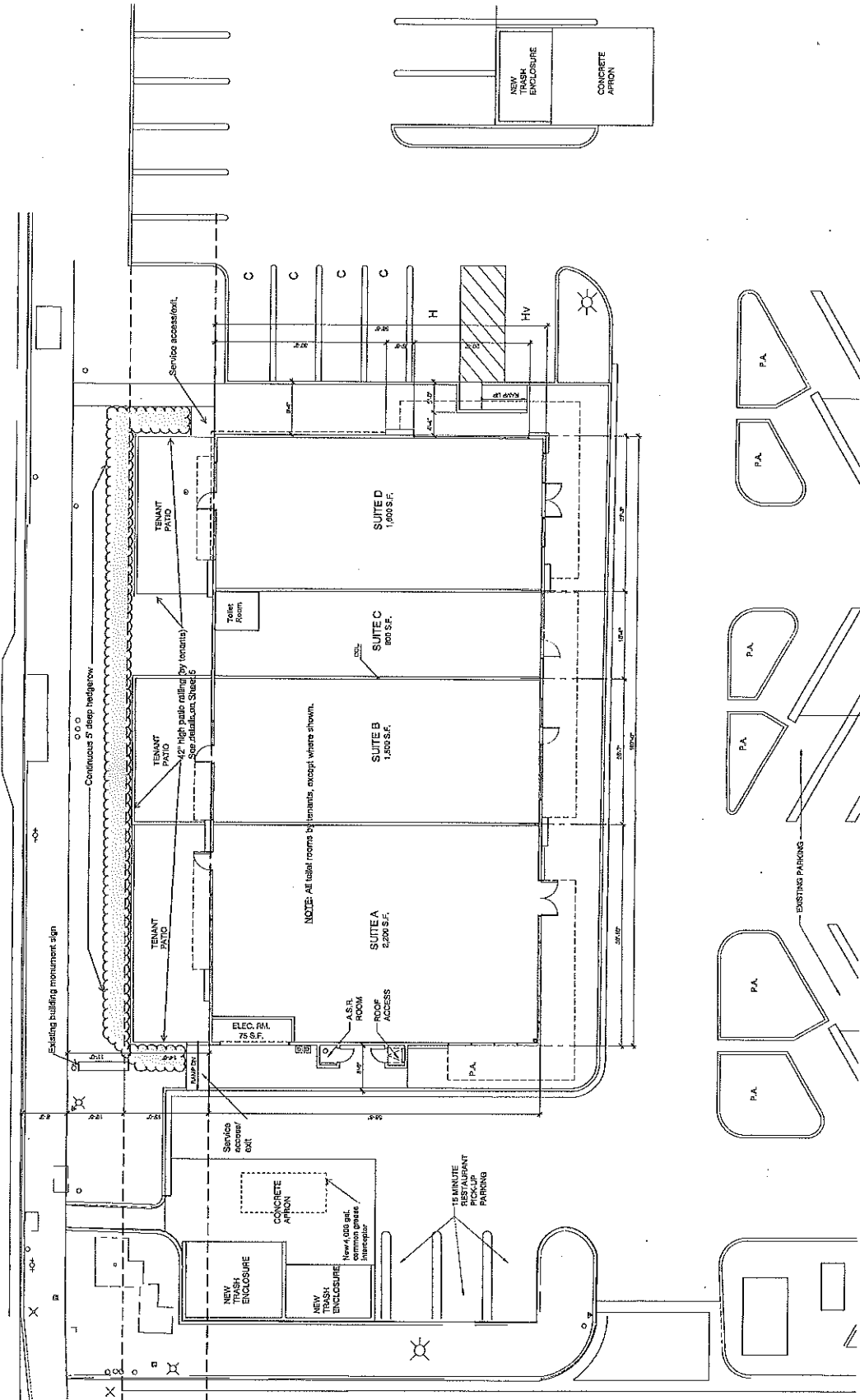
THE PROMENADE  
GARDEN GROVE, CALIFORNIA

HUGHES INVESTMENTS  
10000 BUCKLEUP DRIVE  
GARDEN GROVE, CA 92646



**ENLARGED BUILDING "D" SITE PLAN**

**CHAPMAN**



FLOOR PLAN  
DESIGN EXHIBIT

DATE: 11/26/04  
MCS JOB #: 14-097-01

DATE	REVISIONS

Scale: 1/8" = 1'-0"



PAD BUILDING D

THE PROMENADE GARDEN GROVE

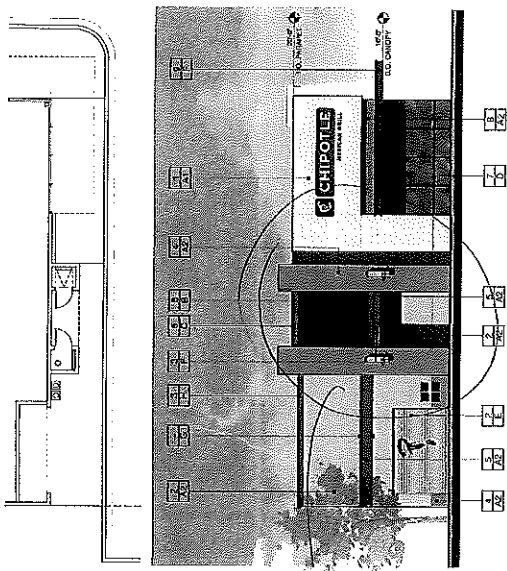
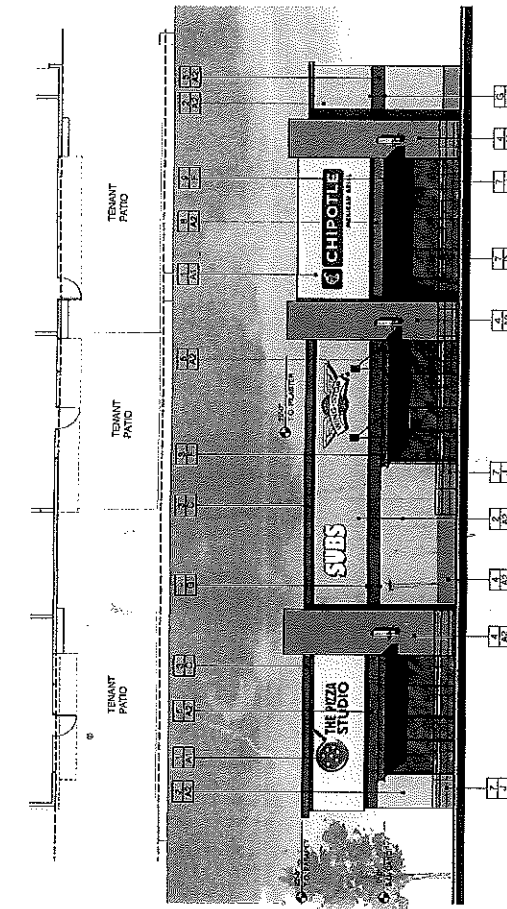
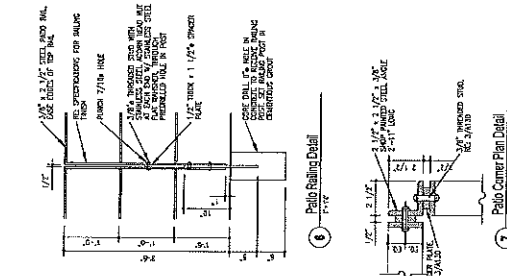
HUGHES INVESTMENTS

111 Pacific, Suite 200  
Irvine, California 92616  
© 949.474.7056  
mgarchitectura.com

THIS DOCUMENT IS THE PROPERTY OF M&G ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF M&G ARCHITECTURE. ANY USE OF THIS DOCUMENT FOR ANY OTHER PROJECT IS STRICTLY PROHIBITED.



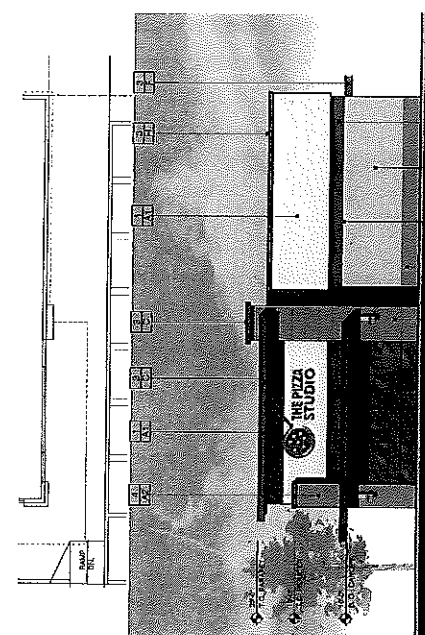
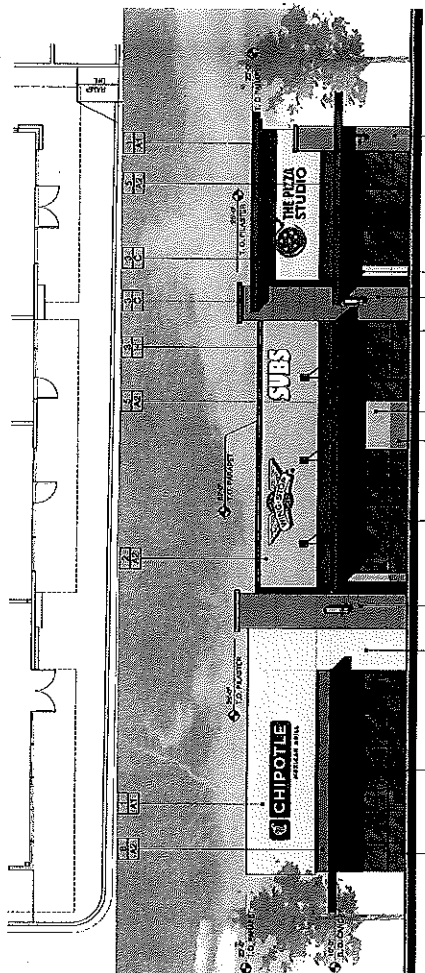
111 Pacific, Suite 290  
Irvine, California 92618  
949.553.1117 949.474.7055  
mgarchitect.com



- COLORS LEGEND**
- 1 PRIMER #1047 TIDYEN WHITE
  - 2 PRIMER 'CONTINENT'
  - 3 PRIMER 'DOWNING STREET'
  - 4 PRIMER 'PINK'
  - 5 PRIMER 'BRICK SHADOW'
  - 6 PRIMER 'CAFFRENS'
  - 7 CHARCOAL (HIDDEN)
  - 8 PRIMER 'GRAY'
  - 9 PRIMER 'BLACK'
- MATERIAL LEGEND**
- 10 SMOOTH FINISH (EPS)
  - 11 SAND FINISH
  - 12 STANDING BEAM SOUNG
  - 13 POINT FORMED CONCRETE
  - 14 ALUMINUM STOREFRONT
  - 15 METAL ROLL-UP DOOR
  - 16 METAL CANOPY
  - 17 ALUMINUM REVEALS
  - 18 SHEET METAL COPING
  - 19 STEEL RAILING

- COLORS LEGEND**
- 1 PRIMER #1047 TIDYEN WHITE
  - 2 PRIMER 'CONTINENT'
  - 3 PRIMER 'DOWNING STREET'
  - 4 PRIMER 'PINK'
  - 5 PRIMER 'BRICK SHADOW'
  - 6 PRIMER 'CAFFRENS'
  - 7 CHARCOAL (HIDDEN)
  - 8 PRIMER 'GRAY'
  - 9 PRIMER 'BLACK'
- MATERIAL LEGEND**
- 10 SMOOTH FINISH (EPS)
  - 11 SAND FINISH
  - 12 STANDING BEAM SOUNG
  - 13 POINT FORMED CONCRETE
  - 14 ALUMINUM STOREFRONT
  - 15 METAL ROLL-UP DOOR
  - 16 METAL CANOPY
  - 17 ALUMINUM REVEALS
  - 18 SHEET METAL COPING
  - 19 STEEL RAILING

**SOUTH ELEVATION**



**NORTH ELEVATION**

**WEST ELEVATION**

DATE: 11/11/2014  
MCS JOB #: 14397.01  
DESIGN EXHIBIT  
REVISIONS:

**PAD BUILDING D**

THE PROMENADE GARDEN GROVE

HUGHES INVESTMENTS

Scale: 1/8" = 1'-0"

ALL RIGHTS RESERVED  
NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.





RESOLUTION NO. 5841-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-018-2014 FOR PROPERTY LOCATED AT 9737 CHAPMAN AVENUE.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby approve Site Plan No. SP-018-2014, for a pad building site in the center of The Promenade mall located on the north side of Chapman Avenue between Brookhurst Street and Gilbert Street, at 9737 Chapman Avenue, Parcel No. 132-402-37.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-018-2014, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Geoff Reeslund, HGGA Promenade, L.P.
2. The applicant is requesting Site Plan approval to construct a commercial building for four (4) restaurant tenants of approximately 6,200 square feet on an existing pad site within a large shopping mall, The Promenade.
3. The project is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Title Regulations, Section 15303(c), New Construction or Conversion of Small Structures.
4. The property has a General Plan Land Use designation of Residential/Commercial Mixed Use 2 and is zoned NMU (Neighborhood Mixed Use).
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on January 15, 2015, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of January 15, 2015; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030, are as follows:

FACTS:

The property has a General Plan Land Use designation of Residential/Commercial Mixed Use 2, and is zoned NMU (Neighborhood Mixed Use). The property is at the main entrance to the Regal Theaters on Chapman Avenue. The new building is proposed on an existing pad site that was improved with a bank building in the past. The pad site is currently empty. The existing shopping mall surrounds the pad site on the north side of Chapman Avenue. Across the street to the south is another shopping mall and a smaller, multi-tenant commercial development.

FINDINGS AND REASONS:

Site Plan:

1. The Site Plan is consistent with the General Plan and complies with the spirit and intent of the provisions, conditions, and requirements of the Municipal Code and other applicable ordinances.

The project has a General Plan land use designation of Residential/Commercial Mixed Use 2, and is zoned NMU (Neighborhood Mixed Use). The project will add to the successful commercial use of the parcel and improve the site. Therefore, the project is consistent with General Plan Land Use Goals that foster "Vital Commercial Centers" and "Revitalization of Commercial Corridors and Aging Commercial Centers" (Goal LU-5 and Goal LU-6). The project is also consistent with the NMU zoning of the property that looks to maintain important commercial centers while allowing for the addition of residential uses. Commercial uses are limited to those that serve local neighborhood needs and the addition of four (4) new restaurants is consistent with that intent.

2. The proposed development does not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and points of vehicular and pedestrian access.

The proposed new commercial building will be constructed on a pad building site that was previously occupied with a bank building. The bank building was demolished and the site is covered in grass. The construction of the new building will not disrupt the existing points of access to The Promenade mall or the parking lot design. The proposed building will fit into the existing pattern of parking and traffic facilities and therefore, essential on-site facilities will not be adversely affected by the proposed building.

Furthermore, the City's Traffic Engineering Division and the Fire Department have also reviewed the plans, and all appropriate conditions of approval will eliminate any adverse impacts to surrounding streets.

3. The development, as proposed, will not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels.

The streets, utilities, and drainage channels are existing and adequate to accommodate the development. The Public Works Engineering and Water Services Division have reviewed the plans, and all appropriate conditions of approval have been provided to eliminate any adverse impacts to the streets and alleys, utilities and drainage channels.

4. The proposed development will not adversely impact the City's ability to perform its required public works functions.

The new building is proposed within the site of The Promenade mall that includes the Regal Theaters and many other commercial establishments. The proposed small, commercial building on a private parcel within a large shopping mall will not impact the City's ability to perform its required public works functions. Furthermore, the Public Works Department has reviewed the plans, and has written appropriate conditions that will eliminate any adverse impacts on the performance of required public works functions.

5. The development will have a reasonable degree of physical, functional, and visual compatibility with neighboring uses and desirable neighborhood characteristics.

The reconstruction of a pad building on an important entryway site at The Promenade mall will add to the commercial viability of the center and improve the aesthetics of the overall development. A new modern building with a bold mix of shapes and interesting canopies and cornices will be an improvement to the mall. The attractive color scheme of the other buildings in the mall will be incorporated on the new building to tie them together. The applicant is anticipating the addition of four (4) nationally known restaurants that will add to the amenities provided by a neighborhood-serving shopping center. In these ways, the proposed commercial building will be very compatible in design, function, and visuals with the rest of the mall and will add to the desirable neighborhood characteristics of a viable and attractive commercial center

6. Through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.

The proposed development will place a new, attractive commercial building on an empty pad site at the main entrance to the Regal Theaters at the Promenade Mall. The new building will fit into the existing site plan with no changes to the parking layout and drive aisles. Landscape setbacks will meet the development standards for the zoning and existing landscaping will be revitalized. The applicant shall provide improvements to the pedestrian access and connections in this area of the Mall. For these reasons, the proposed building will attain an attractive environment for the occupants of the property.

#### INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following Conditions of Approval, attached as Exhibit "A", shall apply to Site Plan No. SP-018-2014.

## **EXHIBIT "A"**

### **Site Plan No. SP-018-2014**

9737 Chapman Avenue

### **CONDITIONS OF APPROVAL**

#### **General Conditions**

1. Each owner of the property shall execute, and the applicant shall record, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, on the property within 30 days of approval.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All Conditions of Approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the Conditions of Approval require approval by the Planning Commission. All Conditions of Approval herein shall apply to Site Plan No. SP-018-2014.
3. Approval of this Site Plan shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply. Minor modifications to the Site Plan and/or these Conditions of Approval which do not materially change the scope or intent of the project and which will not result in impacts that have not previously been addressed, may be approved by the Community Development Director, in his or her discretion.
4. If major modifications are made to the approved floor plan, site plan, or other related changes that result in the intensification of the project or create impacts that have not been previously addressed, the proper entitlements shall be obtained reflecting such changes.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

#### **Public Works Engineering Division**

6. The applicant shall be subject to Traffic Mitigation Fees.
7. A separate street permit is required for work performed within the public right-of-way.

8. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design of the interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including potential infiltration alternatives, soil compaction, saturation, permeability, and groundwater levels.
9. A separate street permit is required for work performed within the public right-of-way.
10. A grading plan prepared by a registered Civil Engineer is required. The grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30' outside the boundary, and designed to preclude cross lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan.
11. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a Water Quality Management Plan that:
  - a. Addresses Site Design BMPs based upon the geotechnical report recommendation and findings such as infiltration, minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;
  - b. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP;
  - c. Incorporates structural and Treatment Control BMPs as defined in the DAMP;
  - d. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs;
  - e. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs;

- f. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs;
  - g. Provide notice by recordation of the plan with the County Recorder's office to all future owners that said plan is bound in perpetuity to the property.
12. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
- a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications;
  - b. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP;
  - c. Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site;
  - d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs;
  - e. File a record the plan with the County Recorder's office.
13. Prior to the issuance of a grading permit, the applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size drainage facilities per Orange County RDMD standards. Parkway culverts shall be designed per Orange County standard plan 1309, Type B. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
14. Prior to issuance of a grading permit, the applicant shall design overhead parking lot and pathway lighting within the development in a manner meeting the approval of the City Engineer. Location of lighting poles shall be shown on the grading plan.
15. All trash container areas shall meet the following requirements:
- a. Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash;
  - b. Provide solid roof or awning to prevent direct precipitation into the enclosure;



- c. Provide a drain to a sanitary waste line. Connection of trash area drains to the municipal storm drain system is prohibited;
  - d. Potential conflicts with fire code and garbage hauling activities should be considered in implementing this source control;
  - e. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information;
  - f. The trash shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures;
  - g. Trash storage enclosures shall be constructed in accordance with City of Garden Grove Standard Plan B-502 or allowable modified designs.
16. All parking spaces abutting sidewalks that are not elevated with a curb face shall have wheel stops.
17. Any new or required block walls and/or retaining walls shall be shown on the grading plans with a minimum height of six (6) feet from the highest finished grade. Cross sections shall be provided on the grading plan showing vertical and the horizontal relations of improvements and the property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer.
18. The grading plan shall provide an accessibility routes from entries on the buildings to the public street for the ADA pathways in conformance with the requirements of the department of justice standards latest edition with a minimum allowable width of 48-inches.

**Public Works Water Services Division**

19. A grease control device is required for food service establishments.
20. A Reduced Pressure Principle Device (RPPD) backflow prevention device is required for the irrigation system and any carbonating equipment. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
21. City shall determine if existing water service(s) is/are usable and meets current City Standards.

22. If needed, owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be 6" min. dia., extra strength VCP with wedge lock joints.

**Public Works Street and Environmental Compliance Division**

23. Signage for the new disabled parking space shall meet the requirements of the California Vehicle Code Section 22511.8.

**Building Services Division**

24. Any dining area with 50 or more occupants requires two (2) separate unobstructed exits.
25. The landing at the bottom of the ramp shall be a minimum of 72 inches long.
26. The proposed building shall comply with the California Building Code Standards (2013 Edition).

**Community Development Department**

27. This approval shall allow the construction for an approximately 6,200 square foot, one-story, multi-tenant commercial building with four (4) tenant spaces to be leased to restaurants.
28. The approved site plan and floor plan are an integral part of the decision approving this Site Plan. There shall be no additional changes in the design of the site plan or floor plan without the approval of the Community Development Department, Planning Division. Any additional changes in the approved floor plan, which have the effect of expanding or intensifying the present use, shall require obtaining the proper entitlement(s).
29. No outside display of merchandise shall be permitted at any time.
30. A prominent, permanent sign, stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES," shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
31. There shall be no uses or activities of an adult-oriented nature permitted as outlined in City Code Section 9.08.070.
32. There shall be no deliveries to or from the premises between the hours of 10:00 p.m. and 8:00 a.m., seven days a week.

33. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
34. Graffiti shall be removed from the premises and all parking lots under the control of the applicant, property owner, and/or any tenant, within 120 hours of notification.
35. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
36. Any satellite dish antennas installed on the premises shall be screened, subject to approval by the Community Development Department, Planning Division. No advertising material shall be placed thereon.
37. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Section 8.47.010 referred to as the County Noise Ordinance as adopted:
  - a. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).
  - b. Sunday and Federal Holidays may work the same hours but subject to noise restrictions as stipulated in Section 8.47.010 of the Municipal Code.
38. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, using electricity from power poles rather than diesel or gasoline powered generators, and using methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible, using solar or low-emission water heaters, and using low-sodium parking lot lights, to ensure compliance with Title 24.
39. The applicant/property owner shall comply with the adopted City Noise Ordinance.
40. As a part of the finalized working drawings for Planning Division, Engineering Division and Building Plan Check, the developer shall submit a detailed and dimensioned plot plan, floor plans, exterior elevations, and landscape plans that reflect the conditions of approval. The plans shall indicate landscape materials, wall materials, and building materials proposed for the project.
41. The applicant shall submit a lighting plan for review and approval by the Planning Division prior to issuance of any building permit, showing that the adjacent parking areas are lit to meet the following requirements: 1. During

the hours of darkness the establishment is open, lighting of the parking area shall be a minimum of two footcandles of light on the parking surface; 2. During all hours of darkness, a minimum of one footcandle of light shall be provided; and 3. Lighting in the common and parking areas shall be directed, positioned or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences.

42. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community Development Department, Planning Division, for review and approval prior to submittal of plans for Building Division, Plan Check. The project shall also be subject to the following:
  - a. All above-ground utility equipment (e.g., electrical, gas, telephone) shall not be located in the street setbacks and shall be screened to the satisfaction of the Community Development Department, Planning Division.
  - b. No roof or wall mounted mechanical equipment shall be permitted unless the Planning Division Services approves a method of screening complementary to the architecture of the building, prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets, including the surrounding properties.
43. The applicant shall work with planning staff and revise the proposed elevations of the building prior to application for building permit. In particular, the east elevation needs revision as the massing and detailing suggest an important entry that is instead service doors.
44. The outdoor dining patios on the south side of the building shall be revised to provide continuous useable space. There shall be no gap between the walled patios.
45. The applicant shall submit a Pedestrian Circulation Plan (PCP) for review and approval by the Community Development Department prior to the issuance of any building permit. The PCP shall fulfill the requirements of the NMU zone such as providing pedestrian walkways in a manner that easily and clearly identifies pedestrian access from sidewalks at public rights-of-way to building entrances and any pedestrian-oriented plazas. Pedestrian walkways shall be clearly visible and incorporate features to emphasize their location. The proposed pedestrian enhancements shall be constructed prior to the finalization of the building permit. The Pedestrian Circulation Plan shall include the following:
  - a. Realign the pedestrian access to the east side of building from the public sidewalk, so pedestrians are not forced to walk in the drive aisle

reserved for the trash enclosures and parking. This pedestrian access should lead to the proposed sidewalk along the east side of the building.

- b. Create crosswalks that connect pedestrians from the new building to the Regal Theaters and the pedestrian plaza at the front of the theater building. Design the crosswalks to be decorative and highly visible and consider using them throughout the mall.
  - c. Pedestrian walkways shall have a minimum width of four feet and shall be paved in a high-quality material such as pavers, stone or cobblestone, patterned or scored colored concrete, or similar durable materials. Plain and colored concrete and plain asphalt are prohibited.
  - d. The front of the new building shall have landscaping and pedestrian amenities such as benches.
46. The applicant shall submit a detailed landscaping plan with irrigation systems included for review and approval by the Community Development Department prior to the issuance of a building permit. Drought tolerant plantings are encouraged. The landscape plan shall include the type (both common and botanical names), size, location, and quantity of all proposed plant material. The proposed landscaping shall be planted prior to the finalization of the building permit. The landscaping plan shall also include the following:
- a. The landscaping in the parking areas adjacent to the new building and heading toward the Regal Theaters building shall be refurbished. In particular, the *Rhaphiolepis indica* (Indian Hawthorn) is looking scraggly and old.
  - b. The front of the new building shall have landscape planters, preferably at the curb, with small trees and other plants.
  - c. The landscaping in the front landscape setback along Chapman Avenue shall be carefully considered. Every effort shall be made to save existing trees. The required shrubs in front of the dining patio walls shall be a mix of more than one type of shrub, include small trees, be layered, and natural looking. These same plantings shall be integrated into the remaining front landscape setback so the overall appearance is of an updated, natural, well-landscaped, cohesive design.
  - d. The landscape plan shall include landscape plantings at the front of the new commercial building.
  - e. All new trash enclosures shall have walls covered with creeping landscape plants and roofs with vines.

- f. For any new irrigation being proposed, subsurface systems are encouraged. The irrigation plan for any new trees planted in the setback areas adjacent to sidewalks and in the parking lot shall have a deep-water irrigation system that shall be specified on the landscape plan. A detail of the deep-water irrigation system shall be provided for review. If sprinklers are used in other areas, they shall be low flow/precipitation sprinkler heads for water conservation.
  - g. All above ground utilities (e.g., water backflow devices, electrical transformers, irrigation equipment, etc.) shall be shown on the landscape plan and shall be screened from view by appropriate plantings. Such utilities must be clearly shown on the landscape plan with the proposed screening plants detailed.
  - h. The applicant shall be responsible for the installation and maintenance of all landscaping on the property during and after the construction period. Said responsibility shall extend to within the public right-of-way.
  - i. All landscaping and irrigation on the site shall be permanently maintained which includes the periodic refurbishment of plants to maintain a healthy, lushly planted, and well-landscaped appearance.
47. If applicable, all driveway approaches shall be treated with decorative stamped concrete or interlocking pavers or other enhanced treatment, excluding scored and/or colored concrete. Color, pattern and material shall match or be similar to existing entryway treatments and be approved by the Community Development Department, Planning Division, and shall be shown on the final site plan and the grading plan.
48. The applicant shall provide detailed plans of the proposed trash enclosures for review and approval by the Community Development Department prior to the issuance of a building permit. The trash enclosures are prominently located and therefore, must be attractive and screened. The enclosures should not be excessively large but efficiently sized. Exterior walls should have creeping plantings and the roofs shall be vine covered. Trash enclosures shall match the color and material type used for the block walls and shall be gated. The trash bins shall be kept inside the trash enclosure, and gates closed at all times except during disposal and pick-up. The property owner shall provide sufficient trash bins and pick-up to accommodate the site. The trash shall be picked up at least once per week.
49. No exterior piping, plumbing, roof top access ladders, or mechanical ductwork shall be permitted on any exterior facade and/or be visible from any public right-of-way or adjoining property.

50. Any and all correction notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant and all agents thereof.
51. All on-site curbs, not associated with a parking space, shall be painted red.
52. The site improvements and subsequent operation of the site/business (es) shall adhere to the following:
  - a. There shall be no business activities, or storage permitted outside of the building. All business related equipment and material shall be kept inside the building except for loading or unloading purposes.
  - b. Property owners, tenants, employees, and business operators shall not store vehicles anywhere on the site.
  - c. All drive aisles on the site are considered to be fire lanes and shall remain clear and free of any materials, and/or vehicles.
53. A copy of the resolution, including the conditions approving Site Plan No. SP-018-2014 shall be kept on the premises at all times.
54. The permittee shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-018-2014 and his/her agreement with all conditions of approval.
55. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Site Plan No. SP-018-2014. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including, but not limited to, any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.