



AGENDA

GARDEN GROVE PLANNING COMMISSION

August 4, 2022 - 7:00 PM

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

COVID-19 Information: Masks are not required, however, the public is encouraged to wear face masks in City facilities. Please do not attend this meeting if you have had direct contact with someone who has tested positive for COVID-19, or if you are experiencing symptoms such as coughing, sneezing, fever, difficulty breathing or have other flu-like symptoms.

Meeting Assistance: Any person requiring auxiliary aids and services, due to a disability, to address the Planning Commission, should contact the Department of Community & Economic Development at (714) 741-5312 or email planning@ggcity.org 72 hours prior to the meeting to arrange for special accommodations. (Government Code §5494.3.2).

Agenda Item Descriptions: Are intended to give a brief, general description of the item. The Planning Commission may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

Documents/Writings: Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Planning Commission within 72 hours of a meeting, are made available for public inspection at the same time (1) in the Planning Services Division Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; and (1) at the Community Meeting Center at the time of the meeting.

Public Comments: Members of the public who attend the meeting in-person and would like to address the Planning Commission are requested to complete a yellow speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the Recording Secretary before the meeting begins. General comments are made during "Oral Communications" and are limited to three (3) minutes and to matters the Planning Commission has jurisdiction over. Persons wishing to address the Planning Commission regarding a Public Hearing matter will be called to the podium at the time the matter is being considered. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

REGULAR MEETING AGENDA

ROLL CALL: CHAIR RAMIREZ, VICE CHAIR LINDSAY
COMMISSIONERS ARESTEGUI, CUNNINGHAM, LEHMAN, PEREZ,
SOEFFNER

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES – July 7, 2022
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. SITE PLAN NO. SP-114-2022

APPLICANT: VT DESIGN SPECIALTIES, INC.

LOCATION: NORTH SIDE OF WESTMINSTER AVENUE AND WEST OF TAFT STREET AT 10691 WESTMINSTER AVENUE

REQUEST: Site Plan approval to construct a new 3,670 square foot two-story commercial/medical office building on a vacant 13,259 square foot lot, along with associated site improvements. The site is in the C-1 (Neighborhood Commercial) zone. The project is exempt from the CEQA pursuant to Government Code Section 15303(c) – New Construction or Conversion of Small Structures – of the State CEQA Guidelines.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-114-2022, subject to the recommended conditions of approval.

C.2. SITE PLAN NO. SP-115-2022

APPLICANT: JULIO GENER AIA

LOCATION: EAST SIDE OF HARBOR BOULEVARD, SOUTH OF GARDEN GROVE BOULEVARD, AT 13200-13220 HARBOR BOULEVARD

REQUEST: Site Plan approval to construct an approximately 4,000 square foot, two-unit restaurant pad building within the parking lot of an existing multi-tenant shopping center, Harbor Place Center. Both restaurants will maintain 500 square foot outdoor patio areas. One restaurant will be approximately 2,800 square feet with a drive-through lane, and one restaurant will be approximately 1,200 square feet. Associated improvements include the reconfiguration of the shopping center's parking lot to accommodate the new pad building as well as landscape improvements where the new pad building will be located. The site is in the HCSP-TZS (Harbor Corridor Specific Plan – Transition Zone South) zone. The project is exempt from the CEQA pursuant to Government Code Section 15303(c) – New Construction or Conversion of Small Structures – of the State CEQA Guidelines.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-115-2022, subject to the recommended conditions of approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

E.1. FOCUSED ZONING AMENDMENTS UPDATE: Discussion regarding the proposed focused zoning code text amendments relating to the creation of objective development standards for Single-Family Residential, Multiple-Family Residential, Mixed-Use, Supportive Housing, Single-Room Occupancy (SRO) housing along with associated code changes.

F. ADJOURNMENT

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

Meeting Minutes
Thursday, July 7, 2022

CALL TO ORDER: 7:14 p.m.

ROLL CALL:

Chair Ramirez
Vice Chair Lindsay
Commissioner Arestegui
Commissioner Cunningham
Commissioner Lehman
Commissioner Perez
Commissioner Soeffner

Absent: None

PLEDGE OF ALLEGIANCE: Led by Commissioner Perez.

ORAL COMMUNICATIONS – PUBLIC – Mr. Bill Holman from PLC Communities introduced himself and mentioned that he would soon be bringing a small residential project forward to the Planning Commission.

June 16, 2022 MINUTES:

Action: Received and filed.

Motion: Lindsay Second: Perez

Ayes: (7) Arestegui, Cunningham, Lehman, Lindsay, Perez,
Ramirez, Soeffner

Noes: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-081-2020TE1 AND TENTATIVE TRACT MAP NO. TT-18181TE1 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF LAMPSON AVENUE, BETWEEN 9TH STREET AND WEST STREET AT 11712 LAMPSON AVENUE.

Applicant: NHAN VUONG
Date: July 7, 2022

Request: To approve a one-year time extension for the approved entitlements under Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181 to subdivide an existing 47,284 square foot lot, improved with a single-

family home, into four (4) residential lots that will be served by a private street designed as a cul-de-sac (Lot 5). Each lot will have a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1, and will include the construction of a new second-story addition. Lots 2, 3, and 4, will each be improved with a new two-story, single-family home. Also, a minor land deviation to allow the front yard fence for Lot 1, located along Lampson Avenue, to be constructed at a height of six feet (6'-0"). The site is in the Low Density Residential zone. A CEQA determination is not required as the project was previously exempted.

Action: Resolution No. 6047-22 was approved. One letter of opposition was submitted by Holman Morgan with concerns for privacy, loss of current views, destruction of aesthetics of home/backyard, parking issues, increased danger at Persimmons Circle/Lampson Avenue exit, and the negative effect on property values of existing surrounding homes. Two other residents spoke with similar concerns, which the applicant and consultant addressed.

Motion: Lindsay Second: Lehman

Ayes: (7) Arestegui, Cunningham, Lehman, Lindsay, Perez, Ramirez, Soeffner

Noes: (0) None

PUBLIC HEARING - MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM/ PLANNED UNIT DEVELOPMENT NO. PUD-141-01(A), AND SITE PLAN NO. SP-107-2022 FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF TWINTREE AVENUE AND HARBOR BOULEVARD, EAST OF TAMERLANE DRIVE, COMPRISED OF THE FOLLOWING ADDRESSES - HARBOR BOULEVARD: 12241, 12261, 12271, 12291, 12311, 12323/12321; THACKERY DRIVE: 12246, 12252, 12262, 12282, 12292, 12312, 12322, 12251, 12261, 12281, 12291, 12311, 12321. ASSESSOR PARCEL NUMBERS: 231-471-06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24.

Applicant: KAM SANG COMPANY

Date: July 7, 2022

Request: The applicant is requesting approval to develop a 3.72-acre site with the Nickelodeon Hotel Resort. The Planning Commission will consider the following: (i) a recommendation that the City Council approve an amendment to Planned Unit Development No. PUD-141-01 to create a new sub-area, PUD-141-01(A), to facilitate the development of a full-service, high-rise hotel resort with hotel program entertainment, a pool deck, ballroom/meeting space, and food and beverage (restaurant) opportunities; and (ii) contingent approval of Site Plan No.

SP-107-2022 to authorize the construction of the proposed hotel resort. The proposed project will consist of a 500-room hotel resort with a themed pool experience with a lazy river and a pool slide; event space with a 600-seat theater; 17,715 square feet of ballroom/meeting space; 22,296 square feet of hotel restaurant; 5,480 square feet of retail; themed amenities totaling 13,238 square feet; a 7,000 square-foot arcade; a spa and fitness center at 8,532 square feet; a five-level parking structure with 528 parking spaces; and related site improvements.

Action: Resolution Nos. 6044-22 (PUD) and 6045-22 (SP) were approved. Other than the applicant, four representatives from the Carpenters Union spoke in favor of the project citing the ability to live and work in the same area. One representative from Unite Here Local 11 submitted a letter and spoke in opposition to the project stating a residential project would better suit the community and have less of a carbon footprint. Also, one person noted that hotel TOT tax revenue would benefit the City and the carbon footprint would be less by using local workers. Several letters were submitted with environmental comments related to CEQA. Amendments included:

For Site Plan No. SP-107-2022, a new sub-condition "n." was added to Condition of Approval No. 19 to read:

- n. In addition to payment of fair share costs required pursuant to the Planned Unit Development Performance Standards, in the event the traffic signal at the main entrance to the Project has already been installed and modifications to the approved plans necessitate modifications to the installed traffic signal, the applicant shall be fully responsible to pay for the entire cost to design, purchase, and construct such modifications to the traffic signal, as reasonably determined by the City Engineer.

Two site addresses were modified:

- 11261 Harbor Boulevard was revised to 12261 Harbor Boulevard
- 12323 Harbor Boulevard was revised to 12323/12321 Harbor Boulevard

Motion: Lindsay Second: Arestegui

Ayes: (7) Arestegui, Cunningham, Lehman, Lindsay, Perez,
Ramirez, Soeffner

Noes: (0) None

ITEM FOR CONSIDERATION – GENERAL PLAN CONFORMITY AND STREET VACATION
NO. SV-002-2022 FOR PROPERTY LOCATED ON THE NORTH SIDE OF TWINTREE
LANE, BETWEEN TAMERLANE AND HARBOR BOULEVARD.

Applicant: CITY OF GARDEN GROVE

Date: July 7, 2022

Request: A request for the Planning Commission to find and report to the City Council, pursuant to Government Code Section 65402, that the proposed vacation and disposition of Thackery Drive, and a public alley, located on the north side of Twintree Avenue, west of Harbor Boulevard and east of Tamerlane Drive, by the City of Garden Grove, is in conformity with the General Plan.

Action: Resolution No. 6046-22 was approved with a modification to two site addresses:

- 11261 Harbor Boulevard was revised to 12261 Harbor Boulevard
- 12323 Harbor Boulevard was revised to 12323/12321 Harbor Boulevard

Motion: Lehman Second: Lindsay

Ayes: (7) Arestegui, Cunningham, Lehman, Lindsay, Perez,
Ramirez, Soeffner

Noes: (0) None

MATTERS FROM COMMISSIONERS: None.

MATTERS FROM STAFF: Staff noted the July 21st meeting would be cancelled.

ADJOURNMENT: At 8:37 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, August 4, 2022, at 7:00 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore
Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: North side of Westminster Avenue and west of Taft Street, at 10691 Westminster Avenue
HEARING DATE: August 4, 2022	GENERAL PLAN: Light Commercial
CASE NO.: Site Plan No. SP-114-2022	ZONE: C-1 (Neighborhood Commercial)
APPLICANT: Annie Tran (VT Design Specialties, Inc.)	CEQA DETERMINATION: Exempt
PROPERTY OWNER(S): B & B Medical Properties LLC	APN: 099-504-44

REQUEST:

A request for Site Plan approval to construct a new 3,670 square foot two-story commercial/medical office building, on a vacant 13,259 square foot lot, located at 10691 Westminster Avenue (APN: 099-504-44), along with associated site improvements.

BACKGROUND:

The subject property is currently a 13,259 square foot vacant lot, located on the north side of Westminster Avenue, just west of Taft Street. The property has a General Plan Land Use Designation of Light Commercial and is zoned C-1 (Neighborhood Commercial). The subject property is adjacent to C-1 zoned, commercially developed, properties to the east, and to the south, across Westminster Avenue, and R-1 (Single-Family Residential) zoned, residentially developed, properties to the west and north.

The property was previously improved with an approximately 1,800 square foot freestanding pad building, which was in operation as a coffeehouse establishment. According to business license records, the prior building was in operation as a restaurant and coffeehouse since 1993. In May of 2015, all existing improvements were demolished, which included the existing building and the parking lot. The site is now currently unimproved and vacant.

In January of 2017, the City approved Site Plan No. SP-032-2016, which allowed the construction of a new 3,000 square foot one-story building, for the operation of a retail meat market, along with associated improvements. Construction plans were submitted to the City for plan check in 2017. However, the plan check was never completed and ultimately expired. Subsequently, the approval of

SP-032-2016 also expired. In October of 2019, the subject property was acquired by the current property owner of record.

On behalf of the property owner, the applicant has submitted the subject request for Site Plan approval to develop the property with the proposed 3,670 square foot two-story commercial/medical office building, along with associated site improvements. Pursuant to Municipal Code Section 9.32.030.D.3, approval of a Site Plan land use entitlement is required to facilitate construction of the proposed development.

DISCUSSION:

SITE PLAN:

Site Design, Circulation & Floor Plan:

The applicant is requesting approval to construct a new 3,670 square foot two-story commercial/medical office building, situated along the easterly property line. As shown in Table A below, the development standards of the C-1 zone specify the following minimum setbacks:

	Code Required (Minimum)	Provided by Project
Front Setback (along Westminster Avenue)	15'-0"	15'-0"
Interior Side Setback Westerly property line (abuts R-1 zoned property) Easterly property line	10'-0" 0'-0"	55'-0" 0'-0"
Rear Setback (along north PL - abuts R-1 zoned property)	10'-0"	66'-0"

Table A

As shown in Table A above, the placement of the proposed building complies with the minimum setbacks of the C-1 zone by providing a 15-foot (15'-0") front setback, along Westminster Avenue, a 55-foot (55'-0") interior side setback to the westerly property line, a 0-foot (0'-0") interior side setback to the easterly property line, and a 66-foot (66'-0") rear setback.

Vehicular access to the site will be provided via a 25-foot (25'-0") wide driveway approach along the southerly property line, off Westminster Avenue. Said driveway approach will provide access to a 25-foot (25'-0") wide drive aisle, which runs down

the center of the property, with access terminating at the rear of building. A 20-foot (20'-0") vehicular throat will be provided at the site's driveway entrance.

Access from the public right-of-way (i.e., from the public sidewalk area on Westminster Avenue) will be provided via a pedestrian pathway (i.e., path-of-travel). Said pathway will provide direct access to the building's entrance, to ADA (American's with Disabilities Act) parking stalls at the rear of the property, and the trash enclosure.

The interior of the first floor will consist of a 270 square foot common area lobby, which provides a waiting area for patrons and access to a 511 square foot retail pharmacy tenant space (Unit 1), and a 1,505 square foot medical office tenant space (Unit 2). A stairwell at the first floor provides access to a second floor common area corridor/balcony and a 1,384 square foot general office tenant space (Unit 3).

Parking:

The applicant has proposed to occupy each tenant space with specific uses and the parking requirements (the minimum number of parking spaces required) have been calculated as such.

The floor plan design provides for three (3) separate tenant spaces (two on the first floor and one on the second floor), which include Unit Nos. 1 and 2 and the common area lobby on the first floor, and Unit 2, on the second floor. It should be noted that although the applicant has proposed to occupy specific uses (medical, retail, general office) in each tenant space, any use deemed permissible in the C-1 zone would also be allowed to occupy and operate within the building provided the parking requirements have been met and justified, and all zoning requirements complied with, including any other applicable requirements (i.e., building code requirements, or other local, state, or federal requirements) respective to each use.

In the event the site cannot accommodate the parking demand, due to impacts generated by any use on the property, at any given time, which causes a nuisance, hindrance, and/or problem with either on-site and off-site parking and circulation, the business owner/property owner will be required to devise and implement a plan to relieve the situation. Conditions of approval will require the business owner/property owner to submit a plan to manage parking issues for review and approval by the Community and Economic Development Department. The plan may include, but not be limited to: reducing the hours of operation, instituting an off-site parking arrangement; having on-site parking control personnel; and/or other actions that may be deemed applicable to the situation. If the City's Community and Economic Development Director deems such action is necessary to address parking and circulation problems, such action must be implemented within 30 days of written notice. Failure to take appropriate action will be deemed a violation of

the Conditions of Approval and may result in the City restricting the overall use of the negatively impacting operation. The following table (Table B) reflects the parking calculations for the project:

Unit #	Gross Floor Area (square feet)	Proposed Use	Parking Ratio (1 parking space per sq. ft. of gross floor area)	# of Parking Spaces Required (Minimum)
1	511	Retail Pharmacy	1:200	2.56
2	1,505	Medical Office	1:170	8.85
3	1,384	General Office	1:250	5.50
Lobby	270	Common Lobby	250	1.08
Minimum # of Parking Spaces Required =				18
Total # of Parking Spaces Provided On-Site =				18

Table B

The proposed new building and site is designed for medical office uses, a retail use, and general office uses. 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, one (1) parking space per 200 square feet of gross floor area for retail (e.g., retail pharmacy) uses, and one (1) parking space per 250 square feet of gross floor area for "General business offices" uses. Thus, as shown in the above exhibit, Table B, Code requires a minimum of eighteen (18) parking spaces based on the proposed 3,670 square feet of usable gross floor area. The Project provides a total of eighteen (18) parking spaces, which consists of eleven (11) standard spaces, four (4) compact spaces, two (2) ADA handicap accessible space (one for electric vehicles), and one (1) clean air vehicle space. A condition of approval will restrict the uses of each tenant, as noted in Table B above, and as proposed by the applicant for the project. Should the City receive a proposal to change the use(s) of a tenant space(s), the applicant will be required to demonstrate compliance with all Municipal Code requirements, such as, but not limited to, parking standards, including any other applicable requirements set forth in the California Building Code, and/or other related local, state, or federal requirements.

Landscaping:

The site is currently vacant and devoid of any landscaping. For this type of development, the Municipal Code requires that all setback areas, and a minimum amount of area within the parking lot, to be landscaped. The proposed site design provides landscaping in all required setback areas. The Municipal Code requires that at least 10% of all net developable site area for parking areas must be landscaped. The proposed site design will have a total of 8,684 square feet of

parking area, and therefore requires a minimum of 868.4 square feet of landscaping, exclusive of the required setback landscaped areas. The proposed site design provides 1,077 square feet of landscaping, exclusive of the required setback landscaped areas, demonstrating compliance with the minimum landscaping required by the Municipal Code. In total, including all landscaped setback areas, the project provides a total of 2,845 square feet of landscaping, which will include a variety of live plants. All planting areas will be watered by means of an automatic irrigation system meeting the City's requirements for water conservation. The new landscape and irrigation installations are required to comply with the City's landscaping requirements of Title 9 of the Municipal Code, which includes the City's Landscape Water Efficiency Guidelines.

Building Design:

The architectural design of the new building is contemporary and will consist of varying exterior finishes that include wood siding, stucco accents, steel trellises, recessed channels, and a warm color palette. The exterior façade of the building also provides for sign band areas to allow for signage for each tenant space.

Signage:

The applicant is required to submit a detailed and fully dimensioned sign program governing the entire site to the Planning Division for review and approval prior to issuance for any sign building permit.

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.

California Environmental Quality Act:

Staff believes the proposed development is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to CEQA's Class 3 exemption, New Construction or Conversion of Small Structures (CEQA Guidelines §15303). This includes the construction of a store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, not exceeding 10,000 square feet in floor area within an urbanized area, and in a zone that allows for such a use (CEQA Guidelines §15303.(c)). The proposed commercial/medical office building is located in an urbanized area, is less than 10,000 square feet in floor area, does not involve the use of a significant amount of hazardous materials, and is a permitted use in the C-1 zoning district. Therefore, staff recommends that the Planning Commission determine the project to be exempt from CEQA.

No Net Loss

Government Code Section 65863 requires jurisdictions to maintain adequate sites to accommodate their remaining unmet Regional Housing Needs Allocation (RHNA) by each income category at all times throughout the Housing Element planning period. A jurisdiction may not take any action to reduce a parcel's residential density unless it makes findings that the reduction is consistent with the General Plan, including the Housing Element, and that the remaining sites identified in its Housing Element sites inventory can accommodate its remaining unmet RHNA by each income category or it identifies additional sites so that there is no net loss of residential unit capacity.

In addition, if a jurisdiction approves a development on a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, the jurisdiction must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level, or identify and make available additional adequate sites to accommodate the remaining unmet RHNA for each income category.

The subject site is zoned for commercial, not residential, uses and is not identified in the Housing Element as a housing site. Therefore, "No Net Loss" findings do not need to be made.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6048-22 approving Site Plan No. SP-114-2022, subject to the recommended Conditions of Approval.

MP for Lee Marino

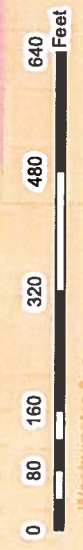
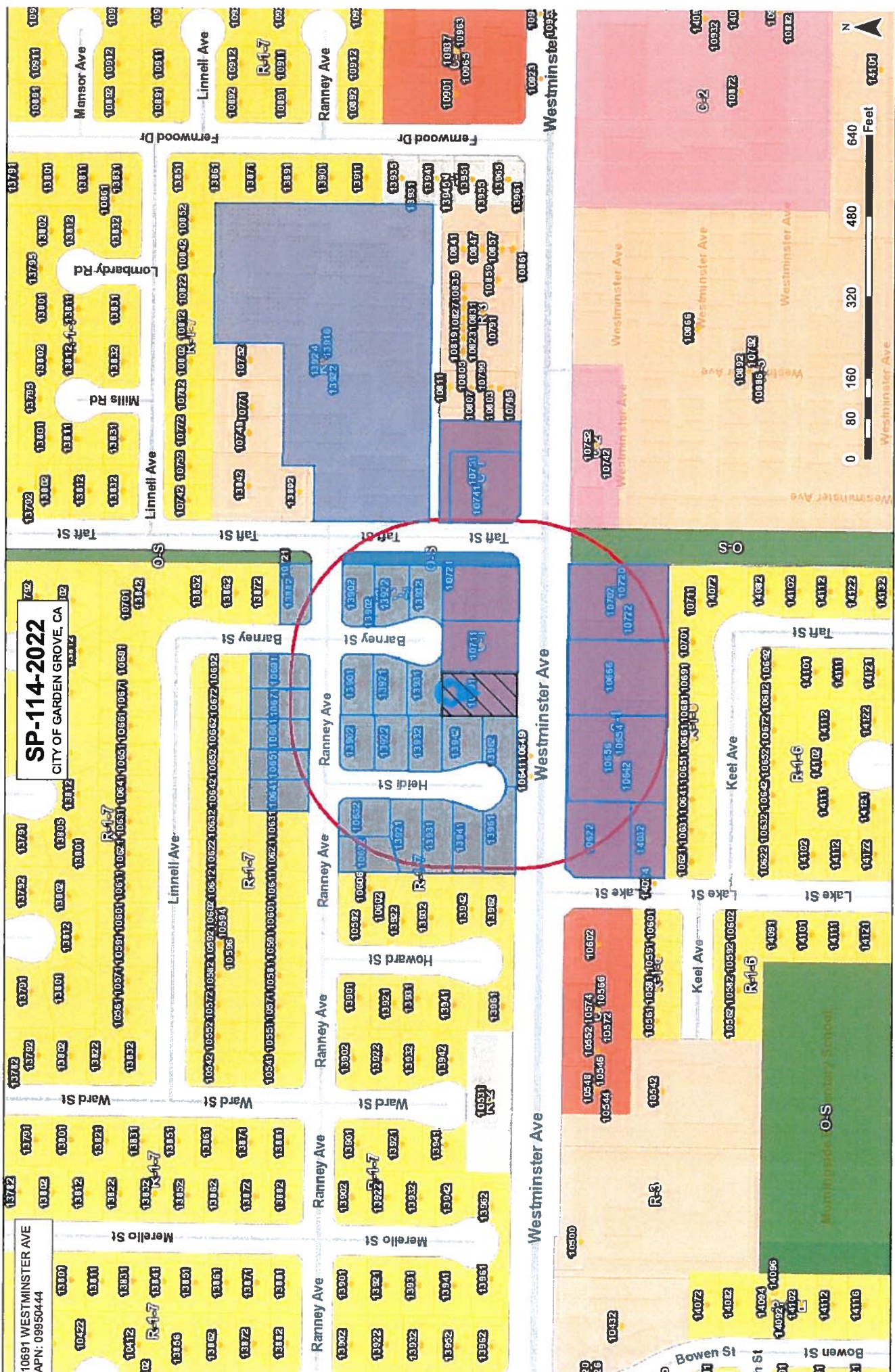
Lee Marino
Planning Services Manager

Chris Chung

By: Chris Chung
Urban Planner

SP-114-2022
CITY OF GARDEN GROVE, CA

10691 WESTMINSTER AVE
APN: 0995044





WIDEN DESIGN
ARCHITECTURE, INC.
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DENVER, CO 80201
TEL: (303) 750-0000
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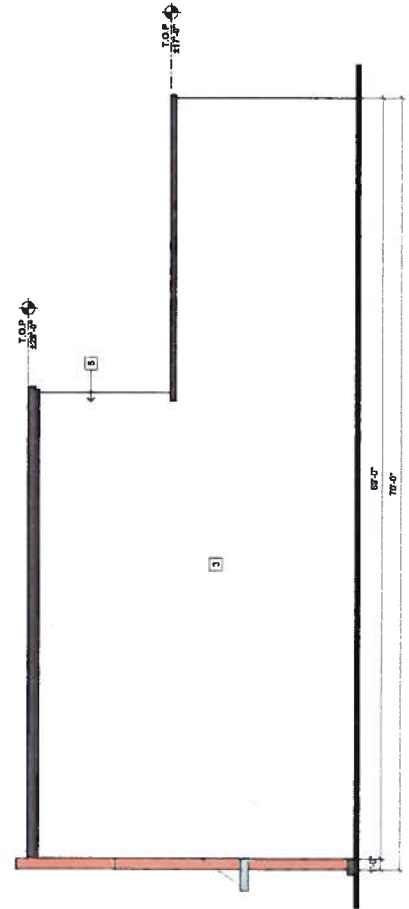
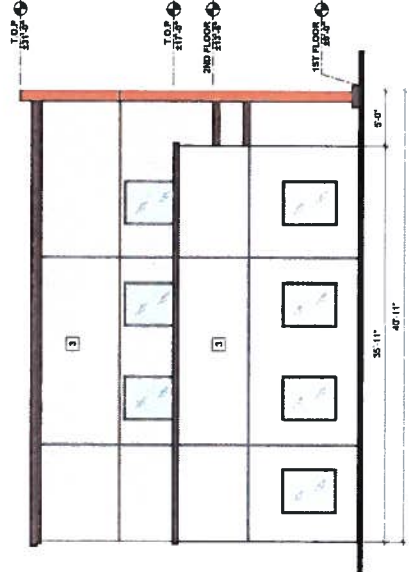
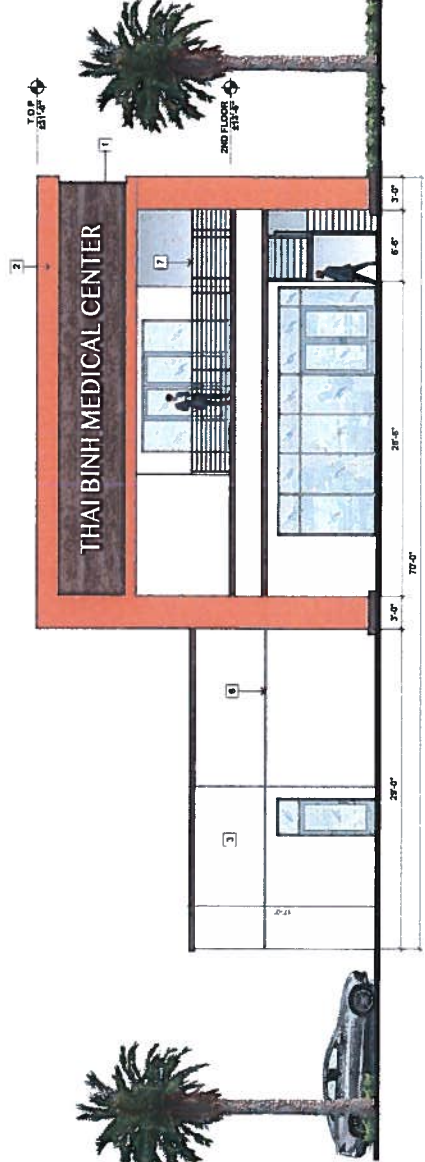
REV.	DESCRIPTION	DATE

ELEVATIONS

MEDICAL CLINIC
10691 WESTMINSTER AVE.
GARDEN GROVE, CA 92843

SCALE	AS NOTED
DRAWN BY	MD
CHECKED BY	AT
PLAN DATE	
PRINT DATE	03/02/21
PROJECT No.	UK2021
SHEET No.	

A - 4



EXTERIOR FINISH KEY NOTES

- 1 WOOD SLUING
- 2 ACCENT STUCCO PAINT
MANUFACTURER: DUNN EDWARDS
COLOR: DES174 CLAY POT
- 3 MAIN STUCCO PAINT
MANUFACTURER: DUNN EDWARDS
COLOR: DEB204 TRITE WHITE
- 4 STEEL TRELLIS
- 5 STUCCO OVER BUILDING BLOCK WALL
MANUFACTURER: DUNN EDWARDS
COLOR: DEB388 WINDY SKY
- 6 RECESSED CHANNEL
- 7 GUARD RAIL

RESOLUTION NO. 6048-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-114-2022, FOR A PROPERTY LOCATED ON THE NORTH SIDE OF WESTMINSTER AVENUE AND WEST OF TAFT STREET, AT 10691 WESTMINSTER AVENUE, PARCEL NO. 099-504-44.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on August 4, 2022, approves Site Plan No. SP-114-2022.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-114-2022, the Planning Commission of the City of Garden Grove does hereby determine and report as follows:

1. The subject case was initiated by Annie Tran (VT Design Specialties, Inc.), with the authorization of the property owner, B & B Medical Properties LLC.
2. The applicant is requesting Site Plan approval to construct a new 3,670 square foot two-story commercial/medical office building, on a vacant 13,259 square foot lot, located at 10691 Westminster Avenue (APN: 099-504-44), along with associated site improvements.
3. The Planning Commission hereby determines that the proposed project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15303(c) (New Construction or Conversion of Small Structures) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303). The proposed project consists of the construction of a new commercial structure not exceeding 10,000 square feet in an urbanized area.
4. The property has a General Plan Land Use designation of Light Commercial, and is currently zoned C-1 (Neighborhood Commercial). The property is currently vacant.
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 August 4, 2022, 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 August 4, 2022, 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 currently a 13,259 square foot vacant lot, located on the north side of Westminster Avenue, just west of Taft Street. The property has a General Plan Land Use Designation of Light Commercial and is zoned C-1 (Neighborhood Commercial). The subject property is adjacent to C-1 zoned, commercially developed, properties to the east, and to the south, across Westminster Avenue, and R-1 (Single Family Residential) zoned, residentially developed, properties to the west and north.

The property was previously improved with an approximately 1,800 square foot freestanding pad building, which was in operation as a coffeehouse establishment. According to business license records, the prior building was in operation as a restaurant and coffeehouse since 1993. In May of 2015, all existing improvements were demolished, which included the existing building and the parking lot. The site is now currently unimproved and vacant.

In January of 2017, the City approved Site Plan No. SP-032-2016, which allowed the construction of a new 3,000 square foot one-story building, for the operation of a retail meat market, along with associated improvements. Construction plans were submitted to the City for plan check in 2017. However, the plan check was never completed and ultimately expired. Subsequently, the approval of SP-032-2016 also expired. In October of 2019, the subject property was acquired by the current property owner of record.

On behalf of the property owner, the applicant has submitted the subject request for Site Plan approval to develop the property with the proposed 3,670 square foot two-story commercial/medical office building, along with associated site improvements. Pursuant to Municipal Code Section 9.32.030.D.3, approval of a Site Plan land use entitlement is required to facilitate construction of the proposed development.

The placement of the proposed building complies with the minimum setbacks of the C-1 zone by providing a 15-foot (15'-0") front setback, along Westminster Avenue, a 55-foot (55'-0") interior side setback to the westerly property line, a 0-foot (0'-0") interior side setback to the easterly property line, and a 66-foot (66'-0") rear setback. Vehicular access to the site will be provided via a 25-foot (25'-0") wide driveway approach along the southerly property line, off Westminster Avenue. The interior of the first floor will consist of a 270 square foot common area lobby, which provides a waiting area for patrons and access to a 511 square foot retail pharmacy tenant space (Unit 1), and a 1,505 square foot medical office tenant space (Unit 2). A stairwell at the first floor provides access to a second floor common area corridor/balcony and a 1,384 square foot general office tenant space (Unit 3). Parking requirements of the Municipal Code requires a minimum of eighteen (18) parking spaces based on the proposed 3,670 square feet of usable gross floor area. The Project provides a total of eighteen (18) parking spaces. The Municipal Code requires that at least 10% of all net developable site area for parking areas must be landscaped. The project requires a minimum of 868.4 square feet of landscaping,

exclusive of the required setback landscaped areas. The proposed site design provides 1,077 square feet of landscaping, exclusive of the required setback landscaped areas, demonstrating compliance with the minimum landscaping required by the Municipal Code. In total, including all landscaped setback areas, the project provides a total of 2,845 square feet of landscaping, which will include a variety of live plants.

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 subject site has a General Plan Land Use Designation of Light Commercial, and is zoned C-1 (Neighborhood Commercial). The Light Commercial (LC) designation is intended to allow a range of commercial activities, including medical services, general office services, and retail pharmacy services, that serve local residential neighborhoods and the larger community. The project will not exceed the maximum Floor Area Ratio ("FAR") permitted by Light Commercial Land Use Designation. The General Plan allows a maximum FAR of 0.55, and the project FAR is 0.28. The Project complies with all zoning requirements and development standards of the C-1 zone that are applicable to the property. The placement of the building, site design, parking lot layout, number of on-site parking spaces, and the provided landscape areas are consistent with the spirit and intent of the requirements of the Municipal Code.

The design and improvement of the proposed project is consistent with the spirit and intent of the General Plan, through its goals, policies, and implementation programs, including specifically:

Policy LU-1.4 encourages a wide variety of retail and commercial services, such as restaurants and cultural arts/entertainment, in appropriate locations. The proposed project will establish a new commercial/medical office building, which from the onset of its operation is anticipated to provide a wide variety of commercial uses/services such as a retail pharmacy, medical office, and a professional/general office. The proposed project will ensure that the City maintains healthy, competitive, and service rich commercial areas contributing to a well-planned and well-maintained community.

Policy LU-1.5 encourages active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed-use areas. The proposed project will establish a new commercial/medical office building, which from the onset of its operation is anticipated to provide a wide variety of commercial uses/services such as a retail pharmacy, medical office,

and a professional/general office. The architect for the project has thoughtfully designed the project's building architecture and site design layout for the placement and design of the landscaping, parking areas, and pedestrian pathways in ways that are aesthetically pleasing and pedestrian-friendly with direct access from the public right-of-way off Westminster Avenue. The landscape design for the project that will include a wide variety of plant types of varying heights and colors that will substantially improve the vacant site which is currently devoid of any existing landscaping.

Policy LU-1.10 encourages designating areas for urban land uses where adequate levels of public facilities and services exist or are planned. The project proposes to improve a lot that has been vacant, and has been an area of blight, since the previously existing improvements were demolished in 2015. The subject property is in an area where there are adequate levels of public facilities and services, which includes, but is not limited to, several public transit (bus) stops, and other existing commercial uses/services.

Policy LU-2.5 strives to protect residential areas from the effects of potentially incompatible uses. Where new commercial or industrial development is allowed adjacent to residentially zoned districts, maintain standards for circulation, noise, setbacks, buffer areas, landscaping, and architecture which ensure compatibility between the uses. The proposed project will establish a new commercial/medical office building, which from the onset of its operation is anticipated to provide a wide variety of commercial uses/services such as a retail pharmacy, medical office, and a professional/general office. The proposed project will ensure that the City maintains healthy, competitive, and service rich commercial areas contributing to a well-planned and well-maintained community. The architect for the project has thoughtfully designed the project's building architecture and site design layout for the placement and design of the landscaping, parking areas, and pedestrian pathways in ways that are aesthetically pleasing and pedestrian-friendly. The placement of the building provides buffering to nearby residential uses with building setbacks that far exceed the minimum required where a property is directly abutting R-1 (Single-Family Residential) zoned properties. The architectural design of the building incorporates a variety of exterior finishes that include wood siding, stucco accents, and a warm color palette, which are exterior finishes commonly found in residentially developed areas. Therefore, the architecture of the building maintains visual compatibility with the existing residential uses in the surrounding areas. Vehicular access to the site will be provided via a 25-foot (25'-0") wide driveway approach along the southerly property line, off Westminster Avenue. The parking lot areas have been designed to provide adequate space for vehicular back-up, parking, and on-site circulation. Finally, the proposed building will incorporate architectural features, such as double paned windows, to ensure any potential impacts from noise generated by the on-site uses are mitigated.

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.

Vehicular access to the site will be provided via a 25-foot (25'-0") wide driveway approach along the southerly property line, off Westminster Avenue. Said driveway approach will provide access to a 25-foot (25'-0") wide drive aisle, which runs down the center of the property, with access terminating at the rear of building. A 20-foot (20'-0") vehicular throat will be provided at the site's driveway entrance. Access from the public right-of-way (i.e., from the public sidewalk area on Westminster Avenue) will be provided via a pedestrian pathway (i.e., path-of-travel). Said pathway will provide direct access to the building's entrance, to ADA (American's with Disabilities Act) parking stalls at the rear of the property, and the trash enclosure. 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 commercial/medical office building. With the project's proposed design features, the development will 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

Furthermore, the City's Traffic Engineering Division and the Orange County Fire Authority 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 will be adequate to accommodate the development once the developer provides the necessary improvements for the project. Utilities and drainage channels in the area, if and where necessary, will be made adequate to accommodate the development. The property is not located in a sewer deficiency area. 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 Divisions have reviewed plans, and all appropriate conditions of approval have been included to prevent 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. Potential 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 proposed project is consistent with the existing uses and improvements in the surrounding area. Additionally, the proposed project will improve the aesthetics of the property by redeveloping the property through the construction of the new building which has been designed to be architecturally compatible and sensitive to the existing surrounding uses. The resulting development will be an improvement, visually, for the community while also maintaining a reasonable degree of physical, functional, and visual compatibility with neighboring uses and the desirable neighborhood characteristics. Therefore, the proposed project is consistent with the surrounding area and compatible with the existing uses on the properties.

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.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE STAFF REPORT

In addition to the foregoing, the Planning 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 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-114-2022.

EXHIBIT "A"

Site Plan No. SP-114-2022

10691 Westminster Avenue
(APN: 099-504-44)

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required within 30 days of this approval. 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.
2. 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. Modifications which do not change the intent of the project may be approved by the Community and Economic Development Director.
3. Minor modifications to the Site Plan and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
4. The approved site plan, floor plan, and use of the subject property, as represented by the applicant, are an integral part of the decision approving this Site Plan. 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. 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 per the requirements of the Orange County Health Department and the mitigation requirements of governing regulatory requirements. The report shall make recommendations for foundations and pavement structural section design of interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and the implementation of water quality for storm water runoff, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels.
7. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a final design Water Quality Management Plan that:
 - a. Addresses required mitigation Site Design Best Management Practices (BMPs) based upon the latest Santa Ana Regional Water Quality Control Board (SARWQCB) Drainage Area Management Plan (DAMP) as identified in the geotechnical report recommendations and findings, including, but not limited to, infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas as required by the latest adopted County of Orange Technical Guidance Document (TGD).
 - b. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
 - c. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
 - d. Incorporates structural and Treatment Control BMPs as defined in the DAMP.
 - e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.

- h. Provides a hydrological analysis with scaled map as well as hydrologic and hydraulic calculations to size storm drains per the Orange County RDMD standards.
8. Parkway culverts shall be designed per City of Garden Grove Standard Plan B-209. Storm drain lateral pipe connections to city maintained storm drains within City right-of-way shall be RCP (reinforced concrete pipe) with a minimum diameter of 18-inches.
9. Grading improvement plans prepared by a registered Civil Engineer are required. As required under Section 107 of the California Building Code (CBC), the grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30 feet 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 showing all existing utility facilities, easements and proposed utility facilities. All onsite improvements shall be tied by horizontal dimensional control to the property boundary as established by survey. A minimum uninterrupted 20-foot wide throat access to the site is required from the street for the commercial projects and shall meet the requirements of the California Fire Code throughout the site. Vehicle maneuvering, as demonstrated by Auto Turn along private streets and access ways, shall be demonstrated on the grading plan. Street improvement plans shall conform to all format and design requirements of the City Standard Drawings & Specifications.
10. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer. (Policies and Procedures – TE-17).
11. The applicant shall coordinate with Planning Services and Orange County Fire Authority to identify proper emergency vehicle access to the site and shall provide the Engineering Division a copy of the approval letters upon first submittal of the grading and street improvement plans.
12. Any new drive approaches to the site shall be constructed in accordance with Garden Grove Standard B-120 (option #2) as they conform to land use and roadway designation.
13. Prior to issuance of a grading permit, the applicant shall design overhead street lighting within the frontage of the development in conformance with City specifications and the approval of the City's Lighting Administrator. Location of lighting poles shall be shown on all the improvement plans and grading plan.

14. The grading plan shall depict an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition and section 1110A of the California Building Code.
15. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502 and State mandated commercial organic recycling laws, including AB 1826 and SB 1383 and their implementing regulations, and any other applicable State recycling laws related to refuse, recyclables, and/or organics (web-link reference: <https://ggcity.org/index.php/pw/trash-recycling>):
 - a. Paved with an impervious surface, designed not to allow run-on mixing of drainage from adjoining areas, designed to divert drainage from adjoining roofs and pavements to be directed around the area for trash roll out, and screened or walled to prevent off-site transport of trash by water or wind.
 - b. Provide solid roof or awning to prevent direct precipitation into the enclosure.
 - c. Connection of trash area drains to the municipal storm drain system is prohibited. Drainage from the enclosure may be directed to a conforming grease or contaminant interceptor.
 - d. Potential conflicts with fire code access requirements and garbage pickup routing for access activities shall be considered in implementation of design and source control. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.
 - e. The trash enclosure and containers shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures, and concrete aprons for roll-out areas.
 - f. Pursuant to state mandated commercial organic recycling laws AB 1826 and SB 1383, the applicant is required to coordinate storage and removal of the organics waste with local recycling/trash company.
 - g. Pursuant to applicable state mandated laws, the applicant is required to contact and coordinate with the operations manager of the local recycling/trash company (Republic Services, 800-700-8610) to ensure the trash enclosure includes the appropriate size and number of containers for the disposal of items such as, but may not limited to, municipal solid waste (MSW), recyclables, and organic green waste.
 - h. Based on the amount of waste disposed, per week, the applicant shall coordinate with the local recycling/trash company to ensure the

adequate frequency of trash pick-up is serviced to the site for municipal solid waste (MSW), recyclables, and organic green waste, including any other type of waste.

- i. The applicant shall ensure large bulk items, intended for coordinated and scheduled pick-up by the local recycling/trash company, are not placed in areas that encroach into drive aisles, parking spaces, pedestrian pathways, or areas in the front of the property including areas public right-of-way (e.g., street, sidewalk), during and after construction. Any large bulk items shall be out of public vantage points.
 - j. The requirements for the trash enclosure and design criteria are bound and coordinated with the Water Quality Management Plan (WQMP), when required, as depicted on the project grading plan, which shall be incorporated into the WQMP by narrative description, exhibits and an Operation and Maintenance Plan (O&M).
16. Any new or required block walls and/or retaining walls shall be shown on the grading plans, both in plan-view and cross sections. Cross sections shall show vertical and horizontal relations of improvements (existing and proposed) on both sides of property lines. Required wall heights shall be measured vertically from the highest adjacent finished grade. Block walls shall be designed in accordance to City of Garden Grove Standard B-504, B-505, B-506 & B-508 or designed by a professional registered engineer. In addition, the following shall apply:
 - a. The color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division Prior to installation.
 - b. Openings for drainage through walls shall be shown in section details and approved by the City Engineer. Cross lot drainage is not allowed.
17. The applicant shall remove any existing substandard driveway approaches, curbs, sidewalks, ADA ramps, pavement sections, tree well and landscaping, and construct Westminster Avenue frontage improvements as identified below. All landscape, irrigation, sidewalk, signal modifications and lighting improvements installed within the public rights-of-way shall be maintained by the applicant and shall require the approval of the City Engineer, Street Division, and Planning Division.
 - a. All proposed improvements within the public right of way on Westminster Avenue shall be on the grading improvement plans. All work shall be per City standards and specifications.

- b. Existing driveway on Westminster Avenue shall be removed and replaced with new curb, gutter, landscape, and sidewalk per City standards and specifications.
 - c. Construct curb and gutter when replacing any existing driveway approaches along the property frontage on Westminster Avenue in accordance with City Standard Plan B-113 (Type C-8 Modified).
 - d. The new modified 25-foot wide driveway approach to the site on Westminster Avenue shall be constructed in accordance with Garden Grove Standard B-120 (Option #2).
 - e. The applicant shall construct new commercial sidewalk panels replacing the existing driveway approach in accordance with City of Garden Grove Standard B-106. The owner/contractor shall verify the removal and replacement sections of the sidewalk concrete panels with public works inspector prior to start of construction.
 - f. Any new landscaping in public right of way on Westminster Avenue shall be consistent with existing landscape on the east and west of the project site and approved by Planning Division.
 - g. The applicant shall locate all existing public utilities across the property frontage and within the property boundary of the project prior to commencement of grading operation and mobilization.
 - h. The applicant shall coordinate with the Planning Services Division and Public Works Street Division before placing any type of tree within public right of way and proposed landscape area.
 - i. Street signs shall be installed as required and approved by the City Traffic Engineer.
18. Provide adequate drive aisle and lane widths per City of Garden Grove Standard B-311.
19. Turning Template shall be in accordance with City's Traffic Engineering Policy TE-14.
20. Driveway widths shall be in accordance with City's Traffic Policy & Procedures TE-8 (Driveway Opening Policy).
21. Sight Distance Standards shall be in accordance with City's Traffic Engineering Policy TE-13. All structures and walls shall be designed to ensure proper vision clearance for cars entering or leaving the driveway and parking areas. No structure, wall or fence shall cause an exceedance of the

- applicable site distance standards set forth in City Traffic Engineering Policy TE 13.
22. The Site Plan shall comply with the completed Development Review and Comment Sheet prepared pursuant to City's Traffic Engineering Policy TE-17 and provided to the applicant.
 23. Private Property Tow Away Sign Design shall be in accordance with City's Traffic Engineering Policy TE-19.
 24. No Parking Fire Lane Sign Design shall be in accordance with City's Traffic Engineering Policy TE-20.
 25. Parking lot layout shall be in accordance with City Standard B-311 & B-312.
 26. The applicant shall cross hatch a nine-foot-by-nineteen-foot-wide parking space next to trash enclosure to provide for a turnaround maneuvering area.

Permit Issuance

27. The applicant shall be subject to Traffic Mitigation Fees, Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.
28. A separate street permit is required for work performed within the public right-of-way.
29. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
30. The applicant shall identify a temporary parking site(s) for construction crew and construction trailers office staff prior to issuance of a grading permit. No construction parking is allowed on local streets. Construction vehicles should be parked off traveled roadways in a designated parking area. Parking areas, whether onsite or offsite, shall be included and covered by the erosion control plan.
31. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a worksite traffic control plan for all the proposed improvements within public right of way, and shall be subject to the review and approval of the City Traffic Engineer.

Project Construction/Operation

32. The applicant shall coordinate with City's Public Works Department (engineering, water services and streets division) and setup appointments for preconstruction inspections for all the onsite and offsite improvements prior to commencement of grading operation and mobilization.
33. In accordance with the Orange County Storm Water Program manual, the applicant and/or its contractors shall provide dumpsters onsite during construction unless an Encroachment Permit is obtained for placement in street.
34. The applicant and its contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal; relocation or resetting, the Contractor shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and its contractor shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The Applicant and its contractor shall be liable for, at his expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls. Temporary Benchmarks shall not be used for Vertical control. Benchmarks shall be to the National Geodetic Vertical Datum (NGVD).
35. Heavy construction truck traffic and hauling trips, and any required lane closures shall occur outside peak travel periods. Peak travel periods are considered to be from 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m.
36. 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 the applicant is prepared to implement and maintain 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. Identify responsible contractor and individuals for maintaining the new landscape and irrigation improvements for a period of five (5) years following the acceptance of the improvements by the City.

Public Works Water Services Division

37. There are existing improvements at the subject site from a previously approved project. Design engineer to verify if sizes are sufficient for the new proposed use. If any of the existing connections are not to be used, they are to be abandoned at the main per the latest Garden Grove Standard Plans and Specifications. Any of the connections that will be reused and have been determined to have sufficient capacity, are to be updated per the latest Garden Grove Standard Plans and Specifications.
38. Any new water service installations two inches (2") and smaller, shall be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services three inches (3") and larger, shall be installed by developer/owner's contractor per City Standards.
39. Water meters shall be located within the City right-of-way. Fire services and large water services three inches (3") and larger, shall be installed by contractor with Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.
40. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a 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.
41. It shall be the responsibility of owner/developer to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.
42. A composite utility site plan shall be part of the water plan approval.

43. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
44. City shall determine if existing water services(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.
45. Any fire service and private fire hydrant lateral shall have above-ground backflow device with a double-check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. 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.
46. Water meters and boxes shall be installed by City forces upon payment of applicable fees and after new water system (including water services) pass all bacteriological and pressure tests.
47. Location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).
48. Commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license. Plumbing plan for grease interceptor shall be routed to environmental services for review.
49. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Existing units are to be removed.
50. There are existing improvements at the subject site from a previously approved project. Design engineer to verify if size of existing sewer lateral is sufficient for the new proposed use. Otherwise, owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be six inches (6") minimum diameter, extra strength VCP with wedgelock joints.
51. 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. Only one (1) sewer connection per lot is allowed.
52. All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of minimum twelve inches (12") below the water main, outer diameter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board.

53. If water main is exposed during installation of sewer lateral, a twenty-foot (20'-0") section of the water main shall be replaced with twenty-foot (20'-0") PVC C-900 DR-14 Class 305 water pipe, size in kind and centered at the crossing.

Police Department

54. 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.

Fire Department

55. The applicant shall ensure that the project/building complies with all life safety matters, as required by the Fire Department, which include, but not limited to: fire sprinklers, fire alarm, maximum occupancy, and emergency lighting throughout the building.

Community and Economic Development Department

56. 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 and Economic 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).
- a. The uses (medical office, retail pharmacy, and general office) occupying tenant space unit nos. 1, 2, and 3 shall be restricted to those uses proposed by the applicant, as shown on the submitted plans as part of the project, and shall be as follows: Unit 1 (511 square feet) to be occupied by a retail "Prescription Pharmacy" use; Unit 2 (1,505 square feet) to be occupied by a "Medical, Dental and Related Health Service Support Facilities" use; and Unit 3 to be occupied by a "General business offices" use.
 - b. Should the City receive a proposal to change the use(s) of a tenant space(s), the applicant shall demonstrate compliance with all Municipal Code requirements, such as, but not limited to, parking standards, including any other applicable requirements set forth in the California Building Code, and/or other related local, state, or federal requirements.
57. No outside display of merchandise shall be permitted at any time.

58. 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 applicant. 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.
59. There shall be no deliveries to or from the premises between the hours of 10:00 p.m. and 7:00 a.m., seven (7) days a week.
60. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the applicant. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
61. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
62. 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.
63. Any satellite dish antennas installed on the premises shall be screened, subject to approval by the Community and Economic Development Department, Planning Division. No advertising material shall be placed thereon.
64. Exterior advertisements displays or exterior wall advertisements shall not be allowed.
65. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Chapter 8.47 as adopted, except that:
 - 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 Chapter 8.47 of the Municipal Code.

66. 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, the project shall use solar or low-emission water heaters, and low-sodium parking lot lights, to ensure compliance with Title 24.
67. The applicant/property owner shall comply with the adopted City Noise Ordinance.
68. 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.
69. As a part of the finalized working drawings for the Planning Division, Engineering Division and Building Division, the developer shall submit a detailed and dimensioned plot plan, floor plans, exterior elevations, and landscape plans that reflect the above conditions of approval. The plans shall indicate landscape materials, wall materials and building materials proposed for the project.
70. 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 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.
71. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic 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 and Economic 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.

72. The applicant shall submit a complete landscape plan governing the entire development for review and approval by the Community and Economic 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, including the City's Water Efficiency Guidelines, as well as recently adopted provisions by the State of California concerning drought tolerant landscape measures. Said plan shall include type, size, location and quality of all plant material. This includes enhanced landscaping for frontage facing the public right-of-way and 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.

73. 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.
74. 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.
75. 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 and Economic Development Department, Planning Division, and shall be shown on the final site plan and the grading plan.
76. All on-site curbs, not associated with a parking space, shall be painted red.
77. 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, or more frequently if required.
 - 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.
78. 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).
79. The applicant shall work with the Planning Division 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.

80. A copy of the resolution approving Site Plan No. SP-114-2022, including these Conditions of Approval, shall be kept on the premises at all times.
81. The applicant shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-114-2022, and his/her agreement with all conditions of the approval.
82. All construction work shall comply with the latest CA Building Standards Code at time of permit application.
83. Soil investigation report per CBC Chapter 18 shall be provided at time of permit application.
84. An elevator, providing pedestrian access to the second floor, shall be required if the Unit 3 tenant space is used, at any time, as a "professional office of a health care provider".
85. Hand sinks and lavatories in nurse stations, exam rooms, and lounge areas shall be made accessible.
86. 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-114-2022. 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.
87. It shall be the applicant's responsibility to verify that any building or site improvements do not impermissibly interfere with any recorded (or non-recorded) easements or required utility clearances on the subject property or the adjacent properties.
88. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Site Plan No. SP-114-2022 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period for this approval and thereafter diligently advanced until completion of the project.

89. The applicant shall work with the Planning Division to ensure that the proposed exterior colors, exterior finishes, and materials are architecturally compatible and match the existing dwelling.
90. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, which require the protection of active nests of all bird species, prior to the removal of any on-site landscaping, including the removal of existing trees.
91. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state. In the event that fossil specimens or cultural resources are encountered on the site during construction and cannot be preserved in place, the applicant shall contact and retain, at applicant's expense, a qualified paleontologist or archaeologist, as applicable, acceptable to the City to evaluate and determine appropriate treatment for the specimen or resource, and work in the vicinity of the discovery shall halt until appropriate assessment and treatment of the specimen or resource is determined by the paleontologist or archeologist (work can continue elsewhere on the project site). Any mitigation, monitoring, collection, and specimen/resource treatment measures recommended by the paleontologist/archaeologist shall be implemented by the applicant at its own cost.
92. In the event the site cannot accommodate the parking demand, due to impacts generated by any use on the property, at any given time, which causes a nuisance, hindrance, and/or problem with either on-site and off-site parking and circulation, as determined by the City's Community and Economic Development Director in his/her reasonable discretion, the applicant shall devise and implement a plan approved by the City to relieve the situation.

Upon written request by the City, the applicant shall submit a plan to manage parking issues for review and approval by the Community and Economic Development Department. The plan may include, but is not be limited to: reducing the hours of operation, instituting an off-site parking arrangement; having on-site parking control personnel; and/or others actions that may be deemed applicable to the situation.

If the City's Community and Economic Development Director deems such action is necessary to address parking and circulation problems, such action shall be implemented within 30 days of written notice. Failure to take appropriate action shall be deemed a violation of these Conditions of Approval and may result in the City restricting the overall use of the establishment.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.2.	SITE LOCATION: East side of Harbor Boulevard, south of Garden Grove Boulevard at 13200-13220 Harbor Boulevard
HEARING DATE: August 4, 2022	GENERAL PLAN: International West Mixed Use
CASE NO.: Site Plan No. SP-115-2022	ZONE: HCSP-TZS (Harbor Corridor Specific Plan – Transition Zone South)
APPLICANT: Matthew Decker	APN: 101-621-19 and 101-621-20
PROPERTY OWNER: ROIC California, LLC	CEQA DETERMINATION: Exempt

REQUEST:

The applicant is requesting Site Plan (SP) approval to construct an approximately 4,000 square foot, two-unit, restaurant pad building within the southwest corner of the parking lot of an existing multi-tenant shopping center, Harbor Place Center. One restaurant will be approximately 2,800 square feet with a drive-thru lane, and the second restaurant will be approximately 1,200 square feet. Both restaurants will maintain 500 square foot outdoor patio areas. Associated site improvements include the reconfiguration of the shopping center's parking lot to accommodate the new pad building, as well as landscape improvements where the new pad building will be located.

BACKGROUND:

The subject shopping center, Harbor Place Center, is approximately nine (9) acres and is located on the east side of Harbor Boulevard, south of Garden Grove Boulevard. The existing multi-tenant shopping center is improved with a supermarket, AA Market, and other retail businesses, including Ross Dress for Less, a beauty supply store, and a shipping and mailing center. A separate pad building, on the northwest corner of the property fronting Harbor Boulevard, consists of an automotive parts retailer, AutoZone, and a vacant tenant space. The AutoZone store is in the process of relocating to a vacant tenant space located adjacent to the AA Market, which was formerly occupied by the market before it obtained permits to reduce its square footage.

The property maintains a General Plan Land Use Designation of International West Mixed Use (IW) and is zoned HCSP-TZS (Harbor Corridor Specific Plan - Transition

Zone South). The property abuts an HCSP-DC (Harbor Corridor Specific Plan - District Commercial) zoned property to the north that is developed with a commercial shopping center, Harbor Grove Center, an HCSP-TZS zoned property to the west across Harbor Boulevard that is developed with a commercial shopping center, Harbor 22 Center, R-1 (Single-Family Residential) zoned properties to the south and east that are developed with single-family dwellings, and an HCSP-TZS zoned property that is developed with a drive-thru bank, Bank of America, directly to the south. The proposed pad building will be located immediately north of the Bank of America building.

The subject 119,836 square foot retail shopping center was approved by the Planning Commission in 1991 under Site Plan No. SP-119-91, Conditional Use Permit No. CUP-143-91, and Variance No. V-111-91. The request included a Conditional Use Permit (CUP) for an off-sale general alcoholic beverage sales license, and a Variance (V) to deviate from the minimum front setback and required landscaping. The Variance established a 10'-0" minimum front setback for future pad buildings along Harbor Boulevard, and reduced the overall site landscaping to 9%, as opposed to the required 10% per the Harbor Corridor Specific Plan (HCSP).

Vehicular access to the site is currently via two (2) drive approaches located along Harbor Boulevard: one is located on the southwest corner of the site, which is shared with Bank of America, and the second is centrally located along the Harbor Boulevard property line on the west side of the site. The subject site can also be reached via various drive approaches located along Harbor Boulevard and Garden Grove Boulevard at the shopping center to the north, Harbor Grove Center.

The International West Mixed Use (IW) Land Use designation was added to the General Plan in 2008 for revitalization and economic stimulus purposes. Ideally situated south of Disneyland, the area was intended to create opportunities to capitalize and expand tourist-based and entertainment-related uses. Several full-service hotels and new restaurants have been constructed. The subject site is situated south of Garden Grove Boulevard, which is the southern end of the International West Land Use (IW) designation and is an extension of the resort corridor.

The applicant is proposing to construct an approximately 4,000 square foot, two-unit, restaurant pad building within the southwest corner of the parking lot of the existing multi-tenant shopping center. Each tenant will maintain access to 500 square foot outdoor patio areas at the opposite ends of the proposed pad building. Suite 1, the tenant at the south of the pad building, will be an approximately 2,800 square foot drive-thru restaurant, The Habit Burger Grill. Suite 2, the tenant to the north of the building, will be an approximately 1,200 square foot restaurant. Currently, the tenant of Suite 2 is unknown. Associated improvements will include the reconfiguration of the shopping center's parking lot to accommodate the new pad building, landscape improvements where the new pad building will be located, and a new trash enclosure to comply with the requirements of Title 9 of the Municipal Code.

In 2017, the Planning Commission approved Site Plan No. SP-033-2017 to construct an approximately 4,954 square foot commercial pad relatively in the same location as the proposed pad building. However, the building was not proposed with a drive-thru or outdoor dining patios. A year from the original approval in 2018, a one-time time extension was approved by the Planning Commission to extend the life of the Site Plan by one (1) year. Upon lack of plan check submittal within the one-year timeframe, the land use entitlements expired in 2019.

PROJECT STATISTICS:

	Provided	Required
Total Project Area:	9.15 AC.	50,000 S.F.
Existing Building Area:	119,836 S.F.	-
Proposed Building:		
Suite 1	2,800 S.F.	
Suite 2	1,200 S.F.	-
Suite 1 – Patio Area	500 S.F.	
Suite 2 – Patio Area	500 S.F.	
Proposed Building Height:	24'-0"	45'-0" maximum
Proposed Building Setbacks¹:		
Front (west)	10'-0"	10'-0" (for pad buildings)
Interior side (north)	163'-10"	0'-0" (when adjacent to compatible uses)
(north)	19'-0"	
(south)		
Rear (east)	229'-8"	45'-0" (when adjacent to incompatible uses)
Parking²:	471 spaces (18% reduction)	575 spaces

¹ Variance No. V-111-91 previously approved to establish 10'-0" front setback for pad buildings.

² The Harbor Corridor Specific Plan allows for up to a 20% reduction in parking, subject to review and approval of a parking demand study.

DISCUSSION:

SITE PLAN:

Site Design and Circulation

The applicant is requesting Site Plan (SP) approval to construct an approximately 4,000 square foot, two-unit, restaurant pad building within the southwest corner of the parking lot of the existing multi-tenant shopping center. Each tenant will maintain access to 500 square foot outdoor patio areas at the opposite ends of the proposed pad building. Suite 1, the tenant at the south of the pad building, will be an approximately 2,800 square foot drive-thru restaurant, The Habit Burger Grill. Suite 2, the tenant to the north of the building, will be an approximately 1,200 square foot

restaurant. Associated site improvements will include the reconfiguration of the shopping center's parking lot to accommodate the new pad building, landscape improvements where the new pad building will be located, and a new trash enclosure to comply with the requirements of Title 9 of the Municipal Code.

On-site vehicular circulation to the proposed pad building will continue to be served by the two existing points of access to the shopping center. As previously mentioned, there are currently two (2) drive approaches along Harbor Boulevard: one is located on the southwest corner of the site, which is shared with Bank of America, and the second is centrally located along the Harbor Boulevard frontage on the west side of the site. The site can also be reached via various approaches located along Harbor Boulevard and Garden Grove Boulevard at the shopping center to the north. With the addition of the proposed building, a new drive-aisle is being proposed on the southwest corner of the shopping center's parking lot to allow the construction of the pad building. The new drive-aisle is being reconfigured to provide an effective vehicular circulation pattern, which has been designed per the City's standard, and will provide the required drive aisle width to accommodate two-way vehicular traffic, as well as trash truck and emergency vehicle access.

The vehicular entrance to the drive-thru lane will begin directly north of the pad building, and run along the west side of the building, maintaining a 10'-0" setback from Harbor Boulevard. The proposed pad building will be bound by the drive-thru lane along the north, south, and west sides. Sixteen (16) new parking spaces will be located along the east side of the building.

The drive-thru will consist of a single lane, no less than 10'-0" in width at any given portion of the length. The lane has been designed to accommodate up to eight (8) vehicles between the entrance and order window, with up to thirteen (13) vehicles between the entrance and pick-up window. The drive-thru configuration maximizes the capacity of the drive-thru facility on-site, and will minimize the number of cars that line up in the drive-aisles or Harbor Boulevard. The configuration of the drive-thru and parking facilities has been reviewed by the Engineering Division to minimize possible impacts.

The design of the building will also provide new pedestrian access from Harbor Boulevard. The accessible path of travel will cross the drive-thru lane before reaching the entries of the proposed restaurants and the outdoor dining areas. The pedestrian access also connects to the proposed accessible parking spaces to the east of the pad building, and to the rest of the shopping center.

Lastly, the site will be developed with one (1) new trash enclosure to comply with the City's Standard Detail (B-502) for refuse storage enclosures to support the additional uses as required by the City's Public Works Department. The proposed trash enclosure will be located to the north of the new pad building.

Parking and Traffic

The existing shopping center is currently improved with 546 parking spaces. Based on the parking requirements of Section 9.18.140.030 (Parking Spaces Required) of Title 9 of the Municipal Code, 575 parking spaces are required, which results in an existing deficiency of 29 spaces. To accommodate the proposed pad building, 104 existing parking spaces will be displaced. The Harbor Corridor Specific Plan (HCSP) allows up to a 20% reduction in required parking provided that a parking demand study be provided. The study must analyze the parking demands by the uses during morning, midday, and evening periods, and at peak demand, must also provide a 10% overage factor to allow for future changes in the types of uses within the development. A parking demand study prepared by a licensed traffic engineering has been provided for the project, which has been reviewed and approved by the City's Traffic Engineering Division.

The project proposes to provide sixteen (16) parking spaces on the east side of the restaurant pad building, and seven (7) additional parking spaces behind AA Market. Additionally, one-half of the drive-thru queuing capacity qualifies as required parking, which results in a credit of six (6) parking spaces. This results in an increase of 29 parking spaces. Therefore, the total net reduction is 75 parking spaces for a total proposed parking supply of 471 parking spaces. The maximum parking demand determined by the study's analysis, including a 10% overage, results in 308 parking spaces with a 63% utilization factor for the proposed site modifications. However, the maximum allowable 20% reduction in parking spaces would allow a minimum of 460 parking spaces for the site. Based on the maximum parking demand, sufficient on-site parking is provided based on the maximum likely parking demand of 308 spaces, and the provided 471 parking spaces. This results in a parking reduction of 18%, which is within the reduction limits allowed in the Harbor Corridor Specific Plan (HCSP).

Furthermore, a traffic impact analysis prepared by a licensed traffic engineer was provided for the project to analyze potential transportation impacts resulting from the proposed improvements, including the project's site access and circulation, and queuing for the drive-thru. The report evaluated trip generation and potential level of service impacts to nearby key intersections in the surrounding area. Based on the results of the traffic impact analysis, the proposed restaurant project would not have significant traffic impacts to the surrounding area. Moreover, when drive-thru facilities are proposed, the City requires queuing of a minimum of eight (8) vehicles per drive-thru to allow for adequate vehicle backup. Although the applicant has provided queuing for a minimum of thirteen (13) vehicles, in the event queuing issues arise, a Condition of Approval (COA) requires that a queuing analysis be provided for review and approval by the City's Traffic Engineer to minimize any impacts to surrounding streets.

Landscaping

Due to the reconfigured parking layout to accommodate the proposed pad building within the southwest portion of the shopping center's parking lot, the existing parking

lot planters are being modified to provide additional landscaping to further comply with the landscaping requirements of the Harbor Corridor Specific Plan (HCSP) and Title 9 of the Municipal Code. The Specific Plan requires that all street setbacks be landscaped, that two (2) trees be planted in the landscape islands at the ends of parking rows, that one (1) tree be provided per every eight (8) parking spaces, and that building perimeters visible from the street have a minimum 5'-0" landscape strip. Within the project area, the project proposes to replace a total of eight (8) trees within the new planters at the ends of the reconfigured parking rows, eight (8) trees within the landscaped 10'-0" setback area along Harbor Boulevard, eleven (11) site trees, and perimeter landscaping within the visible portions of the pad building. Additional groundcover and shrubs will screen the drive-thru lane from Harbor Boulevard.

The proposed shopping center landscaping is to comply with the landscaping requirements of Title 9 of the Municipal Code, including the City's Landscape Water Efficiency Guidelines. The Planning Division will review the type and location of all proposed plant materials, including irrigation methods, to ensure compliance with state and local water efficient requirements. Moreover, new landscaping and trees will be required to match the existing conditions to provide a consistent plant, tree, and groundcover palette.

Building Architecture

The architecture of the existing shopping center is Mediterranean contemporary. The building facades are primarily stucco with a light earthy color scheme, tile accents, and glass storefronts. The shopping center has raised tower elements with clay tile roofs. The architecture of the proposed pad building will be modern and contemporary in style, similar to other Habit Burger Grill locations throughout Southern California, which is characterized by a flat roof, varied rooflines, metal awnings, and modern storefronts. The varied rooflines and varied elevation planes break down the overall massing of the pad building, allowing differentiation of materials and color. Exterior finishes include smooth stucco, smooth face CMU, and wood cladding in an earthy color scheme with red accents, which is typical of Habit Burger Grill stores. The color scheme will be matching with the existing shopping center, which will provide visual uniformity within the center.

Signage

The shopping center is to comply with the requirements of Chapter 9.20 (Sign Standards) of Title 9 of the Municipal Code, and with the sign program currently governing signage for the site. To achieve consistent signage between the existing center and proposed pad building, the conditions of approval will require that all new signage for the pad building comply with the sign program's standards for pad building signage. All future signs are to be submitted for review and approval by the Planning Services Division.

California Environmental Quality Act (CEQA):

Staff believes the proposed project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to the Class 3 exemption. CEQA's Class 3 exemption applies to new construction, or conversion of small structures (CEQA Guidelines §15303.). This includes the construction of a store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, not exceeding 10,000 square feet in floor area within an urbanized location, and in a zone that allows for such a use (CEQA Guidelines §15303.(c)). The proposed drive-thru restaurant building will be in an urbanized area, is less than 10,000 square feet in floor area, is a listed use in the Class 3 exemption, does not involve the use of a significant amount of hazardous materials, and is a permitted use under the HCSP-TZS zoning designation. Therefore, staff recommends that the Planning Commission determine the project to be exempt from CEQA.

No Net Loss

Government Code Section 65863 requires jurisdictions to maintain adequate sites to accommodate their remaining unmet Regional Housing Needs Allocation (RHNA) by each income category at all times throughout the Housing Element planning period. A jurisdiction may not take any action to reduce a parcel's residential density unless it makes findings that the reduction is consistent with the General Plan, including the Housing Element, and that the remaining sites identified in its Housing Element sites inventory can accommodate its remaining unmet RHNA by each income category or it identifies additional sites so that there is no net loss of residential unit capacity.

In addition, if a jurisdiction approves a development on a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, the jurisdiction must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level, or identify and make available additional adequate sites to accommodate the remaining unmet RHNA for each income category.

The subject site is zoned for commercial, not residential, uses and is not identified in the Housing Element as a housing site. Therefore, no "No Net Loss" findings need to be made.

RECOMMENDATION:

Staff recommends that the Planning Commission hold a public hearing and take the following actions:

1. Adopt Resolution No. 6049-22 approving Site Plan No. SP-115-2022, subject to the recommended Conditions of Approval.

M.P. for Lee Marino

Lee Marino
Planning Services Manager



By: Mary Martinez
Associate Planner

SP-115-2022

CITY OF GARDEN GROVE, CA

13220 Harbor Boulevard
Pad Building

GCMU-3

HCSP-DC C-1

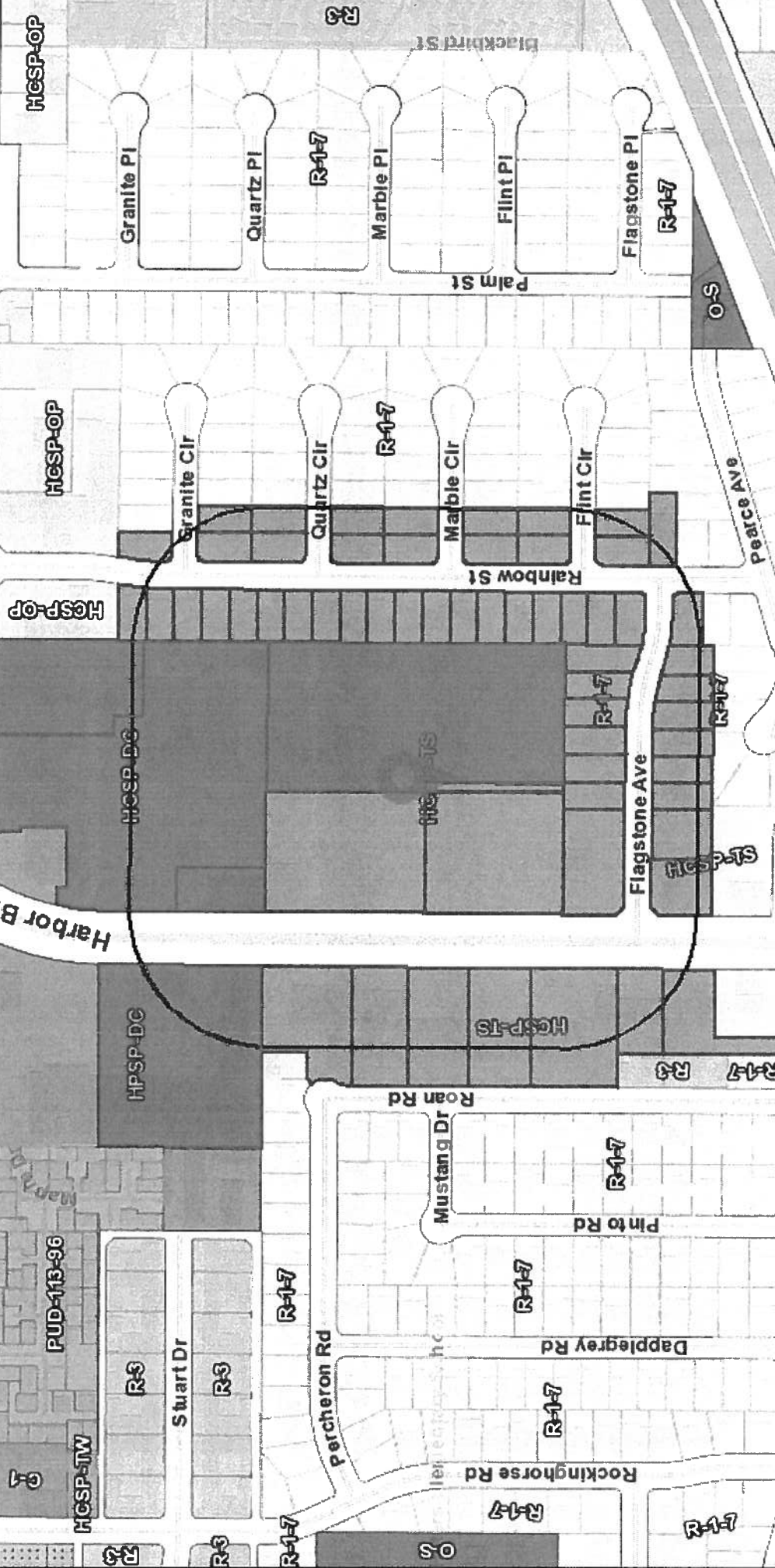
HCSP-SDS
El Rancho Pl

PUD-103-72
Palm St

Garden Grove Blvd

Harbor Blvd

Harbor Blvd



STUDIO
ARCHITECTS
PO BOX 3783 CA 92838
SAN DIEGO, CA 92161
(619) 460-7985 (FAX) 660-7987
JULIO GENER, ARCHITECT

CONCEPTUAL DESIGN PACKAGE FOR PROPOSED NEW PAD BUILDING
HARBOR PLACE CENTER
13220 HARBOR BLVD GARDEN GROVE, CA. 92843

SHEET INDEX

1	COVER SHEET
2	SHOPPING CENTER SITE PLAN
3	ENLARGED SITE PLAN
4	ENLARGED PROPOSED PARKING
5	AUTO-TURN EXHIBIT - F150
6	AUTO-TURN EXHIBIT - MERCEDES SEMI
7	COLOR ELEVATION
8	EXTERIOR ELEVATIONS
9	SIGHT LINE STUDY FROM STREET
10	SIGHT LINE STUDY FROM DRIVEWAY
11	PAD PERSPECTIVES

13	Civil Title Sheet
14	Civil Notes
15	Existing Conditions Plan
16	Demolition and Erosion Control Plan
17	Horizontal Control Plan
18	Grading Plan
19	Utility Plan
20	Details
21	Detail
22	Landscape Conceptual Plan
23	Landscape Image Board

COVER SHEET
PLAN CHECK NUMBER: 1122

ROIC
ROIC CALIFORNIA, LLC.
8905 TOWNE CENTER DR.
SAN DIEGO, CA 92122
(858) 677-0900

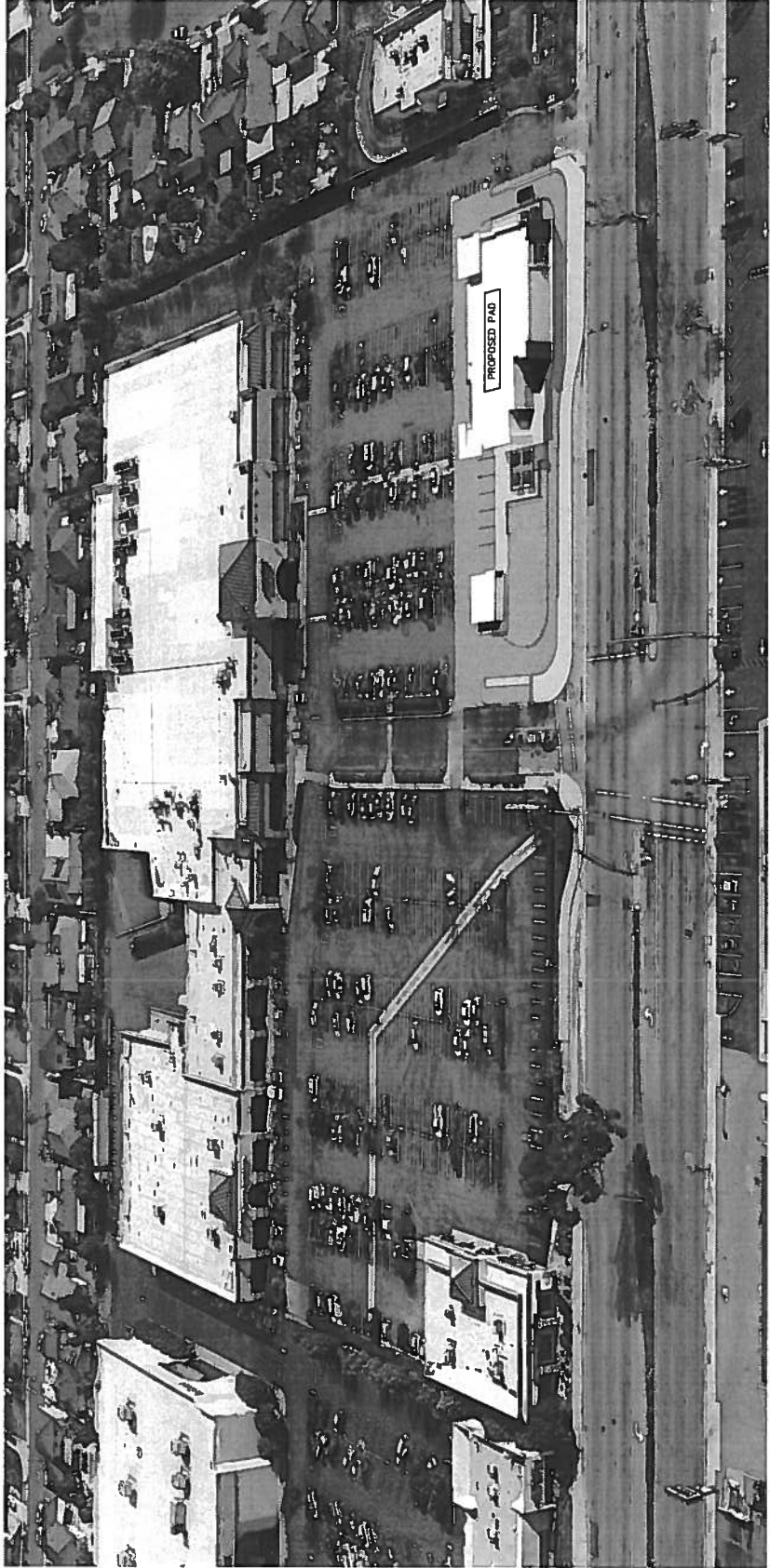
BERGMAN
DEVELOPMENT SERVICES
Bergman
KPRS

HARBOR PLACE CENTER
13220 HARBOR BLVD
GARDEN GROVE, CA. 92843



SCALE: NOT TO SCALE
DATE: 08/20/21
REV: 09.23.21

UNLESS NOTED OTHERWISE
THIS PLAN WAS PRODUCED WITHOUT
RENDERING AND DIMENSIONS. ALL
DIMENSIONS ARE TO FACE UNLESS
NOTED OTHERWISE. ALL DIMENSIONS
ARE TO FACE UNLESS NOTED
OTHERWISE.





STUDIO
ARCHITECTS

PO BOX 3783 CA 92628
1501 WILSON ST
(949) 660-7885 (FAX) (660) 7987
JULIO GENER, ARCHITECT

ENLARGED PROPOSED PARKING

ROC CALIFORNIA, LLC.



8905 TOWNE CENTER DR
SAN DIEGO, CA 92122
(658) 677-0900

BERGMAN
DEVELOPMENT SERVICES

Bergman
KPRS

HARBOR PLACE CENTER
13720 HARBOR BLVD
GARDEN GROVE, CA. 92843

NORTH



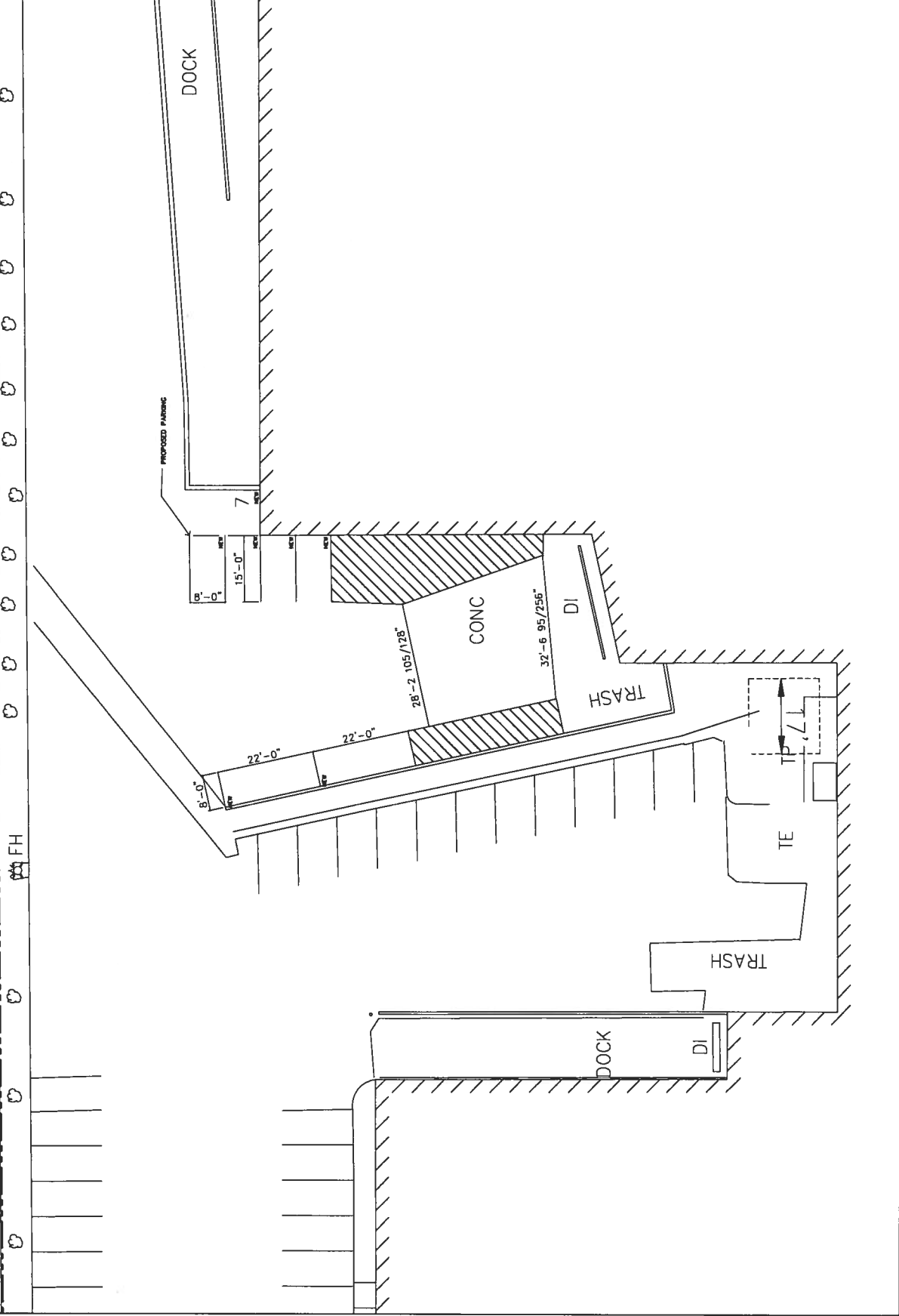
SCALE 3/32" = 1'-0"

DATE 08/20/21

REV: 08/29/21

IMPORTANT NOTICE
THIS PLAN WAS PRODUCED WITHOUT
CONDUCTING A VISUAL ANALYSIS,
ENVIRONMENTAL IMPACT STATEMENT,
SOILS AND GEOTECHNICAL ANALYSIS,
OR OTHER NECESSARY STUDIES.
THESE STUDIES ARE REQUIRED FOR THE
PROJECT TO BE APPROVED.

PROPERTY LINE 665.574

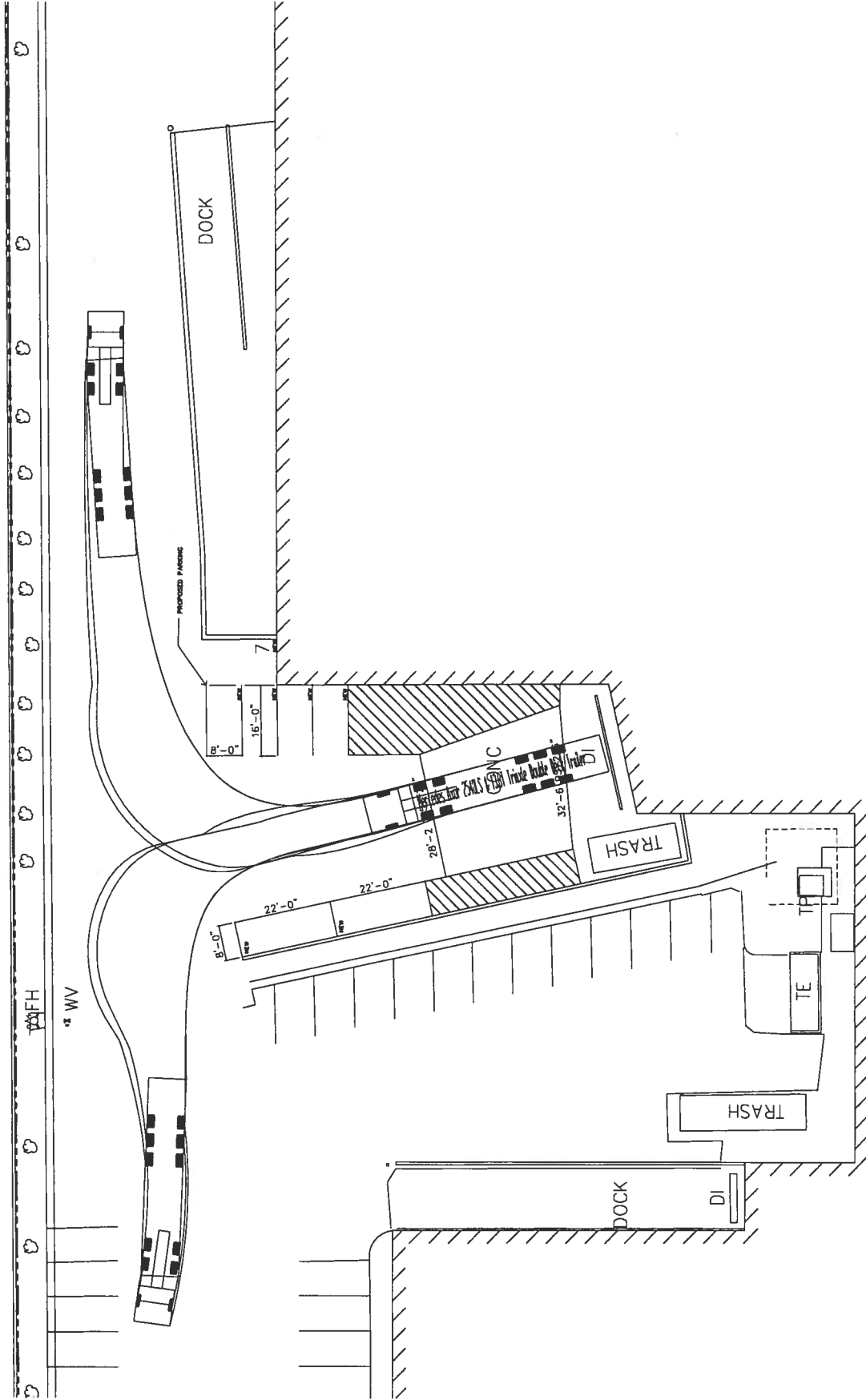


ENLARGED PROPOSED REAR PARKING



PO BOX 3793 CA 92628
 (619) 451-7985 (PHONE)
 (619) 660-7985 (FAX) 660-7987
 JULIO GENER, ARCHITECT

PROPERTY LINE 663.54'



MERCEDES SEMI
 TURNING RADIUS PLOT

ROIC CALIFORNIA, LLC
ROIC
 8905 TOWNE CENTER DR.
 SAN DIEGO, CA 92122
 (658) 677-0900

BERGMAN
 DEVELOPMENT SERVICES
Bergman
KPRS

HARBOR PLAZA CENTER
 13220 HARBOR BLVD
 GARDEN GROVE, CA 92843



SCALE: 3/32" = 1'-0"

DATE: 08/20/21

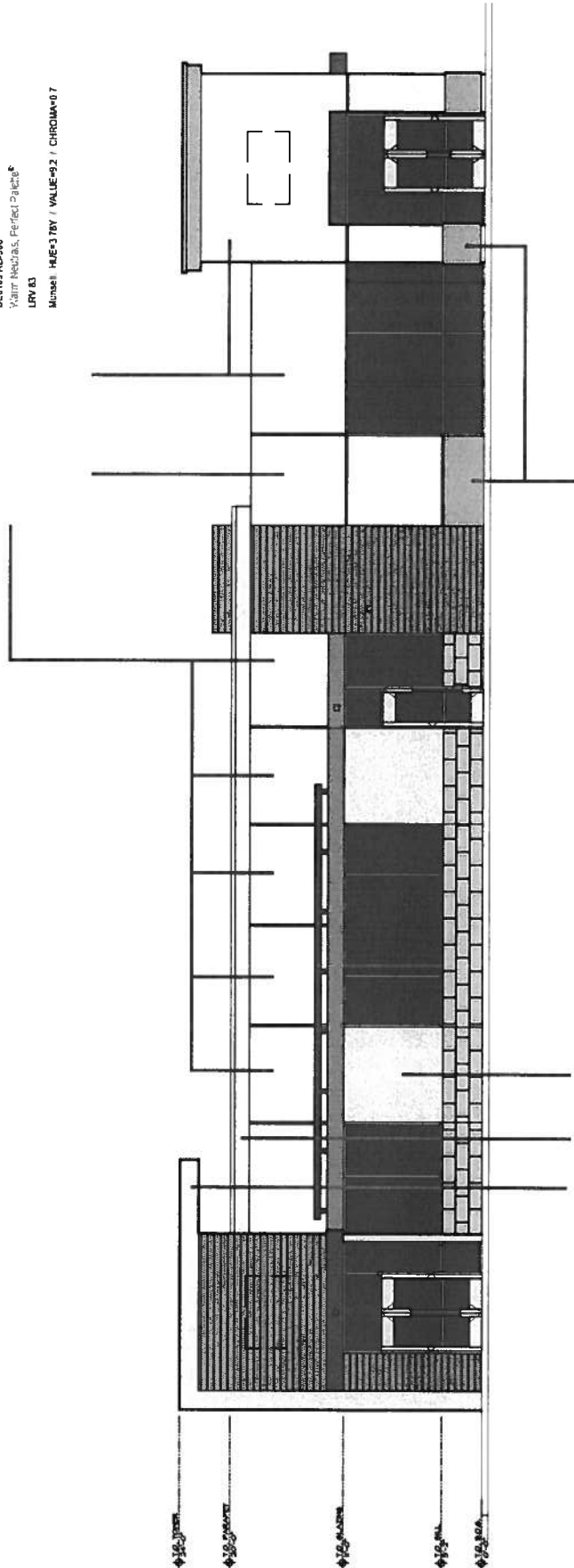
REV: 09/29/21

IMPORTANT NOTES:
 THIS PLAN WAS PROVIDED WITHOUT
 WARRANTIES AND MERCHANTABILITY.
 DRAWINGS ARE PRELIMINARY AND ARE
 SUBJECT TO ALL CITY, STATE,
 AND FEDERAL LAWS.

MERCEDES SEMI TURNING RADIUS PLOT

Milk Mustache
 DEC169 RUS63
 Coc: Neutras, Exterior, Perfect Paint®
 LRV 83
 Manual: HUE=3 78Y / VALUE=9.2 / CHROMA=0.7

EAST ELEVATION



Shaggy Barked
 DEC771 RUS65
 Coc: Neutras, Exterior, Perfect Paint®, Architectural Styles, Inactive, Exterior, Warm / Cool Neutras, Scarer, Nagelemaiah / Courtston
 LRV 38
 Manual: HUE=4.38Y / VALUE=6.7 / CHROMA=1.3

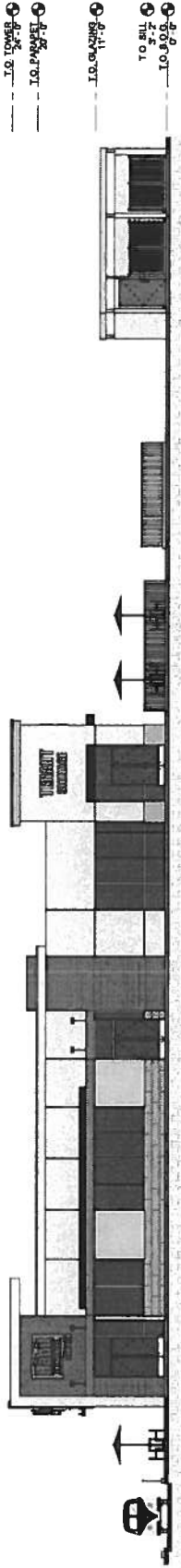
Chalky
 DEC793 RUS66
 Coc: Neutras, Neutras, Warm, Coc: Neutras, Perfect Paint®
 LRV 75 (Interior Use Only)
 Manual: HUE=5.166Y / VALUE=8.8 / CHROMA=0.4

1/4" = 1'-0"

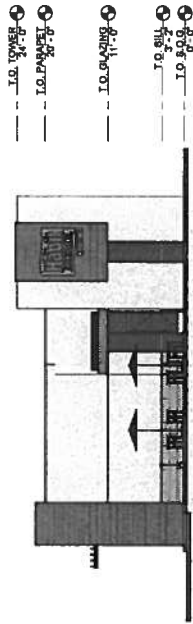
PROPOSED PAD BUILDING EAST ELEVATION



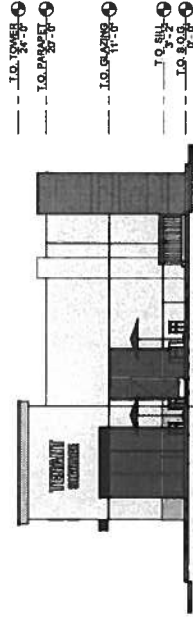
PO BOX 3793 CA 92628
 COSTA MESA CA 92626
 (949) 660-7884 (CA) 650-7987
 JULIO GONZALEZ, ARCHITECT



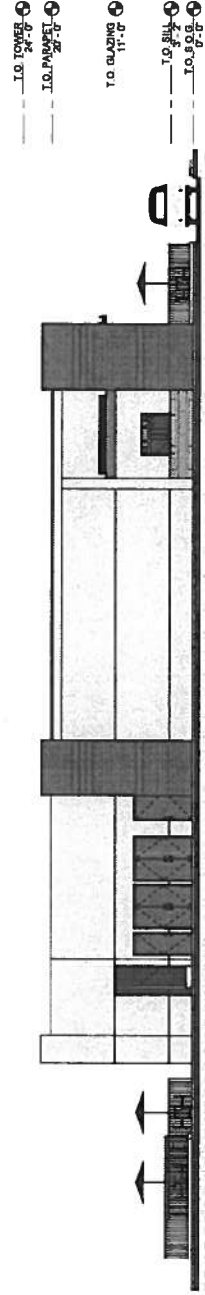
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS

ROIC CALIFORNIA, LLC
ROIC
 8905 TOWNE CENTER DR.
 SAN DIEGO, CA 92122
 (858) 677-0900

BERGMAN
 DEVELOPMENT SERVICES

Bergman
KPRS

HARBOR PLACE CENTER
 13720 HARBOR BLVD
 GARDEN GROVE, CA 92843



SCALE 1/8" = 1'-0"

DATE 08/20/21

REV. 09.29.21

IMPORTANT NOTICE
 THIS PLAN WAS PRODUCED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODES AND REGULATIONS. THE DRAWINGS, SPECIFICATIONS, SCHEDULES, NOTES AND DIMENSIONS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE TIME OF CONSTRUCTION.



PO BOX 3783 CA 92628
 SAN DIEGO, CA 92161
 (619) 669-7085 (FAX) (619) 669-7087
 JULIO GENER, ARCHITECT

SIGHT LINE STUDY
 FROM STREET

ROIC CALIFORNIA, LLC



8905 TOWNE CENTER DR.
 SAN DIEGO, CA 92122
 (858) 677-0900

BERGMAN
 DEVELOPMENT SERVICES

Bergman
KPRS

HARBOR PLACE CENTER
 13220 HARBOR BLVD
 GARDEN GROVE, CA 92843

NORTH

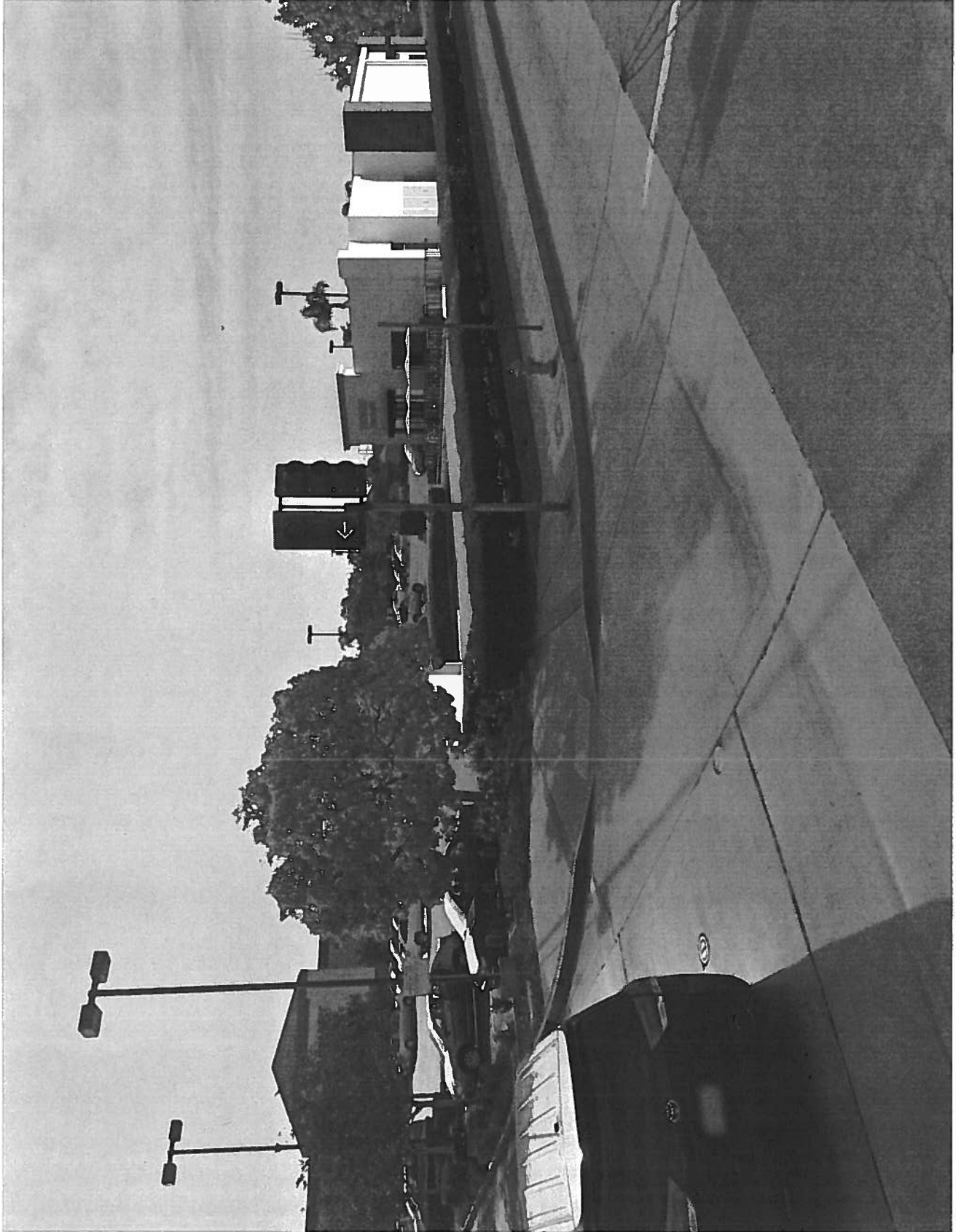


SCALE: NOT TO SCALE

DATE: 08/20/21

REV: 09/29/21

THIS PLAN WAS PRODUCED WITHOUT
 NECESSARY FIELD SURVEY, BALANCE,
 RECORDS AND EVIDENCE. THESE
 SHOWN ARE PRELIMINARY AND ARE
 SUBJECT TO ANY TIME





STUDIO
ARCHITECTS

PO BOX 3793 CA 92008
SAN DIEGO, CA 92161
(619) 451-7984 (FAX) (619) 550-7987
JULIO GENER, ARCHITECT

SIGHT LINE STUDY
FROM DRIVEWAY

ROIC CALIFORNIA, LLC



8905 TOWNE CENTER DR.
SAN DIEGO, CA 92122
(858) 677-0900

BERGMAN
DEVELOPMENT SERVICES

Bergman
KPRS

HARBOR PLACE CENTER
13720 HARBOR BLVD
GARDEN GROVE, CA 92843

NORTH



SCALE: NOT TO SCALE

DATE: 08/29/21

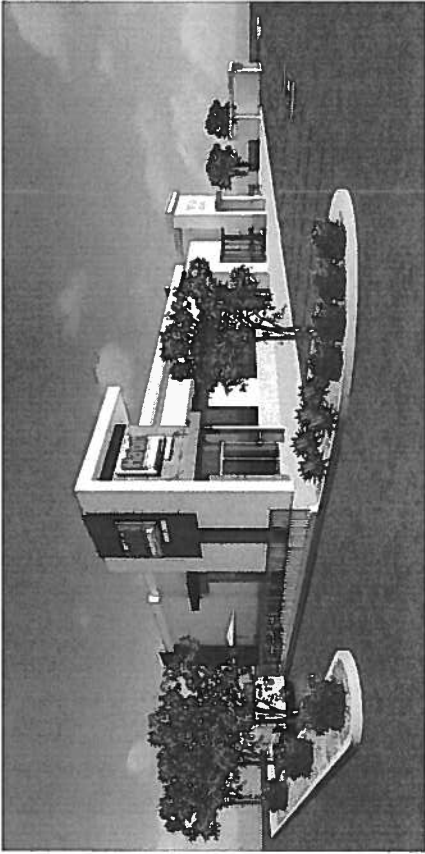
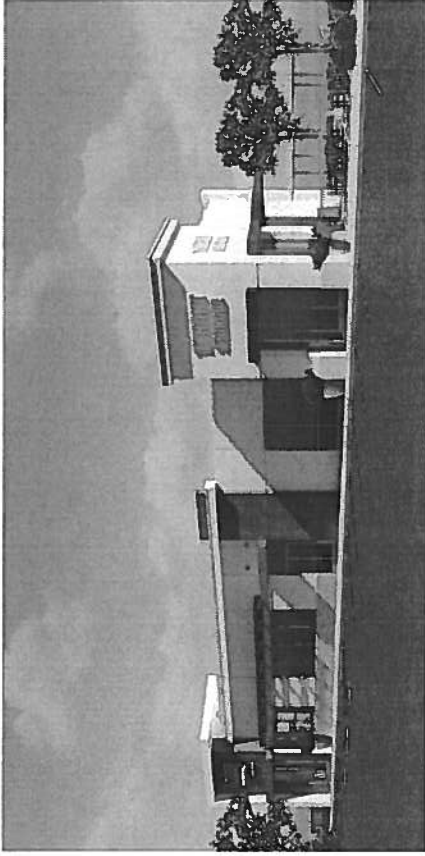
REV: 09/29/21

DISCLAIMER NOTICE
THIS PLAN WAS PRODUCED WITHOUT
WARRANTY OF MERCHANTABILITY, FITNESS
FOR A PARTICULAR PURPOSE, OR
ACCURACY. THE USER ASSUMES ALL
RISKS AND RESPONSIBILITIES FOR
RELIANCE ON THIS PLAN.



Studio Architects Rendering 10.06.21
COLOR SELECTION "A"

STUDIO ARCHITECTS
 PO BOX 3793 CA 92058
 13220 HARBOR BLVD
 SAN DIEGO, CA 92122 (619) 444-7987
 JULIO GENER, ARCHITECT

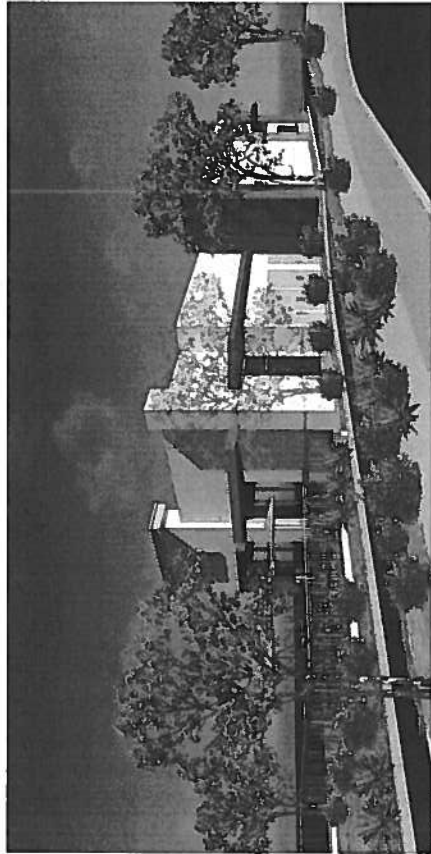


PAD PERSPECTIVES

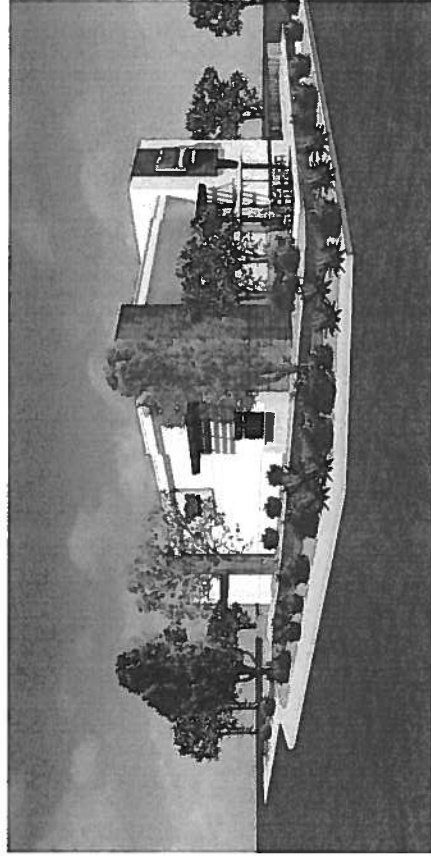
SOUTH EAST PERSPECTIVE

NORTH EAST PERSPECTIVE

ROIC CALIFORNIA, LLC
 8905 TOWNE CENTER DR.
 SAN DIEGO, CA 92122
 (858) 677-0900



NORTH WEST PERSPECTIVE



SOUTH WEST PERSPECTIVE

HARBOR PLACE CENTER
 13220 HARBOR BLVD
 GARDEN GROVE, CA 92643

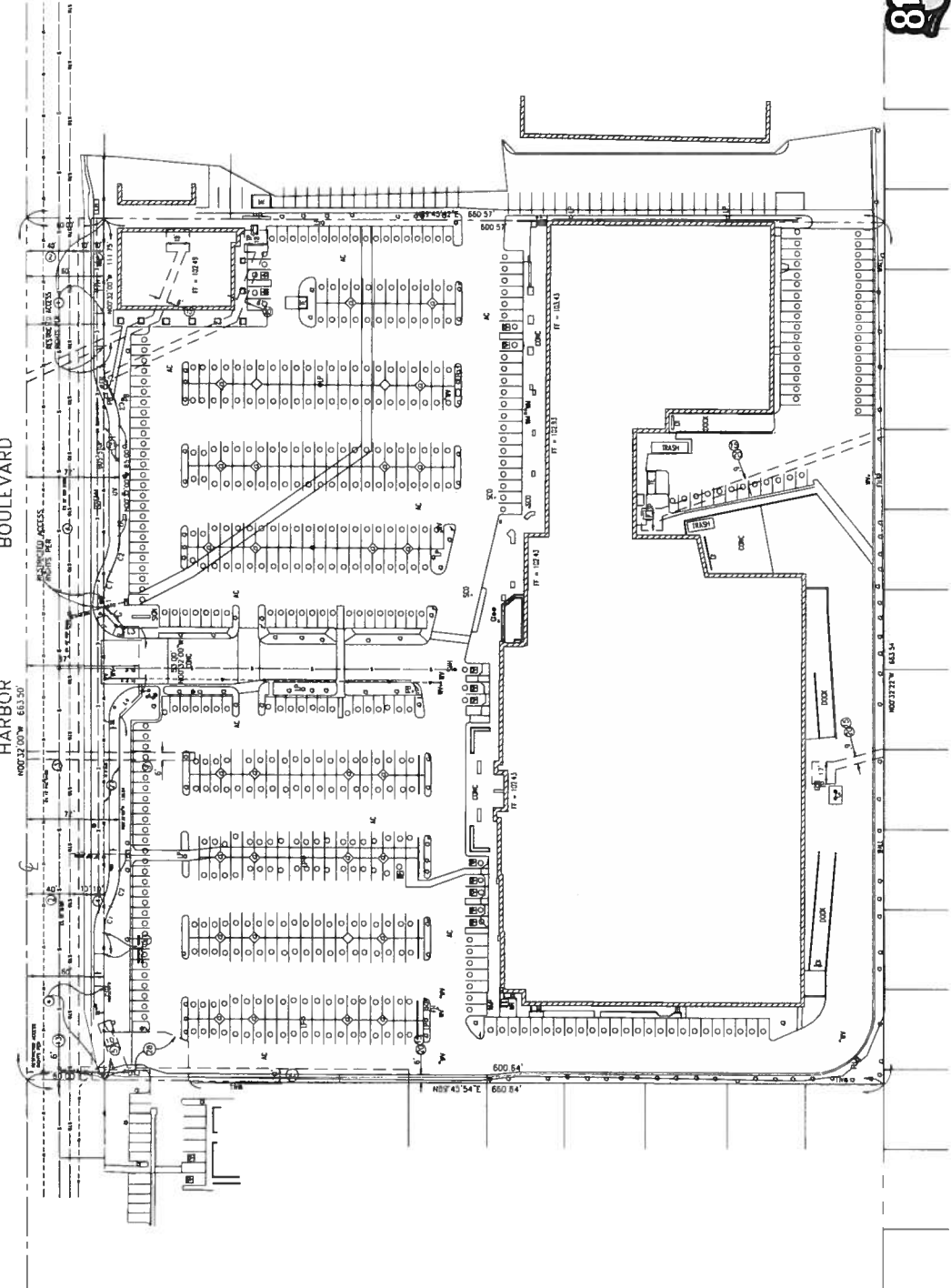


SCALE NOT TO SCALE

DATE 08/20/21
 REV 04/19/22

UNREGISTERED ARCHITECT
 THIS PLAN WAS PRODUCED WITHOUT
 THE NECESSARY PROFESSIONAL
 SEALS, STAMPS AND SIGNATURES. BALANCE
 SUBJECT TO RESTRICTIONS AND
 SPECIFICATIONS ON THIS PLAN.

HARBOR BOULEVARD



GRAPHIC SCALE
 0 10 20 30 40
 1 inch = 40 feet

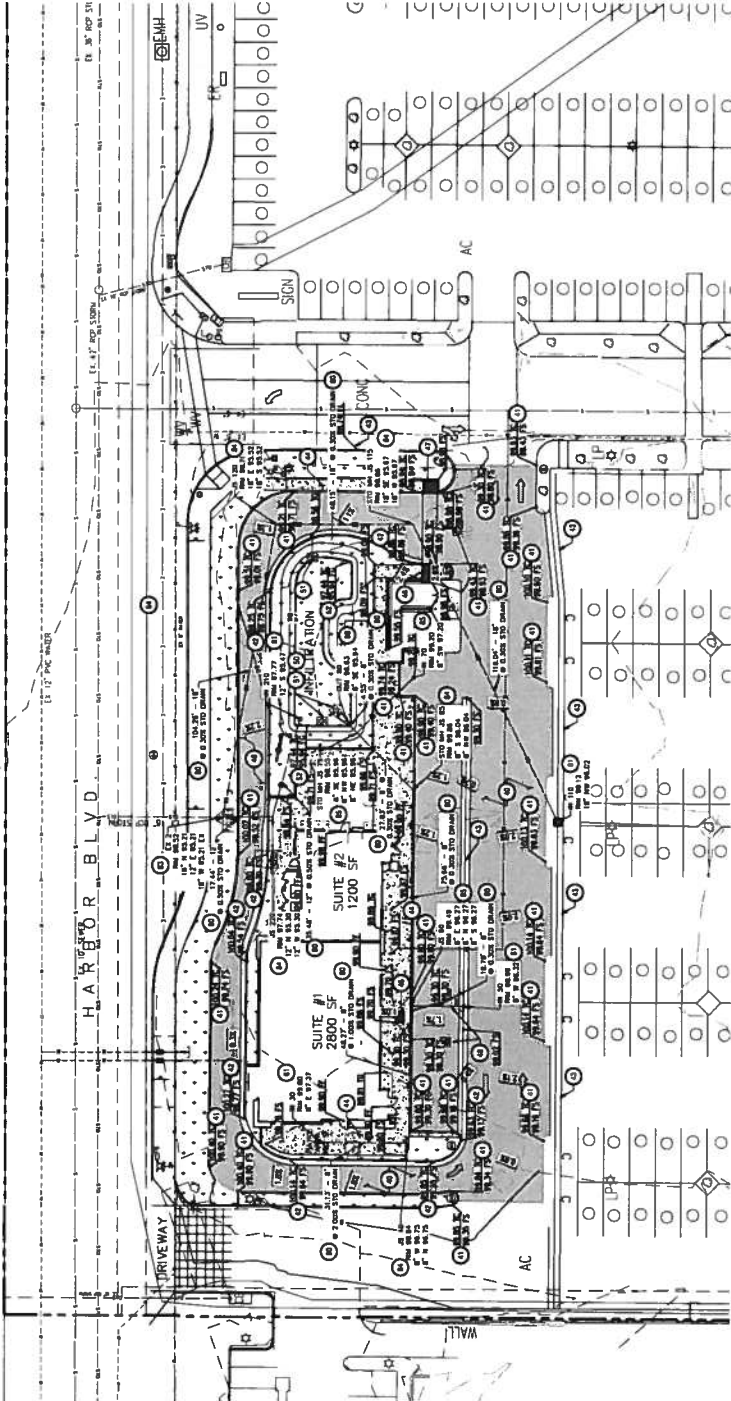


08/24/2022
 R.A. Sorokin, Inc.
 DATE: 08/24/22
 SCALE: 1" = 40'
 JOB NO. 2310220
 PROJECT MANAGER:
 ERIC A. NOBLES
 DESIGNED BY: EAS
 CHECKED BY: EAS

THE CLIENT ASSUMES HIS RESPONSIBILITY FOR DAMAGES,
 LIABILITY OR COSTS RESULTING FROM CHANGES OR
 ALTERATIONS MADE TO THIS PLAN WITHOUT THE
 SIGNATURE OF THE ENGINEER.
 THE SECTIONS OF EXISTING UTILITIES REVEALED FROM
 AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE
 MAY BE OTHER UTILITIES OR OBSTRUCTIONS
 WHICH MAY AFFECT THE PROJECT AND NOT SHOWN.

HARBOR PLACE
 EXISTING CONDITIONS PLAN
 DRAWING NUMBER
 SHEET 3 OF 9

BLVD.



N

- PAVING AND GRADING NOTES:**
- 1. CONTRACT AS INDICATED PER APPROVED GEOTECHNICAL REPORT. BILLS ENGINEER TO VERIFY R VALUE & SECTION AFTER GRADING.
 - 2. CONTRACT 8" CONCRETE CURB (TYPE A-8) PER CITY OF GARDNER GROVE STD. PLAN 8-112.
 - 3. CONTRACT 8" CURB AND DUTTER (TYPE D-8) PER CITY OF GARDNER GROVE STD. PLAN 8-114.
 - 4. CONTRACT 3" CONCRETE V DUTTER PER CITY OF GARDNER GROVE STD. PLAN 8-110.
 - 5. CONTRACT 1" THICK CONCRETE SIGNALS PER CITY OF GARDNER GROVE STD. PLAN 8-100.
 - 6. CONTRACT CURB RAMP CASE B PER CALTRANS STD. PLAN AAA.
 - 7. CONTRACT CURB RAMP CASE C PER CALTRANS STD. PLAN AAA.
 - 8. CONTRACT CURB RAMP CASE D PER CALTRANS STD. PLAN AAA.
 - 9. CURB MARKING, ACCESS AISLE, AND WHEELSTOP PER DETAIL 1, 2, AND 4 ON SHEET 6.
 - 10. INSTALL STORM DRAIN BIG RETENTION SYSTEM PER DETAIL 3 ON SHEET 1.
 - 11. INSTALL INFILTRATION BASIN PER DETAIL 4 ON SHEET 1.
 - 12. INSTALL RIP RAP PER DETAIL 5 ON SHEET 1.
 - 13. CONTRACT RETAINING CURB PER DETAIL 6 SHEET 9.
- PRIVATE STORM DRAIN NOTES:**
- 1. CONTRACT TO VERIFY EXISTING STORM DRAIN SYSTEM AND CITY OF GARDNER APPROVED SPECIFICATIONS. SIZE AND SLOPE PER PLAN. THE EXISTING AND PROPOSED STORM DRAIN SHALL BE APPROVED BY THE CITY OF GARDNER. THE CITY OF GARDNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED EQUAL, TRUST AND FINANCIAL PER DETAIL 1 SHEET 1.
 - 2. INSTALL ORANGE COUNTY SUBSTITUTION BASIN PER DETAIL 2 ON SHEET 1.
 - 3. CONNECT TO EXISTING STORM DRAIN MANHOLE.
 - 4. CONTRACT STORM DRAIN MANUFACTURED BED PER MANUF. SPEC.
 - 5. CONTRACT STORM DRAIN TILE PER MANUF. SPEC.
 - 6. CONTRACT 8" FLANGED END SECTION PER MANUFACTURERS SPEC.

- LEGEND:**
- PROPERTY/RIGHT OF WAY LINE
 - EXISTING CONTOUR
 - EXISTING FACILITY
 - EXISTING 3 FT CONTOUR
 - EXISTING 1 FT CONTOUR
 - PROPOSED 3 FT CONTOUR
 - PROPOSED 1 FT CONTOUR
 - PROPOSED SPOT GRADE AT CENTER OR SPOT GRADE OF PARABOL
 - PROPOSED DIRECTIONAL SLOPE (ADMS)
 - PROPOSED A/C FINISH PER GEOTECHNICAL REPORT
 - PROPOSED CONCRETE SIGNALS PER GEOTECHNICAL REPORT
 - LANDSCAPE AREA PER SEPARATE PLAN



DATE: 08/24/22
 SCALE: 1" = 20'
 SHEET NO. 5 OF 9
 PROJECT NUMBER:
 DESIGNED BY: EAR
 CHECKED BY: EAR

THE CLIENT ASSUMES THE RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS ARISING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

THE LOCATION OF EXISTING UTILITIES INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE WILL BE A FIELD SURVEY OF ALL UTILITIES WITHIN THE PROJECT AREA, AND FIELD SURVEYING.

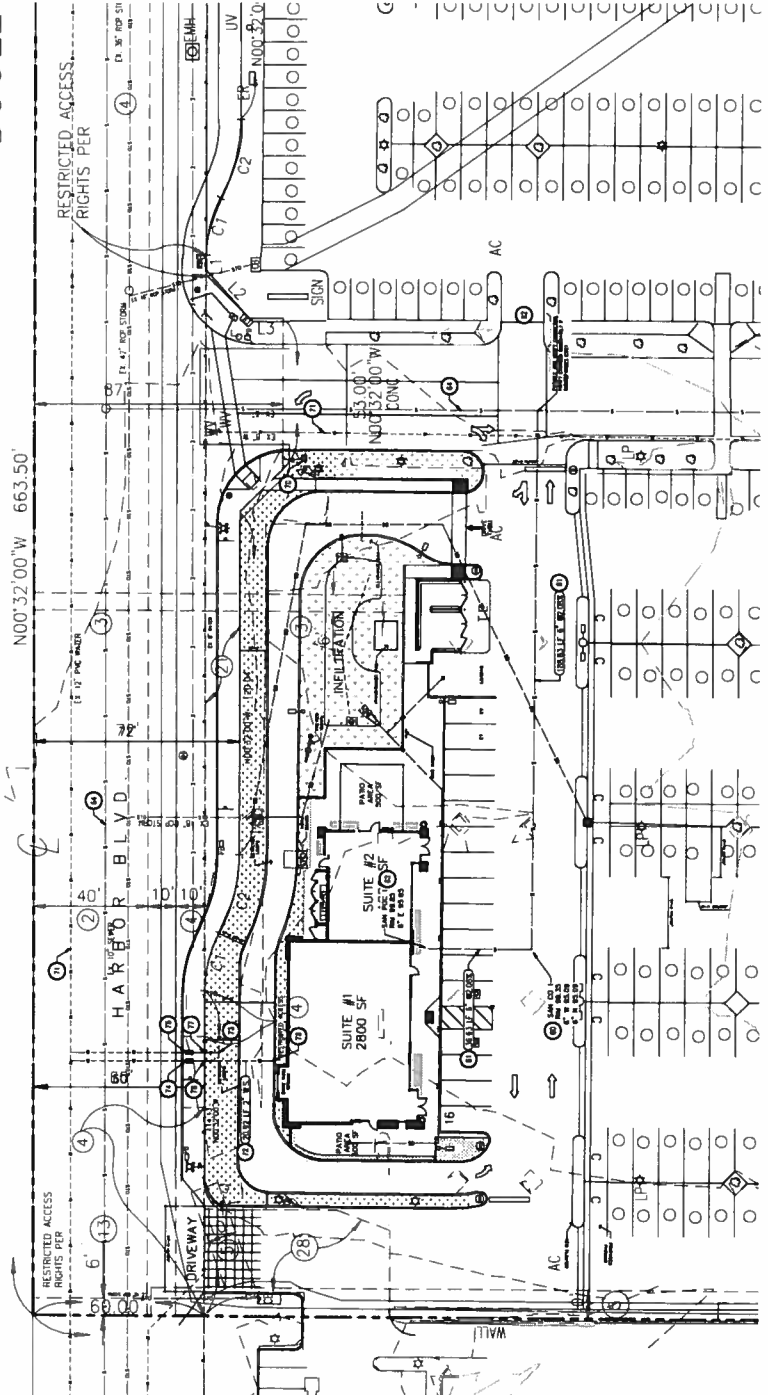


HARBOR PLACE
 GRADING PLAN
 DRAWING NUMBER
 SHEET 6 OF 9

HARBOR

N00 32'00" W 663.50'

RESTRICTED ACCESS RIGHTS PER



- LEGEND:**
- PROPERTY/RIGHT OF WAY LINE
 - EXISTING CENTERLINE
 - EXISTING LATERAL
 - PROPOSED DOMESTIC WATER LINE
 - PROPOSED FIRE LINE
 - EXISTING MAIN MAN
 - PROPOSED SANITARY SEWER LINE
 - EXISTING SANITARY SEWER MAIN
 - PROPOSED STORM DRAIN LINE
 - PROPOSED STORM DRAIN FORCE MAIN LINE
 - EXISTING STORM DRAIN MAIN

- SANITARY SEWER NOTES:**
1. CONTRACT STANDARD CLEANOUT PER CITY OF GARDEN GROVE STD. PLAN S-109.
 2. CONTRACT 8" PVC SEWER PER CPC AND CITY OF GARDEN GROVE SPECIFICATIONS, TRENCHING AND RECORD PER CITY OF GARDEN GROVE STD. PLAN S-109.
 3. CONNECT TO EXISTING SEWER MAIN PER STD. PLAN S-111.
 4. TIE IN PER LATERAL, 8" FROM BUILDING FOR CONNECTION. SEE BUILDING PLANS FOR CONNECTION.
 5. PROTECT IN PLACE EXISTING SEWER LINES.
- WATER CONSTRUCTION NOTES:**
6. PROTECT IN PLACE EXISTING WATER METERS.
 7. PROTECT IN PLACE EXISTING WATER LINES.
 8. CONTRACT 2" PVC WATER SERVICE PER CPC AND CITY OF GARDEN GROVE SPECIFICATIONS, TRENCHING AND RECORD PER CITY OF GARDEN GROVE SPECIFICATIONS.
 9. CONTRACT 1" WATER SERVICE, CONTINUATION PER SEPARATE UTILIZATION SERVICE.
 10. CONTRACT 2" WATER SERVICE AND 2" WATER METER PER SEPARATE PLANS AND PERMIT.
 11. CONTRACT 1" WATER SERVICE AND 1" WATER METER PER SEPARATE PLANS AND PERMIT.
 12. INSTALL 2" APPROVED BACK FLOW ASSEMBLY FOR UTILIZATION PER SEPARATE PLANS AND PERMIT.
 13. INSTALL 1" APPROVED BACK FLOW ASSEMBLY FOR UTILIZATION PER SEPARATE PLANS AND PERMIT.
 14. BUILDING PLANS FOR CONNECTION. SEE BUILDING PLANS FOR CONNECTION.



DATE: 08/24/22
 SCALE: 1" = 20'
 SHEET NUMBER: 7 OF 9
 PROJECT NUMBER: ERIC A. ROBLES
 DESIGNED BY: E.A.R.
 CHECKED BY: E.A.R.

THE CLIENT ASSUMES NO RESPONSIBILITY FOR DAMAGES OR LIABILITY OF COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE APPROVAL OF THE ENGINEER.

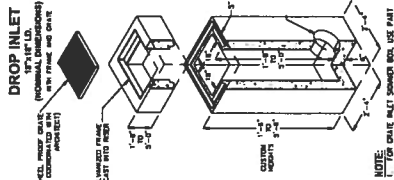
THE LOCATION OF EXISTING UTILITIES REVEALED HEREIN AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE WILL BE NO GUARANTEE OF ACCURACY FOR UTILITIES REVEALED HEREIN.



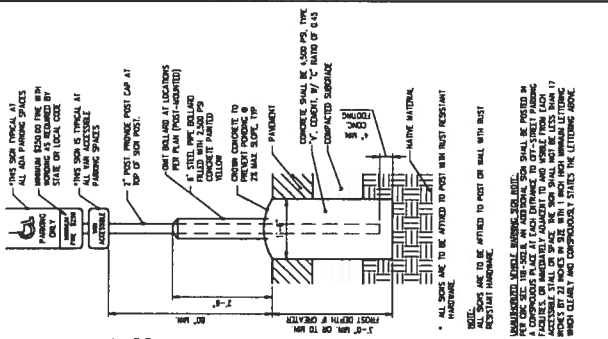
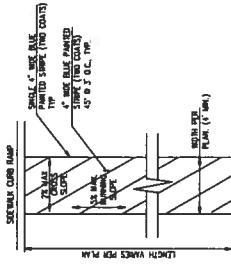
HARBOR PLACE
 UTILITY PLAN
 DRAWING NUMBER
 SHEET 7 OF 9



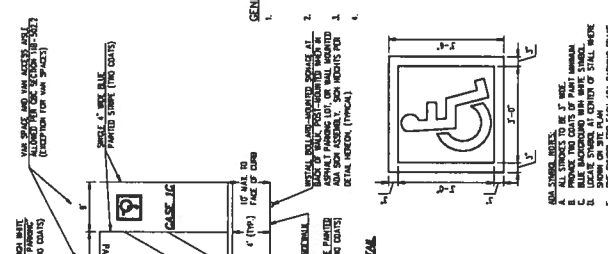
NOTE:
ALL DRAIN INLETS THAT DISCHARGE INTO AN EXISTING OR PROPOSED STORM DRAIN MUST BE CEMENTED TO DECREASE LEGAL DUMPING OF POLLUTANTS WITH THE STORM. WORK IN A USABLE AREA, 3 COATS MINIMUM.



NOTE:
FOR DRAIN INLET SHOWERS ONLY USE PART 1000-10-10



GENERAL NOTES:
1. ALL CURBS ARE TO BE AFFIXED TO POST WITH MUST RESISTANT FASTENERS.
2. ALL CURBS ARE TO BE AFFIXED TO POST WITH MUST RESISTANT FASTENERS.
3. UNRESISTANT WHEELING SHALL BE PROHIBITED.
4. ALL CURBS ARE TO BE AFFIXED TO POST WITH MUST RESISTANT FASTENERS.
5. UNRESISTANT WHEELING SHALL BE PROHIBITED.



CONCRETE WHEEL STOP DETAIL
1. ANCHOR WHEELSTOPS WITH #4 RE-BAR - 18" MIN.
2. WHEELSTOPS TO BE PAINTED TRAFFIC YELLOW.

1 ADA SIGNAGE AND STRIPING DETAIL NTS

2 ADA CROSSWALK STRIPING DETAIL NTS

3 STORM DRAIN INLET DETAIL NTS

4 CONCRETE WHEEL STOP DETAIL NTS

5 DEEPENED CURB NTS

1 ADA SIGNAGE AND STRIPING DETAIL NTS

2 ADA CROSSWALK STRIPING DETAIL NTS

3 STORM DRAIN INLET DETAIL NTS

4 CONCRETE WHEEL STOP DETAIL NTS

5 DEEPENED CURB NTS

1 ADA SIGNAGE AND STRIPING DETAIL NTS

2 ADA CROSSWALK STRIPING DETAIL NTS

3 STORM DRAIN INLET DETAIL NTS

4 CONCRETE WHEEL STOP DETAIL NTS

5 DEEPENED CURB NTS

1 ADA SIGNAGE AND STRIPING DETAIL NTS

2 ADA CROSSWALK STRIPING DETAIL NTS

3 STORM DRAIN INLET DETAIL NTS

4 CONCRETE WHEEL STOP DETAIL NTS

5 DEEPENED CURB NTS



DATE: 08/21/22
SCALE: AS SHOWN
JOB NO.: 210220
PROJECT: 8000 S. HARBOR BLVD.
DESIGNED BY: ERIC S. ROBERTS
CHECKED BY: ESR

811
Know what's below.
Call before you dig.

ALL SHOWN ARE SUBJECT TO ANY CHANGES IN THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY CHANGES TO THE PROJECT SHALL BE MADE IN WRITING BY THE ARCHITECT.

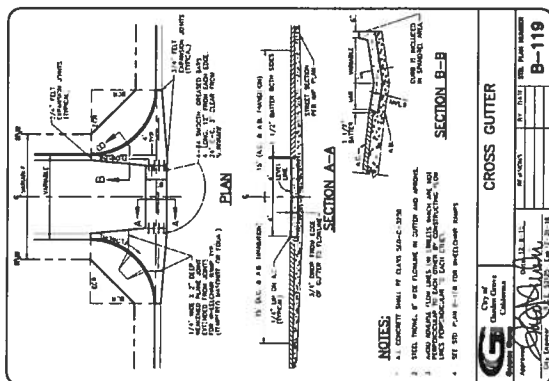
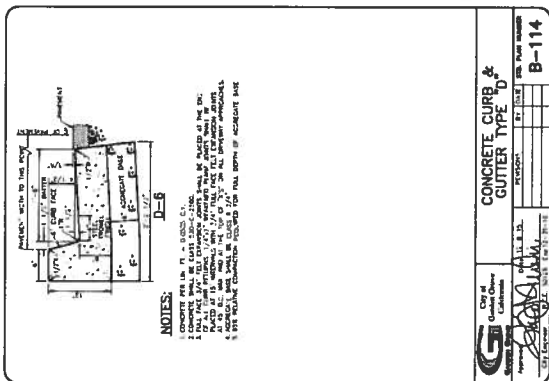
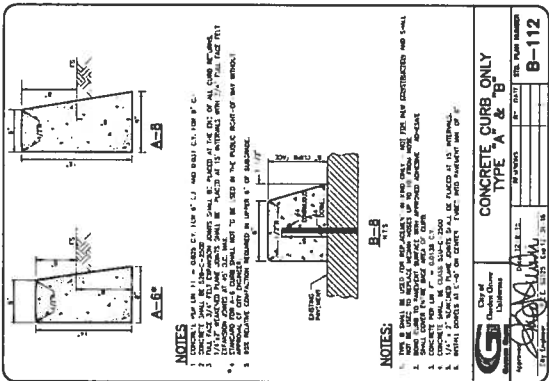
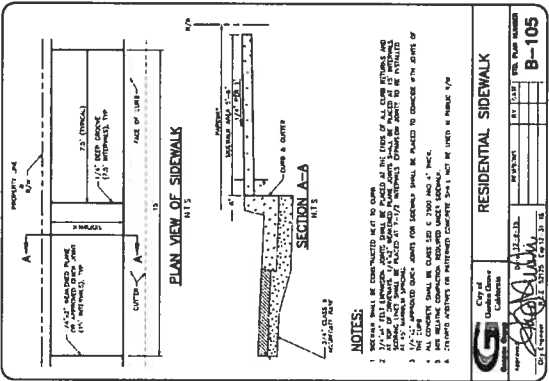
HARBOR PLACE
DRAWING NUMBER
SHEET 8 OF 9

DETAILS

DETAILS

DETAILS

DETAILS



© COPYRIGHT 2022
DATE: 07/21/22
SCALE:
JOB NO. 3110220
PROJECT MANAGER:
ENG. A. BIRDES
DESIGNED BY: LAM
CHECKED BY: LAM

THE CITY OF CALDWELL ASSUMES NO RESPONSIBILITY FOR DAMAGES, ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ENGINEER.

THE LOCATION OF EXISTING UTILITY INSTALLATIONS MAY BE OTHER THAN SHOWN ON THIS PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



HARBOR PLACE
DRAWING NUMBER
DETAILS
SHEET 9 OF 9

TREE PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	OWONARDUM CAMFORDIA	CAMFORD TREE	24" BOX	8	LOW
	QUERCUS ALBURA AUTUMN GOLD	AUTUMN GOLD	18" BOX	4	MODERATE
	QUERCUS ALBURA WHITE STARLET	WHITE STARLET	18" BOX	15	LOW

SHRUB PLANT LEGEND

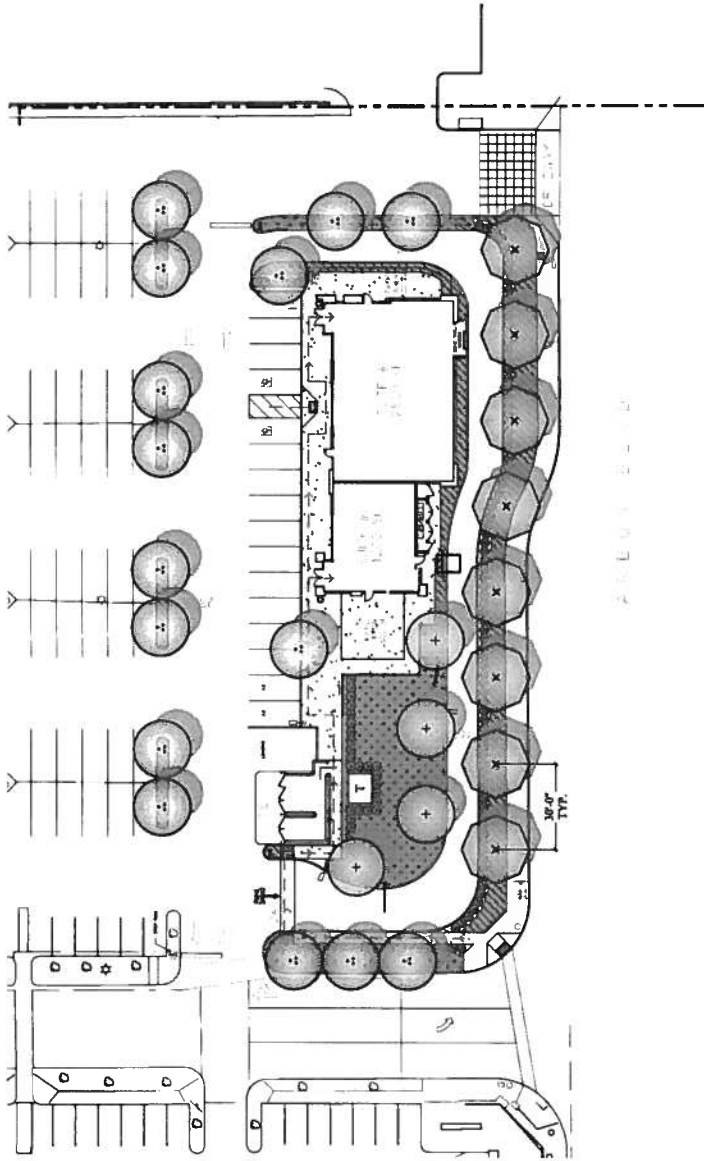
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	AGAVE ATTENUATA	POSTAL AGAVE	1 GAL		LOW
	DIANELLA LITTLE REV	LITTLE REV FLAX LILY	1 GAL		LOW
	FESTUCA OPURA	SHEEP FESCUE	1 GAL		LOW
	LEMNOLUM PEZOID	SEA LANTHERN	1 GAL		LOW
	STREPTOZIA REGINAE	BIRD OF PARADISE	1 GAL		MODERATE
	ATRIPLEX MILLEFOLIUM	PAPER A YARBROW	1 GAL		LOW
	MOLATE STRAIN	MOLATE STRAIN	1 GAL		LOW
	MUHLENBERGIA RIGIDA	DEER GRASS	1 GAL		LOW
	RUBELLA GONNETORUM	TRICOLOR PLANT	1 GAL		LOW
	CAREX MACROCARPA	GREEN CARPET	1 GAL		LOW
	VERTICILLIUM	NATURAL PLUM	1 GAL		LOW
	LARREA TRIDACTYLON	WASILEAF PRICKLE	1 GAL	174	MODERATE

LANDSCAPE NOTES

- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC DRINKING WATER SYSTEM.
- LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
- THESE TREES ARE TO BE PLANTED WITHIN 15-20' OF CURBINAL WITH LOCATION AS SHOWN. BE BE DETERMINED BY LOW INSPECTOR.

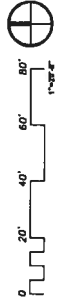
- 1 PARKING LOT TREE PER 8 SPACES
- 1 TREE PER 100 SQ FT OF PARKING LOT
- 1 TREE PER 25' SETBACK & STREET
- 1 TREE PER 100' LANDSCAPE AREA
- 1 TREE PER 100' SETBACK

PER COUNTY REGULATIONS: 1) 24" BOX PER 30 LINEAR FEET



Harbor Place - Habit
 13220 Harbor Blvd. Garden Grove, CA 92843
 Landscape Conceptual Plan

Prepared by:
EMERALD
D.E.S.T.I.G.O.N
 2850 Saturn St.
 Brea, CA, 92821
 Tel: 714-924-7000



Landscape Conceptual Plan
 May 9, 2022

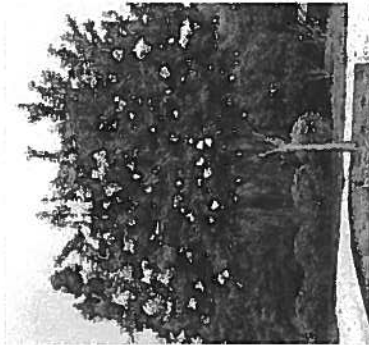
TREES



CINNAMOMUM CAMPHORA



GINKGO BILOBA 'AUTUMN GOLDF



LAGERSTROMIA INDICA 'NATCHIEZ

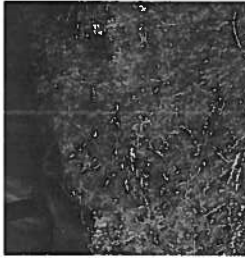
ACCENT SHRUBS



AGAVE ATTENUATA



DIANELLA LITTLE NEV

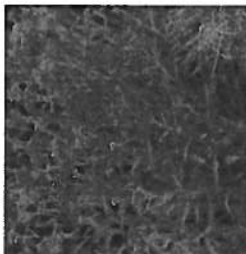


FESTUCA OYAMA

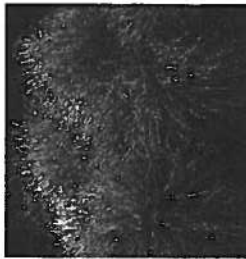


LINDUM PERZII

BIORETENTION PLANTS



ACHILLEA MILLEFOLIUM PAMPINAK



FESTUCA RUBRA



MORHENBERGIA RUBENS

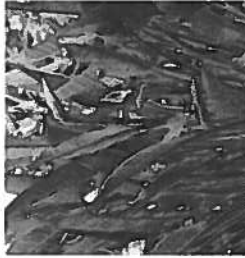


RUSSELLIA EQUISETIFORMIS

GROUNDCOVER



CARISSA MACROCARPA



STRELITZIA REGINAE

SCREENING SHRUBS



NANDINA DOMESTICA



LIGUSTRUM JAPONICUM 'TEKANOKI'

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 Landscape Image Board

Landscape Image Board
 May 9, 2022

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RESOLUTION NO. 6049-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-115-2022, FOR A PROPERTY LOCATED ON THE EAST SIDE OF HARBOR BOULEVARD, SOUTH OF GARDEN GROVE BOULEVARD, AT 13200-13220 HARBOR BOULEVARD, ASSESSOR'S PARCEL NO. 101-621-19 AND 20.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on August 4, 2022, does hereby approve Site Plan No. SP-115-2022, for land located on the east side of Harbor Boulevard, south of Garden Grove Boulevard, at 13200-13220 Harbor Boulevard, Assessor's Parcel No. 101-621-19 and 20, subject to the Conditions of Approval attached hereto as "Exhibit A".

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-115-2022, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Matthew Decker, with authorization from the property owner, ROIC California, LLC.
2. The applicant is requesting Site Plan approval (SP) to construct an approximately 4,000 square foot, two-unit, restaurant pad building within the southwest corner of the parking lot of an existing multi-tenant shopping center, Harbor Place Center. One restaurant will be approximately 2,800 square feet with a drive-thru lane, and the second restaurant will be approximately 1,200 square feet. Both restaurants will maintain 500 square foot outdoor patio areas. Associated site improvements include the reconfiguration of the shopping center's parking lot to accommodate the new pad building, as well as landscape improvements where the new pad building will be located.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove Planning Commission hereby determines that this project is categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303).
4. The property has a General Plan Land Use designation of International West Mixed Use (IW) and is currently zoned HCSP-TZS (Harbor Corridor Specific Plan – Transition Zone South). The subject nine-acre site is improved with an 119,836 square foot shopping center, Harbor Grove Center.
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 August 4, 2022, 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 August 4, 2022, and considered all oral and written testimony presented regarding the project.

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

FACTS:

The subject shopping center, Harbor Place Center, is approximately nine (9) acres and is located on the east side of Harbor Boulevard, south of Garden Grove Boulevard. The existing multi-tenant shopping center is improved with a supermarket, AA Market, and other retail businesses, including Ross Dress for Less, a beauty supply store, and a shipping and mailing center. A separate pad building, on the northwest corner of the property fronting Harbor Boulevard, consists of an automotive parts retailer, AutoZone, and a vacant tenant space. The AutoZone store is in the process of relocating to a vacant tenant space located adjacent to the AA Market, which was formerly occupied by the market before it obtained permits to reduce its square footage.

The property maintains a General Plan Land Use Designation of International West Mixed Use (IW) and is zoned HCSP-TZS (Harbor Corridor Specific Plan - Transition Zone South). The property abuts an HCSP-DC (Harbor Corridor Specific Plan - District Commercial) zoned property to the north that is developed with a commercial shopping center, Harbor Grove Center, an HCSP-TZS zoned property to the west across Harbor Boulevard that is developed with a commercial shopping center, Harbor 22 Center, R-1 (Single-Family Residential) zoned properties to the south and east that are developed with single-family dwellings, and an HCSP-TZS zoned property that is developed with a drive-thru bank, Bank of America, directly to the south. The proposed pad building will be located immediately north of the Bank of America building.

The subject 119,836 square foot retail shopping center was approved by the Planning Commission in 1991 under Site Plan No. SP-119-91, Conditional Use Permit No. CUP-143-91, and Variance No. V-111-91. The request included a Conditional Use Permit (CUP) for an off-sale general alcoholic beverage sales license, and a Variance (V) to deviate from the minimum front setback and required landscaping. The Variance established a 10'-0" minimum front setback for future pad buildings along Harbor Boulevard, and reduced the overall site landscaping to 9%, as opposed to the required 10% per the Harbor Corridor Specific Plan (HCSP).

Vehicular access to the site is currently via two (2) drive approaches located along Harbor Boulevard: one is located on the southwest corner of the site, which is shared with Bank of America, and the second is centrally located along the Harbor Boulevard property line on the west side of the site. The subject site can also be reached via various drive approaches located along Harbor Boulevard and Garden Grove Boulevard at the shopping center to the north, Harbor Grove Center.

The International West Mixed Use (IW) Land Use designation was added to the General Plan in 2008 for revitalization and economic stimulus purposes. Ideally situated south of Disneyland, the area was intended to create opportunities to capitalize and expand tourist-based and entertainment-related uses. Several full-service hotels and new restaurants have been constructed. The subject site is situated south of Garden Grove Boulevard, which is the southern end of the International West Land Use (IW) designation and is an extension of the resort corridor.

The applicant is proposing to construct an approximately 4,000 square foot, two-unit, restaurant pad building within the southwest corner of the parking lot of the existing multi-tenant shopping center. Each tenant will maintain access to 500 square foot outdoor patio areas at the opposite ends of the proposed pad building. Suite 1, the tenant at the south of the pad building, will be an approximately 2,800 square foot drive-thru restaurant, The Habit Burger Grill. Suite 2, the tenant to the north of the building, will be an approximately 1,200 square foot restaurant. Currently, the tenant of Suite 2 is unknown. Associated improvements will include the reconfiguration of the shopping center's parking lot to accommodate the new pad building, landscape improvements where the new pad building will be located, and a new trash enclosure to comply with the requirements of Title 9 of the Municipal Code.

FINDINGS AND REASONS:

Site Plan:

1. The Site Plan complies with the spirit and intent of the provisions, conditions and requirements of Title 9 and is consistent with the General Plan.

The General Plan Land Use Designation of the subject site is International West Mixed Use (IW), which is intended for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential that are appropriate for a major entertainment and tourism destination. Development is encouraged to enliven the street and embody the entertainment/resort theme. The proposed pad building will be consistent with the spirit and intent of the General Plan, including the following goals, policies, and implementation programs of the General Plan:

Goal LU-9: Creation of a tourism- and entertainment-related destination area in the City that will benefit all of the City of Garden Grove. The subject site is located at the southern end of the City's Grove District resort area, which serves as an extension of the hotels near the Disneyland Resort area at the northern end, and the new restaurant pad building will serve these tourism and entertainment uses, as well as the nearby neighborhoods. Furthermore, the design of the site, building, and dining area is oriented toward Harbor Boulevard, contributing a sense of place to enliven the streetscape. The restaurant was designed to contribute to the overall sense of place in the Grove District resort area.

Policy LU-2.3: Prohibit uses that lead to deterioration of residential neighborhoods, or adversely impact the safety or the residential character of a residential neighborhood. The development meets the development standards of the Harbor Corridor Specific Plan, and Garden Grove Municipal Code. This includes the maximum building height, the minimum setbacks, landscaping requirements, and the minimum parking requirements. Adherence to these development standards will help ensure that the project has limited impacts on the residential neighborhood to the east of the project.

Policy LU-2.4: Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood. The subject site is in an urbanized area with multiple commercial developments. The Harbor Corridor Specific Plan allows for restaurant uses. The development of the pad drive-thru restaurant building will be consistent with the allowable uses of the Harbor Corridor Specific Plan. The proposed restaurant uses are consistent with the hotels, entertainment, and retail uses along Harbor Boulevard within the International West Mixed Use (IW) Land Use designation.

Policy LU-1.3: Encourage a wide variety of retail and commercial services, such as restaurants and cultural arts/entertainment, in appropriate locations. The subject proposal will allow for the development of a 4,000 square foot drive-thru restaurant building with two (2) tenants and two 500 square foot outdoor dining patios for each tenant. Restaurants are an allowable use under the Harbor Corridor Specific Plan. The proposed restaurant uses will be compatible with the shopping center use to the north, and across Harbor Boulevard to the west.

Policy LU-6.2: Encourage a mix of retail shops and services along the commercial corridors and in centers that better meet the needs of area's present and potential clientele. The subject site is a nine-acre shopping center, Harbor Place Center, located within the International West Mixed Use (IW) Land Use designation. The shopping center consists of a mix of retail uses, which includes a grocery store, an auto parts retailer, a clothing store, and a beauty supply shop. The proposal includes the addition of a pad

building consisting of two (2) restaurant tenants, with each having access to outdoor dining patios. The proposal will add restaurants to the shopping center, further expanding the mix of shops and services within the center. The proposal will better meet the needs of the present and potential clientele.

LU-IMP-6C Encourage façade renovation, enhanced parking area landscaping, improved lighting, development of pad buildings, and the use of pedestrian amenities, such as fountains, plazas, promenades, seating, and like features. The proposed expansion will renovate the shopping center with the development of a pad building with improved parking, landscaping areas, and two (2) outdoor dining patios. The proposed pad building will be oriented toward the street, with direct pedestrian access from the public right-of-way to the front entry of each tenant space and to the rest of the shopping center.

2. The project will 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.

On-site vehicular circulation to the proposed pad building will continue to be served by two (2) existing points of access to the shopping center. There are currently two (2) drive approaches along Harbor Boulevard: one is located on the southwest corner of the site, and the second is centrally located along the Harbor Boulevard frontage on the west side of the site. The site can also be reached via various approaches located along Harbor Boulevard and Garden Grove Boulevard at the shopping center to the north, Harbor Grove Center.

With the addition of the proposed building, a new drive-aisle is being proposed in the southwest corner of the shopping center's parking lot to allow the construction of the pad building. The new drive-aisle is being reconfigured to provide an effective circulation pattern, which has been designed per the City's standards, and will provide the required drive aisle width to accommodate two-way vehicular traffic, as well as trash truck and emergency vehicle access.

The drive-thru will consist of a single lane, no less than 10'-0" in width at any given portion of the length. The lane has been designed to accommodate up to eight (8) vehicles between the entrance and order window, with up to thirteen (13) vehicles between the entrance and pick-up window. The drive-thru configuration maximizes the capacity of the drive-thru facility on-site, and will minimize the number of cars that line up in the drive-aisles or Harbor Boulevard. The configuration of the drive-thru and parking facilities was reviewed by the Engineering Division to ensure possible impacts were minimized.

The design of the building will also provide new pedestrian access from Harbor Boulevard. The accessible path of travel will cross drive-thru lane before reaching the front of the proposed restaurants and the outdoor dining areas. This pedestrian access also connects to the proposed accessible parking spaces to the east of the pad building.

The existing shopping center is currently improved with 546 parking spaces. Based on the parking requirements of Section 9.18.140.030 (Parking Spaces Required) of Title 9 of the Municipal Code, 575 parking spaces are required, which results in an existing deficiency of 29 spaces. To accommodate the proposed pad building, 104 existing parking spaces will be displaced. The Harbor Corridor Specific Plan (HCSP) allows up to a 20% reduction in required parking provided that a parking demand study be provided. A parking demand study prepared by a licensed traffic engineering has been provided for the project, which has been reviewed and approved by the City's Traffic Engineering Division. The project proposes to provide sixteen (16) parking spaces on the east side of the restaurant pad building, and seven (7) additional parking spaces behind AA Market. Additionally, one-half of the drive-thru queuing capacity qualifies as required parking, which results in a credit of six (6) parking spaces. This results in an increase of 29 parking spaces. Therefore, the total net reduction is 75 parking spaces for a total proposed parking supply of 471 parking spaces. The maximum parking demand determined by the study's analysis, including a 10% overage, results in 308 parking spaces with a 63% utilization factor for the proposed site modifications. However, the maximum allowable 20% reduction in parking spaces would allow a minimum of 460 parking spaces for the site. Based on the maximum parking demand, sufficient on-site parking is provided based on the maximum likely parking demand of 308 spaces, and the provided 471 parking spaces. This results in a parking reduction of 18%, which is within the reduction limits allowed in the Harbor Corridor Specific Plan (HCSP).

Furthermore, a traffic impact analysis prepared by a licensed traffic engineer was provided for the project to analyze potential transportation impacts resulting from the proposed improvements, including the project's site access and circulation, and queuing for the drive-thru. The report evaluated trip generation and potential level of service impacts to nearby key intersections in the surrounding area. Based on the results of the traffic impact analysis, the proposed restaurant project would not have significant traffic impacts to the surrounding area.

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

The streets in the area are adequate to accommodate the development. Existing utilities and drainage channels in the area are adequate to accommodate the development. The proposed development will install and

maintain landscaping, allowing adequate drainage of storm water. Landscaping will also be added along Harbor Boulevard, continuing the resort area landscape treatment. The Public Works Department has reviewed the project, and has incorporated all the appropriate conditions of approval to minimize any adverse impacts.

4. The project will not adversely impact the Public Works Department's ability to perform its required function.

The Public Works Department has reviewed the project, and has incorporated all the appropriate conditions of approval and mitigation measures to minimize any adverse impacts, and to ensure the project will not adversely impact the Public Works Department's ability to perform its required function(s).

5. The project is compatible with the physical, functional, and visual quality of the neighboring uses and desirable neighborhood characteristics.

The subject site is a nine-acre shopping center, Harbor Place Center, located within the International West Mixed (IW) Use Land Use designation. The subject site is one of many shopping centers located within the Harbor Corridor Specific Plan. The shopping center consists of a mix of retail uses, which includes a grocery store, an auto parts retailer, a clothing store, and a beauty supply shop. The proposal includes the addition of a pad building consisting of two (2) restaurant tenants, with each having access to outdoor dining patios. The proposal will add restaurants to the shopping center, which is compatible with the neighboring uses.

The new building will be situated in the southwest corner of an existing shopping center, Harbor Place Center, maintaining a 10'-0" setback from Harbor Boulevard, similar to the existing pad building located at the northwest corner of the project site. The setback will be fully landscaped, with shrubs to provide screening of the drive-thru lane, and to maintain consistency with the existing landscaping palette of the shopping center. The proposed pad building will provide two (2) 500 square foot outdoor dining patios as amenities to attain an attractive environment for the visitors of the site.

The architecture of the existing shopping center is Mediterranean contemporary. The building facades are primarily stucco with a light earthy color scheme, tile accents, and glass storefronts. The shopping center has raised tower elements with clay tile roofs. The architecture of the proposed pad building will be modern and contemporary in style, similar to other Habit Burger Grill locations throughout Southern California, which is characterized by a flat roof, varied rooflines, metal awnings, and modern storefronts. The varied rooflines and varied elevation planes break down the overall massing

of the pad building, allowing differentiation of materials and color. Exterior finishes include smooth stucco, smooth face CMU, and wood cladding in an earthy color scheme with red accents, which is typical of Habit Burger Grill stores. The color scheme will be in matching with the existing shopping center, which will provide visual uniformity within the center.

The proposed pad building will provide adequate parking, vehicular and pedestrian circulation for access to and from the site, and new landscaping. The architecture and design of the project will be of sufficiently high quality, consistent with the developments elsewhere along Harbor Boulevard in the Harbor Corridor Specific Plan.

The project has been designed in accordance with the Harbor Corridor Specific Plan and Title 9 of the Municipal Code. In particular, the project complies with the: setbacks, parking, landscaping area, and maximum building height requirements. The City's Community and Economic Development Department has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to ensure physical, functional, and visual compatibility with the project's surroundings.

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 pad restaurant will provide adequate parking, vehicular and pedestrian circulation for access to and from the site, and new landscaping. The architecture and design of the building will be of sufficiently high quality, consistent with the developments elsewhere within the commercial corridors of the Harbor Corridor Specific Plan.

The new building will be situated in the southwest corner of an existing shopping center, Harbor Place Center, maintaining a 10'-0" setback from Harbor Boulevard, similar to the existing pad building located at the northwest corner of the project site. The setback will be fully landscaped, with shrubs to provide screening of the drive-thru lane, and to maintain consistency with the existing landscaping palette of the shopping center. The proposed pad building will provide two (2) 500 square foot outdoor dining patios as amenities to attain an attractive environment for the visitors of the site.

The City's Community and Economic Development Department has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to ensure the attractiveness of the on-site landscaping and other amenities.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE STAFF REPORT

In addition to the foregoing, the Planning 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 possesses characteristics that would justify the request in accordance with Municipal Code Section 9.32.030.D.3 (Site Plan).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A") shall apply to Site Plan No. SP-115-2022.

EXHIBIT "A"

Site Plan No. SP-115-2022

13200-13220 Harbor Boulevard

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required prior to issuance of a building permit.
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, Matthew Decker, the developer of the project, the owner(s) and tenant(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. Except for minor modifications authorized to be approved by the Community and Economic Development Director pursuant to Condition No. 4, any changes to these Conditions of Approval require approval by the appropriate City hearing body.
3. Site Plan No. SP-115-2022 only authorizes approval to construct an approximately 4,000 square foot, two-unit, restaurant pad building within the southwest corner of the parking lot of an existing multi-tenant shopping center, Harbor Place Center, for a property located at 13200-13220 Harbor Boulevard (APN: 101-621-19 and 20), as depicted on the plans submitted by the applicant and made part of the record of the August 4, 2022 Planning Commission proceedings. 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.
4. Minor modifications to the Site Plan and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

5. 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 and floor plan without the approval of the Community and Economic Development Department, Planning Services Division. Any additional changes in the approved site plan and floor plan, which have the effect of expanding or intensifying the present use, shall require obtaining the proper entitlement(s).
6. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Engineering Division

7. 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 per the requirements of the Orange County Health Department and the mitigation requirements of governing regulatory requirements. The report shall make recommendations for foundations and pavement structural section design of interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and the implementation of water quality for storm water runoff, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels.
8. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a final design Water Quality Management Plan that:
 - a. Addresses required mitigation Site Design Best Management Practices (BMPs) based upon the latest Santa Ana Regional Water Quality Control Board (SARWQCB) Drainage Area Management Plan (DAMP) as identified in the geotechnical report recommendations and findings, including, but not limited to, infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas as required by the latest adopted County of Orange Technical Guidance Document (TGD).
 - b. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.

- c. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
 - d. Incorporates structural and Treatment Control BMPs as defined in the DAMP.
 - e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
 - h. Provides a hydrological analysis with scaled map as well as hydrologic and hydraulic calculations to size storm drains per the Orange County RDMD standards.
9. Parkway culverts shall be designed per City of Garden Grove Standard Plan B-209. Storm drain lateral pipe connections to city maintained storm drains within City right of way shall be RCP with a minimum diameter of 18-inches.
 10. Grading and street improvement plans prepared by a registered Civil Engineer are required. As required under Section 107 of the California Building Code (CBC), 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 showing all existing utility facilities, easements and proposed utility facilities. All onsite improvements shall be tied by horizontal dimensional control to the property boundary as established by survey. A minimum uninterrupted 20-foot wide throat access to the site is required from the street for the commercial projects and shall meet the requirements of the California Fire Code throughout the site. Vehicle maneuvering, as demonstrated by Auto Turn along private streets and access ways, shall be demonstrated on the grading plan. Street improvement plans shall conform to all format and design requirements of the City Standard Drawings & Specifications.
 11. Special features, such as decorative pavers or other improvements, may be required to have an agreement prepared between the owner and the City to cover any encroachment limitations, responsibilities and maintenance requirements.

12. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer (Policies and Procedures – TE-17).
13. The applicant shall coordinate with Planning Services and Orange County Fire Authority to identify proper emergency vehicle access to the site and shall provide the Engineering Division a copy of the approval letters upon first submittal of the grading and street improvement plans.
14. The applicant shall coordinate with Planning Services and Engineering Division to confirm the ultimate width and location of the right of way from the street centerline to the parkway limit and corner cut-off at intersections as required by the City General Plan. If needed, the applicant shall dedicate right-of-way and corner cut-off from the existing right-of-way line fronting the project to the ultimate right-of-way for future ultimate street improvements on Harbor Boulevard. Applicant shall record said easement in a format conforming to City policy guidelines under the approval authority of the City Engineer and City Attorney. The applicant shall submit to the Engineering Division an updated title report along with copies of the recorded instruments listed in the title report, as well as reference maps and exhibits used to prepare legal description. Dedication exhibits shall include closure calculations along with a detailed plat for review and approval of the street dedication exhibits by the City Engineer.
15. The applicant shall, at the applicant's expense, design, furnish and install the following traffic signal equipment at the intersection of Harbor Blvd and Commercial Center:
 - a. Econolite vision video detection system.
 - b. Complete intersection rewire.
 - c. Two (2) internally illuminated street name signs, which shall be named at a later date.
 - d. Six (6) station Campbell APS pedestrian push button system.
16. Prior to issuance of a grading permit, the applicant shall design overhead site lighting within the front setback of the development in conformance with City specifications and the approval of the City's Lighting Administrator. Location of lighting poles shall be shown on all the improvement plans and grading plan.
17. The grading plan shall depict an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition and section 1110A of the California Building Code.

18. All parking spaces that abut to sidewalks that are not elevated with a curb face to the stall, shall have wheel stops in order to prevent vehicle overhang into sidewalk. Minimum 6-foot width sidewalk is required for parking spaces that are utilizing elevated sidewalk curb face as a wheel stop and must maintain 4-foot minimum from the overhang of the vehicle bumper for ADA pathway.
19. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502 and State mandated commercial organic recycling law, including AB 1826, SB 1383, and including any other applicable State recycling laws related to refuse, recyclables, and/or organics:
 - a. Paved with an impervious surface, designed not to allow run-on mixing of drainage from adjoining areas, designed to divert drainage from adjoining roofs and pavements to be directed around the area for trash roll out, and screened or walled to prevent off-site transport of trash by water or wind.
 - b. Provide solid roof or awning to prevent direct precipitation into the enclosure.
 - c. Connection of trash area drains to the municipal storm drain system is prohibited. Drainage from the enclosure may be directed to a conforming grease or contaminant interceptor.
 - d. Potential conflicts with fire code access requirements and garbage pickup routing for access activities shall be considered in implementation of design and source control. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.
 - e. The trash enclosure and containers shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures, and concrete aprons for roll-out areas.
 - f. Pursuant to state mandated commercial organic recycling law-AB 1826, the applicant is required to coordinate storage and removal of the organics waste with local recycling/trash company.
 - g. Pursuant to applicable state mandated laws, the applicant is required to contact and coordinate with the operations manager of the local recycling/trash company (Republic Services, 800-700-8610) to ensure the trash enclosure includes the appropriate size and number of containers for the disposal of items such as, but may not limited to, municipal solid waste (MSW), recyclables, and organic green waste.

- h. Based on the amount of waste disposed, per week, the applicant shall coordinate with the local recycling/trash company to ensure the adequate frequency of trash pick-up is serviced to the site for municipal solid waste (MSW), recyclables, and organic green waste, including any other type of waste.
 - i. The applicant shall ensure large bulk items, intended for coordinated and scheduled pick-up by the local recycling/trash company, are not placed in areas that encroach into drive aisles, parking spaces, pedestrian pathways, or areas in the front of the property including areas public right-of-way (e.g., street, sidewalk), during and after construction. Any large bulk items shall be out of public vantage points.
 - j. The requirements for the trash enclosure and design criteria are bound and coordinated with the Water Quality Management Plan (WQMP), when required, as depicted on the project grading plan, which shall be incorporated into the WQMP by narrative description, exhibits and an Operation and Maintenance Plan (O&M).
20. Any new or required block walls and/or retaining walls shall be shown on the grading plans, both in plan-view and cross sections. Cross sections shall show vertical and horizontal relations of improvements (existing and proposed) on both sides of property lines. Required wall heights shall be measured vertically from the highest adjacent finished grade. Block walls shall be designed in accordance with City of Garden Grove Standard B-504, B-505, B-506 & B-508 or designed by a professional registered engineer. In addition, the following shall apply:
- a. The color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division Prior to installation.
 - b. Openings for drainage through walls shall be shown in section details and approved by the City Engineer. Cross lot drainage is not allowed.
21. The applicant shall remove any existing substandard, sidewalks, ADA ramps, pavement sections and construct Harbor Boulevard frontage improvements as identified below. All landscape, irrigation, sidewalk, signal modifications and lighting improvements installed within the public rights-of-way shall be maintained by the applicant and shall require the approval of the City Engineer, Street Division, and Planning Division. Separate street improvement plans shall be prepared for Harbor Boulevard and submitted to the engineering division for improvements within the City right of way.

- a. All proposed improvements within the public right of way on Harbor Boulevard shall be on the Street improvement plans. All work shall be per City standards and specifications.
 - b. The applicant shall remove and reconstruct commercial sidewalk concrete panels replacing the existing lifted sidewalk concrete panels in accordance with City of Garden Grove Standard B-106. The owner/contractor shall verify the removal and replacement sections of the sidewalk concrete panels with public works inspector prior to start of construction.
 - c. Two new wheelchair ramps and landing shall be constructed per latest Caltrans Standard Plan A88A at the northerly drive approach/intersection on Harbor Boulevard.
 - d. The applicant shall remove and replace the pavement of the street from the edge of the easterly gutter to the median along the property frontage per City Standard Plan B-101 and the direction of the City Engineer.
 - e. Any new landscaping in public right of way on Harbor Boulevard shall be consistent with existing landscape on the north and south of the project site and approved by Planning Division.
 - f. The applicant shall locate all existing public utilities across the property frontage and within the property boundary of the project prior to commencement of grading operation and mobilization.
 - g. The applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk/landscape area on Harbor Boulevard with Planning Division and Water Division.
 - h. The applicant shall coordinate with the Planning Services Division and Public Works Street Division before placing any type of tree within public right of way and proposed landscape area.
 - i. Street signs shall be installed as required and approved by the City Traffic Engineer.
22. The applicant shall provide adequate drive aisle and lane widths per City of Garden Grove Standard B-311.
23. Turning Template shall be in accordance with City's Traffic Engineering Policy TE-14.

24. The grading/horizontal control plan shall provide for approximately 80 feet or four vehicle lengths between the service window and order board and additional 80 feet or four vehicle lengths of queuing distance behind the order board in conformance with queuing requirements of City of Garden Grove Standard Plan B-312.
25. Driveway widths shall be in accordance with City's Traffic Engineering Policy TE-8 (Driveway Opening Policy).
26. Sight Distance Standards shall be in accordance with City's Traffic Engineering Policy TE-13. All structures and walls shall be designed to ensure proper vision clearance for cars entering or leaving the driveway and parking areas. No structure, wall or fence shall cause an exceedance of the applicable site distance standards set forth in City Traffic Engineering Policy TE-13.
27. The Site Plan shall comply with the completed Development Review and Comment Sheet prepared pursuant to City's Traffic Engineering Policy TE-17 and provided to the applicant.
28. Private Property Tow Away Sign Design shall be in accordance with City's Traffic Engineering Policy TE-19.
29. No Parking Fire Lane Sign Design shall be in accordance with City's Traffic Engineering Policy TE-20.
30. Parking lot layout shall be in accordance with City Standard B-311 & B-312.

Permit Issuance

31. The applicant shall be subject to Traffic Mitigation Fees, Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.
32. A separate street permit is required for work performed within the public right-of-way.
33. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
34. The applicant shall provide the City with documentation on existing reciprocal access agreement on the north and south side of the property. Should no agreement exist, the applicant shall enter into an agreement with

the adjacent property owners and record said agreement in a manner meeting the approval of the City Engineer prior to the issuance of a grading permit.

35. Prior to issuance of a grading permit, the applicant shall obtain a "letter of permission for encroachment and/or temporary work" from the adjacent property where project matchup will need to occur.
36. The applicant shall identify a temporary parking site(s) for construction crew and construction trailers office staff prior to issuance of a grading permit. No construction parking is allowed on local streets. Construction vehicles should be parked off traveled roadways in a designated parking area. Parking areas, whether onsite or offsite, shall be included and covered by the erosion control plan.
37. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a worksite traffic control plan for all the proposed improvements within public right of way, which shall be subject to the review and approval of the City Traffic Engineer.

Project Construction/Operation

38. The applicant shall coordinate with City's Public Works Department (engineering, water services and streets division) and setup appointments for preconstruction inspections for all the onsite and offsite improvements prior to commencement of grading operation and mobilization.
39. In accordance with the Orange County Storm Water Program manual, the applicant and/or its contractors shall provide dumpsters onsite during construction unless an Encroachment Permit is obtained for placement in street.
40. The applicant and its contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal, relocation or resetting, the applicant and its contractor shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and its contractor shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The Applicant and its contractor shall be liable for, at his expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical

controls. Temporary Benchmarks shall not be used for Vertical control. Benchmarks shall be to the National Geodetic Vertical Datum (NGVD).

41. Heavy construction truck traffic and hauling trips, and any required lane closures shall occur outside peak travel periods. Peak travel periods are considered to be from 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m.
42. 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 the applicant is prepared to implement and maintain 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. Identify responsible contractor and individuals for maintaining the new landscape and irrigation improvements for a period of five (5) years following the acceptance of the improvements by the City.

Public Works Environmental

43. The trash enclosure area shall be in compliance with City standards, applicable Garden Grove Sanitary District requirements, and state laws for food waste containers, including Assembly Bill Nos. AB 341 and AB 1826 and their implementing regulations.
44. The applicant shall install and maintain a new grease interceptor device.
45. The applicant shall comply with all applicable Construction Waste Management Plan (CWMP) requirements.
46. The applicant shall incorporate all applicable bio-retention best management practices (BMPs) in accordance with the National Pollutant Discharge Elimination System (NPDES).

Orange County Fire Authority

47. The applicant shall comply with all applicable Orange County Fire Authority requirements, including, but not limited to the Fire Master Plan.

Building and Safety Division

48. The project shall comply with all applicable requirements of the latest edition of the California Building Standards Code at the time of project submittal.
49. A Soils Investigation Report complying with CBC Chapter 18 shall be submitted at the time of building construction plan check submittal to the City.
50. A roof solar-ready zone shall comply with the latest edition of the California Energy Efficiency Standards.
51. Exterior and interior accessibilities shall comply with CBC Chapter 11B.
52. Baby diaper changing station(s) shall be provided when the occupant load exceeds 60 per AB 1127.
53. Future electric charging stalls and chargers shall comply with CBC Section 11B-812. Additionally, E.V. chargers shall be located on an accessible route.
54. An accessible path of travel shall be provided from the proposed pad building to the existing shopping center.

Water Services Division

55. New water service installations 2" and smaller, may be installed by the City of Garden Grove at owner's/developer's expense. 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.
56. Water meters shall be located within the City right-of-way. Fire services and large water services 3" and larger, shall be installed by contractor with class A or C-34 license, per City water standards and inspected by approved Public Works inspection.
57. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a 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.

58. It shall be the responsibility of the applicant to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.
59. A composite utility site plan shall be part of the water plan approval.
60. There shall be a minimum 15 foot clearance of building footings from water main. Clearances less than 15 feet shall be reviewed and approved by Water Services.
61. New utilities shall have a minimum 5 foot horizontal and a minimum 1 foot vertical clearance from water main and appurtenances.
62. There shall be a minimum clearance from sewer main and water main of 10 feet from outside of pipe to outside of pipe.
63. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
64. If required, fire service shall have above ground backflow device with a double check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. 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.
65. No permanent structures, trees or deep-rooted plants shall be placed over sewer main or water main.
66. Location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).
67. Commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license. Plumbing plan for grease interceptor shall be routed to environmental services for review.
68. A properly sized grease interceptor shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate sanitary waste

line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor shall be located outside of the building and accessible for routine maintenance. Owner shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.

69. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Existing units are to be removed.
70. Applicant shall install new sewer lateral with clean out connecting to existing private sewer system on site. It is the responsibility of the applicant to install appropriate size sewer lateral.
71. Applicant shall abandon any existing unused sewer lateral(s) on the property owner's side in accordance with California Plumbing Code.
72. There is an existing 8" water main on site. All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of min. 12" below the water main, outer diameter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board.

Planning Services Division

73. The applicant shall submit detailed plans, showing the proposed location of utilities and mechanical equipment, to the Community and Economic Development Department for review and approval prior to submitting plans into the Building and Safety Division Plan Check process. The project shall also be subject to the following:
 - a. All on-site and off-site utilities pertaining to the improvements proposed under this Site Plan shall be installed or relocated underground pursuant to Chapter 9.48 of the Garden Grove Municipal Code.
 - b. All above-ground utility equipment (e.g., electrical, gas, telephone, cable TV, water meters, and electrical transformer) shall not be located in the street setback and shall be screened to the satisfaction of the Community and Economic Development Director.
 - c. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department prior to the issuance of building permits. Said screening

- shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
- d. All ground or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
 - e. No exterior piping, plumbing, or mechanical ductwork shall be permitted on any exterior façade and/or be visible from any public right-of-way or adjoining property. All roof access ladders shall be accessed from inside the building.
74. Prominent, permanent signage, stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES," shall be posted in places that are clearly visible to patrons of the businesses on the subject site. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The signage shall be displayed near or at the entrance, and shall also be visible to the public.
75. There shall be no deliveries to or from the premises before 7:00 a.m. and after 10:00 p.m., seven days a week.
76. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the applicant. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
77. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
78. The applicant is advised that all on-site businesses are 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.
79. Any satellite dish antennas installed on the subject site or on-site buildings shall be screened, subject to approval by the Community and Economic Development Department, Planning Services Division. No advertising material shall be placed thereon.

80. All new signs shall comply with the sign requirements of Chapter 9.20 of Title 9 of the Municipal Code and the current sign program governing the shopping center. All new signs shall require a separate permit and shall be installed in accordance with the provisions for pad buildings in the sign program. All new signage shall be limited to individual channel letters. No new roof signs shall be permitted.
81. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
82. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort.
83. The project shall comply with the City's adopted Noise Ordinance.
84. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Chapter 8.47 as adopted, except that:
 - a. Monday through Saturday - not before 7:00 a.m. and not after 8:00 p.m. (of the same day).
 - b. Sunday and Federal Holidays may work same hours, but subject to noise restrictions as stipulated in Chapter 8.47 of the Municipal Code.
85. 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, the project shall use solar or low-emission water heaters, and low-sodium parking lot lights, to ensure compliance with Title 24.
86. As a part of the finalized working drawings for the Planning Services Division, Engineering Division, and Building and Safety Division, the developer shall submit a detailed and dimensioned plot plan, floor plans, exterior elevations, and landscape plans that reflect the above conditions of approval. The plans shall indicate landscape materials, wall materials and building materials proposed for the project. Color and material samples shall be submitted to the Planning Services Division at the time plans are submitted for plan check.
87. All new landscaping areas shown on the approved plans shall match the existing site landscaping.

88. All new trees should be of similar species as the existing site trees. At no time shall there be less than one (1) tree per every eight (8) parking spaces, in any of the new or reconfigured parking areas, as required by Section 9.16.040.070 (Landscaping Requirements) of Title 9 of the Municipal Code.
89. The applicant shall submit a complete landscape plan governing the entire development in accordance with the submitted plans and the Conditions of Approval, for review and approval by the Community and Economic 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, including the City's Water Efficiency Guidelines, as well as recently adopted provisions by the State of California concerning drought tolerant landscape measures. 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 new trees shall be planted closer than five feet (5') from the public right- of-way. New 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.

- f. Clinging vines shall be installed within landscape planters along perimeter block walls and trash enclosure walls to deter graffiti.
90. 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.
91. New perimeter walls, if proposed, shall be developed to City Standards or designed by a Registered Engineer, and shall be measured from the on-site finished grade, and shall be shown on the grading plan.
92. All on-site curbs, not associated with a parking space, shall be painted red.
93. 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).
94. During construction, if paleontological or archeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with applicable law.
95. The applicant shall work with the Planning Services Division to ensure that the proposed building colors match the existing buildings within the shopping center. The applicant shall submit the actual chip samples of the proposed paint colors to the Planning Services Division for review and approval.
96. The trash enclosure shall have unifying colors and exterior finishes that match, and are integrated, with the existing development. The proposed roof design of the trash enclosure shall be architecturally compatible with the design of the existing development. The Planning Services Division shall review and approve the design of the proposed roof and the material(s). The proposed roof and materials shall also comply with the building code requirements.
97. The trash bins shall be kept inside the trash enclosures, 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.
98. The design and operation of the drive-thru speaker system, including

automatic timer, volume control, and message board, is subject to Planning Services Division review and approval. In the event that complaints are received from adjacent uses concerning noise created by the new food-ordering speaker system, the applicant shall provide a plan to address the issues to the satisfaction of the Community and Economic Development Department.

99. Any and all corrections 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.
100. The drive-thru menu/order board shall be designed to match the building, and shall incorporate the same color and materials.
101. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, which require the protection of active nests of all bird species, prior to the removal of any on-site landscaping, including the removal of existing trees.
102. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state. In the event that fossil specimens or cultural resources are encountered on the site during construction and cannot be preserved in place, the applicant shall contact and retain, at applicant's expense, a qualified paleontologist or archaeologist, as applicable, acceptable to the City to evaluate and determine appropriate treatment for the specimen or resource, and work in the vicinity of the discovery shall halt until appropriate assessment and treatment of the specimen or resource is determined by the paleontologist or archeologist (work can continue elsewhere on the project site). Any mitigation, monitoring, collection, and specimen/resource treatment measures recommended by the paleontologist/archaeologist shall be implemented by the applicant at its own cost.
103. A copy of the resolution approving Site Plan No. SP-115-2022, including these Conditions of Approval, shall be kept on the premises at all times.
104. The applicant shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-115-2022 and his/her agreement with all conditions of the approval.
105. 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-115-2022. 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.

106. It shall be the applicant's responsibility to verify that any building or site improvements do not impermissibly interfere with any recorded easements on the subject property or the adjacent properties.
107. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the approval of Site Plan No. SP-115-2022, and the development authorized pursuant thereto, shall expire and become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period for this approval and thereafter diligently advanced until completion of the project.