



## A G E N D A

### GARDEN GROVE PLANNING COMMISSION REGULAR MEETING

November 18, 2021

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

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 [planning@ggcity.org](mailto:planning@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. Members of the public are asked to consider very carefully before attending this meeting in person and are encouraged to wear face masks and maintain a six foot distance from others. 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 other flu-like symptoms.

#### REGULAR SESSION – 7:00 P.M.

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

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

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

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

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

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: November 4, 2021

C. CONTINUED PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. MITIGATED NEGATIVE DECLARATION  
MITIGATION MONITORING AND REPORTING PROGRAM  
SITE PLAN NO. SP-101-2021

APPLICANT: DENNIS O'NEIL (SUNBELT STORES, INC.)  
LOCATION: NORTH SIDE OF WESTMINSTER AVENUE, WEST OF  
BROOKHURST STREET AT 13861 BROOKHURST STREET

REQUEST: Site Plan approval to expand an existing 180,449 square foot shopping center, which is currently improved with the Garden Grove Superstore, a Target retail store, and a Firestone auto repair shop, by constructing (i) two (2) new 4,000 square foot drive-thru pad buildings, (ii) one (1) new 4,000 square foot multi-tenant commercial building attached to the existing Target, and (iii) replacing the existing Firestone auto repair shop with a 5,600 square foot drive-thru multi-tenant building. The site is in the C-2 (Community Commercial) zone. In conjunction with the request, the Planning Commission will also consider the adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

STAFF RECOMMENDATION: Adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approval of Site Plan No. SP-101-2021, subject to the recommended Conditions of Approval.

D. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

D.1. SITE PLAN NO. SP-105-2021  
LOT LINE ADJUSTMENT NO. LLA-028-2021

APPLICANT: TOBY NGUYEN  
LOCATION: NORTHWEST CORNER OF YOCKEY STREET AND  
DAKOTA AVENUE AT 13361 YOCKEY STREET

REQUEST: Site Plan approval to construct a 5-unit apartment complex that includes one (1) affordable unit for very low income. Pursuant to State Density Bonus Law, the applicant requests the following three (3) concessions from the R-3 (Multiple-Family Residential) zone development standards: (1) to increase the maximum building height from 35 feet to 37 feet, (2) to allow the 3rd story building area to increase from 50% threshold to 100%, and (3) to reduce the distance between residential units and the drive-aisle along the northerly



property line from 10 feet to zero feet. Also, a request for Lot Line Adjustment approval to consolidate the two (2) existing parcels into one (1) lot. The site is in the R-3 (Multiple-Family Residential) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 – New Construction or Conversion of Small Structures and 15305 – Minor Alterations in Land Use Limitations.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-105-2021 and Lot Line Adjustment No. LLA-028-2021, subject to the recommended Conditions of Approval.

- E. MATTERS FROM COMMISSIONERS
- F. MATTERS FROM STAFF
  - F.1. DISCUSSION REGARDING SB9
- G. ADJOURNMENT

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

Meeting Minutes  
Thursday, November 4, 2021

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: Lehman, Ramirez

PLEDGE OF ALLEGIANCE: Led by Commissioner Arestegui.

ORAL COMMUNICATIONS – PUBLIC – None.

October 21, 2021 MINUTES:

Action: Received and filed.  
Motion: Lindsay Second: Soeffner  
Ayes: (5) Arestegui, Cunningham, Lindsay, Perez, Soeffner  
Noes: (0) None  
Absent: (2) Lehman, Ramirez

PUBLIC HEARING – AMENDMENT NO. A-032-2021, CITY OF GARDEN GROVE, CITYWIDE.

Applicant: CITY OF GARDEN GROVE  
Date: November 4, 2021

Request: A City-initiated text amendment to Title 9 of the Garden Grove Municipal Code pertaining to Eating Establishments/ Restaurants with Outdoor Seating in the C-1 (Neighborhood Commercial), C-2 (Community Commercial), C-3 (Heavy Commercial), M-1 (Limited Industrial), and M-P (Industrial Park) zones. In conjunction with the request, the Planning Commission will also consider a determination that the project

is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061 – Common Sense, 15301 – Existing Facilities, and 15303 – New Construction or Conversion of Small Structures.

Action: Resolution No. 6033-21 was approved.

Motion: Lindsay Second: Arestegui

Ayes: (5) Arestegui, Cunningham, Lindsay, Perez, Soeffner

Noes: (0) None

Absent: (2) Lehman, Ramirez

MATTERS FROM COMMISSIONERS: None.

MATTERS FROM STAFF: Staff gave a brief description of future agenda items and mentioned that the Cottage Farm Block demolition permits had been pulled, leases were being worked on and interior permits would follow. As a follow up to Vice Chair Lindsay's inquiry, staff stated the recycle center at Mays Avenue and Magnolia Street was permitted through ministerial approval and that the agreement was with the stores, in lieu of the property owner.

ADJOURNMENT: At 7:23 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, November 18, 2021, at 7:00 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

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Judith Moore  
Recording Secretary

# COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> C.1.	<b>SITE LOCATION:</b> North side of Westminster Avenue, west of Brookhurst Street, south of Woodbury Avenue, at 13861 Brookhurst Street
<b>HEARING DATE:</b> November 18, 2021	<b>GENERAL PLAN:</b> Light Commercial (LC)
<b>CASE NO.:</b> Site Plan No. SP-101-2021	<b>ZONE:</b> C-2 (Community Commercial)
<b>APPLICANT:</b> Dennis O'Neil, Sunbelt Stores, Inc.	<b>APN:</b> 098-621-01
<b>PROPERTY OWNER:</b> Same as applicant	<b>CEQA DETERMINATION:</b> Mitigated Negative Declaration

## **REQUEST:**

The applicant is requesting Site Plan approval to expand an existing 180,449 square foot shopping center, which is currently improved with the Garden Grove Superstore, a Target retail store, and a Firestone auto repair shop, by constructing (i) two (2) new 4,000 square foot drive-thru pad buildings, (ii) one (1) new 4,000 square foot multi-tenant commercial building attached to the existing Target, (iii) replacing the existing Firestone auto repair shop with a 5,600 square foot drive-thru multi-tenant building, and (iv) removing Target's 13,600 square foot garden center.

## **DISCUSSION:**

The Applicant, Sunbelt Stores, Inc., had previously requested that the Public Hearing for Site Plan No. SP-101-2021 be continued from the September 2<sup>nd</sup>, 2021 Planning Commission meeting to October 21<sup>st</sup>, 2021, and then November 18<sup>th</sup>, 2021, in order to prepare additional cost estimates for off-site improvements, and to prepare a construction phasing plan. The Planning Commission opened the public hearing with no members of the public speaking in favor, or against the item. Per Staff's recommendation, the Planning Commission left the public hearing open and continued the item to the November 18<sup>th</sup>, 2021 Planning Commission meeting.

Attached is the original Staff Report dates September 2, 2021, and updated Resolution and Conditions of Approval with bolded and strikethrough text that highlights the changes to the Conditions of Approval. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was previously provided for the September 2<sup>nd</sup>, 2021 meeting in hardcopy and CD formats, and can be found on the City's website at [https://gqcity.org/sites/default/files/2021-08/13861%20Brookhurst%20St%20Shopping%20Ctr Draft%20Initial%20Study with %20Figures%20and%20Appendices.pdf](https://gqcity.org/sites/default/files/2021-08/13861%20Brookhurst%20St%20Shopping%20Ctr%20Draft%20Initial%20Study%20with%20Figures%20and%20Appendices.pdf).

**RECOMMENDATION:**

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6029-21 adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving Site Plan No. SP-101-2021, subject to the recommended conditions of approval.



Lee Marino  
Planning Services Manager



By: Mary Martinez  
Associate Planner

# COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> C.1.	<b>SITE LOCATION:</b> North side of Westminster Avenue, west of Brookhurst Street, south of Woodbury Avenue, at 13861 Brookhurst Street
<b>HEARING DATE:</b> September 2, 2021	<b>GENERAL PLAN:</b> Light Commercial (LC)
<b>CASE NO.:</b> Site Plan No. SP-101-2021	<b>ZONE:</b> C-2 (Community Commercial)
<b>APPLICANT:</b> Dennis O'Neil, Sunbelt Stores, Inc.	<b>APN:</b> 098-621-01
<b>PROPERTY OWNER:</b> Same as applicant	<b>CEQA DETERMINATION:</b> Mitigated Negative Declaration

**REQUEST:**

The applicant is requesting Site Plan approval to expand an existing 180,449 square foot shopping center, which is currently improved with the Garden Grove Superstore, a Target retail store, and a Firestone auto repair shop, by constructing (i) two (2) new 4,000 square foot drive-thru pad buildings, (ii) one (1) new 4,000 square foot multi-tenant commercial building attached to the existing Target, (iii) replacing the existing Firestone auto repair shop with a 5,600 square foot drive-thru multi-tenant building, and (iv) removing Target's 13,600 square foot garden center.

**BACKGROUND:**

The subject property is located on the west side of Brookhurst Street, north of Westminster Avenue, south of Woodbury Avenue. The site, approximately 16.95 acres (738,758 square feet), is currently developed with an 110,384 square foot Target general retail store with a 13,600 square foot garden center, and a 10,925 square foot grocery store, Garden Grove Superstore, which is an indoor multi-tenant commercial building with retail and restaurant uses, and a 5,760 square foot Firestone auto repair and tire shop.

The subject site is zoned C-2 (Community Commercial) and has a General Plan Land Use designation of Light Commercial (LC). The property abuts an O-S (Open Space) zoned property to the north, across Woodbury Avenue, developed with the Donald S. Jordan Intermediate School, an O-S zoned property to the west developed with the Cook Elementary School and a Planned Unit Development (PUD-103-71) zoned property developed with condominiums, a C-1 (Neighborhood Commercial) zoned shopping center to the south, across Westminster Avenue, and a C-2 zoned shopping

center to the east, across Brookhurst Street, developed with a commercial shopping center. The parcel located at the southeast corner, which is developed with a Lee's Sandwiches fast food restaurant, is zoned C-2 and is not a part of the subject shopping center.

The shopping center was originally built in 1968, approved under Site Plan No. SP-111-68, consisting of a department store, a food market, and an automotive service center. In 1982, under Site Plan No. SP-134-82, the food market was demolished to allow the construction of a 40,000 square foot Ralphs grocery store. Subsequently, the Target retail store began operation in the former department store in 1983. A 30,000 square foot addition to the 40,000 square foot grocery store was approved in 1998 under Site Plan No. SP-227-98. In 2003, under Conditional Use Permit No. CUP-125-03, an indoor, multi-tenant retail commercial building and supermarket was approved within the grocery store, presently known as Garden Grove Superstore. Currently, the following businesses are in operation within the three (3) existing structures: the Target retail store and the Garden Grove Superstore, which share a common wall, and Firestone in the automotive service center building, which is detached and fronts Brookhurst Street.

The applicant is proposing to demolish Target's 13,600 square foot garden center and the existing 5,760 square foot Firestone auto repair and tire shop to construct a 5,600 square foot drive-thru multi-tenant building, two (2) additional 4,000 square foot drive-thru pad buildings, and one (1) additional 4,000 square foot multi-tenant commercial building attached to the Target retail store, on the existing 180,449 square foot shopping center. Along with the request, the applicant is proposing site improvements, including landscaping, trash enclosures, and a reconfigured parking lot to comply with the requirements of Title 9 of the Municipal Code and to support the expansion of the shopping center.

The subject shopping center is located within the Light Commercial Land Use designation, which is intended to allow a range of commercial activities that serve local residential neighborhoods and the larger community. The desired character and uses for the Light Commercial Land Use designation per the City's General Plan 2030 includes a variety of retail services such as markets, drug stores, retail shops, financial institutions, service establishments, and restaurants. Commercial uses should also be located so they are compatible with the surrounding area and, in particular, with any abutting residential uses. Per Land Use Goal LU-6 of the General Plan, the proposed expansion to the shopping center implements the goals for the Light Commercial Land Use designation. Specifically, Policy LU-6.2 encourages 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. Moreover, to meet the intent of Goal LU-6, the proposed expansion will renovate the shopping center with the development of pad buildings with improved parking and landscaping areas.

Further, with the proposed improvements, the shopping center will fulfill the goals of the Community Design Element and the Economic Development Element of the City's General Plan. Per Policy CD-1.4, the proposed project will create unique retail spaces

that are architecturally rich, pedestrian friendly, culturally sensitive, and economically viable. Additionally, Implementation Program CD-IMP-1A promotes commercial uses near residential neighborhoods that serve local residents and create neighborhood-gathering places, which the shopping center expansion will continue to provide. Lastly, the General Plan’s Economic Development Element, per Policy ED-3.3, the project will enhance and retain retail opportunities to serve the local population.

**PROJECT STATISTICS:**

	<b>Provided</b>	<b>Required</b>
<b>Total Project Area:</b>	16.95 ac. (738,758 S.F.)	15,000 S.F.
<b>Existing Building Areas:</b>		
Superstore	70,065 S.F.	
Target	110,384 S.F.	-
Firestone (to be demolished)	5,760 S.F.	
Garden Center (to be demolished)	13,600 S.F.	
<b>Proposed Buildings:</b>		
Building A	4,000 S.F.	
Building B	5,600 S.F.	-
Building C	4,000 S.F.	
Building D	4,000 S.F.	
<b>Proposed Building Height:</b>		
Building A	26'-1"	3 stories, or 35 feet maximum
Building B	26'-4 1/2"	
Building C	26'-4 1/2"	
Building D	26'-4 1/2"	
<b>Proposed Building Setbacks (Corner Lot):</b>		
Front (Westminster Avenue)		
Building A	28'-0"	15'-0"
Street side (Brookhurst Street)		
Building B	23'-0"	10'-0"
Building C	33'-0"	
Rear (Woodbury Avenue)		
Building C	23'-0"	10'-0"
Building D	90'-0"	
<b>Landscaping<sup>1</sup>:</b>	30,640 S.F. (7%)	44,428 S.F. (10%)
<b>Trees<sup>2</sup>:</b>	141	115
<b>Parking:</b>	946 spaces	921 spaces

<sup>1</sup> The Municipal Code requires projects to provide 10% on-site landscaping, excluding the required setback areas. The project will increase the total on-site landscaping from approximately 23,058 square feet (5%) to 30,640 square feet (7%) to be further in compliance with the Municipal Code.

<sup>2</sup> The Municipal Code requires one (1) tree per every eight (8) parking spaces.



**DISCUSSION:**

SITE PLAN:

Site Design and Circulation

The applicant is requesting Site Plan approval to expand an existing 180,449 square foot shopping center, which is currently improved with the Garden Grove Superstore, a Target retail store, and a Firestone auto repair shop, by constructing (i) two (2) new 4,000 square foot drive-thru pad buildings, (ii) one (1) new 4,000 square foot multi-tenant commercial building attached to the existing Target, (iii) replacing the existing Firestone auto repair shop with a 5,600 square foot drive-thru multi-tenant building, and (iv) removing Target's 13,600 square foot garden center.

Building A, a 4,000 square foot single-tenant pad building for a bank use, is proposed to be located at the southwest corner of the site fronting Westminster Avenue. Building B, a 5,600 square foot multi-tenant commercial building, will replace the current Firestone structure on the southeast corner of the site and will be improved with a drive-thru for a future restaurant use. Building C, a 4,000 square foot single-tenant drive-thru pad building, will be occupied by a restaurant and will be located on the northeast corner of the site with frontages along Brookhurst Street and Woodbury Avenue. Building D, a 4,000 square foot multi-tenant building commercial building, will be attached to the northeast corner of the Target retail store. In addition, Buildings B and C will be improved with 300 square foot outdoor dining patios to compliment the future restaurant uses. The 10,925 square foot Garden Grove Superstore and the 110,384 square foot Target retail store will remain unchanged on-site, with the exception of the removal of Target's garden center.

Vehicular access to the site is currently via three (3) drive approaches off Brookhurst Street along the easterly property line, three (3) drive approaches off of Westminster Avenue along the southerly property line, and two (2) drive approaches off of Woodbury Avenue along the northerly property line. Although the existing eight (8) drive approaches will be upgraded to meet current City standards, they will remain in the same locations. Therefore, the site will continue to maintain the same vehicular access. With the addition of the proposed buildings, various on-site drive aisles are proposed to be reconfigured to provide an effective 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. Current loading docks and loading/unloading areas are located at the rear of the Garden Grove Superstore, and the Target retail store, and will remain unaffected.

A Traffic Study was prepared for the project that reviewed the project's site access and circulation, including the queuing for the drive-thru buildings, and determined the site design is adequate. 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 thirty (30) 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.

Lastly, the site will be developed with four (4) new trash enclosures 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.

Parking

The existing shopping center is currently improved with 946 parking spaces. Based on the parking requirements of Section 9.18.140.030 (Parking Spaces Required) of Title 9 of the Municipal Code, 857 parking spaces are required, resulting in a surplus of 89 spaces. Without Target's 13,600 square foot garden center and the 5,760 square foot Firestone auto repair shop, the required number of parking spaces is 780. Therefore, an additional 77 parking spaces will become available upon the removal of the two (2) structures to accommodate the expansion. In addition, with the proposed buildings, the site parking layout will be reconfigured and improved to accommodate additional parking stalls to support the new uses. Moreover, additional compact parking is being proposed, up to 19% of the total parking amount, to further support the expansion. The existing and proposed parking breakdown is as follows:

<b>Parking</b>			
Uses	S.F.	Required Spaces (1 space/xxx S.F.)	Spaces Provided
<b>Existing Shopping Center (Uses to remain) <sup>1</sup></b>			
Superstore			
Retail	59,140 S.F.	1/250 = 236	
Full Service Restaurant	9,191 S.F.	1/100 = 93	
Take-out Restaurant	1,734 S.F.	1/200 = 9	
Target	13,600 S.F.	1/250 = 442	946
<b>Total</b>		<b>780</b>	
<b>Proposed Expansion</b>			
Retail Uses	7,664 S.F.	1/250 = 16	
Bank Uses	4,000 S.F.	1/200 = 20	
Full Service Restaurant	9,936 S.F.	1/100 = 99	141
Outdoor Dining Patios	600 S.F.	1/100 = 6	
<b>Total</b>		<b>141</b>	
<b>Totals</b>		<b>921</b>	<b>921</b>

<sup>1</sup> The removal of the Firestone and the Garden Center generates an additional 77 surplus parking spaces.

Based on the parking requirements of the Municipal Code, 141 additional parking spaces are required to support the new buildings, resulting in a total of 921 parking spaces required for the shopping center with the proposed expansion. With the reconfiguration of the shopping center's parking lot, a total of 921 parking spaces are

proposed, therefore, the proposed project complies with the parking requirements of the Municipal Code.

The future uses within the four (4) new structures will consist of retail, bank, and restaurants. Since the general retail square footage within the shopping center exceeds 40,000 square feet, Section 9.16.040.150 (Parking Spaces Required) of Title 9 of the Municipal Code allows a reduced parking ratio of one (1) parking space per 250 square feet of gross floor area for existing and proposed general retail uses. Parking for additional uses within the new structures must also comply with the following: full-service restaurants shall be parked at one (1) parking space per 100 square feet of gross floor area, and take-out restaurants with less than 300 square feet of customer dining area and 16 seats or less, and banks, shall be parked at one (1) parking space per 200 square feet of gross area. While the applicant has not identified specific uses for the proposed buildings, the project has been designed to consist of no more than 9,936 square feet for restaurant uses, 7,664 square feet for general retail uses, and 4,000 square feet for a bank use to prevent parking deficiencies in the future.

#### Landscaping

Due to the reconfigured parking layout, the planters are being modified to provide additional landscaping to further comply with Section 9.16.040.070 (Landscaping Requirements) of Title 9 of the Municipal Code. The Code requires a minimum of ten (10%) percent of the total net developable site area to be landscaped, excluding the landscaping provided in required setbacks, with the minimum landscaped area to be counted at 24 square feet. All areas not used for structures, parking spaces, drive aisles, refuse storage areas, or walkways, are to be landscaped with adequate groundcover. The Code also requires that one (1) site tree be located in landscape planters for every eight (8) parking spaces, evenly distributed throughout the parking lot to shade the parking area.

The subject shopping center is currently improved with approximately 25,122 square feet of planting area and 114 trees. Under its current condition, the shopping center is deficient in landscaping and trees as the site was developed under prior development standards and is legal nonconforming. Under the current code, the total net developable area, 456,121 square feet, requires at least 10% of landscaping, which is at least 45,612 square feet. The existing landscaping in the net developable area is 23,058 square feet, or 5%, which is deficient by 22,554 square feet. To satisfy the requirement of one (1) for every eight (8) parking spaces, the total number of trees required for the existing 946 parking spaces is 119 trees, which results in a deficiency of five (5) trees.

The proposed shopping center aims to provide as much landscaping in the net developable area and trees to achieve the most conformance with the requirements of Section 9.16.040.070 (Landscaping Requirements) of Title 9 of the Municipal Code as possible. The setbacks will continue to be fully landscaped with adequate groundcover. In addition, the proposed landscaping improvements include 27 new

trees and an additional 27,160 square feet of new planting area for a total of 141 trees and 52,282 square feet of planting area. With the proposed modification, the shopping center will provide 921 parking spaces, which requires 115 trees minimum to satisfy the requirement of one (1) for every eight (8) parking spaces. Per the 141 trees provided, the total number of trees will exceed the minimum 115 required by 26 trees. The total net developable area, 444,281 square feet, requires at least 10% of landscaping, which is at least 44,428 square feet. The proposed landscaping in the net developable area is 30,640 square feet, or 7%, which is deficient by 13,788 square feet. With the existing improvements and proposed modifications, the City recognizes there are constraints in achieving the 10% of landscaping area in the net developable area. However, the project proposes to lessen the degree of nonconformity by providing more landscaping where possible, while complying with other requirements, such as parking and setbacks, and modifications required to improve on-site vehicular circulation and minimum queuing distances.

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

Although the architectural style of the existing shopping center is inconsistent, uniform exterior colors and finishes provide a visual connection within the center. The Garden Grove Superstore has enhanced storefronts with hipped roofs with clay tile, while the Target retail store is contemporary in style with a flat roof and a modern storefront. Therefore, the proposed buildings will match similar styles to provide uniformity within the shopping center. Building A, which will be situated the closest to the Garden Grove Superstore, will match in architectural style, with a hipped roof over the storefront with clay tile roofing, similar stucco exterior finishes and colors, metal awnings, and anodized aluminum storefront systems. Buildings B, C and D will more closely resemble the modern and contemporary design of the Target retail store, with varied flat rooflines, similar stucco exterior finishes and colors, metal awnings, and anodized aluminum storefront systems to match Building A.

### Signage

The shopping center is to comply with the requirements of Chapter 9.20 (Sign Standards) of Title 9 of the Municipal Code. The shopping center has three (3) existing pylon signs that will remain. The Garden Grove Superstore has tenant identification on two (2) of the pylon signs along each street frontage, and the Target retail store has tenant identification on one (1) pylon sign along Brookhurst Street. The multi-tenant Garden Grove Superstore also has various tenant spaces with individual wall signage over each storefront. Therefore, to achieve consistent signage between the

existing and new buildings, the conditions of approval will require that a sign program be submitted for review and approval by the Planning Services Division. The sign program, and all future signage, shall comply with Chapter 9.20 (Sign Standards) of Title 9 of the Municipal Code.

California Environmental Quality Act (CEQA):

The proposed project was reviewed and an Initial Study report and Mitigated Negative Declaration (IS/MND) was prepared pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. and the CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.). Based on the Initial Study and supporting technical analyses, it was determined that all potentially adverse environmental impacts can be mitigated to a level of less than significant. On this basis, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) have been prepared. Copies of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are attached to this report along with a CD that contains a complete digital version of the environmental document with the corresponding technical studies. The 20-day public comment period on the Mitigated Negative Declaration occurred from August 4, 2021 to August 23, 2021.

**RECOMMENDATION:**

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

1. Adopt Resolution No. 6029-21 adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving Site Plan No. SP-101-2021, subject to the recommended conditions of approval.



Lee Marino  
Planning Services Manager



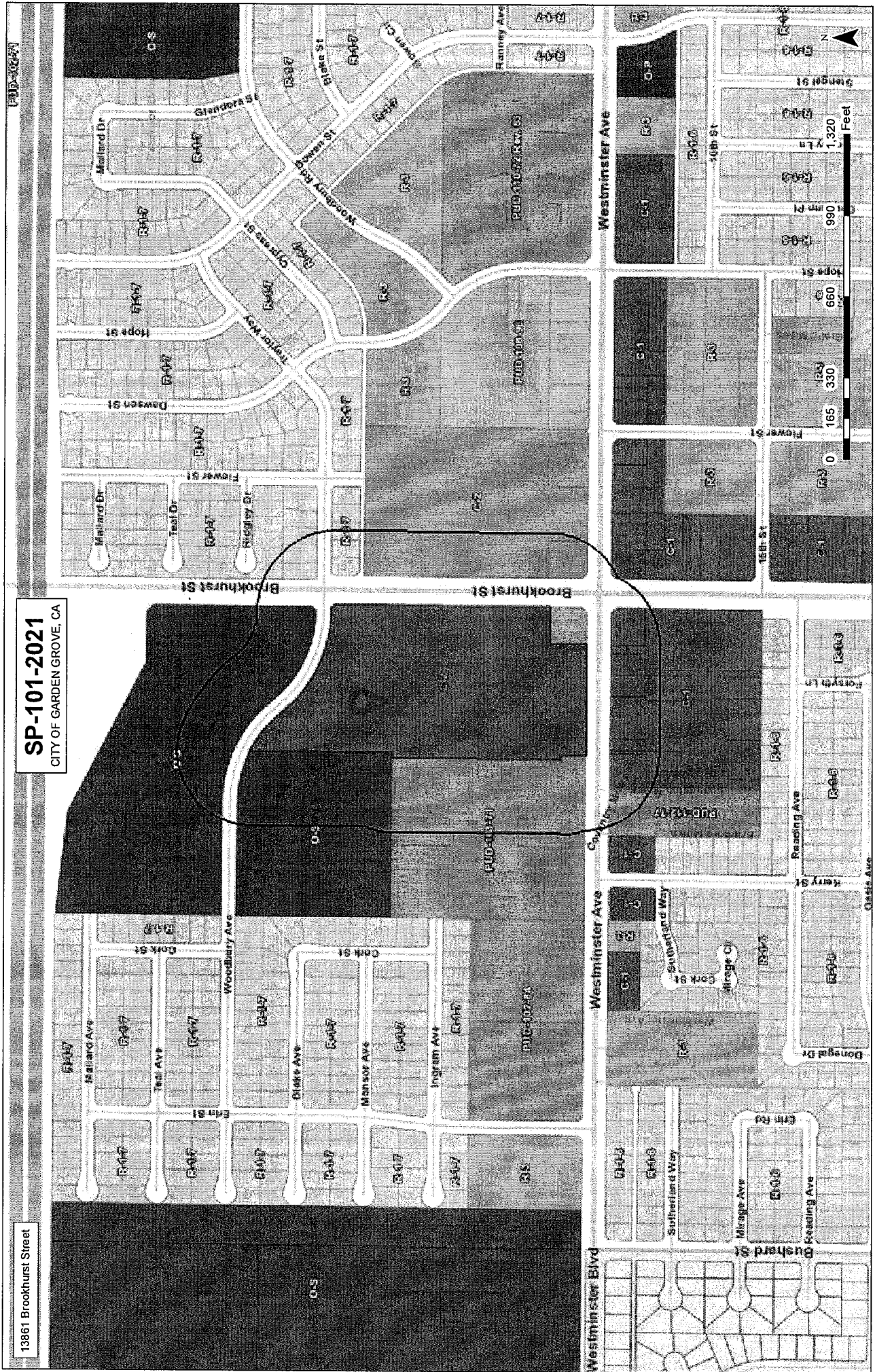
By: Mary Martinez  
Associate Planner

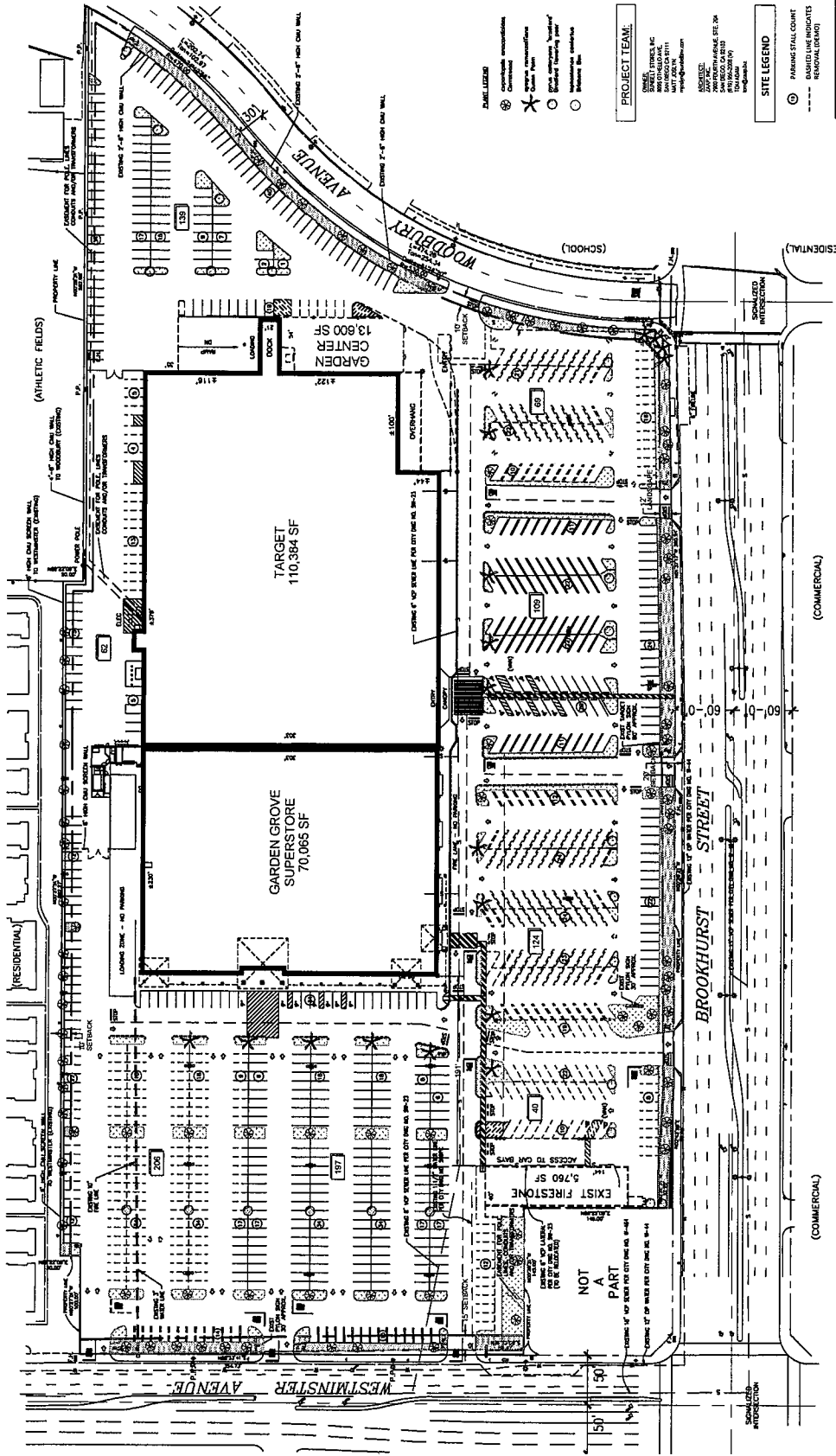
Attachment: Draft Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program



13861 Brookhurst Street

**SP-101-2021**  
CITY OF GARDEN GROVE, CA





**EXISTING PLAN SUMMARY**

SITE AREA	SQ. FT.	AC.
EXISTING SUPERSTORE	738,758	16.96
RESTAURANT	59,140	1.34
< 16 SEAT RESTAURANT	5,700	0.13
EXISTING TARGET	110,384	2.54
EXISTING FIRESTONE (TO BE REMOVED)	5,760	0.13
TOTAL BLDG AREA	1,419,742	32.10
SITE / BLDG. RATIO	2.52	
EXISTING GARDEN CENTER (TO BE REMOVED)	13,800	0.31
TOTAL BLDG. AREA - GARDEN CENTER	1,405,942	31.79
PARKING PROVIDED	946	
PARKING RATIO PROVIDED	4.81	7,000 SF

- PLANTER**
- Existing Plant
  - Proposed Plant
  - Proposed Plant - 1" or Greater
  - Proposed Plant - 2" or Greater
  - Proposed Plant - 3" or Greater
  - Proposed Plant - 4" or Greater
  - Proposed Plant - 5" or Greater
  - Proposed Plant - 6" or Greater
  - Proposed Plant - 7" or Greater
  - Proposed Plant - 8" or Greater
  - Proposed Plant - 9" or Greater
  - Proposed Plant - 10" or Greater
  - Proposed Plant - 11" or Greater
  - Proposed Plant - 12" or Greater
  - Proposed Plant - 13" or Greater
  - Proposed Plant - 14" or Greater
  - Proposed Plant - 15" or Greater
  - Proposed Plant - 16" or Greater
  - Proposed Plant - 17" or Greater
  - Proposed Plant - 18" or Greater
  - Proposed Plant - 19" or Greater
  - Proposed Plant - 20" or Greater

**PROJECT TEAM:**

**SITE INFO:**

**LEGAL DESCRIPTION:**

**PROJECT ADDRESS:**

**APN: 068-017**

**SITE AREA:** 738,758

**TOTAL BLDG AREA:** 1,419,742

**TOTAL SITE AREA:** 43.81

**TOTAL SITE AREA - BLDG AREA:** 39.90

**TOTAL SITE AREA - PARKING:** 3.91

**TOTAL SITE AREA - ATHLETIC FIELDS:** 0.00

**TOTAL SITE AREA - SCHOOL:** 0.00

**TOTAL SITE AREA - RESIDENTIAL:** 0.00

**TOTAL SITE AREA - COMMERCIAL:** 0.00

**TOTAL SITE AREA - OTHER:** 0.00

**TOTAL SITE AREA - TOTAL:** 43.81

**PROJECT NO.:** SP-101-2021

**DATE:** 10/15/2021

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

**PROJECT:** 13861 BROOKHURST STREET

**PROJECT:** 13861 BROOKHURST STREET

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**PROJECT:** 13861 BROOKHURST STREET



**EXISTING FACILITIES PLAN**

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

**13861 BROOKHURST STREET**

**GARDEN GROVE, CALIFORNIA**

**SUNBELT STORES, INC.**

**PROJECT NO.:** SP-101-2021

**DATE:** 10/15/2021

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

**PROJECT:** 13861 BROOKHURST STREET

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**EXISTING FACILITIES PLAN**

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

**13861 BROOKHURST STREET**

**GARDEN GROVE, CALIFORNIA**

**SUNBELT STORES, INC.**

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**EXISTING FACILITIES PLAN**

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

**13861 BROOKHURST STREET**

**GARDEN GROVE, CALIFORNIA**

**SUNBELT STORES, INC.**

**PROJECT NO.:** SP-101-2021

**DATE:** 10/15/2021

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

**PROJECT:** 13861 BROOKHURST STREET

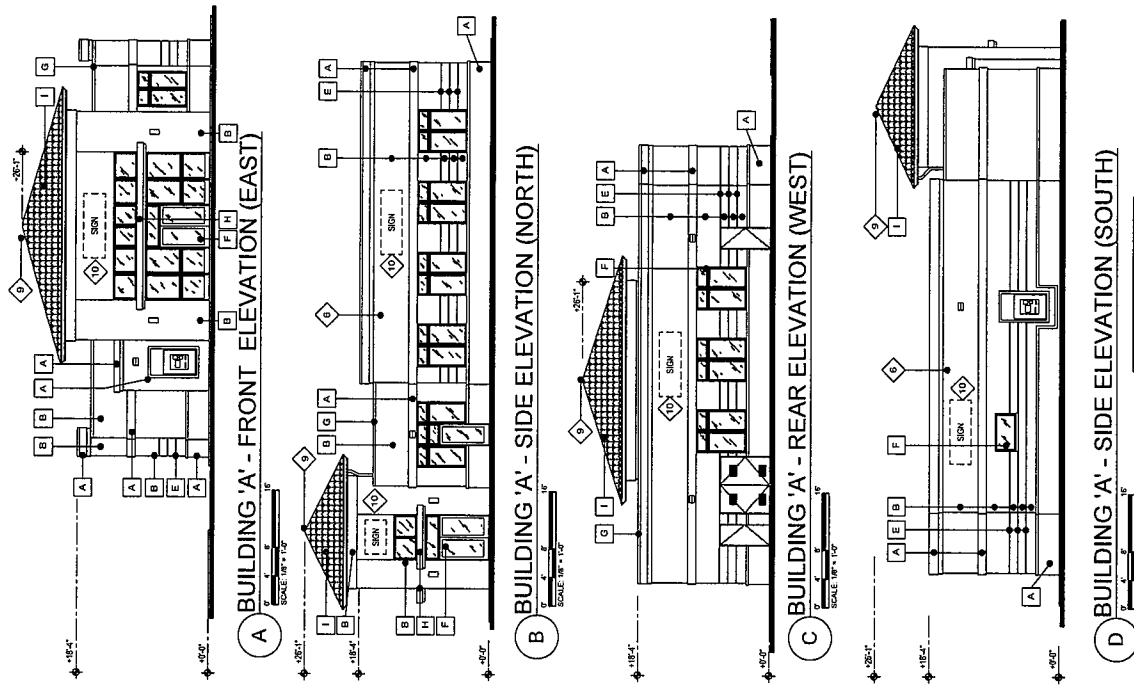
**PROJECT:** 13861 BROOKHURST STREET

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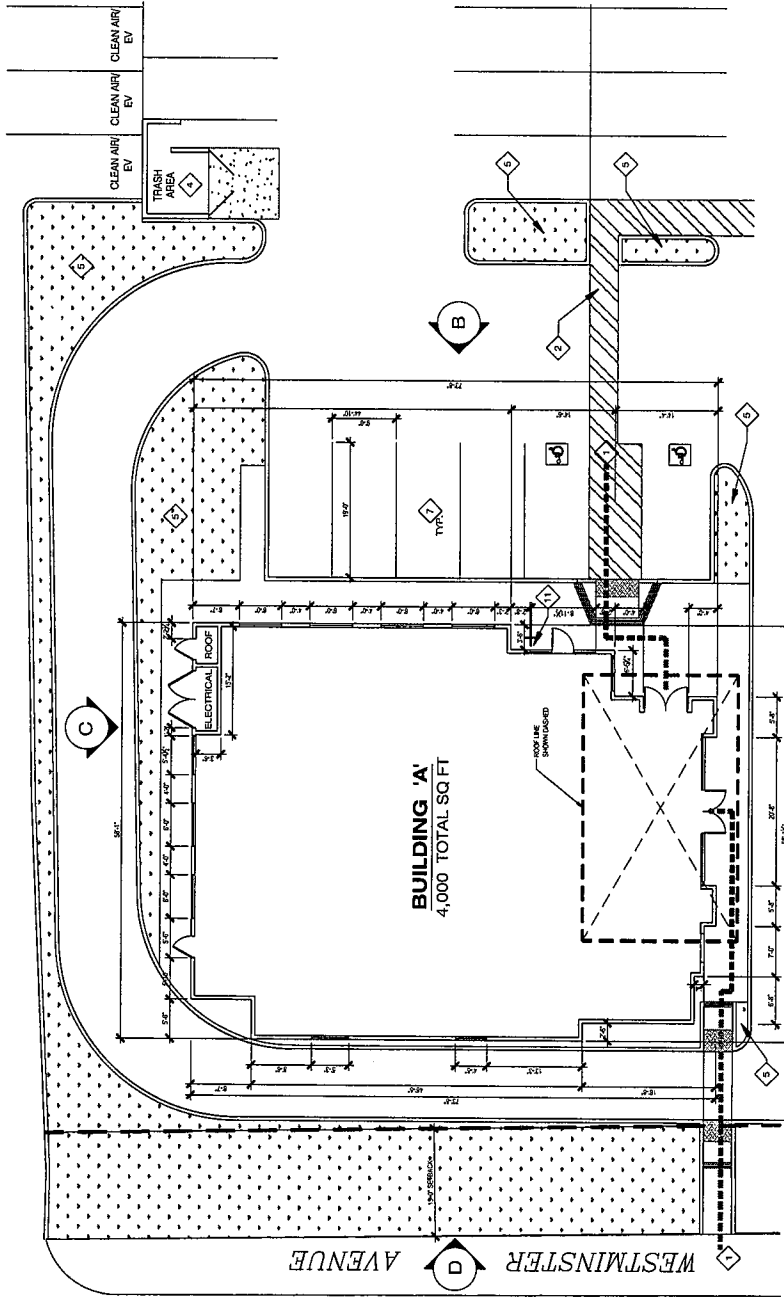




**ZAP**  
 ZIEGLER ARCHITECTS  
 ARCHITECTURE + PLANNING

2900 Fourth Avenue #204  
 San Diego, CA 92103-4690  
 Fax: 619.233.9449  
 Web: www.zapap.biz

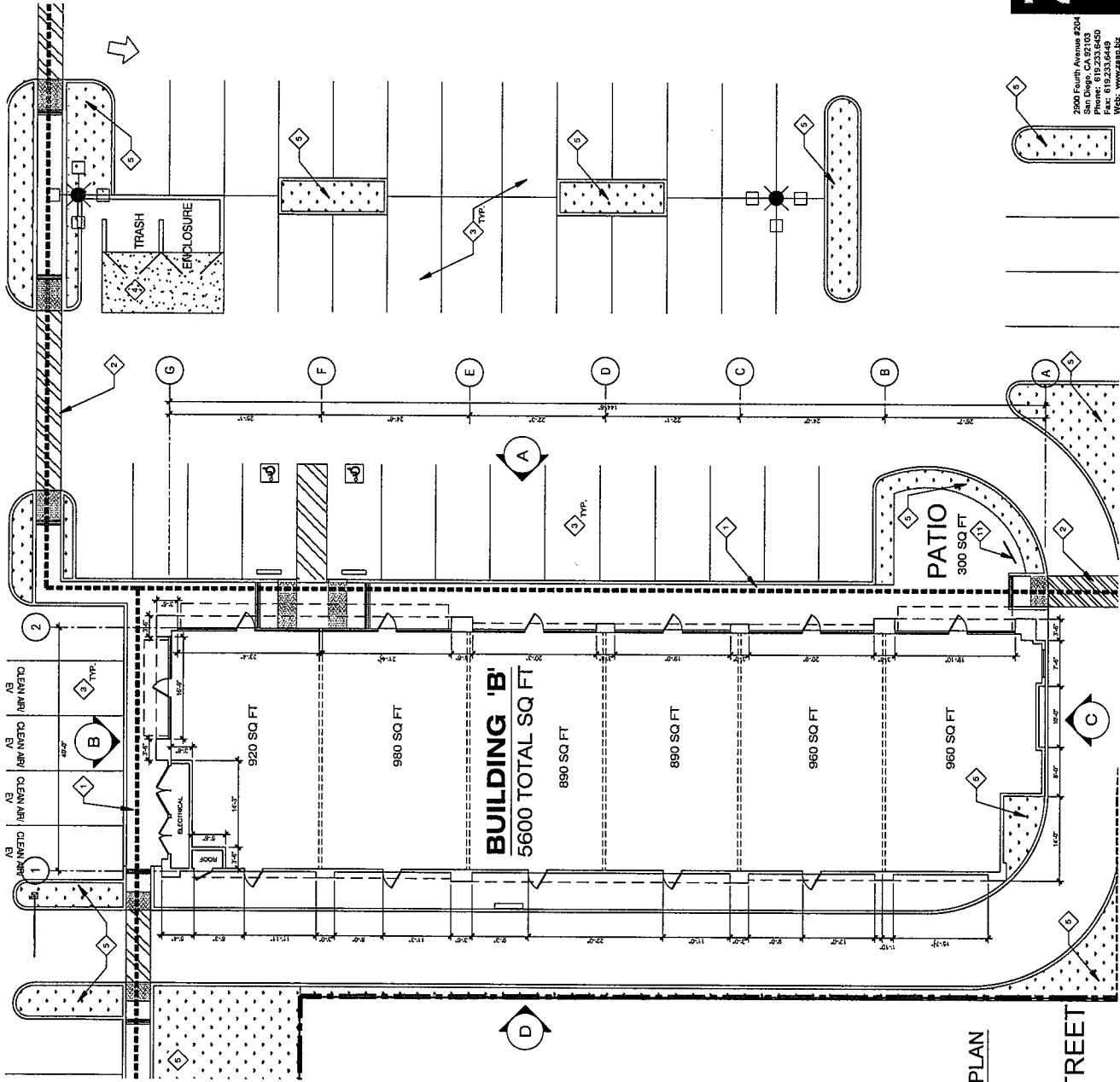
PROJECT NO. 1081 BROOKHURST  
 DATE 11/19/2017  
 DRAWN BY SAU/2017  
 CHECKED BY SAU/2017  
 DATE 11/19/2017  
 PROJECT NAME 1081 BROOKHURST  
 SHEET NO. 3



PER SYMBOL	PER SYMBOL	PER SYMBOL
A	MATERIALS:	PER SYMBOL
B	1. ACCESSIBLE ENTRYWAY	PER SYMBOL
C	2. CROSSWALK STRIPING, PAINT LOCALITY	PER SYMBOL
D	3. NEW PARKING STRIPING AS SHOWN	PER SYMBOL
E	4. NEW COVERED TRASH ENCLOSURE	PER SYMBOL
F	5. NEW LANDSCAPING	PER SYMBOL
G	6. ALL MECHANICAL EQUIPMENT SHALL BE SUBSTITUTED FROM NEW	PER SYMBOL
H	7. PROPOSED STANDARD PARKING SHALL MIN SIZE 21'X9' PER CAR	PER SYMBOL
I	8. ALL VEHICLES	PER SYMBOL
J	9. PROPOSED COMPACT PARKING SHALL MIN SIZE 8'X6' PER CAR	PER SYMBOL
K	10. BICYCLE RACK	PER SYMBOL
L	11. WALL SIGN TO COMPLY WITH CALIFORNIA SIGN AND LETTERING WALL SIGN SIZE LIMITED TO 10'X11' PER 11' LINEAR FT OF BUILDING FOOTPRINT. ALL SIGNAGE TO BE IDENTIFIED SEPARATELY.	PER SYMBOL
M	12. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
N	13. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
O	14. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
P	15. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
Q	16. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
R	17. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
S	18. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
T	19. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
U	20. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
V	21. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
W	22. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
X	23. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
Y	24. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
Z	25. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AA	26. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AB	27. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AC	28. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AD	29. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AE	30. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AF	31. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AG	32. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AH	33. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AI	34. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AJ	35. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AK	36. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AL	37. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AM	38. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AN	39. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AO	40. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AP	41. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AQ	42. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AR	43. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AS	44. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AT	45. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AU	46. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AV	47. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AW	48. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AX	49. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AY	50. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
AZ	51. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
BA	52. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
BB	53. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
BC	54. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
BD	55. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
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BT	71. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
BU	72. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
BV	73. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
BW	74. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
BX	75. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
BY	76. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
BZ	77. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CA	78. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CB	79. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CC	80. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CD	81. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CE	82. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CF	83. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CG	84. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CH	85. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CI	86. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CJ	87. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CK	88. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CL	89. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CM	90. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CN	91. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CO	92. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CP	93. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CQ	94. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
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CS	96. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CT	97. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CU	98. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CV	99. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL
CU	100. BICYCLE RACK - INCLUSIVE CAPACITY	PER SYMBOL

**BUILDING 'A' - FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**13861 BROOKHURST STREET**  
 GARDEN GROVE, CALIFORNIA  
 SUNBELT STORES, INC.



- NOTES:**
1. ACCESSIBLE PATH OF TRAVEL.
  2. ORIGINAL DRAWING. PRINT 2 COPIES. TYP.
  3. NEW FINISHES SHOWN AS SHADING.
  4. NEW FINISHES FROM DISCUSSURE.
  5. NEW LANDSCAPING.
  6. ALL ELECTRICAL EQUIPMENT SHALL BE SEPARATED FROM NEW FINISHES.
  7. FINISHED STAIRWAY FLOORING SHALL BE 2" X 4" TYP. PER CODE.
  8. FINISHED STAIRWAY FLOORING SHALL BE 2" X 4" TYP. PER CODE.
  9. ALL STAIRS SHALL BE 36" WIDE PER CODE 116.03.010.
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  100. FINISHES SHALL BE 36" WIDE PER CODE 116.03.010.

**BUILDING 'B' - FLOOR PLAN**

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

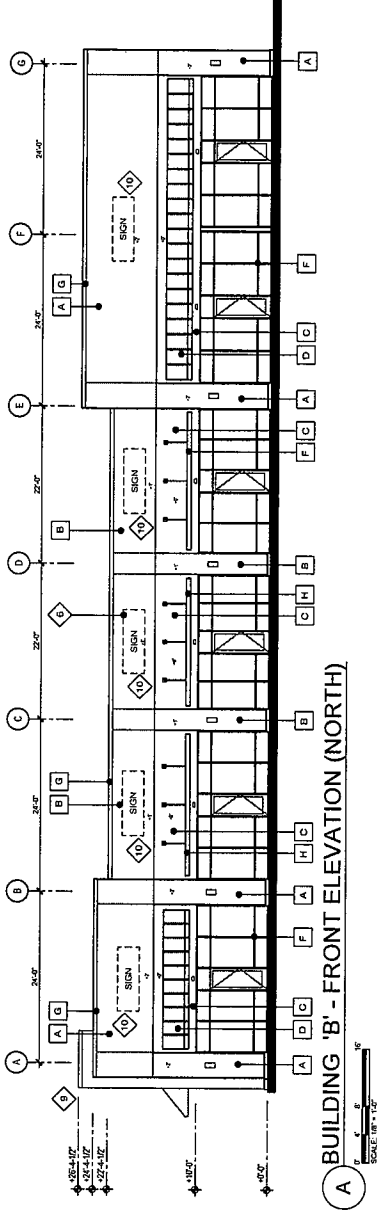
**13861 BROOKHURST STREET**  
GARDEN GROVE, CALIFORNIA  
SUNBELT STORES, INC.

**ZAP**

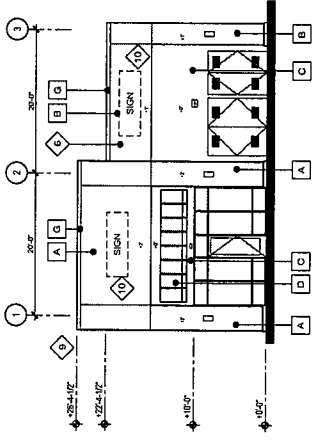
ZUEBENKAY, JAGS & PARTNERS  
ARCHITECTURE - PLANNING  
1001 BROADWAY  
SUITE 200  
GARDEN GROVE, CA 92640  
PHONE: 949.233.6450  
FAX: 949.233.6449  
WWW.ZAPAZP.COM

PROJECT NO.: 1804P-277  
DATE: 11/11/11

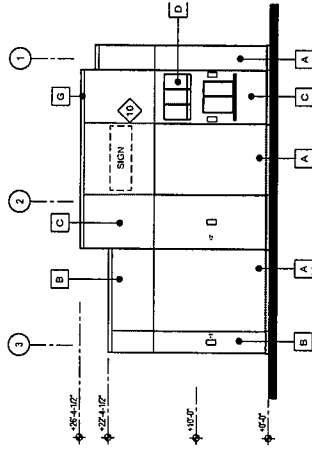
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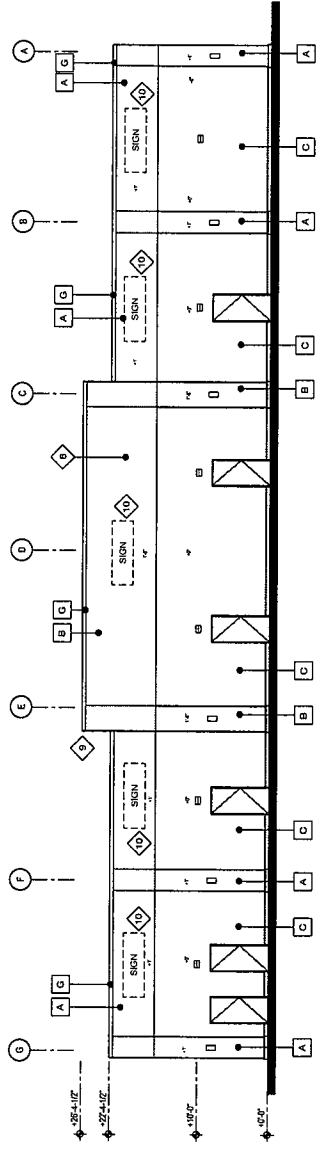
**A BUILDING 'B' - FRONT ELEVATION (NORTH)**



**B BUILDING 'B' - SIDE ELEVATION (WEST)**



**C BUILDING 'B' - SIDE ELEVATION (EAST)**



**D BUILDING 'B' - BACK ELEVATION (SOUTH)**

- NOTES:**
1. ACCESSIBLE SIGN OF TRADING PER SIGNAGE CODE
  2. CROSSABLE SIGNAGE, MAX 1' CLEAR, 17"
  3. NEW FABRIC SIGNAGE AS SHOWN
  4. NEW COLORED TRUSS ENCLOSURE
  5. NEW LANDSCAPING
  6. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW
  7. PROPOSED STANDBY SIGNAGE SHALL MAX SIZE 6'X11' PER CODE 6.11.14.01.04
  8. PROPOSED CHIMNEY SHALL MAX SIZE 6'X11' PER CODE 6.11.14.01.04
  9. BUILDING HEIGHT MAX 35'-0" PER CODE 6.11.14.01.01
  10. WALL SIGN TO COMPLY WITH CODE 6.11.14.01.01, WALL SIGN SIZE LIMITED TO 2' X 8' FOR 1' CLEARANCE OF BUILDING PROTRUSION, ALL SPACING TO BE PROVIDED SEPARATELY.
  11. BICYCLE RACK - 3 BICYCLE CAPACITY.
  12. USE OF ROOF AREAS SHALL BE DESIGNATED AS "SOLAR READY ZONE". ALL INTERIOR AND EXTERIOR ACCESSIBLE ROOFS SHALL COMPLY WITH ALL CODE CHAPTERS 11.11.
- PROJECT SHALL COMPLY WITH THE FOLLOWING 2014 CODES:
- CA BUILDING CODE (CBC)
  - CA MECHANICAL CODE (CMC)
  - CA ELECTRICAL CODE (CEC)
  - CA FIRE CODE (CFC)
  - CA PLUMBING CODE (CPC)
  - CA LANDSCAPING CODE (CLC)
  - CA SIGNAGE CODE (CSC)
  - CA BICYCLE RACK STANDARDS
  - CA ELECTRICAL CODE (CEC)

**MATERIALS:**

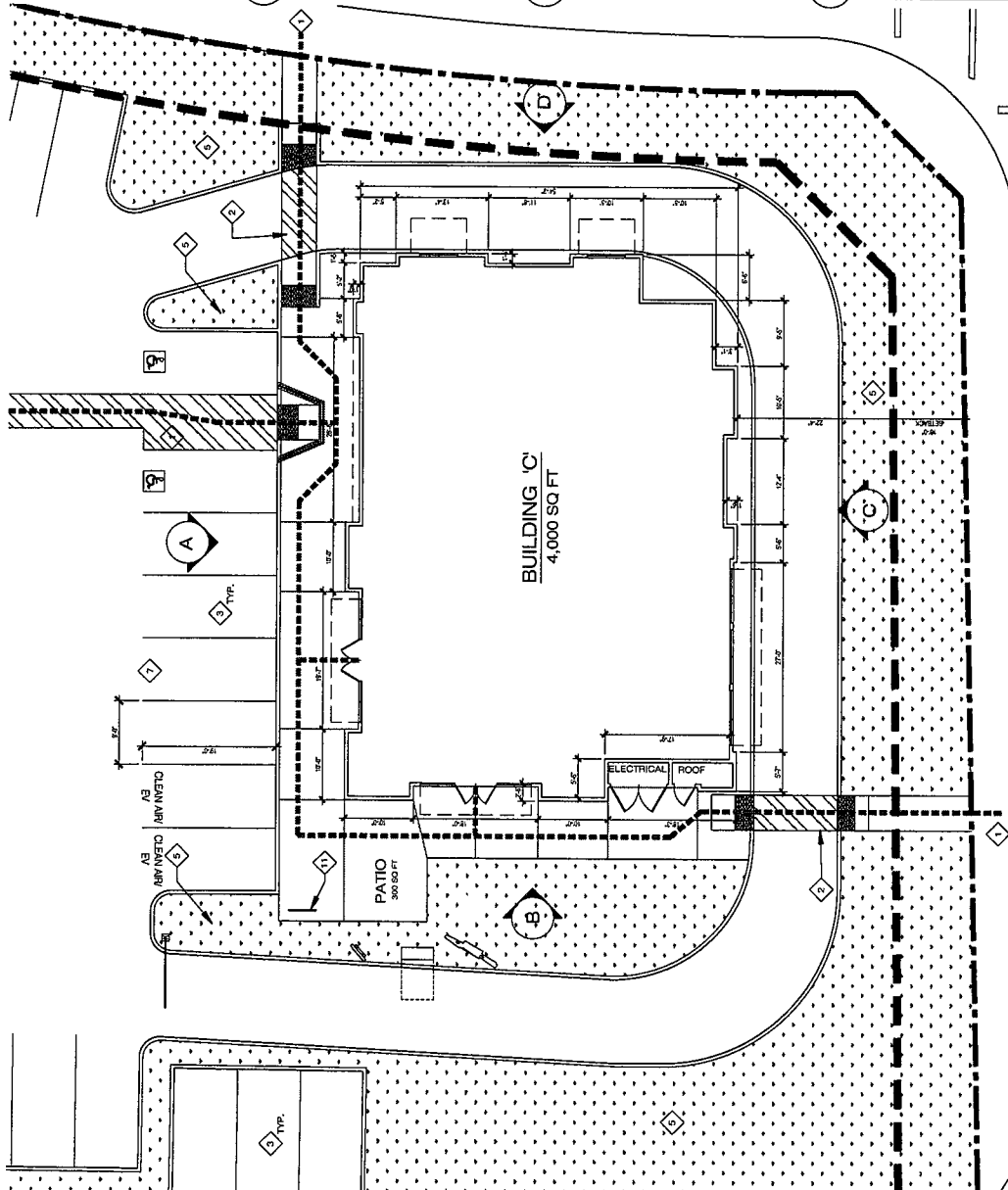
PER SHEET	PER SHEET
A	INTERIOR COLOR FINISH TO MATCH EXISTING BUILDING, WOOD GR. FIN.
B	INTERIOR COLOR FINISH TO MATCH EXISTING BUILDING, WOOD GR. FIN.
C	INTERIOR COLOR FINISH TO MATCH EXISTING BUILDING, WOOD GR. FIN.
D	INTERIOR COLOR FINISH TO MATCH EXISTING BUILDING, WOOD GR. FIN.
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U	INTERIOR COLOR FINISH TO MATCH EXISTING BUILDING, WOOD GR. FIN.
V	INTERIOR COLOR FINISH TO MATCH EXISTING BUILDING, WOOD GR. FIN.
W	INTERIOR COLOR FINISH TO MATCH EXISTING BUILDING, WOOD GR. FIN.
X	INTERIOR COLOR FINISH TO MATCH EXISTING BUILDING, WOOD GR. FIN.
Y	INTERIOR COLOR FINISH TO MATCH EXISTING BUILDING, WOOD GR. FIN.
Z	INTERIOR COLOR FINISH TO MATCH EXISTING BUILDING, WOOD GR. FIN.



PROJECT NO.	13861
DATE	01/18/21
REVISION	
DATE	
BY	
CHECKED	
DATE	
PROJECT NAME	13861 BROOKHURST
SHEET NO.	5

**13861 BROOKHURST STREET**  
 GARDEN GROVE, CALIFORNIA  
 SUNBELT STORES, INC.

2900 Fourth Avenue #204  
 San Diego, CA 92103  
 Phone: 619.233.6449  
 Fax: 619.233.6449  
 Web: www.zapinc.com



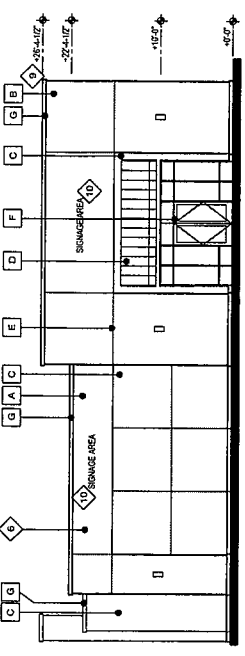
**BUILDING 'C' - FLOOR PLAN**

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

**MATERIALS:**

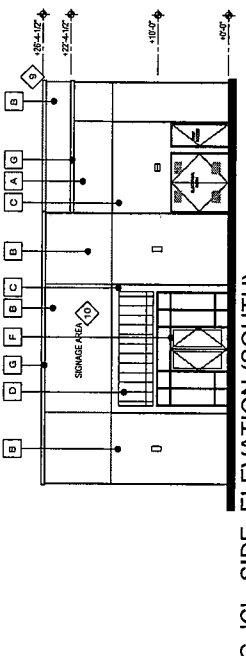
- A PERIMETER COLOR STROCCO TO MATCH EXISTING
- B PERIMETER COLOR STROCCO TO MATCH EXISTING
- C PERIMETER COLOR STROCCO TO MATCH EXISTING
- D PERIMETER COLOR STROCCO TO MATCH EXISTING
- E PERIMETER COLOR STROCCO TO MATCH EXISTING
- F PERIMETER COLOR STROCCO TO MATCH EXISTING
- G PERIMETER COLOR STROCCO TO MATCH EXISTING
- H PERIMETER COLOR STROCCO TO MATCH EXISTING
- I PERIMETER COLOR STROCCO TO MATCH EXISTING
- J PERIMETER COLOR STROCCO TO MATCH EXISTING

- NOTES:**
1. ACCESSIBLE PART OF TRIM.
  2. CROSSGRAIN STAINING. PAINT 7 COATS. TYP.
  3. NEW FINISH STAINING AS SHOWN.
  4. NEW COLORED TRISH ENCLASURE.
  5. NEW JACKETING.
  6. ALL MECHANICAL EQUIPMENT SHALL BE SCHEDULED FROM MEP SCHEDULE.
  7. FINISHED CONCRETE FINISH SHALL MIN. SIZE 8" X 16" PER CODE.
  8. FINISHED CONCRETE FINISH SHALL MIN. SIZE 8" X 16" PER CODE.
  9. FINISHED CONCRETE FINISH SHALL MIN. SIZE 8" X 16" PER CODE.
  10. FINISHED CONCRETE FINISH SHALL MIN. SIZE 8" X 16" PER CODE.
  11. FINISHED CONCRETE FINISH SHALL MIN. SIZE 8" X 16" PER CODE.
  12. FINISHED CONCRETE FINISH SHALL MIN. SIZE 8" X 16" PER CODE.
  13. FINISHED CONCRETE FINISH SHALL MIN. SIZE 8" X 16" PER CODE.
  14. FINISHED CONCRETE FINISH SHALL MIN. SIZE 8" X 16" PER CODE.
  15. FINISHED CONCRETE FINISH SHALL MIN. SIZE 8" X 16" PER CODE.
  16. FINISHED CONCRETE FINISH SHALL MIN. SIZE 8" X 16" PER CODE.
  17. FINISHED CONCRETE FINISH SHALL MIN. SIZE 8" X 16" PER CODE.
  18. FINISHED CONCRETE FINISH SHALL MIN. SIZE 8" X 16" PER CODE.
  19. FINISHED CONCRETE FINISH SHALL MIN. SIZE 8" X 16" PER CODE.
  20. FINISHED CONCRETE FINISH SHALL MIN. SIZE 8" X 16" PER CODE.



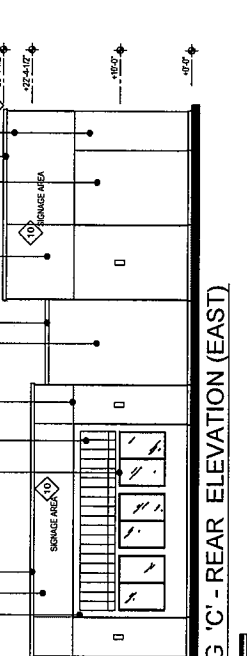
**BUILDING 'C' - FRONT ELEVATION (WEST)**

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



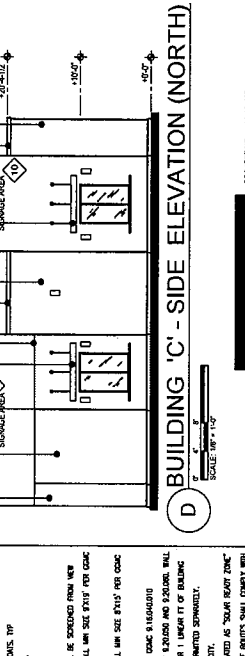
**BUILDING 'C' - SIDE ELEVATION (SOUTH)**

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



**BUILDING 'C' - REAR ELEVATION (EAST)**

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



**BUILDING 'C' - SIDE ELEVATION (NORTH)**

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

**ZAP**  
ZAP ARCHITECTURE & PLANNING  
ARCHITECTURE • PLANNING

2500 Fourth Avenue #204  
GARDEN GROVE, CALIFORNIA 92640  
Phone: 949.233.6450  
Fax: 949.233.6449  
Web: www.zapapp.com

PROJECT NO.	18189-217
DATE	03/20/2018
DESIGNER	A
CHECKER	A
DATE	03/20/2018
DATE	03/20/2018
PROJECT NAME	13861 BROOKHURST
SHEET NO.	6

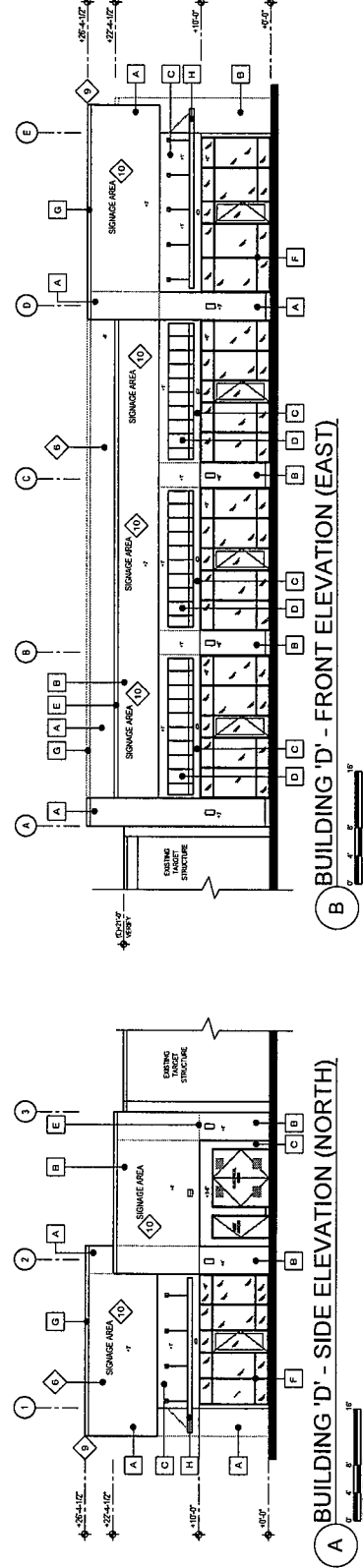
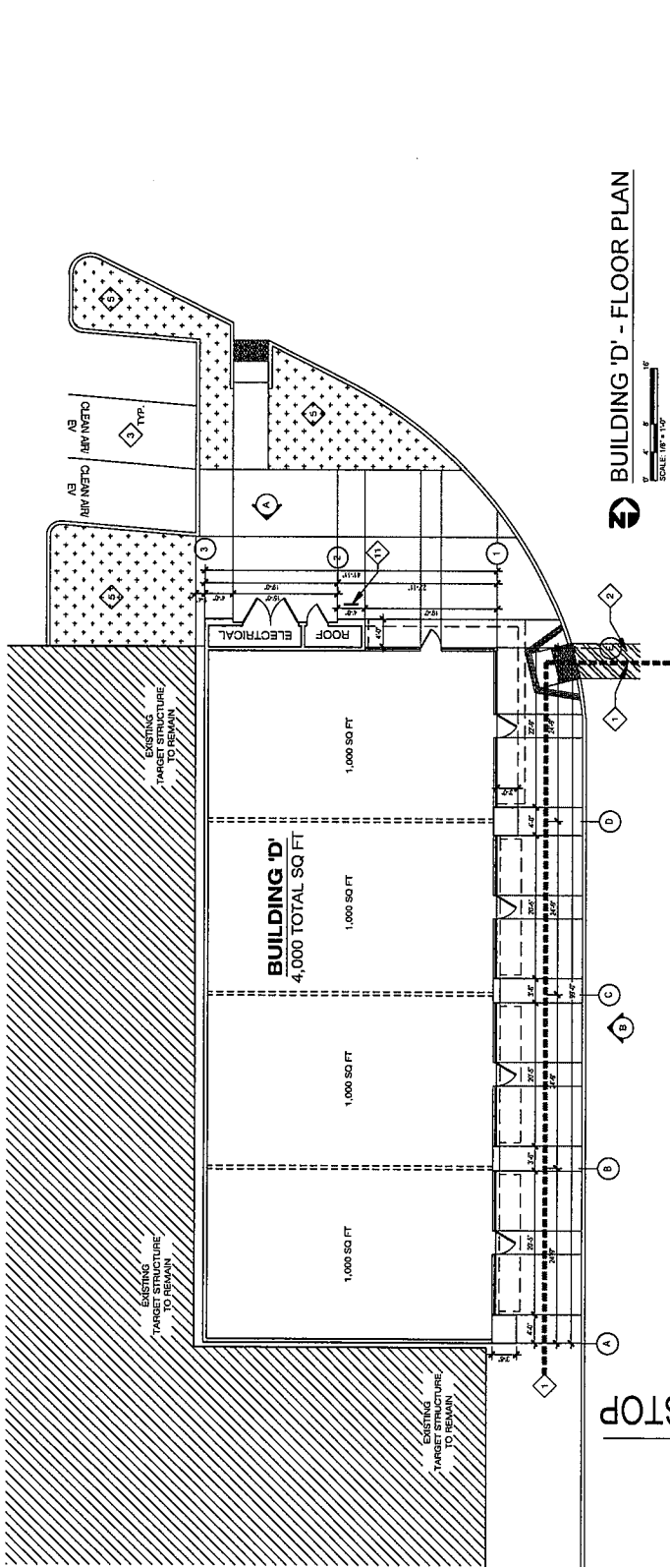
**13861 BROOKHURST STREET**  
GARDEN GROVE, CALIFORNIA  
SUNBELT STORES, INC.

**NOTES:**

1. ACCESSIBLE PARTS OF TRAIL.
2. CROSSWALK STRIPING, PART 7 CODES, TYP.
3. NEW PARKING STRIPING AS SHOWN.
4. NEW COVERED TRASH ENCLOSURE.
5. NEW LANDSCAPING.
6. ALL MECHANICAL COMPONENTS SHALL BE SCHEDULED FROM NEW.
7. PROPOSED STANDARD PARKING SHALL MIN. SIZE 8'X11' PER CODE.
8. 1.5:1:0.5:0.4.
9. PROPOSED COMPACT PARKING SHALL MIN. SIZE 8'X11' PER CODE.
10. 1.5:1:0.5:0.4.
11. BUILDING HEIGHT MAX 35'-0" PER CODE 8.16.04.010.
12. WALL SIGN TO COMPLY WITH CODE 8.16.04.010 AND 8.16.04.011. WALL SIGN SIZE LIMITED TO 2 SQ FT PER 1 LINEAR FT OF BUILDING FRONTAGE. ALL SIGNS TO BE PERMITTED SPONSORSHIP.
13. BICYCLE RACK - 3 BICYCLE CAPACITY.
14. USE OF ROOF AREAS SHALL BE DESIGNATED AS "SOLAR READY ZONE". ALL INTERIOR AND EXTERIOR ACCESSIBLE ROOFS SHALL COMPLY WITH PROJECT SHALL COMPLY WITH THE FOLLOWING 2019 CODES:
  - CA BUILDING CODE (CBC)
  - CA MECHANICAL CODE (CMC)
  - CA ELECTRICAL CODE (CEC)
  - CA FIRE ALARM AND NOTIFICATION CODE (FANC)
  - CA FIRE SAFETY CODE (FSC)
  - CA ELECTRICAL CODE (CEC)

**MATERIALS:** PER SYMBOL

A	CONCRETE
B	STAINLESS STEEL
C	STAINLESS STEEL
D	STAINLESS STEEL
E	STAINLESS STEEL
F	STAINLESS STEEL
G	STAINLESS STEEL
H	STAINLESS STEEL
I	STAINLESS STEEL
J	STAINLESS STEEL
K	STAINLESS STEEL
L	STAINLESS STEEL
M	STAINLESS STEEL
N	STAINLESS STEEL
O	STAINLESS STEEL
P	STAINLESS STEEL
Q	STAINLESS STEEL
R	STAINLESS STEEL
S	STAINLESS STEEL
T	STAINLESS STEEL
U	STAINLESS STEEL
V	STAINLESS STEEL
W	STAINLESS STEEL
X	STAINLESS STEEL
Y	STAINLESS STEEL
Z	STAINLESS STEEL



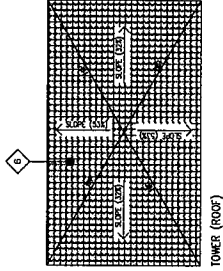
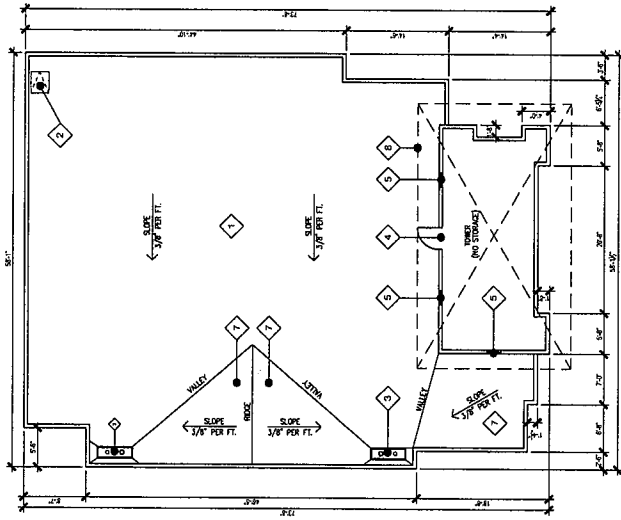
2000 Fourth Avenue #204  
 San Diego, CA 92160  
 Phone: 619.233.6448  
 Fax: 619.233.6448  
 Web: www.zapp.biz

ZUEWIRTH ASSOCIATES  
 ARCHITECTURE + PLANNING

PROJECT NO. 1819.27  
 DATE 03/20/21  
 DRAWN BY  
 CHECKED BY  
 PROJECT NAME  
 13861 BROOKHURST

7

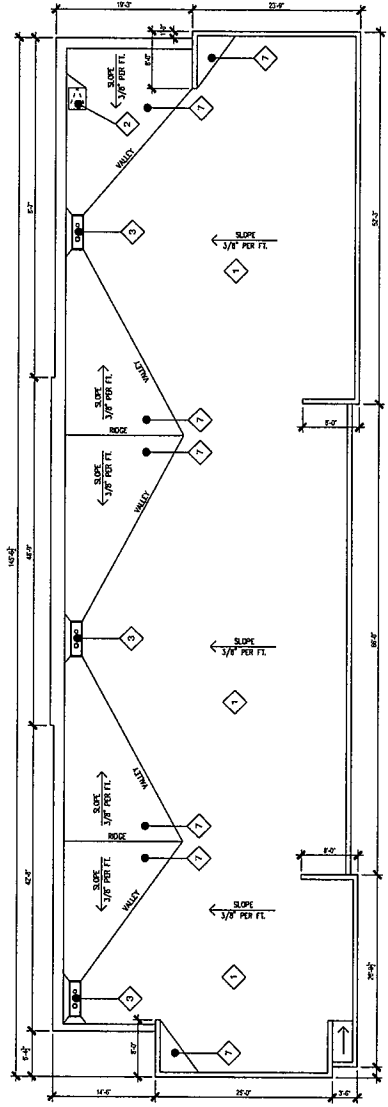
**13861 BROOKHURST STREET**  
 GARDEN GROVE, CALIFORNIA  
 SUNBELT STORES, INC.



TOWER (ROOF)

**BUILDING 'A' - ROOF PLAN**

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



- NOTES:**
1. SINGLE PLY PVC MEMBRANE OVER ROCK INSULATION
  2. ROOF ACCESS HATCH
  3. ROOF DRAIN WITH OVERFLOW
  4. ACCESS DOOR
  5. ATTIC/VOID IN EXTERIOR WALL
  6. SPAN/BEAM COMPOSITE ROOF TILE
  7. ROOF DRAINAGE (W/ WOOD INSULATION)
  8. ROOF DRAINAGE ABOVE SHOWN (REFER TO TOWER ROOF)

**BUILDING 'B' - ROOF PLAN**

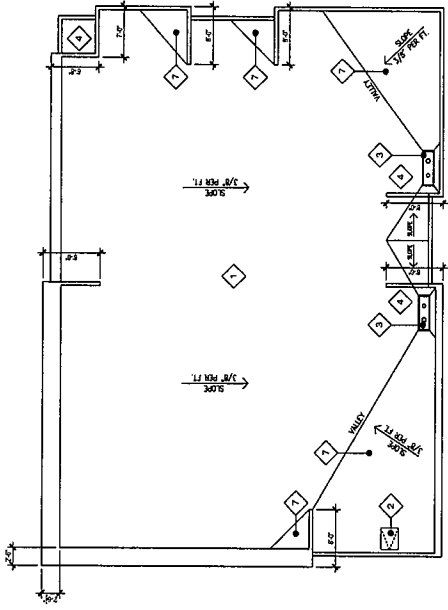
SCALE: 1/8" = 1'-0"

**13861 BROOKHURST STREET**  
 GARDEN GROVE, CALIFORNIA  
 SUNBELT STORES, INC.



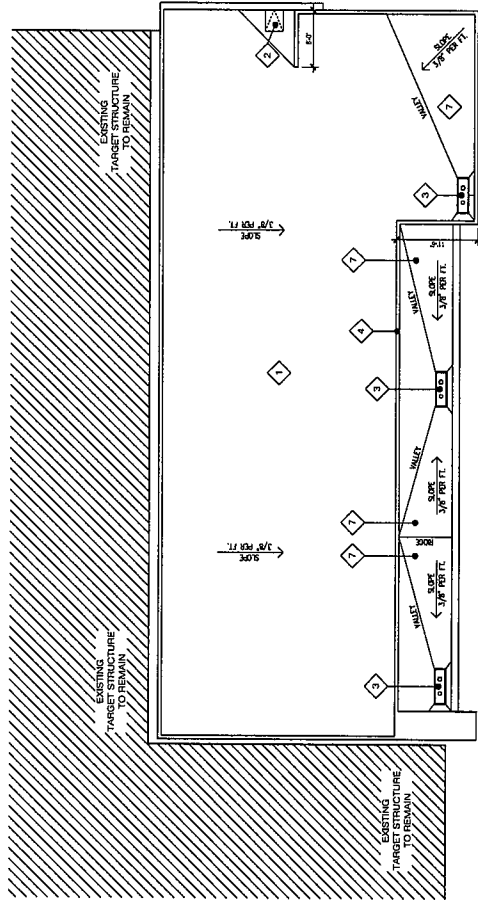
2800 Fourth Avenue #204  
 Garden Grove, CA 92647  
 Phone: 619.233.6489  
 Fax: 619.233.6448  
 Web: www.zap.bz

PROJECT NO.	1819-277
CLIENT	SUNBELT STORES, INC.
DATE	08/11/11
DESIGNER	ZAP
CHECKER	ZAP
APPROVER	ZAP
DATE	08/11/11
PROJECT NAME	13861 BROOKHURST
DATE	08/11/11
8	



**BUILDING 'C' - ROOF PLAN**

SCALE 1/8" = 1'-0"



**BUILDING 'D' - ROOF PLAN**

SCALE 1/8" = 1'-0"

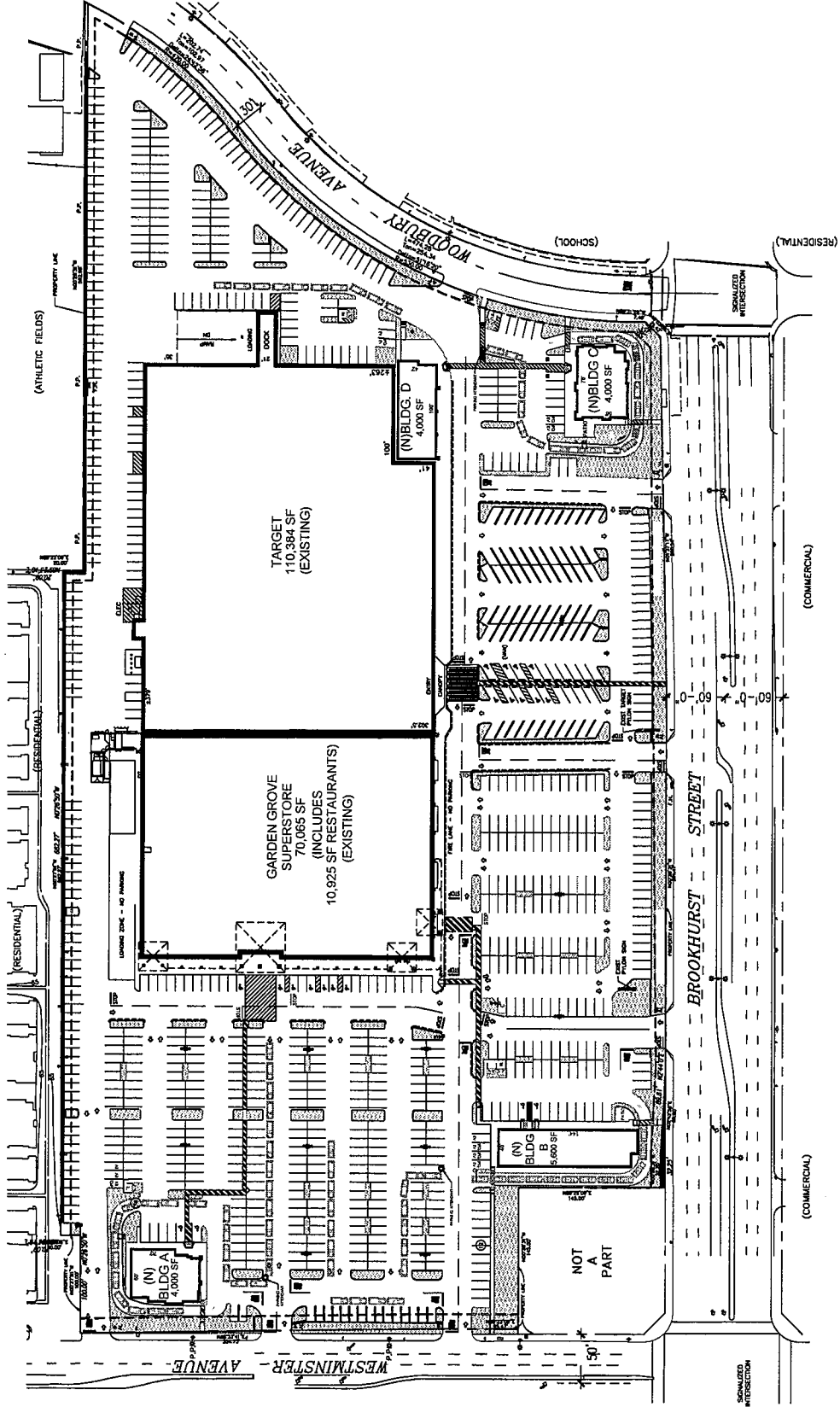
- NOTES:**
1. SHALL NOT BE SHIMMING OVER ROOF INSULATION
  2. ROOF ACCESS/STAIR
  3. ROOF DOWN PROTECTION ON
  4. PROVIDE 1/2" OPEN ROOF GIRDERS FOR WALK TO SUN TRAP
  5. FIVE (5) FT. SPACING
  6. SPACING ON COMPLETE ROOF TILE
  7. ROOF JOISTS (TYPICAL) AND INSULATION
  8. ROOF DRAINAGE ABOVE DOWN PIPES REFER TO TOWER ROOF

PROJECT NO.	1118-237
DATE	04/27/08
DESIGNER	DATE
CHECKER	DATE
PROJECT NAME	13861 BROOKHURST
PROJECT NUMBER	9



2500 Fourth Avenue #204  
 San Diego, CA 92108  
 Phone: 619.233.6449  
 Fax: 619.233.6449  
 Web: www.zap.biz

**13861 BROOKHURST STREET**  
 GARDEN GROVE, CALIFORNIA  
 SUNBELT STORES, INC.



**DRIVE-THRU QUEUING ANALYSIS**

SCALE 1" = 50'

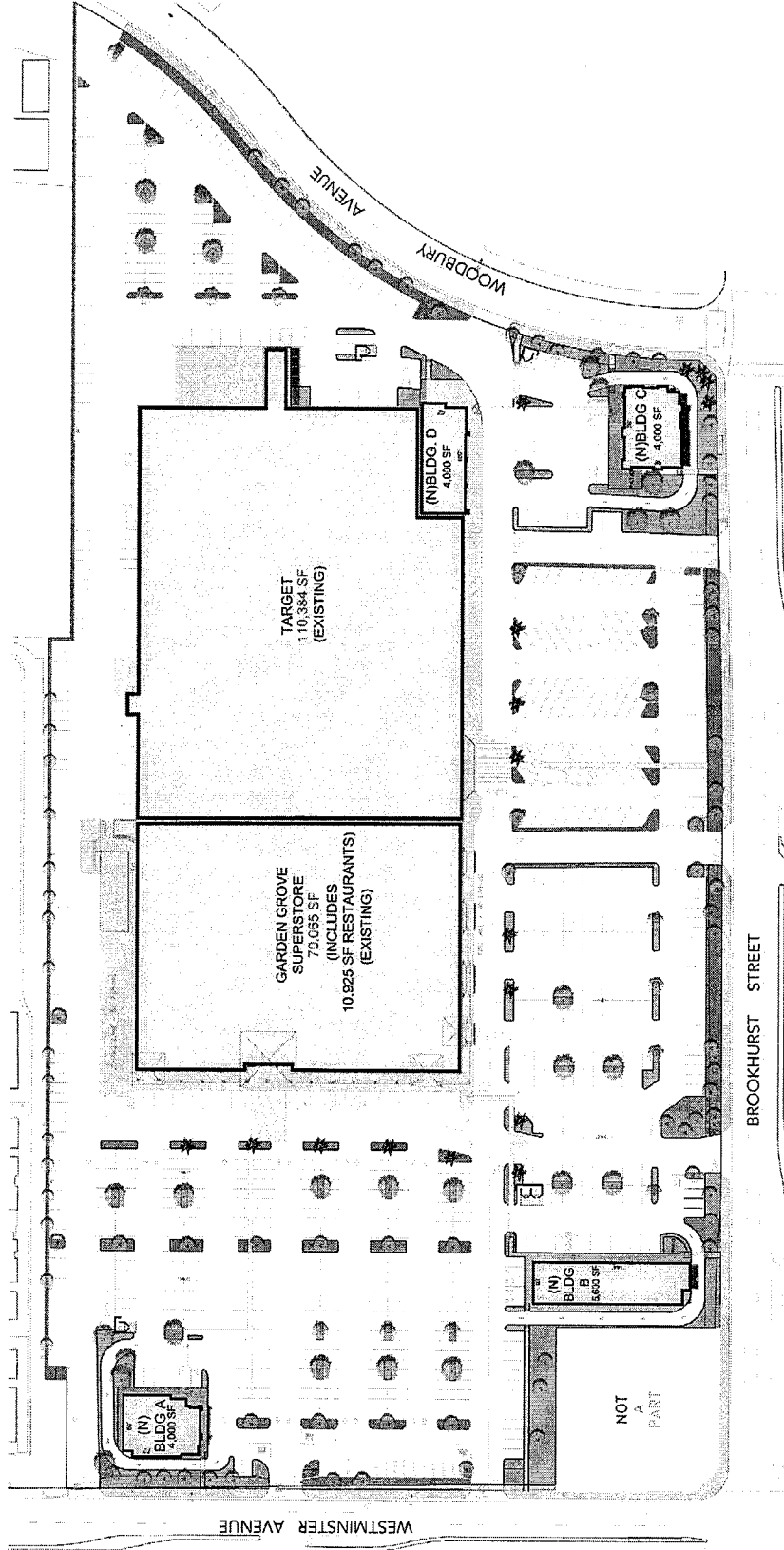
**13861 BROOKHURST STREET**  
 GARDEN GROVE, CALIFORNIA  
 SUNBELT STORES, INC.



2540 Fourth Avenue #204  
 Gardena, CA 90247  
 Phone: 818.233.6450  
 Fax: 818.233.6449  
 Web: www.zap.biz

PROJECT NO.	13861-27
DATE	02/20/07
DRAWN BY	W. HARRIS
CHECKED BY	J. HARRIS
PROJECT NAME	13861 BROOKHURST
SHEET NO.	10





**LANDSCAPE PLAN**  
 1" = 10' - 0"

EXISTING PLANTS		NO.	REMARKS
(Symbol)	SPRING GREEN	14	
(Symbol)	ORANGE SPINE CACTUS	18	
(Symbol)	SPRING GREEN	18	
(Symbol)	SPRING GREEN	18	
(Symbol)	SPRING GREEN	18	
(Symbol)	SPRING GREEN	18	
(Symbol)	SPRING GREEN	18	
(Symbol)	SPRING GREEN	18	
(Symbol)	SPRING GREEN	18	
(Symbol)	SPRING GREEN	18	

**PROPOSED PLANT SCHEDULE**

1. **SPRING GREEN** - 14 PLANTS

2. **ORANGE SPINE CACTUS** - 18 PLANTS

3. **SPRING GREEN** - 18 PLANTS

4. **SPRING GREEN** - 18 PLANTS

5. **SPRING GREEN** - 18 PLANTS

6. **SPRING GREEN** - 18 PLANTS

7. **SPRING GREEN** - 18 PLANTS

8. **SPRING GREEN** - 18 PLANTS

9. **SPRING GREEN** - 18 PLANTS

10. **SPRING GREEN** - 18 PLANTS

11. **SPRING GREEN** - 18 PLANTS

12. **SPRING GREEN** - 18 PLANTS

13. **SPRING GREEN** - 18 PLANTS

14. **SPRING GREEN** - 18 PLANTS

15. **SPRING GREEN** - 18 PLANTS

16. **SPRING GREEN** - 18 PLANTS

17. **SPRING GREEN** - 18 PLANTS

18. **SPRING GREEN** - 18 PLANTS

19. **SPRING GREEN** - 18 PLANTS

20. **SPRING GREEN** - 18 PLANTS



PROJECT NO.	DATE	REVISION #	DATE	BY	DATE
13861 BROOKHURST	04/02/2011				



**13861 BROOKHURST STREET**  
 GARDEN GROVE, CALIFORNIA  
 SUNBELT STORES, INC.

2800 Fourth Avenue #204  
 San Diego, CA 92103  
 Phone: 619.233.6650  
 Fax: 619.233.6652  
 Web: www.zaap.biz

# 13831 BROOKHURST, TARGET CENTER EXPANSION PRELIMINARY GRADING STUDY

CITY OF GARDEN GROVE-COUNTY OF ORANGE  
PLANNING CASE NUMBER SP-089-2020

### UTILITY CONTACTS

SANITARY: CITY OF GARDEN GROVE, 6545 W. 15TH AVENUE, GARDEN GROVE, CA 92641  
 WATER: CALIFORNIA STATE WATER PROJECT, 13000 W. BROADWAY, GARDEN GROVE, CA 92641  
 POWER: CALIFORNIA STATE WATER PROJECT, 13000 W. BROADWAY, GARDEN GROVE, CA 92641  
 TELEPHONE: CALIFORNIA STATE WATER PROJECT, 13000 W. BROADWAY, GARDEN GROVE, CA 92641

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ADDITIONAL: CITY OF GARDEN GROVE, 6545 W. 15TH AVENUE, GARDEN GROVE, CA 92641  
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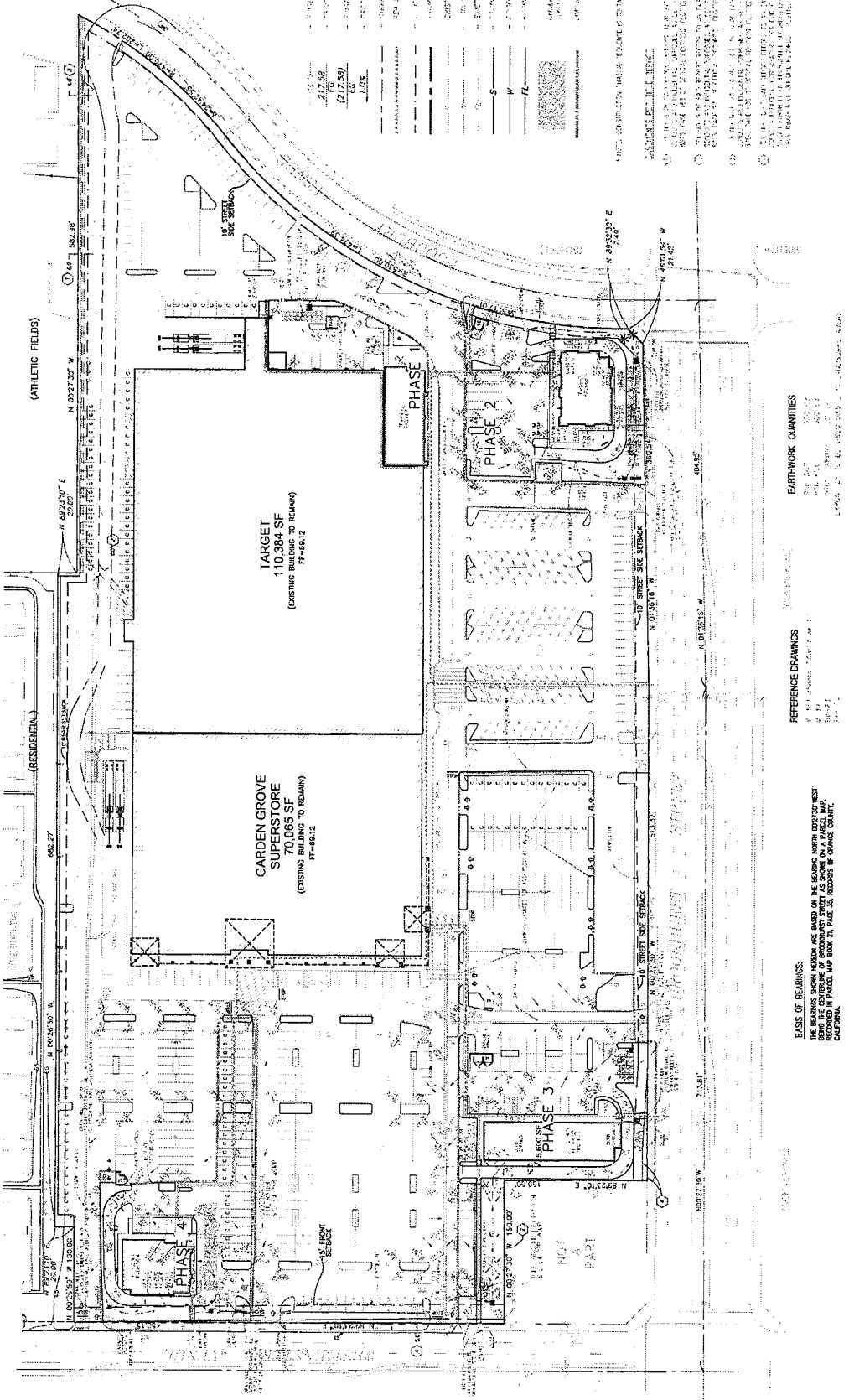
ADDITIONAL: CITY OF GARDEN GROVE, 6545 W. 15TH AVENUE, GARDEN GROVE, CA 92641  
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 CITY OF GARDEN GROVE, 6545 W. 15TH AVENUE, GARDEN GROVE, CA 92641



**LEGEND**

- 1. EXISTING CONTOUR
- 2. PROPOSED CONTOUR
- 3. PROPOSED GRADING
- 4. PROPOSED PAVEMENT
- 5. PROPOSED DRIVE
- 6. PROPOSED DRIVE
- 7. PROPOSED DRIVE
- 8. PROPOSED DRIVE
- 9. PROPOSED DRIVE
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**BASE OF BELIEFS:**  
 THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND INSPECTIONS OF THE EXISTING CONDITIONS AT THE PROJECT SITE. THE ENGINEER HAS NOT CONDUCTED ANY SUBSURFACE INVESTIGATIONS OR TESTS. THE ENGINEER HAS NOT CONDUCTED ANY GEOTECHNICAL INVESTIGATIONS OR TESTS. THE ENGINEER HAS NOT CONDUCTED ANY SOIL BORINGS OR TESTS. THE ENGINEER HAS NOT CONDUCTED ANY WATER TABLE MONITORING OR TESTS. THE ENGINEER HAS NOT CONDUCTED ANY SEWER OR WATER MAIN INSPECTIONS OR TESTS. THE ENGINEER HAS NOT CONDUCTED ANY UTILITY LOCATIONS OR TESTS. THE ENGINEER HAS NOT CONDUCTED ANY ASBESTOS ABATEMENT OR TESTS. THE ENGINEER HAS NOT CONDUCTED ANY LEAD ABATEMENT OR TESTS. THE ENGINEER HAS NOT CONDUCTED ANY RADON TESTING OR TESTS. THE ENGINEER HAS NOT CONDUCTED ANY AIR QUALITY TESTING OR TESTS. THE ENGINEER HAS NOT CONDUCTED ANY NOISE TESTING OR TESTS. THE ENGINEER HAS NOT CONDUCTED ANY VIBRATION TESTING OR TESTS. THE ENGINEER HAS NOT CONDUCTED ANY OTHER TESTING OR TESTS.

**REFERENCE DRAWINGS:**  
 1. PLANNING CASE NUMBER SP-089-2020  
 2. PRELIMINARY GRADING STUDY  
 3. PRELIMINARY GRADING STUDY

**REFERENCE QUANTITIES:**  
 1. 100.00 SF  
 2. 100.00 SF  
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**PROACTIVE ENGINEERING CONSULTANTS**  
 ENGINEERING CONSULTANTS  
 200 SOUTH MAIN STREET, SUITE 300  
 GARDEN GROVE, CALIFORNIA 92641-2030  
 PHONE: (714) 444-2222  
 FAX: (714) 444-2223  
 WWW: WWW.PROACTIVEENGINEERING.COM  
 TRAVIS T. RICHARDS, P.E.  
 DATE: \_\_\_\_\_

**13861 BROOKHURST STREET TARGET CENTER EXPANSION PRELIMINARY GRADING STUDY**  
 PHASE 1 EXPANSION  
 PLANNING CASE NUMBER SP-089-2020  
 CITY OF GARDEN GROVE  
 SUNBELT STORES, INC.  
 SAN DIEGO, CA 92111  
 (619) 776-7888  
 CONTACT: DENNIS O'NEIL

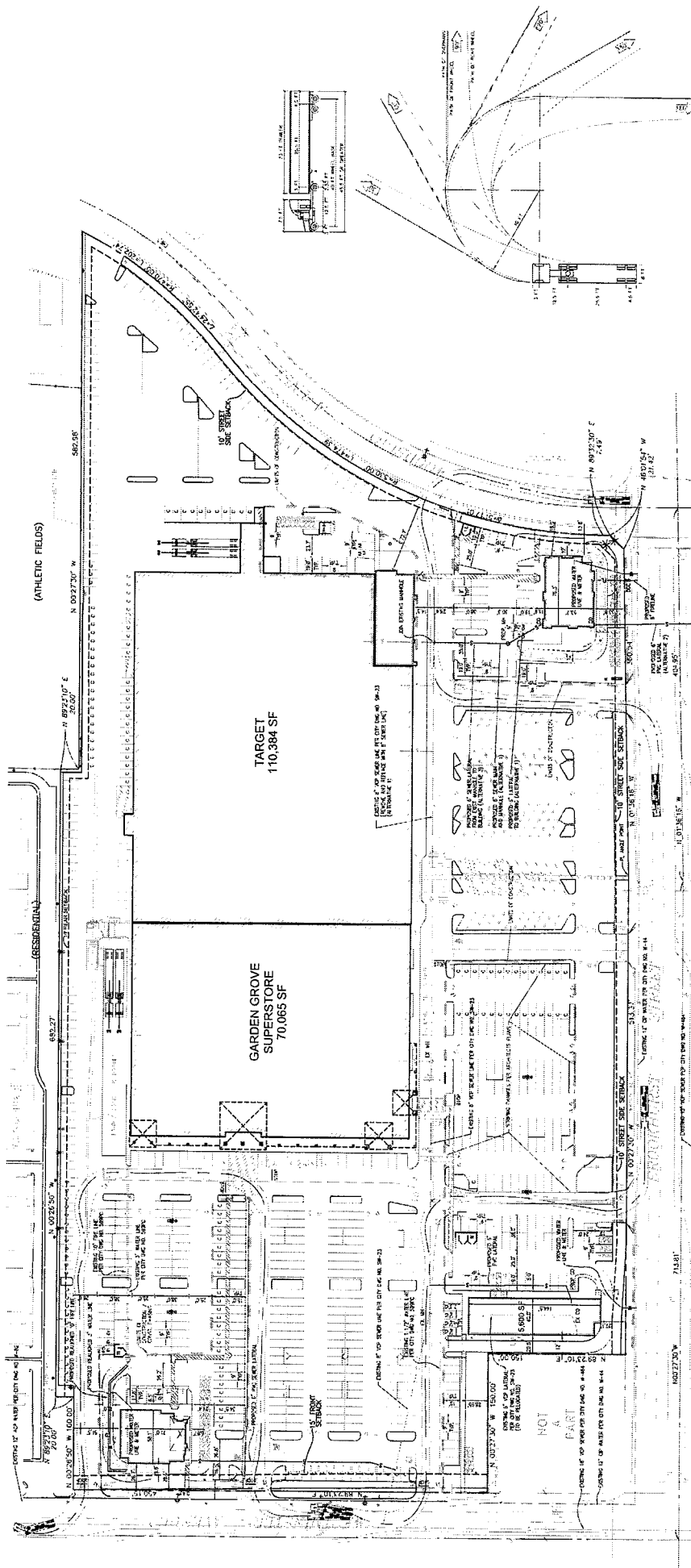
**SCALE 1"=50' (IN FEET)**

**DATE: 1/11/2021**  
 SHEET NO. 1 OF 2  
 SHEETS

Printed on 11/20/21 - 8:00am by: C:\Users\j...\\garden\c\p\13831 Brookhurst\13831 Brookhurst\Grading\08 Phase 1 Expansion Sheet Main-1.rvt

# 13831 BROOKHURST, TARGET CENTER EXPANSION CONCEPTUAL UTILITIES AND HORIZONTAL CONTROL PLAN

CITY OF GARDEN GROVE-COUNTY OF ORANGE  
PLANNING CASE NUMBER SP-089-2020

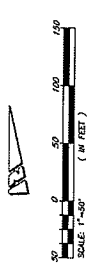


AASHTO WB-40 SEMITRAILER TURNING RADIUS TEMPLATE  
SCALE: 1"=20'

REFERENCE DRAWINGS  
1. 13831 BROOKHURST, TARGET CENTER EXPANSION, CONCEPTUAL UTILITIES AND HORIZONTAL CONTROL PLAN, SHEET 1 OF 2  
2. 13831 BROOKHURST, TARGET CENTER EXPANSION, CONCEPTUAL UTILITIES AND HORIZONTAL CONTROL PLAN, SHEET 2 OF 2

**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 0027°30' WEST  
AND 89°27'30" EAST, WHICH ARE THE BEARINGS OF THE CORNER  
MARKERS IN PARCEL MAP BOOK 21, PAGE 15, ACCORDING TO ORANGE COUNTY,  
CALIFORNIA.

**BENCH MARK:**  
ORANGE COUNTY BENCHMARK 10-111-08, ORANGE COUNTY SURVEYORS 2-VAT  
ADJACENT TO THE INTERSECTION OF 13831 BROOKHURST STREET AND  
BROADBENT STREET AND MEASUREMENT 204.17 FEET, MEASUREMENT OF THE CORNER  
MARKER AT THE INTERSECTION OF 13831 BROOKHURST STREET AND  
BROADBENT STREET, LOCAL TYPICAL ELEVATION 165.04 FEET (NAD83) ANALYST



**PROACTIVE**  
ENGINEERING CONSULTANTS  
205 South Wood Street, Suite 300  
Orange, California 92667-1000  
TEL: (714) 952-1000  
WWW.PROACTIVEENGINEERS.COM



PREPARED BY: **SUNBELT STORES, INC.**  
8095 ORFIELD AVENUE  
SAN DIEGO, CA 92111  
(619) 776-7898  
CONTACT: DENNIS O'NEIL

DATE: 1/11/2021  
SHEET NO: **2**  
OF **2** SHEETS

13831 BROOKHURST STREET  
TARGET CENTER EXPANSION  
CONCEPTUAL UTILITIES &  
HORIZONTAL CONTROL  
"PHASE II" EXPANSION  
PLANNING CASE NUMBER SP-089-2020  
CITY OF GARDEN GROVE

**DATE BOUND: 09/20**  
**RELECTIVE NOTICE**  
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**PROJECT:**  
**#237 Brookhurst**

**DEVELOPER:**

**ARCHITECT:**  
ZAP Architecture & Planning

**LOCATION:**  
Culver Grove  
CA

**REVISIONS**

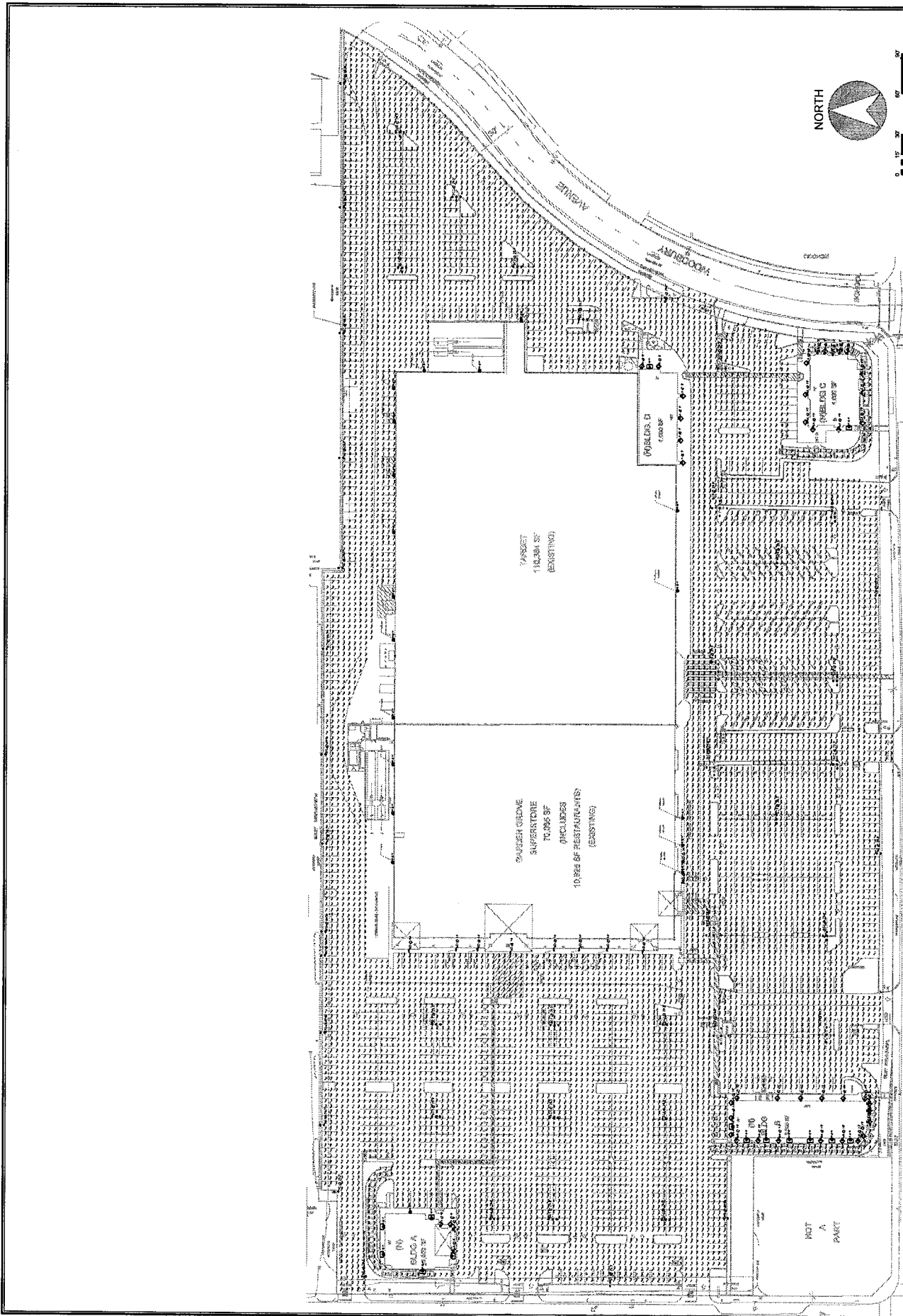
NO.	DATE	DESCRIPTION

**SHEET NAME:**  
PHOTOMETRIC SITE PLAN  
AREA

**PROJECT NUMBER:**  
65555  
**ENGINEER:**

**SHEET NUMBER:**

**LP-1**



OVERALL - PHOTOMETRIC SITE PLAN 1



Rating	Location	Type	Lighting Zone	
			1	2
BA	Building	1	01	02
BU	Building	2	03	04
BL	Building	3	05	06
BO	Building	4	07	08
BP	Building	5	09	10
BQ	Building	6	11	12
BR	Building	7	13	14
BS	Building	8	15	16
BT	Building	9	17	18
BW	Building	10	19	20
BU	Building	11	21	22
BL	Building	12	23	24
BO	Building	13	25	26
BP	Building	14	27	28
BQ	Building	15	29	30
BR	Building	16	31	32
BS	Building	17	33	34
BT	Building	18	35	36
BW	Building	19	37	38
BX	Building	20	39	40
BY	Building	21	41	42
BZ	Building	22	43	44
BA	Building	23	45	46
BB	Building	24	47	48
BC	Building	25	49	50
BD	Building	26	51	52
BE	Building	27	53	54
BF	Building	28	55	56
BG	Building	29	57	58
BH	Building	30	59	60
BI	Building	31	61	62
BJ	Building	32	63	64
BK	Building	33	65	66
BL	Building	34	67	68
BM	Building	35	69	70
BN	Building	36	71	72
BO	Building	37	73	74
BP	Building	38	75	76
BQ	Building	39	77	78
BR	Building	40	79	80
BS	Building	41	81	82
BT	Building	42	83	84
BU	Building	43	85	86
BV	Building	44	87	88
BW	Building	45	89	90
BX	Building	46	91	92
BY	Building	47	93	94
BZ	Building	48	95	96
CA	Building	49	97	98
CB	Building	50	99	100

**NOTE A:** IESNA LIGHTING ZONE L20 AND L24 ARE NOT APPLICABLE.

**NOTE B:** CURBLINE OF PUBLIC ROADWAY / TRANSIT JUNE IS ACCEPTABLE.

**NOTE C:** BUILDINGS MOUNTED LUMINAIRES THAT CANNOT BE MOUNTED TO THE ROOFTOP SHALL MEET THE ALLOWED GLARE RATING FOR ALL LUMINAIRE LIGHT FROM A BUILDING MOUNTED LUMINAIRE.

**NOTE D:** GENERAL LIGHTING LUMINAIRE IN AREAS SUCH AS OUTDOOR PARKING GARAGE OR STORAGE AREAS SHALL MEET THEIR REDUCED BATHING. EXCEPTIVE LUMINAIRE LOCATED IN THESE AREAS SHALL MEET UVAUVE LIMITS FOR ALL OTHER OUTDOOR LIGHTING.

THIS ROW INDICATES THE DISTANCE FROM THE PROPERTY LINE TO PROPERTY LINE.  
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**PROJECT:** #237 Brookhurst

**DEVELOPER:**

**ARCHITECT:** ZANP Architecture & Planning

**LOCATION:** Chertan Grove, CA

NO.	DATE	DESCRIPTION

**REVISIONS**

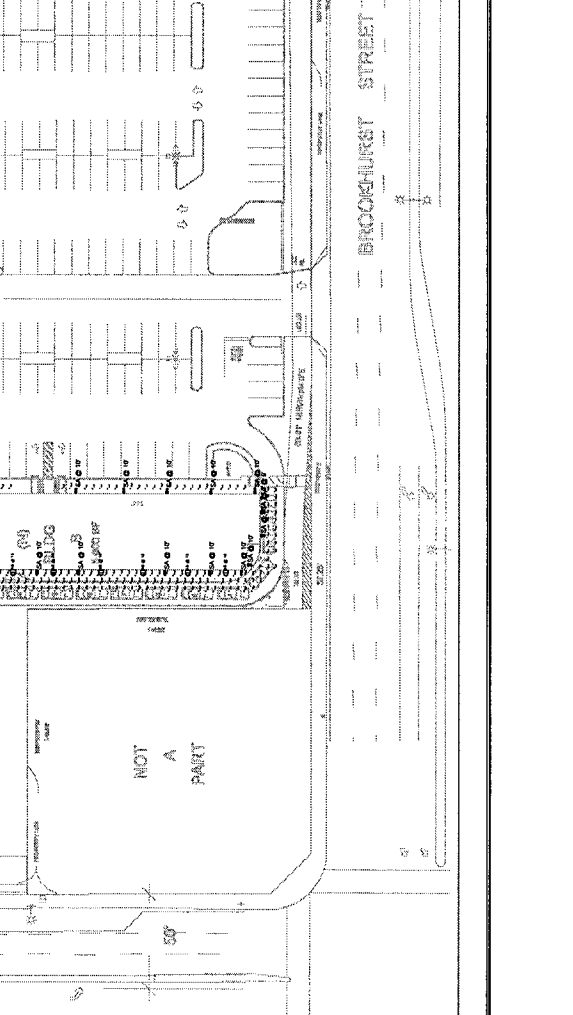
PROJECT NUMBER: 65533  
 ENGINEER:  
 SHEET NUMBER: LP-3  
 PHOTO-METRIC SITE PLAN AREA C

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
S/A	S/A	42	PEMCO	CMPRSB3120041K	CMPRS, GSSI C3 20W COB, WIDE REFLECTOR	1	2384	1	21.08
S/B	S/B	33	Lithonia Lighting	GSAVI LED 30C 1000-40K 74M	CONTOUR SERIES LED WALL-MOUNT WITH 30 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACrylic TYPE IV LENS EGGS WITH ONE ROW LED ARRAY, TYPE V OPTICS, CLEAR GLASS LENS	1	10854	1	104
S/D	S/D	10	PEMCO	EG25QF18115K5C	EG25 WITH ONE ROW LED ARRAY, TYPE V OPTICS, CLEAR GLASS LENS	1	10095	1	84.2

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RESULTS GENERATED BY THIS TOOL ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. WITHOUT ANY WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE. THE CALCULATED RESULTS MAY BE DEPENDENT ON USER PROVIDED DATA OR DATA PROVIDED FROM CALCULATED USING METHODS RECOMMENDED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) AND/OR ST AND/OR PROVIDED BY THE MANUFACTURER. THE ACCURACY OF THE CALCULATED PHOTO-METRIC PERFORMANCE IS DEPENDENT ON THE ACCURACY OF THE DATA PROVIDED. ENCLUSTER ENVIRONMENT AND APPLICATION INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DRIFT ACCUMULATION, CAN AFFECT PHOTO-METRIC PERFORMANCE TO UP TO 10% FROM THE TOP GUMMAGE CALCULATED USING THE DATA PROVIDED BY THE MANUFACTURER.

Symbol	Avg	Min	Max	Height
Bldg A Driveway	6.4 fc	13.8 fc	20.8 fc	6.0 ft
Bldg A Walkway	9.2 fc	24.8 fc	27.2 fc	9.5 ft
Bldg B	13.8 fc	24.8 fc	28.8 fc	12.5 ft
Bldg B Walkway	16.8 fc	28.2 fc	32.2 fc	13.0 ft
Bldg C	6.4 fc	15.2 fc	20.8 fc	7.9 ft
Bldg C Walkway	8.4 fc	22.8 fc	28.8 fc	11.2 ft
Calc Zone #1	6.4 fc	15.4 fc	20.8 fc	7.7 ft



DATE SHOWN: 8/20/20  
 DESIGNER: GOUVIS  
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 GOUVIS CONSULTANTS  
 15 SHATTUCK AVENUE, EMERYVILLE, CA 94618  
 TEL: 949.752.1472 FAX: 949.752.5121

PROJECT:  
**#237 Brookhurst**

DEVELOPER:  
 ARCHITECT:  
 ZAAP Architecture & Planning

LOCATION:  
 Garden Grove  
 CA

REVISIONS	
NO.	DESCRIPTION

SHEET NAME:  
 PHOTOMETRIC SITE PLAN  
 AUG-20

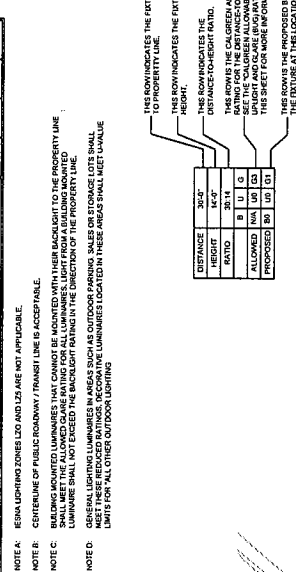
PROJECT NUMBER:  
 65553  
 ENGINEER:

SHEET NUMBER:  
**LP-4**

**CALGREEN MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE(BUG) RATINGS (SEE NOTE A)**

APPLICABLE DESCRIPTIONS	LUMINOUS ZONE			
	L21	L22	L23	L24
BACKLIGHT RATING	01	02	03	04
UPLIGHT RATING	01	02	03	04
GLARE RATING	01	02	03	04

NOTE A: IESNA LIGHTING ZONES L20 AND L24 ARE NOT APPLICABLE.  
 NOTE B: CENTERLINE OF PUBLIC ROADWAY / TRANSIT LINE IS ACCEPTABLE.  
 NOTE C: BUILDING MOUNTED LUMINAIRES THAT CANNOT BE MOUNTED WITH THEIR BACKLIGHT TO THE PROPERTY LINE SHALL MEET THE ALLOWED GLARE RATING FOR ALL LUMINAIRES. LIGHT FROM A BUILDING MOUNTED LIGHT SOURCE SHALL NOT BE DIRECTED INTO THE PUBLIC RIGHT-OF-WAY.  
 NOTE D: GENERAL LIGHTING LUMINAIRES IN AREAS SUCH AS OFFICES, BARBERS, SALONS OR RECEPTION AREAS SHALL MEET MAXIMUM LIMITS FOR ALL OTHER OUTDOOR LIGHTING.



**Schedule**

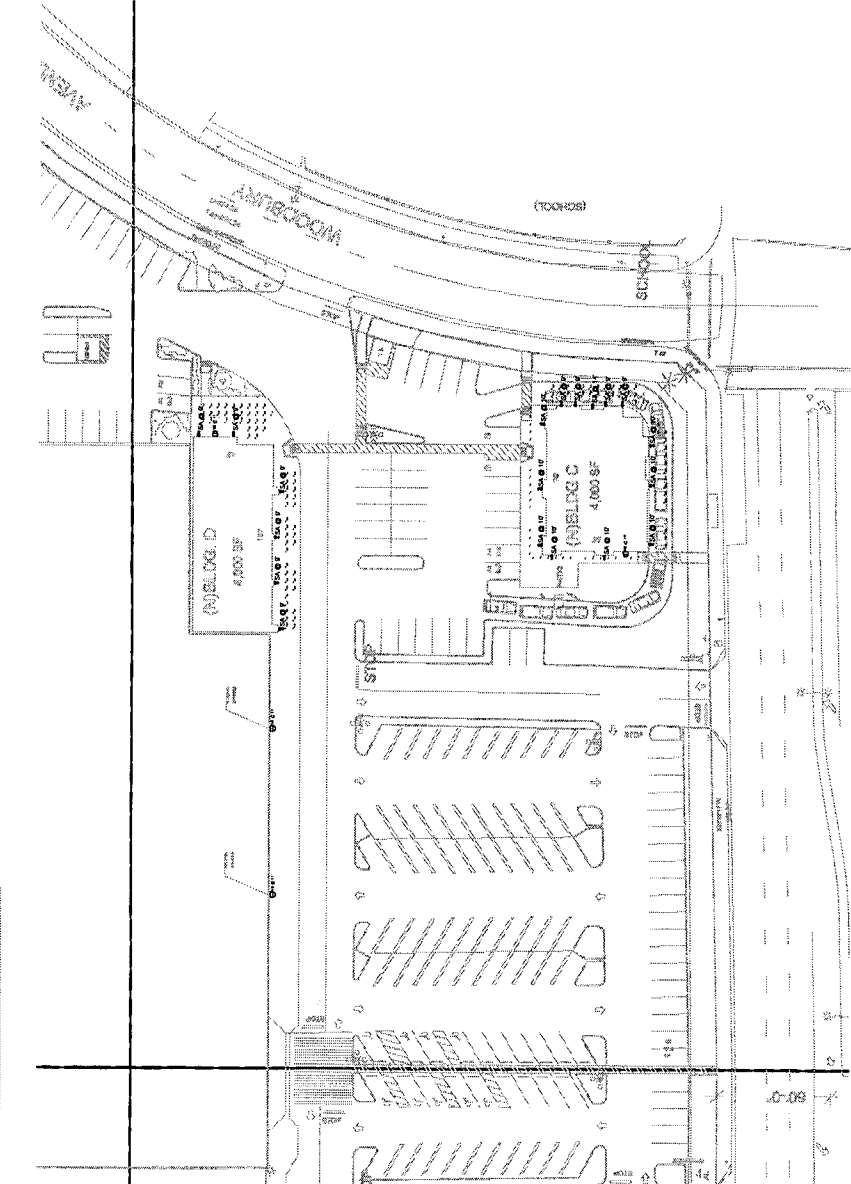
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
<○	SA	42	FENICO	CMFRSBC1230U1K	CMFRS, CS51 C3 20W COB, WIDE REFLECTOR	1	2364	1	21.08
<□	SB	33	Lumera Lighting	CRWLED 30C-100g-01K	CONTOUR SERIES LED WALL-MOUNT WITH 30° PRECISION MOLDED ACRYLIC TYPE IV LENS	1	10854	1	104
<○	SD	10	FENICO	EG250F101U5KC	EG25 WITH ONE 81W LED ARRAY, TYPE V OPTICALS, CLEAR GLASS LENS	1	10095	1	84.2

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**Statistics**

Description	Symbol	Area	Min	Max	Avg	StdDev
Building A Walkway	+	64.6	13.6%	20.6	6.31	3.21
Building B Walkway	+	33.5	24.6%	27.6	3.21	3.41
Building C Walkway	+	13.5	24.6%	20.6	13.51	6.81
Building D Walkway	+	16.5	28.7%	22.6	13.51	7.51
Building E Walkway	+	6.8	13.7%	20.6	7.91	3.41
Building F Walkway	+	4.3	23.3%	20.6	13.21	4.21
Car Zone #11	+	44.6	15.4%	20.6	7.71	3.21



**G**  
**GOUVIS**  
 LIGHTING CONSULTANTS  
 15 Siskiyou Ave  
 Eureka CA 95924  
 Tel: (409) 532-1872  
 Fax: (409) 532-6321  
 Palm Springs CA 91768  
 Tel: (760) 332-6980

DATE REVISED: 11/10/09  
 DRAWING NUMBER:  
 PROJECT: #237 Brookhurst  
 ARCHITECT: ZAAP Architecture & Planning  
 LOCATION: Garden Grove CA  
 ENGINEER: GOUVIS LIGHTING CONSULTANTS  
 SHEET NUMBER: LP-5

**WALL MOUNT LIGHTING**  
**COMPASS**  
 LISTED BY THE CITY OF GARDEN GROVE, CA  
 TYPE: SA  
 LED 10' or 20' Down Compact LED Mini Cylinder  
 Features:  
 - 10' or 20' Down Compact LED Mini Cylinder  
 - 10' or 20' Down Compact LED Mini Cylinder  
 - 10' or 20' Down Compact LED Mini Cylinder  
 - 10' or 20' Down Compact LED Mini Cylinder

**WALL MOUNT LIGHTING**  
**SKYLIGHT**  
 LISTED BY THE CITY OF GARDEN GROVE, CA  
 TYPE: SA  
 LED 10' or 20' Down Compact LED Mini Cylinder  
 Features:  
 - 10' or 20' Down Compact LED Mini Cylinder  
 - 10' or 20' Down Compact LED Mini Cylinder  
 - 10' or 20' Down Compact LED Mini Cylinder  
 - 10' or 20' Down Compact LED Mini Cylinder

**WALL MOUNT LIGHTING**  
**sidia**  
 LISTED BY THE CITY OF GARDEN GROVE, CA  
 TYPE: SA  
 OSRAM LED  
 Features:  
 - OSRAM LED  
 - OSRAM LED  
 - OSRAM LED  
 - OSRAM LED

**WALL MOUNT LIGHTING**  
**sidia**  
 LISTED BY THE CITY OF GARDEN GROVE, CA  
 TYPE: SA  
 OSRAM LED  
 Features:  
 - OSRAM LED  
 - OSRAM LED  
 - OSRAM LED  
 - OSRAM LED

**Site & Area PowerForm**  
**COMPASS**  
 LISTED BY THE CITY OF GARDEN GROVE, CA  
 TYPE: SA  
 LED 10' or 20' Down Compact LED Mini Cylinder  
 Features:  
 - 10' or 20' Down Compact LED Mini Cylinder  
 - 10' or 20' Down Compact LED Mini Cylinder  
 - 10' or 20' Down Compact LED Mini Cylinder  
 - 10' or 20' Down Compact LED Mini Cylinder

**Site & Area PowerForm**  
**SKYLIGHT**  
 LISTED BY THE CITY OF GARDEN GROVE, CA  
 TYPE: SA  
 LED 10' or 20' Down Compact LED Mini Cylinder  
 Features:  
 - 10' or 20' Down Compact LED Mini Cylinder  
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 - 10' or 20' Down Compact LED Mini Cylinder

**Site & Area PowerForm**  
**sidia**  
 LISTED BY THE CITY OF GARDEN GROVE, CA  
 TYPE: SA  
 OSRAM LED  
 Features:  
 - OSRAM LED  
 - OSRAM LED  
 - OSRAM LED  
 - OSRAM LED

**Site & Area PowerForm**  
**sidia**  
 LISTED BY THE CITY OF GARDEN GROVE, CA  
 TYPE: SA  
 OSRAM LED  
 Features:  
 - OSRAM LED  
 - OSRAM LED  
 - OSRAM LED  
 - OSRAM LED

**Site & Area PowerForm**  
**PFAS**  
 LISTED BY THE CITY OF GARDEN GROVE, CA  
 TYPE: SA  
 LED 10' or 20' Down Compact LED Mini Cylinder  
 Features:  
 - 10' or 20' Down Compact LED Mini Cylinder  
 - 10' or 20' Down Compact LED Mini Cylinder  
 - 10' or 20' Down Compact LED Mini Cylinder  
 - 10' or 20' Down Compact LED Mini Cylinder

**Site & Area PowerForm**  
**PFAS**  
 LISTED BY THE CITY OF GARDEN GROVE, CA  
 TYPE: SA  
 LED 10' or 20' Down Compact LED Mini Cylinder  
 Features:  
 - 10' or 20' Down Compact LED Mini Cylinder  
 - 10' or 20' Down Compact LED Mini Cylinder  
 - 10' or 20' Down Compact LED Mini Cylinder  
 - 10' or 20' Down Compact LED Mini Cylinder

**Site & Area PowerForm**  
**PFAS**  
 LISTED BY THE CITY OF GARDEN GROVE, CA  
 TYPE: SA  
 LED 10' or 20' Down Compact LED Mini Cylinder  
 Features:  
 - 10' or 20' Down Compact LED Mini Cylinder  
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RESOLUTION NO. 6029-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING SITE PLAN NO. SP-101-2021 FOR PROPERTY LOCATED AT 13861 BROOKHURST STREET, ASSESSOR'S PARCEL NO. 098-621-01.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on September 2, 2021, October 21, 2021, and November 18, 2021, does hereby approve Site Plan No. SP-101-2021 for a parcel located on the north side of Westminster Avenue, west of Brookhurst Street, at 13861 Brookhurst Street, Assessor's Parcel No. 098-621-01, subject to the conditions of approval attached hereto as Exhibit "B".

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-101-2021, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Dennis O'Neil, Sunbelt Stores, Inc.
2. The applicant is requesting Site Plan approval to expand an existing 180,449 square foot shopping center, which is currently improved with the Garden Grove Superstore, a Target retail store, and a Firestone auto repair shop, by constructing (i) two (2) new 4,000 square foot drive-thru pad buildings, (ii) one (1) new 4,000 square foot multi-tenant commercial building attached to the existing Target, (iii) replacing the existing Firestone auto repair shop with a 5,600 square foot drive-thru multi-tenant building, and (iv) removing Target's 13,600 square foot garden center.
3. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. and the CEQA Guidelines, California Code of Regulations, Title 14, Sections 15000 et seq., an initial study was prepared for the proposed Project and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration as the proposed Project with implementation of the proposed mitigation measures cannot, or will not, have a significant effect on the environment. A Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be monitored during project implementation. These mitigation measures are summarized in Exhibit "A" attached hereto. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.
4. The property has a General Plan Land Use Designation of Light Commercial, and is zoned C-2 (Community Commercial). The subject 16.95-acre site is improved with an 180,449 square foot shopping center comprised of a Target retail store, the Garden Grove Superstore, and a Firestone auto repair and tire shop.

5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on September 2, 2021, October 21, 2021, and November 18, 2021, 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 on September 2, 2021, October 21, 2021, and November 18, 2021, and considered all oral and written testimony presented regarding the project.

BE IT FURTHER RESOLVED, FOUND, AND DETERMINED as follows:

1. The Planning Commission of the City of Garden Grove has independently considered the proposed Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program, together with comments received during the public review process.
2. The Planning Commission of the City of Garden Grove finds on the basis of the whole record before it, including the Initial Study and comments received, that there is no substantial evidence that the Project will have a significant effect on the environment.
3. The Planning Commission further finds that the adoption of the Mitigated Negative Declaration reflects the Planning Commission's independent judgment and analysis.
4. Therefore, the Planning Commission of the City of Garden Grove does hereby adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
5. The record of proceedings on which the City Council of the City of Garden Grove's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Community and Economic Development.

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 and Government Code Section 66412, are as follows:

FACTS:

The subject property is located on the west side of Brookhurst Street, north of Westminster Avenue, south of Woodbury Avenue. The site, approximately 16.95 acres (738,758 square feet), is currently developed with an 110,384 square foot Target general retail store with a 13,600 square foot garden center, and a 10,925 square foot grocery store, Garden Grove Superstore, which is an indoor multi-tenant commercial building with retail and restaurant uses, and a 5,760 square foot Firestone auto repair and tire shop.

The subject site is zoned C-2 (Community Commercial) and has a General Plan Land Use designation of Light Commercial (LC). The property abuts an O-S (Open Space) zoned property to the north, across Woodbury Avenue, developed with the Donald S. Jordan Intermediate School, an O-S zoned property to the west developed with the Cook Elementary School and a Planned Unit Development (PUD-103-71) zoned property developed with condominiums, a C-1 (Neighborhood Commercial) zoned shopping center to the south, across Westminster Avenue, and a C-2 zoned shopping center to the east, across Brookhurst Street, developed with a commercial shopping center. The parcel located at the southeast corner, which is developed with a Lee's Sandwiches fast food restaurant, is zoned C-2 and is not a part of the subject shopping center.

Vehicular access to the site is currently via three (3) drive approaches off Brookhurst Street along the easterly property line, three (3) drive approaches off Westminster Avenue along the southerly property line, and two (2) drive approaches off Woodbury Avenue along the northerly property line. Although the existing eight (8) drive approaches will be upgraded to meet current City standards, they will remain in the same locations. Therefore, the site will continue to maintain the same vehicular access. With the addition of the proposed buildings, various on-site drive aisles are proposed to be reconfigured to provide an effective circulation pattern, which have 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 applicant is requesting Site Plan approval to expand an existing 180,449 square foot shopping center, which is currently improved with the Garden Grove Superstore, a Target retail store, and a Firestone auto repair shop, by constructing (i) two (2) new 4,000 square foot drive-thru pad buildings, (ii) one (1) new 4,000 square foot multi-tenant commercial building attached to the existing Target, (iii) replacing the existing Firestone auto repair shop with a 5,600 square foot drive-thru multi-tenant building, and (iv) removing Target's 13,600 square foot garden center. Along with the request, the applicant is proposing site improvements, including landscaping, trash enclosures, and a reconfigured parking lot to comply with the requirements of Title 9 of the Municipal Code and support the shopping centers' expansion.

The subject shopping center is located within the Light Commercial Land Use designation which is intended to allow a range of commercial activities that serve local residential neighborhoods and the larger community. The desired character and uses for the Light Commercial Land Use designation per the City's General Plan 2030 includes a variety of retail services such as markets, drug stores, retail shops, financial institutions, service establishments, and restaurants. Commercial uses should also be located so they are compatible with the surrounding area and in particular with any abutting residential uses. Per Land Use Goal LU-6 of the General Plan, the proposed expansion to the shopping center implements the goals for the Light Commercial Land Use designation. Specifically, Policy LU-6.2 encourages 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. Moreover, to meet the intent of Goal LU-6, the proposed expansion will renovate the shopping center with the development of pad buildings with improved parking and landscaping areas.

Further, with the proposed improvements, the shopping center will fulfill the goals of the Community Design Element and the Economic Development Element of the City's General Plan. Per Policy CD-1.4, the proposed project will create unique retail spaces that are architecturally rich, pedestrian friendly, culturally sensitive, and economically viable. Additionally, Implementation Program CD-IMP-1A promotes commercial uses near residential neighborhoods that serve local residents and create neighborhood-gathering places, which the shopping center expansion will continue to provide. Lastly, the General Plan's Economic Development Element, per Policy ED-3.3, the project will enhance and retain retail opportunities to serve the local population.

#### FINDINGS AND REASONS:

#### **SITE PLAN:**

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

The subject site is zoned C-2 (Community Commercial) and has a General Plan Land Use designation of Light Commercial. The Light Commercial Land Use designation is intended to allow a range of commercial activities that serve local residential neighborhoods and the larger community. The desired character and uses for the Light Commercial Land Use designation per the City's General Plan includes a variety of retail services such as markets, drug stores, retail shops, financial institutions, service establishments, and restaurants. Commercial uses should also be located so they are compatible with the surrounding area and in particular with any abutting residential uses. The proposed project consists of an expansion of an existing 180,449 square foot shopping center, which is currently improved with the Garden Grove Superstore, a Target retail store, and a Firestone auto repair shop, by constructing (i) two (2) new 4,000 square foot drive-thru pad buildings, (ii)

one (1) new 4,000 square foot multi-tenant commercial building attached to the existing Target, (iii) replacing the existing Firestone auto repair shop with a 5,600 square foot drive-thru multi-tenant building, and (iv) removing Target's 13,600 square foot garden center. The new buildings will offer a variety of retail and commercial services to serve the local neighborhood.

Per Land Use Goal LU-6 of the General Plan, the proposed expansion to the shopping center implements the goals for the Light Commercial Land Use designation. Specifically, Policy LU-6.2 encourages 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. Moreover, to meet the intent of Goal LU-6, the proposed expansion will renovate the shopping center with the development of pad buildings with improved parking and landscaping areas. Further, with the proposed improvements, the shopping center will fulfill the goals of the Community Design Element and the Economic Development Element of the City's General Plan. Per Policy CD-1.4, the proposed project will create unique retail spaces that are architecturally rich, pedestrian friendly, culturally sensitive, and economically viable. Additionally, Implementation Program CD-IMP-1A promotes commercial uses near residential neighborhoods that serve local residents and create neighborhood-gathering places, which the shopping center expansion will continue to provide. Lastly, the General Plan's Economic Development Element, per Policy ED-3.3, the project will enhance and retain retail opportunities to serve the local population.

The project is designed to comply with the development standards of the C-2 (Community Commercial) zone, and complies with the required parking, setbacks, and landscaping. Therefore, the proposed development is consistent with the intent of the Light Commercial Land Use designation and the City's adopted General Plan.

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

The shopping center will consist of sufficient parking, loading and unloading areas, traffic circulation and points of vehicular and pedestrian access, as required by Title 9 of the Municipal Code. The existing shopping center is currently improved with 946 parking spaces. Based on the demolition of the existing 5,760 square foot Firestone building and Target's 13,600 square foot garden center, and the construction of the proposed three pad buildings and commercial building attached to the Target store, the code requires a total of 921 parking spaces for the shopping center. With the reconfiguration of the shopping center's parking lot, a total of 921 parking spaces will be provided, therefore, the proposed project complies with the parking requirements of the Municipal Code.

Vehicular access to the site is currently via three (3) drive approaches off Brookhurst Street along the easterly property line, three (3) drive approaches off Westminster Avenue along the southerly property line, and two (2) drive approaches off Woodbury Avenue along the northerly property line. Although the existing eight (8) drive approaches will be upgraded to meet current City standards, they will remain in the same locations. Therefore, the site will continue to maintain the same vehicular access. With the addition of the proposed buildings, various on-site drive aisles are proposed to be reconfigured to provide an effective circulation pattern, which have 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. Current loading docks and loading/unloading areas are located at the rear of the Garden Grove Superstore and the Target retail store and will remain unaffected.

A Traffic Study was prepared for the project that reviewed the project's site access and circulation, including the queuing for the drive-thru buildings, and determined the site design is adequate. 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 thirty (30) 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. Therefore, the shopping center will consist of sufficient parking, loading and unloading areas, traffic circulation and points of vehicular and pedestrian access.

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

The utilities, drainage channels, and streets in the area are existing and adequate to accommodate the development, and all appropriate conditions of approval will minimize any impacts to surrounding streets. The proposed development will provide landscaping and proper grading of the site, thereby, providing adequate on-site drainage.

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

The Public Works Department has reviewed the project, and all appropriate conditions of approval to improve the site have been included. Furthermore, 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 subject site is zoned C-2 (Community Commercial) and has a General Plan Land Use designation of Light Commercial (LC). The property abuts schools, condominiums, and two shopping centers across Westminster Avenue and Brookhurst Street. The proposed project consists of expanding an existing shopping center by adding four (4) commercial buildings for an additional 17,600 square feet of commercial and restaurant uses to serve the local neighborhood. The Light Commercial Land Use designation is intended to allow a range of commercial activities that serve local residential neighborhoods and the larger community. The desired character and uses for the Light Commercial Land Use designation per the City's General Plan includes a variety of retail services such as markets, drug stores, retail shops, financial institutions, service establishments, and restaurants. Commercial uses should also be located so they are compatible with the surrounding area and in particular with any abutting residential uses. The new buildings will offer a variety of retail and commercial services to serve the local neighborhood. Per Goal LU-6 of the General Plan, the proposed expansion to the shopping center implements the goals for the Light Commercial Land Use designation by encouraging a mix of retail shops and services along commercial corridors to meet the needs of the area's present and potential clientele. Therefore, the proposed development is consistent with the intent of the Light Commercial Land Use designation and the City's adopted General Plan. Moreover, the proposed development will enhance the overall site's appearance with improved parking and landscaping areas to compliment the shopping centers in the immediate vicinity. Therefore, the development possesses a reasonable degree of physical, functional, and visual compatibility with neighboring uses and desirable neighborhood characteristics.

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 project consists of expanding an existing shopping center by adding four (4) commercial buildings for an additional 17,600 square feet of commercial and restaurant uses. Building A, a 4,000 square foot single-tenant pad building for a bank use, is proposed to be located at the southwest corner of the site fronting Westminster Avenue. Building B, a 5,600 square foot multi-tenant commercial building, will replace the current Firestone structure on the southeast corner of the site and will be improved with a drive-thru for a future restaurant use. Building C, a 4,000 square foot single-tenant drive-thru pad building will be occupied by a restaurant and will be located on the northeast corner of the site with frontages along Brookhurst Street and Woodbury Avenue. Building D, a 4,000 square foot multi-tenant building commercial

building will be attached to the northeast corner of the Target retail store. In addition, Buildings B and C will be improved with 300 square foot outdoor dining patios as an amenity to the future restaurant uses. The proposed buildings will match the architecture and exterior finishes of the existing Garden Grove Superstore and Target retail store to provide uniformity within the shopping center. Moreover, Buildings A, B, and C will front Westminster Avenue and Brookhurst Street to attain an attractive street frontage. As required by the C-2 zone, the shopping center will also provide additional landscaping and site trees across the site as a result of the reconfigured parking area to allow for the new commercial buildings. Therefore, 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.

#### 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 Sections 9.32.030.
2. The overall development and subsequent occupancy and operation of the site shall be subject to those environmental mitigation measures identified in the Mitigated Negative Declaration, which are summarized in the Mitigation Monitoring and Reporting Program, Exhibit "A", attached hereto.
3. 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 "B") shall apply to Site Plan No. SP-101-2021.



## **EXHIBIT "B"**

### **Site Plan No. SP-101-2021**

13861 Brookhurst Street

### **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, Sunbelt Stores, Inc., 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. Any changes of the Conditions of Approval require approval by the Planning Commission.
3. Site Plan No. SP-101-2021 only authorizes approval to expand an existing 180,449 square foot shopping center, which is currently improved with the Garden Grove Superstore, a Target retail store, and a Firestone auto repair shop, by constructing (i) two (2) new 4,000 square foot drive-thru pad buildings, (ii) one (1) new 4,000 square foot multi-tenant commercial building attached to the existing Target, (iii) replacing the existing Firestone auto repair shop with a 5,600 square foot drive-thru multi-tenant building, and (iv) removing Target's 13,600 square foot garden center, for a property located at 13861 Brookhurst Street (APN: 098-621-01), as depicted on the plans submitted by the applicant and made part of the record of the September 2, 2021 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. 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.
8. Prior to issuance of a grading permit, the applicant shall design overhead street lighting within the development in a manner meeting the approval of the City Engineer. Location of lighting poles shall be shown on the precise grading and street improvement plans.
9. 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.
10. 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, infiltration and stormwater treatment structures, and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design of the interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels. Requirements for any "dewatering" will also need to be addressed in the report.
11. A separate street permit is required for work performed within the public right-of-way.

12. Grading and Street Improvement plans prepared by a registered Civil Engineer are required. The grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30'-0" 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. All improvements within public right of way shall conform to all format and design requirements of the City Standard Drawings & Specifications. 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.
13. The grading/horizontal control plan shall provide approximately 80'-0", or four (4) vehicles lengths, between the service window and order board and an additional 80'-0", or four (4) vehicle lengths, of queuing distance behind the order board in conformance with the queuing requirements of City of Garden Grove Standard Plan B-312 **and Sheet 10 (Drive-thru Queuing Analysis) of the plans submitted for Site Plan No. SP-101-2021.**
14. The applicant shall inform the City upon identifying tenants for any of the proposed drive-thru buildings on-site to determine whether the tenant will be considered as a high-use. Once the City determines the tenant as a high-use drive-thru restaurant, the applicant is required to provide queuing analysis and on-site traffic management plan to the City for approval. The analysis and plan shall be approved by the City prior to the issuance of a grading permit.
15. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
16. The grading and street improvement 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.
17. 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'-0" width sidewalk is required for parking spaces that are utilizing elevated sidewalk curb face as a wheel stop and must maintain 4'-0" minimum from the overhang of the vehicle bumper for ADA pathway.
18. In accordance with the Orange County Storm Water Program manual, the applicant and/or its contractors shall provide dumpsters on-site during construction unless an Encroachment Permit is obtained for placement in street.

19. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the applicant shall submit to the City for review and approval a Water Quality Management Plan that:
  - a. Addresses Site Design BMPs based upon the geotechnical report recommendations and findings such as infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;
  - b. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP;
  - c. Incorporates structural and Treatment Control BMPs as defined in the DAMP;
  - d. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs;
  - e. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs;
  - f. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
20. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
  - a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications;
  - b. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP;
  - c. Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site;
  - d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.
21. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502 and state mandated commercial organic recycling law-AB 1826:

- a. Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash;
  - b. Provide solid roof or awning to prevent direct precipitation;
  - c. Connection of trash area drains to the municipal storm drain system is prohibited;
  - d. Potential conflicts with fire code and garbage hauling activities should be considered in implementing this source control;
  - e. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information;
  - f. The trash shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures;
  - g. 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;
  - h. 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;
  - i. 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;
  - j. 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.
22. The applicant and his 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 his 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 his contractor shall be liable for, at his expense, any re-survey 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).

23. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one acre or more of land, the applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for City review on request.
24. Any new or required block walls and/or retaining walls shall be shown on the grading plans. Cross sections shall show vertical and horizontal relations of improvements and property line. Block walls shall be designed in accordance to City standards 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.
25. The applicant shall identify a temporary parking site(s) for construction crew prior to issuance of a grading permit. No construction parking is allowed on local streets.
26. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a work-site traffic control plan, satisfactory to the City Traffic Engineer.
27. Heavy construction truck traffic and hauling trips should occur outside peak travel periods. Peak travel periods are considered to be from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.

28. Any required lane closures should occur outside of peak travel periods.
29. Construction vehicles should be parked off of traveled roadways in a designated parking.
30. ~~In accordance to City of Garden Grove Municipal Code (Chapter 9.48.030), the applicant is required to underground all existing and proposed on-site and off-site utility facilities fronting the project on Woodbury Avenue associated with property the developer is developing and re-developing. All existing improvements and utilities shall be shown as part of the grading and street improvement submittal packages in the topography section and labeled as existing utility.~~
31. Prior to issuance of a grading permit, the applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size storm drains per the Orange County RDMD standards. Parkway culverts shall be designed per City of Garden Grove Standard B-209. Storm drain lateral pipe connections within City right of way shall be RCP with a minimum diameter of 18-inches. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
32. Prior to issuance of the a ~~building permit~~ **certificate of occupancy**, the applicant shall design street improvement plans and construct street frontage improvements as identified below:

Brookhurst Street

- a. Widen the existing tree wells fronting the project on Brookhurst Street to 6-feet long x 3-feet wide and plant a total of six (6) Columbia Sycamore trees (36-inch box). The applicant shall coordinate with City's Public Works Division prior to order and placement of trees on Brookhurst Street.
- b. Remove and replace the lifted sidewalk panels in accordance with City of Garden Grove Standard B-106.
- c. Remove and replace all three existing substandard driveway approaches to the site on Brookhurst Street in accordance with the City of Garden Grove Standard Plan B-120 (Option #2).
- d. The applicant shall cold-mill (grind) existing asphalt pavement to 3-inch uniform depth and replace with 3-inches of fiber reinforced asphalt surface course from the edge of the westerly gutter to the median and center line of Brookhurst Street along the property frontage per City specifications and the direction of the City Engineer.

- e. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk/landscape area on Brookhurst Street with Planning Services Division and Water Division.
- f. Any proposed new landscaping in public right-of-way shall be approved by Planning Services Division and Public Works Streets Division.

Westminster Avenue

- a. Remove and replace all three existing substandard driveway approaches to the site on Westminster Avenue in accordance with the City of Garden Grove Standard Plan B-120 (Option #2).
- b. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk/landscape area on Westminster Avenue with Planning Services Division and Water Division.
- c. Any proposed new landscaping in public right-of-way shall be approved by Planning Services Division and Public Works Streets Division.

Woodbury Avenue

- a. Remove and replace existing substandard driveway approach to the site on Woodbury Avenue in accordance with the City of Garden Grove Standard Plan B-120 (Option #3).
- b. Remove and replace the pavement of the street from the edge of the northerly gutter to the edge of southerly gutter along the property frontage per City Standard Plan B-104 and at the direction of the City Engineer.
- c. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk/landscape area on Woodbury Avenue with Planning Services Division and Water Division.
- d. Any proposed new landscaping in public right-of-way shall be approved by Planning Division and Public Works Streets Division.

***In lieu of constructing above improvements, the developer may elect to pay the City an in-lieu fee of \$180,000.***



**Public Works Water Services Division**

33. New water service installations 2-inches 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 3-inches and larger, shall be installed by developer/owner's contractor per City Standards.
34. Water meters shall be located within the City right-of-way. Fire services and large water services 3-inches 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.
35. 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.
36. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
37. 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.
38. All fire service connections shall have above-ground backflow device with a double-check valve assembly (DCDA) per City std. B-773. 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.
39. 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.
40. No permanent structures, trees or deep-rooted plants shall be placed over sewer main or water main.

41. Location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).
42. 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.
43. 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.
44. 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~~ **and will not be allowed in new buildings.**
45. No new sewer connection to the main in Westminster Avenue or Brookhurst Street is allowed. Sewer for the new buildings shall connect to the existing private sewer system on-site. It is the developer's responsibility to ensure that the existing private sewer system has enough capacity and is in good condition to support the added load.
46. 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.

### **Building and Safety Division**

47. The project shall comply with the requirements of the latest edition of the California Building Standards Code at the time of permit submittal.
48. A Soil Investigation report complying with the latest edition of CBC Chapter 18 shall be submitted at time of first plan review.
49. The roof solar-ready zones shall comply with the latest edition of the California Energy Efficiency Standards.
50. Clean-air vehicle parking, future electric vehicle charging parking and long/short term bicycle parking shall be provided and comply with Chapter 5 of the latest edition of the California Green Building Code.
51. An accessible path of travel to trash enclosures, complying with Section 11B-206 of the latest edition of the California Building Standards Code, shall be provided.

52. A separate permit is required for all exterior signage.
53. Dining surfaces and service counters shall comply with the latest edition of CBC Chapter 11B, Division 9.
54. Accessible seating is required for indoor/outdoor dining areas per the latest edition of CBC Section 11B-226.
55. All buildings on the same lot shall be inter-connected with an accessible path of travel.

**Orange County Fire Authority**

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

**Community and Economic Development Department**

57. 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.

58. 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.
59. 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.
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 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.
63. 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.
64. All **new** signs shall comply with the sign requirements of Chapter 9.20 of Title 9 of the Municipal Code. All **new** signs shall require a separate permit and shall be installed in accordance with the provisions of the sign ordinance. A sign program governing the entire site, including height, size, color, and location of all **new** signs, shall be approved by the Community and Economic Development Department, Planning Division prior to installation of any **new** signage. All **new** signage shall be limited to individual channel letters. No **new** roof signs shall be permitted.
65. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).

66. 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.
67. The project shall comply with the City's adopted Noise Ordinance.
68. 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.
69. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, using electricity from power poles rather than diesel or gasoline powered generators, and using methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible, using solar or low-emission water heaters, and using low-sodium parking lot lights, to ensure compliance with Title 24.
70. 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.
71. All new landscaping areas shown on the approved plans shall match the existing site landscaping.
72. 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.
73. The applicant shall submit a complete landscape plan governing the entire development **in accordance with the submitted plans for SP-101-2021, Sheet 11 (Landscape Plan), 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.
74. 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.
  75. 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.
  76. All on-site curbs, not associated with a parking space, shall be painted red.
  77. 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).
78. 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.
  79. 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.
  80. The trash enclosures 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.
  81. 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.
  82. 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.
  83. 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.
  84. The drive-thru menu/order board shall be designed to match the building, and shall incorporate the same color and materials.
  85. The proposed shopping center has been designed to meet the parking requirements for a mix of retail, bank and restaurant uses. Future uses are limited to no more than 9,936 square feet for restaurant uses, 7,664 square feet for general retail uses, and 4,000 square feet for a bank use. To ensure there is adequate parking for the life of the project, any additional restaurant area will require additional parking to meet the parking requirements of Title 9 of the Municipal Code. Parking for future uses shall be as follows:

- a. General retail: one (1) parking space per 250 square feet of gross floor area for existing and proposed general retail uses;
  - b. Full-service restaurants: one (1) parking space per 100 square feet of gross floor area;
  - c. Take-out restaurants with less than 300 square feet of customer dining area and 16 seats or less: one (1) parking space per 200 square feet of gross area;
  - d. Banks: one (1) parking space per 200 square feet of gross area.
86. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3502.5, and 3513 of the California Fish and Game regulations, 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.
87. All mitigation measures identified in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) adopted in conjunction with the approval of Site Plan No. SP-101-2021 are incorporated into these Conditions of Approval by reference, and applicant shall fully comply with and implement all such mitigation measures. The applicant shall hire an environmental consultant to implement the Mitigation Monitoring and Reporting Program, and shall provide updates about the implementation process to the City of Garden Grove Community and Economic Development Department until completion of the project.
88. A copy of the resolution approving Site Plan No. SP-101-2021, including these Conditions of Approval, shall be kept on the premises at all times.
89. The applicant shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-101-2021 and his/her agreement with all conditions of the approval.
90. 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-101-2021, and/or the adopted Mitigated Negative Declaration and the associated Mitigation Monitoring and Reporting Program for the Project. 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.

91. 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.
92. 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-101-2021, 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 and thereafter diligently advanced until completion of the project.
93. The Conditions of Approval set forth herein include certain development impact fees and other exactions. Pursuant to Government Code §66020(d), these Conditions of Approval constitute written notice of the amount of such fees. To the extent applicable, the applicant is hereby notified that the 90 day protest period, commencing from the effective date of approval of Site Plan No. SP-101-2021, has begun.
94. ***Improvements required per these Conditions of Approval may be installed in phases with each individual building project as follows:***
  - a. ***Improvements within the private property shopping center site:***
    - i. ***Building A:***
      - ***All improvements west and south of the Garden Grove Superstore.***
    - ii. ***Building B:***
      - ***All improvements north of Building B and south of the main middle drive aisle off Brookhurst Street and including the main middle drive aisle.***
      - ***All improvements east of the Garden Grove Superstore and the most easterly drive aisle which comes from Westminster Avenue.***
    - iii. ***Building C:***
      - ***All improvements north of the main middle drive aisle off Brookhurst Street and east of the Target Store.***
    - iv. ***Building D:***
      - ***All improvements north and west of the Target Store.***
  - b. ***Any individual building project must include installation of all utilities needed for that building.***

- c. Any individual building project must include parking lot improvements needed to ensure that the overall shopping center has the number of parking spaces required per City Code once that proposed building is completed.**
- d. Any individual building project must include landscaping improvements needed to ensure that the overall shopping center has the landscaping required per City code once that proposed building is completed.**
- e. Any individual building project must include site lighting improvements needed to ensure that the overall shopping center has the site lighting required per City code once that proposed building is completed.**

# COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT STAFF REPORT

<b>AGENDA ITEM NO.:</b>  <b>D.1</b>	<b>SITE LOCATION:</b> West of Yockey Street and north of Dakota Avenue, at 13361 Yockey Street
<b>HEARING DATE:</b> November 18, 2021	<b>GENERAL PLAN:</b> Medium Density Residential (MDR)
<b>CASE NOS.:</b> Site Plan No. SP-105-2021, and Lot Line Adjustment LLA-028-2021	<b>ZONE:</b> R-3 (Multiple-Family Residential)
<b>APPLICANT:</b> Toby Nguyen	<b>CEQA DETERMINATION:</b> Exempt: 15303 – New Construction or Conversion of Small Structures; and 15305 – Minor Alterations in Land Use Limitations.
<b>PROPERTY OWNER:</b> Phil Dong	<b>APN NOS.:</b> 097-251-06 and 097-251-07

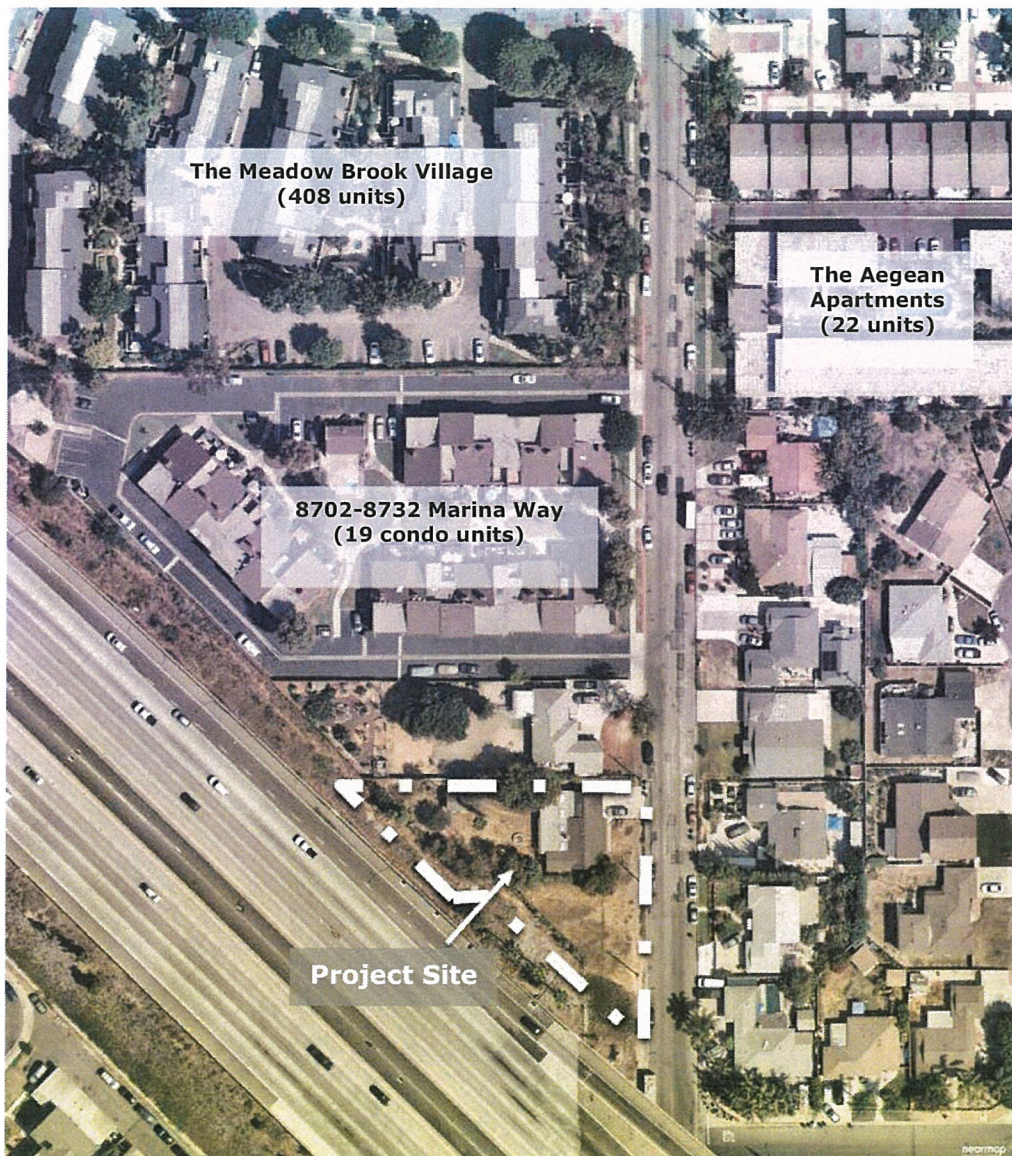
## **REQUEST:**

The applicant requests Site Plan approval to construct a five-unit apartment complex that includes one (1) affordable unit for very low income households. Pursuant to the State Density Bonus Law, the applicant requests the following three (3) concessions: (1) to increase the maximum building height from 35 feet to 37 feet, (2) to allow the third story building area to increase from a 50% threshold to 100%, and (3) to reduce the required distance between the residential units and the drive aisle along the northerly property line from ten feet (10'-0") to zero feet. Also, the applicant requests Lot Line Adjustment approval to consolidate the two (2) existing parcels into one (1) single lot.

## **BACKGROUND:**

The subject site is comprised of two (2) parcels with a combined lot size of 0.40 acres. The site is located on the west side of Yockey Street, at the end of Dakota Avenue to the north, at 13361 Yockey Street. Bounded by the California State Route 22 (SR-22) on the southwest side, by Yockey Street on the east side, and by a residential property on the north side, the site is triangularly shaped as shown in Figure 1. The property has a General Plan Land Use Designation of Medium Density Residential (MDR), and is zoned R-3 (Multiple-Family Residential). The property abuts an R-3 zoned property improved with a single-family dwelling to the north, and several R-1 (Single-Family Residential) zoned properties, that are also improved with single-family dwellings, across Yockey Street to the east. Although abutting to the site are single-family dwellings, there are several multiple-family developments situated just 100 feet to the north, including: a 19-unit condominium project at

8702-8732 Marina Way<sup>1</sup>, the Meadow Brook Village Apartments (408 units)<sup>2</sup>, and The Aegean Apartments (22 units)<sup>3</sup>. As shown in Figure 1, the site is located in a neighborhood that is improved with both single-family and multiple-family residential developments.



**Figure 1:** The aerial image above shows the location of the subject site and the immediate neighborhood. The neighborhood is improved with a mix of housing types, from single-family to multiple-family dwellings.

The subject property is improved with a single-family dwelling that was constructed in 1951. The existing dwelling consists of two (2) bedrooms with an attached two-car

<sup>1</sup> Approved under Site Plan No. SPA-177-78

<sup>2</sup> Approved under Planned Unit Development No. PUD-104-80

<sup>3</sup> Approved under Site Plan No. SP-138-86

garage. The dwelling has been used as a rental unit, and is currently occupied by renters. The applicant purchased the property in 2019, and proposes to demolish all the existing on-site improvements to construct a five (5) unit residential development that includes one (1) affordable unit for very low income households. Thus, the project is considered an affordable housing development with 20% of the units for very low income families.

The State's Density Bonus Law allows any affordable housing project with at least 15% of the units available for very low income families to receive (i) a density bonus, (ii) up to three (3) concessions or incentives, and (iii) reduced parking ratios as set forth by the Government Code § 65915. Thus, the applicant requests three (3) concessions to deviate from the R-3 (Multiple-family Residential) zone development standards, which include the following:

- (1) to increase the maximum building height from 35 feet to 37 feet;
- (2) to allow the third story building area to increase from 50% threshold to 100%; and
- (3) to reduce the required distance between the residential units and the drive aisle along the northerly side of the property from ten feet (10'-0") to zero feet.

Yockey Street has an ultimate right-of-way width of 60 feet, measured from property line to property line; or a half-road right-of-way width of 30 feet, measured from the center line of the public right-of-way to the front property line. Currently, a portion of the front property line of the subject site is extended to the center line of the street. As part of the project, a thirty-foot (30'-0") public right-of-way dedication, along the frontage of the subject site, will be required to establish the 60-foot ultimate right-of-way for Yockey Street; resulting in the new lot size of 0.33 acres.

Per the legal description of the site, the subject property consists of two (2) parcels under two (2) separate Assessor Parcel Numbers (APNs): 097-251-06 and 097-251-07. Since the California Building Code does not allow buildings to be constructed over property lines, the applicant requests a Lot Line Adjustment approval to remove the shared lot line for the purposes of consolidating the two (2) existing parcels into one (1) single lot to accommodate the proposed development.

The Municipal Code requires Site Plan and Lot Line Adjustment land use entitlements approval to develop the property with the proposed multiple-family residential project. In addition, because the proposed housing project requires the demolition of an existing rental unit, Government Code § 66300(d) requires the City to impose specified replacement housing and affordability requirements as conditions of approval.

**PROJECT STATISTICS:**

	<b>Provided</b>	<b>Code requirement</b>	<b>Meet Code</b>
<b><u>Minimum Lot Size</u></b>			
<ul style="list-style-type: none"> <li>• Before street dedication (combined) <ul style="list-style-type: none"> <li>○ Parcel 1</li> <li>○ Parcel 2</li> </ul> </li> <li>• After street dedication (combined) <ul style="list-style-type: none"> <li>○ Parcel 1</li> <li>○ Parcel 2</li> </ul> </li> </ul>	17,378 sf (0.40 acre)  12,939.07 sf 4,437.27 sf  14,459 sf (0.33 acre)  10,839.07 sf 4,437.27 sf	       7,200 sf	       Yes       Yes
<b><u>Density</u></b> By total size area	5 units	5 units maximum	Yes
<b><u>Lot coverage</u></b>	22%	50% maximum	Yes
<b><u>Setbacks</u></b>			
<ul style="list-style-type: none"> <li>• Front (East side - Yockey St.)</li> <li>• Side/Rear (Southwest side – SR-22)</li> <li>• Interior Side (North side)</li> <li>• Residential Units to Driveway</li> </ul>	20'-0" 10'-0" 26'-0" 0'-0"	20'-0" minimum 10'-0" minimum 10'-0" minimum 10'-0" minimum	Yes Yes Yes Yes <sup>1</sup> (concession requested)
<b><u>Building Height</u></b>	37'-0"	35'-0"	Yes (concession requested)
<b><u>Third Story Building Area</u></b>	100%	50% maximum	Yes (concession requested)
<b><u>Parking</u></b>	13 spaces	10.5 spaces (~11 spaces)	Yes <sup>2</sup>
<ul style="list-style-type: none"> <li>• <b><u>2-car garage (x5)</u></b></li> <li>• <b><u>Open parking spaces</u></b></li> </ul>	10 spaces 3 spaces		
<b><u>Recreation Area Total</u></b>	2,310 sf	1,500 sf 5 x 300 = 1,500 sf	Yes
<ul style="list-style-type: none"> <li>• Private (per each unit) <ul style="list-style-type: none"> <li>○ 1<sup>st</sup> floor</li> <li>○ 2<sup>nd</sup> floor (Private balcony)</li> </ul> </li> <li>• Common area (by dimension)</li> </ul>	    170-192 sf 90 sf  30'-0" ft	    100 sf 90 sf  min. 30'-0"	    Yes Yes  Yes

1. State Density Bonus Law allows up to 3 concessions for affordable housing projects that provide at least 15% of the total units for very low income households.
2. Per State Density Bonus Law required parking ratios.



**DISCUSSION:**

**SITE PLAN:**

Site Design and Circulation

The proposed design consists of one (1) three-story apartment building that is centrally located on the subject site. The proposed building is set back 20 feet (20'-0") from the front property line, and 26 feet (26'-0") from the northerly side property line.

Currently, the property is served by an existing driveway approach from Yockey Street, located adjacent to the northerly property line. The applicant proposes to replace the approach with a new 27-foot (27'-0") wide approach at the same location. The new driveway approach will lead to a new 26-foot (26'-0") wide drive aisle along the northerly property line to provide vehicular access to the garage of each unit. The applicant also proposes to add a second 30-foot (30'-0") wide approach to the project site. The second new approach will be located on the south side of the property along Yockey Street to provide vehicular access to a new open parking area from the street. The parking area will consist of three (3) guest parking spaces. Both of the new driveway approaches, the parking lot, and the new drive aisle have been designed in accordance with City standards to provide adequate access for trash trucks and emergency vehicles.

In addition, the proposed design also includes a five-foot (5'-0") internal walkway located adjacent to the south side of the apartment building. The walkway will be used to provide pedestrian access to each unit from the right-of-way and from other parts of the development.

Unit Design

Based on the net project size of 14,459 square feet, Section 9.12.040.050 of Title 9 of the Municipal Code permits a maximum of five (5) multi-family residential units. The development proposes a total of five (5) units, each with an attached two-car garage. Since the development includes one (1) affordable unit for very low income families (Unit E), the project is entitled to a density bonus, three (3) incentives or concessions, and reduced parking pursuant to the State Density Bonus Law. In this instance, the applicant is not requesting a density bonus to increase the number of units above the density allowed by the R-3 zone. As designed, the proposed project is within the allowed density of the R-3 zone.

The proposed five (5) units range in size from 1,288 square feet to 2,010 square feet. All of the units will be labeled and arranged in an alphabetical order from A to E. Unit A is located at the front of the property, while Unit E is located at the rear of the property. With the exception of Unit A's entrance oriented toward to the east (Yockey Street), Unit B-E's entrances will be oriented to the south. All of the garage doors will be oriented to the north.

**Building Design**

	<b>Number of Bedrooms/Baths</b>	<b>Living Area<sup>4</sup></b>
<b>Unit A (Front)</b>	4 Bedrooms, 4 Baths	2,010 square feet
<b>Unit B</b>	4 Bedrooms, 4 Baths	1,996 square feet
<b>Unit C</b>	4 Bedrooms, 4 Baths	1,802 square feet
<b>Unit D</b>	3 Bedrooms, 3 Baths	1,337 square feet
<b>Unit E (Rear)</b>	2 Bedrooms, 2 Baths	1,288 square feet

All of the units are designed in a similar fashion with the two-car garage located on the first floor, the main living room, a dining room and a kitchen located on the second floor, and bedrooms located on the third floor.

Units A and B are almost identical in size and in design. While Unit A will provide a total living area of 2,010 square feet, Unit B will provide 1,996 square feet of living space. In addition, Unit A has the front entry oriented toward Yockey Street, while Unit B has the front entry oriented toward to the south. On the ground floor, both units will provide a 418 square foot two-car garage, and approximately 400 square feet of living area that is suitable for one (1) bedroom with one (1) private restroom, one (1) laundry room, and a stairway that leads to the main living room on the second floor. The second floor of both units will provide a total of 760 square feet of living area, consisting of a living room, a dining area, a kitchen, and a common bathroom. The third floor of both units will provide 850 square feet of living area that consists of two (2) standard bedrooms, one (1) common bathroom, and one (1) master bedroom with one (1) private restroom.

Unit C has a total living area of 1,802 square feet. On the ground floor, Unit C will provide a 430 square foot two-car garage that includes a laundry facility and a 340 square foot living area consisting of a bonus room, a restroom, a storage room, and a stairway that leads to the main living room on the second floor. Since Unit C is designated as an ADA unit (as required by American Disability Act<sup>5</sup>), the bathroom on the ground floor is designed to be ADA accessible. On the second floor, Unit C will provide a total of 670 square feet of living area, consisting of a living room, a dining area, a kitchen, and a common bathroom. The third floor of Unit C will provide 792 square feet of living area that consists of two (2) standard bedrooms, one (1) common bathroom, and one (1) master bedroom with one (1) private restroom.

Unit D has a total living area of 1,337 square feet. On the ground floor, Unit D will provide a 455 square foot two-car garage that includes a laundry facility and a 150 square foot living area that includes an open office area, and a stairway leading to the second floor. The second floor of Unit D will provide a total of 560 square feet of living area, consisting of a living room, a dining area, a kitchen, and a common bathroom. The third floor of Unit D will provide 625 square feet of living area that

<sup>4</sup> Garages are not included in total living area.

<sup>5</sup> Per ADA requirements, new construction housing developments with five (5) or more units must design and construct five percent (5%) of the dwelling units, or at least one unit, whichever is greater, to be accessible for persons with mobility disabilities



consists of two (2) standard bedrooms, one (1) common bathroom, and one (1) master bedroom with one (1) private restroom.

Unit E, which is the designated affordable unit, has a total living area of 1,802 square feet. On the ground floor, Unit E will provide a 418 square foot two-car garage and a 174 square foot living area consisting of a foyer, and a stairway that leads to the main living room on the second floor. On the second floor, Unit E will provide a total of 512 square feet of living area, consisting of a living room, a dining area, a kitchen, and a laundry room. The third floor of Unit E will provide 602 square feet of living area that consists of one (1) standard bedroom, one (1) common bathroom, and one (1) master bedroom with one (1) private restroom.

Parking

The residential units have been parked per the State’s Density Bonus Law that establishes the minimum parking requirement for affordable housing developments. The law allows affordable housing developments to provide one and one-half (1.5) parking spaces for two to three bedroom units, and two and one-half (2.5) parking spaces for four and more bedroom units. Thus, the project is required to provide a minimum of 11 parking spaces per the following breakdown:

	<b>Number of Bedrooms/Baths</b>	<b>Required parking spaces</b>
<b>Unit A (Front)</b>	4 Bedrooms	2.5
<b>Unit B</b>	4 Bedrooms	2.5
<b>Unit C</b>	4 Bedrooms	2.5
<b>Unit D</b>	3 Bedrooms	1.5
<b>Unit E (Rear)</b>	2 Bedrooms	1.5
<b>Total</b>		10.5 spaces (~11 spaces)

Per the proposed design, ten (10) parking spaces will be provided in forms of five (5) attached two-car garages along with three (3) open guest parking spaces located on the southerly side of the property, for a total of 13 spaces. Among the guest parking spaces, one (1) space is designed as a handicap parking space to ensure ADA compliance. With a total of 13 parking spaces, the project exceeds the minimum parking requirements allowed by State’s Density Bonus Law by two (2) spaces.

Open space and Recreational Area

Section 9.12.040.050.J of the Municipal Code requires the proposed development to provide a minimum of 1,500 square feet of open space that is calculated at 300 square feet per unit. Since the site is over 14,400 square feet, and will be improved with five (5) units, the Code also requires the open space to include an active recreation area that has a minimum dimension of 30 feet.

For private open space, all of the units share the same design with a private patio area located adjacent to the front entrance on the ground floor, and a balcony area

on the second floor. No additional open space is provided on third floor. Each private open space is designed to comply with the minimum dimension requirements of nine feet (9'-0"), and the minimum area of 100 square feet on the first floor, and 90 square feet on the second floors. Thus, the combined private open space of all five units equals 1,602 square feet. The private open space will be conveniently located to each unit, and will be easily accessed from the living room. Private open space of each unit is designed as follows:

	<b>First floor</b>	<b>Second floor</b>
<b>Unit A (Front)</b>	190.00 SF	90.00 SF
<b>Unit B</b>	190.00 SF	90.00 SF
<b>Unit C</b>	188.00 SF	100.00 SF
<b>Unit D</b>	192.00 SF	100.00 SF
<b>Unit E (Rear)</b>	170.00 SF	100.00 SF

In addition to the private open space, a 900 square foot (30'-0" x 30'-0") active recreation area located at the rear of the lot will be provided. The active open space will be accessed by the residents through the common pedestrian walkway on the south side of the building. The active recreation area is designed as a half basketball court, and will include several outdoor benches.

With the 1,602 square foot private open space and 900 square foot active recreational area combined, the proposed development will provide a total of 2,502 square feet of open space. Thus, the project exceeds the minimum requirement of the Municipal Code by 702 square feet.

It is worth noting that the proposed plan also includes an additional, approximately 600 square foot, triangular shaped open space area located along the southwest property line and west of the parking area. Since the area does not meet the minimum dimension of 30 feet as required by Code, it is not accounted toward the required open space area. Yet, the area is an additional recreational amenity that the project will provide. The additional open area will be also fully landscaped and equipped with outdoor furniture, which will also be sufficient to facilitate a more passive outdoor area.

#### Landscaping

The Municipal Code requires all areas that are not designated for walkways, parking spaces, drive aisles, and private recreation areas, to be fully landscaped and irrigated. In addition, the applicant is required to provide a landscape and irrigation plan that complies with the requirements of Title 9 of the Municipal Code. The project proposes landscaping in all required setbacks including front, side and rear, with the exception of areas designated for the drive aisle or walkways, using a variety of plant materials. All of the landscaped areas will be fitted with automatic irrigation systems that comply with the City's Water Efficiency Guidelines.

### Perimeter Walls

Section 9.12.040.140 of the Code requires new developments in the R-3 zone to maintain a decorative block wall with a minimum height of six feet (6'-0") and a maximum height of seven (7'-0") feet. The height of the wall is measured from the finished grade to the top of the block wall including the decorative cap. The applicant proposes to construct a new six foot (6'-0") tall block wall along the southwesterly property lines, while maintaining the existing six foot (6'-0") tall block wall along the northerly side that is shared with the adjoining property to the north. The applicant or/and the property owner is required to work with the adjoining property owner(s), including Caltrans, in designing, constructing and maintaining the block walls to ensure consistent design throughout the project. Any dilapidated section of the block wall will be required to be removed and replaced.

Also, the Code allows property owners to build block walls up to eight feet (8'-0") for any section that abuts the freeway, subject to approval of the hearing body. At the moment, the applicant only requests to construct a six-foot (6'-0") tall block wall abutting the SR-22 Freeway. If, after working with Caltrans, the property owner(s) wish(es) to increase the height of this block wall to a maximum of eight feet (8'-0"), the proposed conditions of approval will allow the property owner(s) to construct an eight foot (8'-0") wall along the freeway property line.

### Building Architecture

The multi-family apartment building will be three (3) stories in height and will incorporate a contemporary architectural style. The design includes stucco exteriors, decorative stone veneer, gable roof, and metal railing that are commonly found in modern contemporary architectural design. The proposed design also includes an architectural feature on the east side of the building, oriented toward Yockey Street. The added feature will create a visual illusion of different building massing to eliminate the appearance of a boxed-shaped design, and will enhance the curb appeal of the property. The applicant and/or property owner are required to work with City staff to finalize the color scheme of the building to ensure architectural compatibility with the immediate neighborhood.

### Adjacent to the SR-22 Noise Issue

It is the City's primary goal to minimize the exposure of new residential developments to excessive or unhealthy noise level to the greatest extent possible. Goal N-1 of the General Plan requires land use planning decision to take noise issues into consideration, while Goal N-4 is to minimize noise impacts for residential uses and noise sensitive receptors along the City's arterial streets, ensuring that City and State interior and exterior noise levels (or the Community Noise Exposure – CNEL) limits are not exceeded. The General Plan sets limits for the CNEL<sup>6</sup> from 50-65 dBA as

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<sup>6</sup> The set limits are included in the Noise and Land Use Compatibility Matrix (Table 7-1 of the General Plan). Per the General Plan, this table is the primary tool that allows the City to ensure integrated planning for compatibility between land uses and outdoor noise.

Normally Acceptable, and from 60-75 dBA as Conditionally Acceptable<sup>7</sup> for new housing developments.

In addition, Title 25, Section 1092 of the California Code of Regulations sets forth requirements for the insulation of multiple-family residential dwelling units from excessive and potentially harmful noise. Whenever multiple-family residential dwelling units are proposed in areas with excessive noise exposure, the developer is required to incorporate construction features into the building's design that reduce interior noise levels to 45 dBA.

At the direction of City staff, the applicant prepared a Noise Study to evaluate the potential noise levels created by the SR-22 freeway. The Noise Study is also required to provide a list of recommendations to minimize any noise issue identified by the study in order to ensure that the proposed design would maintain the interior CNEL at 45 dBA or below. The study was conducted on September 21 and 22, 2020 at the subject site. The study found that the future CNEL at the project site would be as high as 64.4, 66.5, and 72.0 dBA at the first, second, and third floors of the building façade facing SR-22, respectively. With the CNEL at 64.4 dBA, the exterior noise level at the first floor areas, including the open patio of each unit and common recreational areas, is within the Normally Acceptable range; thus, no noise control measure is required for all of the open spaces on the ground floor. However, the exterior noise level at the second floor (66.5 dBA) and third floor (72.0 dBA) will be within the Conditionally Acceptable range. Therefore, the applicant is required to incorporate noise control measures into the proposed design to reduce the future interior noise level to below 45 dBA. For that reason, the study also provides a list of recommended noise control measures that include, but are not limited to: sound rated windows, solid core exterior doors, exterior walls and roof insulation, and split system air conditioning. The study also recommends a qualified Acoustical Consultant review the final building design to ensure compliance with the City's Noise Standards. Conditions of approval have been included to ensure that construction details include all the recommended measures in the building plan, and that the final design is reviewed and stamped by a licensed Acoustic consultant prior to issuance of Building permits. The Noise Study is included in this report as Attachment 1.

### Concessions/Incentives

The applicant has requested three (3) concessions/incentives for the project as permitted by the State's Density Bonus law. The State Density Bonus Law requires the City to grant a requested concession or incentive unless it makes a written finding, based upon substantial evidence, that the concession or incentive: does not result in identifiable and actual cost reductions; would have a specific, adverse impact upon public health and safety for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income households; or would be contrary to state or federal law.

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<sup>7</sup> The General Plan states for the "Conditionally Acceptable" category, new constructions or developments should be undertaken only after a detailed analysis of the noise reduction requirements is made, and needed noise insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.

1<sup>st</sup> Concession – Maximum building height: The first concession is to deviate from the maximum height of 35 feet, as required by the R-3 zone development standards. The applicant requests to increase the building height to 37 feet, which is two feet (2'-0") higher than allowed. The increase in building height is necessary to accommodate the proposed roof structure. The proposed roof will be used to hide the mechanical equipment that supports each unit. Although the overall height of the building is increased to 37 feet, the height of the living area, measured from the finished grade to the ceiling of the third floor, is at 29'-6", which is still within the allowable height. No living area will be built above the ceiling nor in the attic area. In addition, the proposed building is set back 26 feet from the shared property line with the adjoining property to the north, so the building will not overshadow the existing neighboring single-family dwelling. Thus, the deviation from the maximum height of 35 feet to 37 feet is necessary to facilitate the proposed housing development.

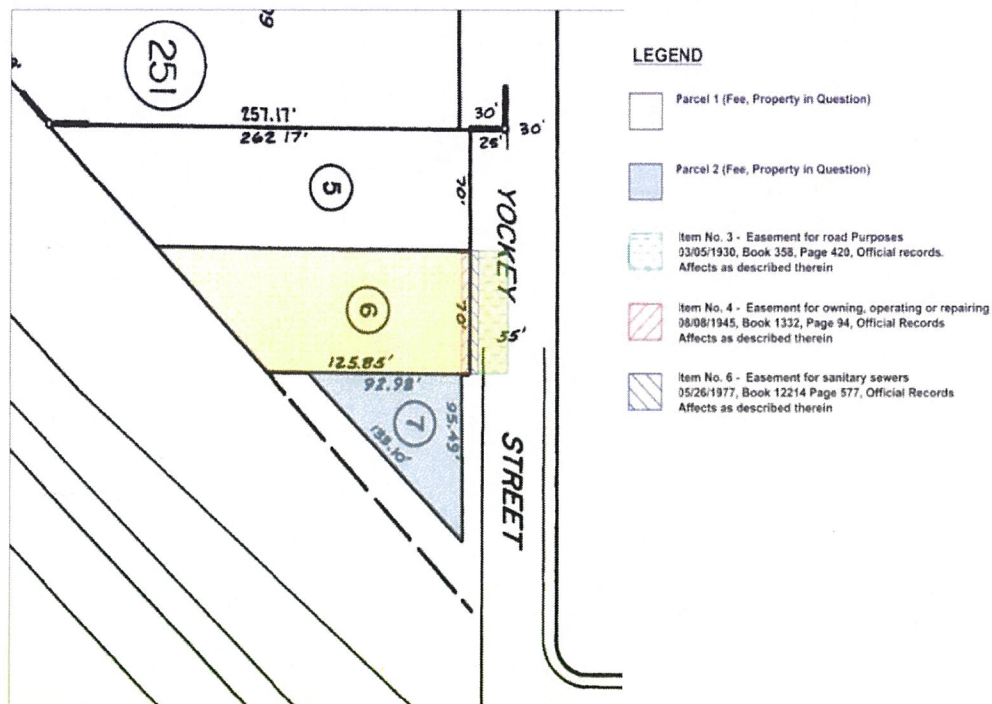
2<sup>nd</sup> Concession – Building area on the third floor: The second concession is to allow the third story building area to increase from the 50% threshold to 100%. Pursuant to the R-3 development standards, the third-story configuration is limited to 50% of the building footprint. This section of the Code is intended to ensure that the building design and configuration is architecturally sensitive to both on-site and abutting off-site structures. Still, it will be difficult for the proposed project to maintain the third-story configuration to be under 50% threshold. Since the subject property is triangularly shaped, the ground level of the lot only has enough space for vehicular access, garages, parking spaces, and required open spaces. The main living area of each unit has to be located mostly on the second and third floor. To meet the minimum bedroom sizes, minimum unit sizes, and building setbacks to the furthest extent possible, the third story has to increase to the entire (100%) building footprint. The allowance of the third-story configuration to be increased from the fifty percent (50%) threshold to the hundred percent (100%) is necessary to facilitate the development and improvement of the property.

3<sup>rd</sup> Concession – Building separation from a driveway: The third concession is to reduce the required ten foot (10'-0") separation between the residential units and the drive aisle along the northerly property line down to zero. Per Code, the ten-foot separation requirement applies to the ground floor, as well as to the upper stories of the building. The intent of the required ten-foot separation is to provide a buffer area between the vehicular access and the living spaces to ensure safety of the future residents. The buffer area would often be used as a pedestrian walkway or landscaping area. However, the project is designed with the intent to concentrate all of the pedestrian activities to the south side of the project site. The apartment building has most of the entrances oriented to the south, with the exception of Unit A's entrance oriented toward the street. The common pedestrian walkway that is shared among the residents is also located to the south side of the building. Even the common open space is located along the southwesterly side of the property. The north side of the building will only be used for vehicular access to the garage of each unit. In addition, no direct access or opening from the living area of each unit will be connected to the drive aisle either, with the exception of the egress windows on the second and third floor. The proposed the living rooms, kitchens and bedrooms located on the north side and on the second floor and third floor of the apartment building

will encroach into the required separation; however, these areas do not cantilever over the drive aisle. Given the irregular shape of the property, this concession is necessary to allow the units to provide as much living spaces as possible.

### STREET DEDICATION

The subject property consists of two (2) parcels that are under two (2) different Assessor Parcel Numbers (APNs): 097-251-06 (Parcel 1) and 097-251-07 (Parcel 2). Parcel 1 is located on the northerly portion of the property and is 12,939.07 square feet in size. Parcel 2 is located on the southerly portion of the property and is 4,439.27 square feet in size. Per the legal description in the Title Report provided by the applicant, the front property line of Parcel 1 extends all the way to the center line of the public right-of-way. In addition, there are three (3) easements located along the easterly property line that were recorded on Parcel 1. Figure 2 shows the location of Parcel 1 and 2 on the subject site, along with the three (3) recorded easements in form of hatched boxes. Currently, easement 1 and 2 are used as a public street, for the total of 25 feet deep measured from the center line of the public right-of-way. Meanwhile, easement 3, which is five feet (5'-0") deep, is still being used as part of the property. Overall, none of the easements have been dedicated to the City.



**Figure 2:** The map, provided by the applicant, shows Assessor Parcel No. 097-251-06 (Parcel 1) along with the three (3) existing easements. Each easement is plotted and identified to be within the Parcel 1. Although the recorded parcel map shows the property boundary in form of dark lines, the actual boundary of the parcel is extended to the centerline of the right-of-way. The area of the property where it has been used as half of Yockey Street is actually a combination of easements granted to the City for public utilities purposes. None of the easements plotted in the map have been dedicated to the City.

Pursuant to the Master Plan of Arterial Highways, Yockey Street has an ultimate right of way width of 60 feet, measured from property line to property line; or a half-road right-of-way width of 30'-0" measured from the center line of the public right-of-way to the front property line. For that reason, a 30-foot public right-of-way dedication, along the frontage of Parcel 1, will be required to establish the 60-foot ultimate right of way for Yockey Street. The 30-foot right-of-way dedication will include the areas of easement 1, 2 and 3. Consequently, the size of Parcel 1 will be reduced by 2,100 square feet (30ft x 70ft), or from 12,939.07 square feet to 10,839.07 square feet. Meanwhile, the size and configuration of the Parcel 2 will remain unchanged at 4,439.27 square feet.

As a result, the total lot size of the property (Parcel 1 + Parcel 2) will be reduced from 17,378 square feet (or 0.40 acre) to 14,459 square feet (or 0.33 acres). After the street dedication, the subject property still complies with the minimum lot size requirement of 7,200 square feet for R-3 zoned lots, and will be able to facilitate the proposed development.

#### LOT LINE ADJUSTMENT

To facilitate the construction of the proposed development, the applicant must also receive approval of a Lot Line Adjustment in order to consolidate the two (2) parcels, Parcel 1 and Parcel 2, into one (1) lot. Without approval of the Lot Line Adjustment, the proposed housing development cannot be constructed, as the Building Code prohibits construction over property lines.

Exhibit "A" provides the current legal description for the two (2) parcels that will be merged to create one Parcel A. Exhibit "B" identifies the subject parcel as Parcel A, and shows the current lot configuration and the lot line that will be removed in form of a dashed line. The combined lot size will be 17,378.68 square feet. Since the land survey was done before the official entitlement request, all the numbers provided in the Exhibit "A" and "B" show the measurements and lot size calculations before the required street dedication. However, the removal of the shared lot line will not affect the street dedication, and the overall configuration of the project site. The final parcel map of the site will reflect the measurements after the street dedication and lot line adjustment. Staff has reviewed the proposal and is recommending approval of the Lot Line Adjustment.

#### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):**

The proposed development is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA's Class 3 categorical exemption, New Construction or Conversion of Small Structures (CEQA Guidelines §15303) and Class 5 categorical exemption, Minor Alterations in Land Use Limitation (CEQA Guidelines §15305). The Class 3 exemption applies to the construction of new apartments, and similar structures designed for not more than six (6) dwelling units in urbanized areas. The proposed multiple-family development is designed for five (5) units, which is within the threshold of this exemption. In addition, Class 5 exemption applies to minor lot line adjustment not resulting in the creation of any new parcel. In order to facilitate

the construction of the proposed housing development, the shared property line between the two (2) parcels will be removed since the Building Code prohibits construction over property line. No new lot is created as a result of the lot line adjustment. Thus, the project is exempt from CEQA.

**SB 330 COMPLIANCE:**

In 2019, the Legislature adopted and the Governor approved Senate Bill 330 (SB 330) enacting the Housing Crisis Act of 2019 (Government Code § 66300). Among its provisions, SB 330 imposed new requirements when a proposed new housing development would require the demolition of existing residential units.

Pursuant to Government Code § 66300(d)(1), the City may not approve a housing development project that will require the demolition of residential dwelling units unless the project will create at least as many residential dwelling units as will be demolished. This proposed project satisfies this requirement because it will replace one (1) existing unit with five (5) new ones, among which one (1) unit is an affordable for very low income households.

In order to prevent new housing projects from displacing existing lower income rental households, SB 330 also imposes several requirements that the City must require a developer to comply with when a proposed housing development project will require the demolition of occupied or vacant "protected units". "Protected units" include residential dwelling units that are or were occupied by lower or very low income households within the past five (5) years. Pursuant to Government Code § 66300(d)(2), the City may not approve a housing development project that will require the demolition of occupied or vacant "protected units", unless all of the following apply:

- The housing development project will "replace" all existing or demolished "protected units", which requires all rental replacement units be subject to a recorded affordability restriction for at least 55 years;
- The housing development project will include at least as many residential dwelling units as the greatest number of residential units that existed on the project site within the last five years;
- Any existing residents will be allowed to occupy their units until six months before the start of construction activities with proper notice; and
- The developer agrees to provide both (i) relocation benefits to the occupants of protected units and (ii) a right of first refusal for comparable units available in the new housing development that are affordable to the household at an affordable rent.

The City requires applicants for housing development projects to complete a Replacement Housing Determination Form providing the information necessary for the City to determine if any "protected units" will be demolished. The Form completed by this Applicant indicates that the income level of the current and prior occupants of the existing unit is unknown. Where the income category of the household in occupancy is not known, the statute provides that it shall be rebuttably presumed



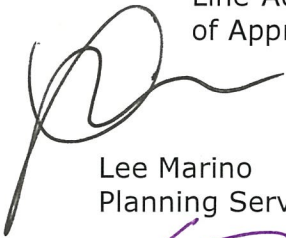
that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. For Garden Grove, this proportion is 79.7%. Therefore, there is a rebuttable presumption that the existing dwelling units is a "protected unit," and the applicant must comply with the replacement housing and tenant protection provisions of SB 330 for the demolished unit.

Since the proposed project already provides one (1) affordable unit for very low income households, the applicant will eventually enter into an Affordable Housing Agreement with the City. Conditions of approval have been included requiring the applicant to comply with all of the above requirements, including to allow the existing residents to occupy their unit until six months before the start of construction activities with proper notice, and to provide both (i) relocation benefits to the occupants of protected units and (ii) a right of first refusal for comparable units available in the new housing development that are affordable to the household at an affordable rent. The Affordable Housing Agreement must be approved by the City Council, and recorded prior to issuance of a building permit for any structure in the housing development, and it will run with the land and bind all future owners and successors in interest.

**RECOMMENDATION:**

Staff recommends that the Planning Commission take the following action:

- Adopt Resolution No. 6034-21 approving Site Plan No. SP-105-2021 and Lot Line Adjustment No. LLA-028-2021, subject to the recommended Conditions of Approval.



Lee Marino  
Planning Services Manager



By: Huong Ly  
Assistant Planner

**Attachment 1:** Noise Study for project at 13361 Yockey Avenue.

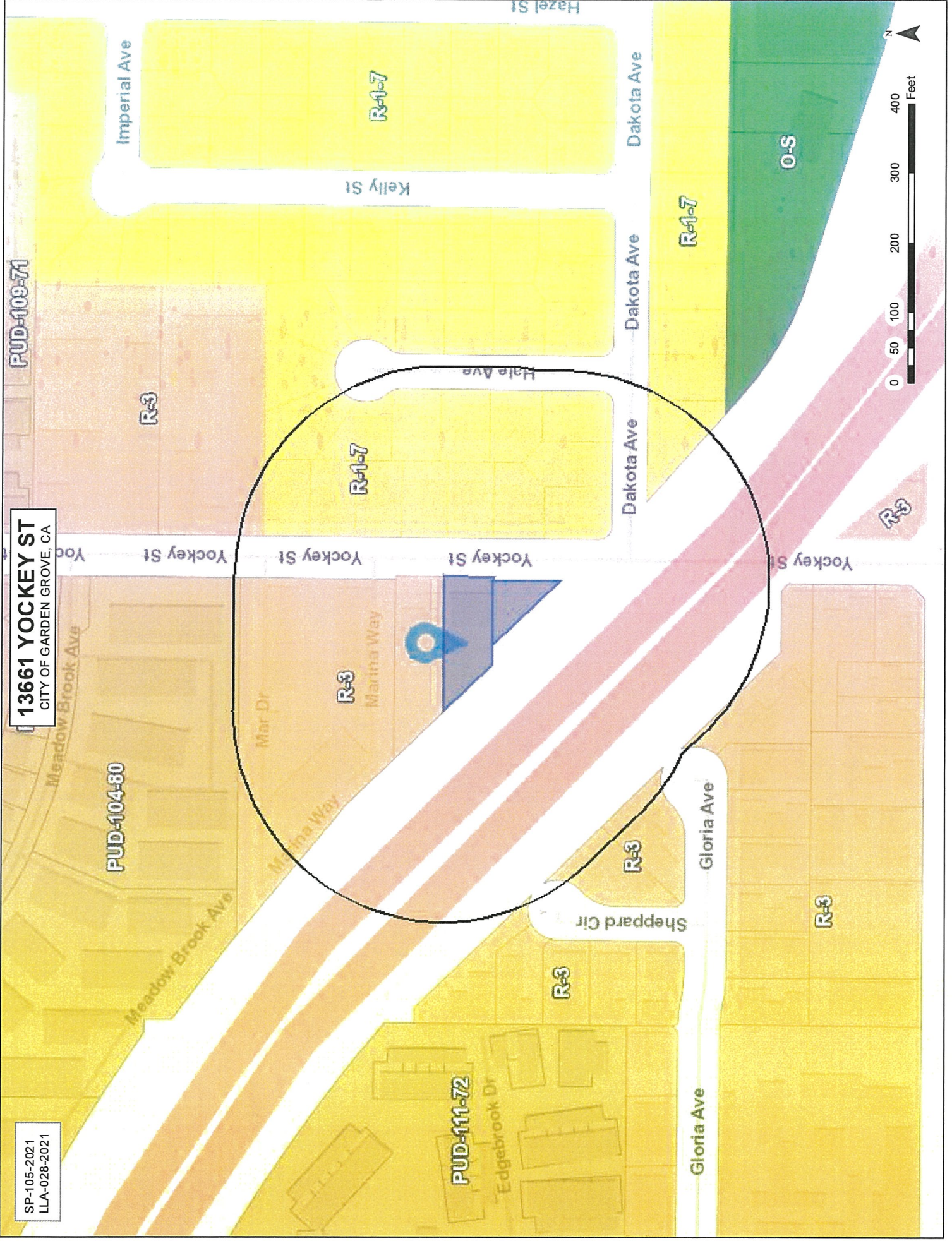
**Exhibit A:** Lot Line Adjustment – Legal Description

**Exhibit B:** Lot Line Adjustment – Survey Map



**13661 YOCKEY ST**  
CITY OF GARDEN GROVE, CA

SP-105-2021  
LLA-028-2021



PUD-109-71

PUD-104-80

PUD-111-72

R-3

R-1-7

R-1-7

R-1-7

O-S

R-3

R-3

R-3

R-3

Imperial Ave

Kelly St

Dakota Ave

Hale Ave

Dakota Ave

Dakota Ave

Gloria Ave

Gloria Ave

Meadow Brook Ave

Meadow Brook Ave

Mar Dr

Marina Way

Edgebrook Dr

Sheppard Cir

Hazel St







REV.	DESCRIPTION	DATE

PROJECT: YOCKEY DEVELOPMENT  
 13361 YOCKEY STREET  
 GARDEN GROVE, CA 92844

SHEET TITLE: COVER SHEET

DESIGNER	DATE
PROJECT	XREF NO.
CONTRACT	SHEET
DATE	CS
XREF NO.	OF
SHEET	X SHEETS

# YOCKEY DEVELOPMENT

## 13361 YOCKEY STREET

### GARDEN GROVE, CA 92844



VICINITY MAP

FLOOR	ACTIVITY / USE OF SPACE	ENTRANCE	ALLOD AREA	PROPOSED AREA	ALLOWED BRACING
FIRST	U	V-B	5,000 SF	3,000 SF	2,267 / 5,000 = 45.34%
SECOND	R-2	V-B	5,000 SF	1,400 SF	28.00 / 5,000 = 5.60%
THIRD	R-2	V-B	5,000 SF	3,875 SF	77.50 / 5,000 = 15.50%
GROUND	R-2	V-B	5,000 SF	3,719 SF	74.38 / 5,000 = 14.88%

#### PROJECT DATA

9	10	11	12	13	14	15	16	17	18	19	20
OWNER INFORMATION	CONSULTANTS	DEFERRED SUBMITTAL	BUILDING CODES	LEGAL DISC.	SHEET INDEX						
<b>OWNER</b> PHIL DONG FOUNTAIN VALLEY, CA 92647 714-824-8888 <b>DESIGNER</b> MIDWAY CONCEPTS INC. 10251 COTWRIGHT ST. A-1 HUNTINGTON BEACH, CA 92647 <b>STRUCTURAL ENGINEER</b> PHIL DONG ENGINEERING INC. 12862-HOOVER STREET GARDEN GROVE, CA 92841 <b>CIVIL ENGINEER</b> PHIL DONG ENGINEERING INC. 12862-HOOVER STREET GARDEN GROVE, CA 92841	<b>CONSULTANTS</b> 714-251-5490 714-204-2874 714-204-2874	<b>DEFERRED SUBMITTAL</b> 1) FIRE SPRINKLERS - WILL BE PROVIDED PER NFPA 13R	<b>BUILDING CODES</b> 2019 CBC (California Residential Code) 2019 CEC (California Electrical Code) 2019 CMC (California Mechanical Code) 2019 CPC (California Plumbing Code)	<b>LEGAL DISC.</b> EXISTING SINGLE FAMILY HOME RECONSTRUCTION TYPE VB CONSTRUCTION TYPE VB LOT SIZE: 15,265.00 SF LOT COVER: 14,459 SQ. FT. LOT 06 ASSESSOR # 197,251,06 ZONING: R-3 MDR	<b>SHEET INDEX</b> 1						

#### PROJECT INFO

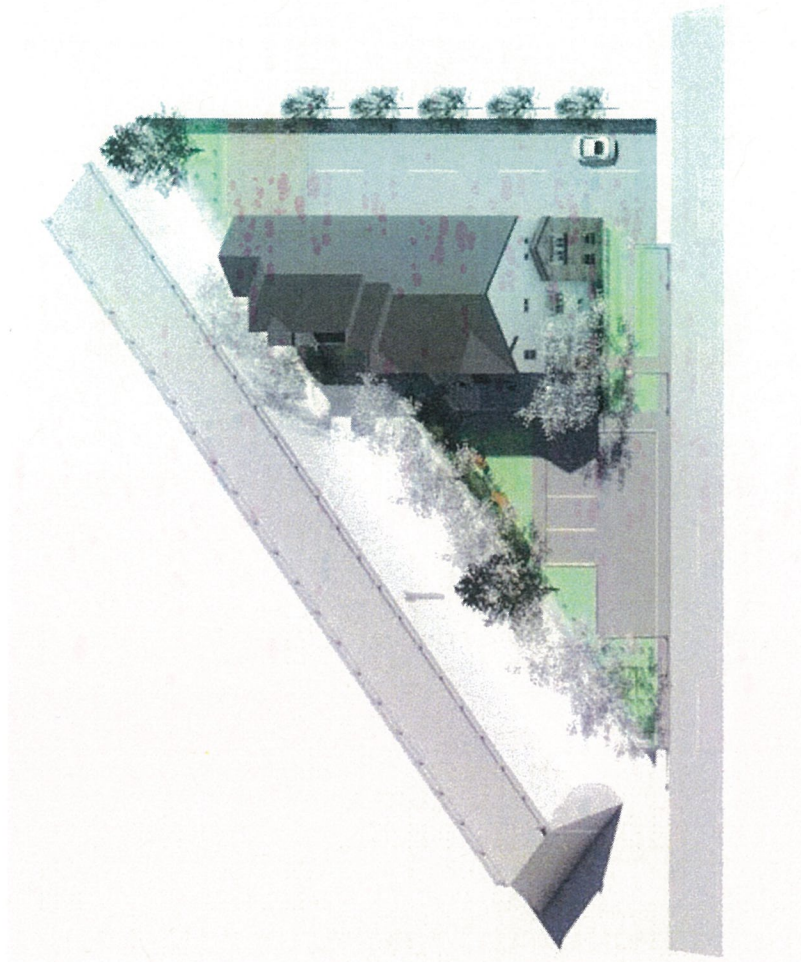
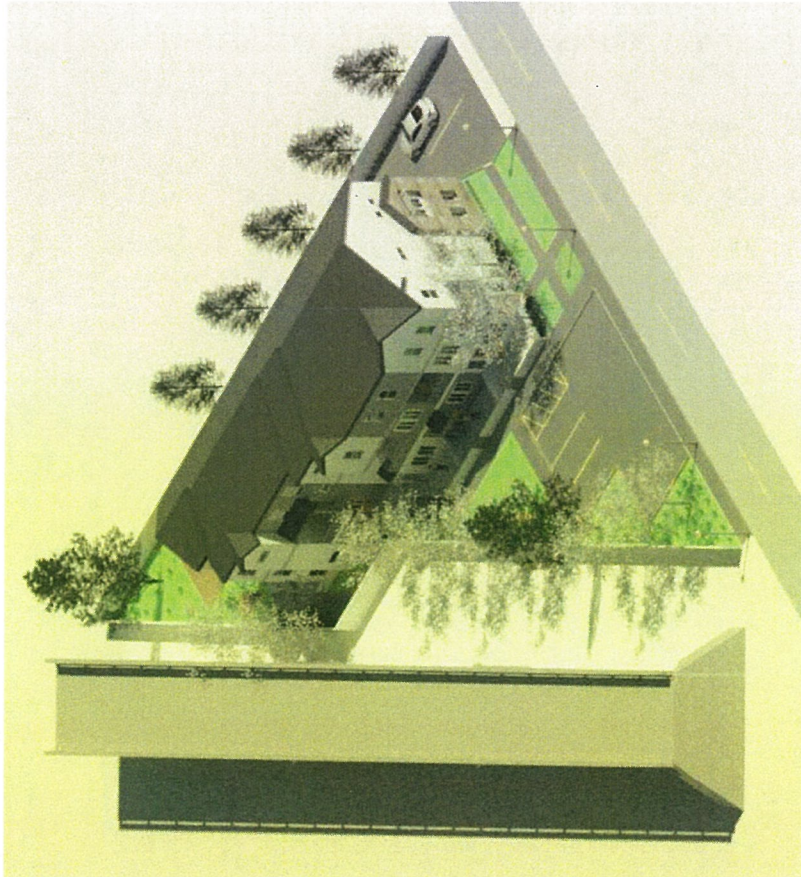
2	3	4	5
SCOPE OF WORK	LEGAL DISC.	BUILDING CODES	DENSITY BONUS
<b>SCOPE OF WORK</b> 1) UNITS A-C, CONSISTING OF TWO BEDROOMS, TWO BATHROOMS, LIVING ROOM WITH WALK IN CLOSET AND TWO CAR GARAGE 2) UNIT D: ADA UNIT CONSISTING OF KITCHEN, LIVING ROOM, BALCONY, BATH, AND TWO CAR GARAGE 3) UNIT E: VERY LOW INCOME UNIT CONSISTING OF KITCHEN, BATH, AND TWO CAR GARAGE (N) BUILDING FOOTPRINT: 3,719.00 SQ. FT. LOT SIZE: 14,459 SQ. FT. LOT COVERAGE: 3.719 / 14,459 = 25% LOT COVERAGE	<b>LEGAL DISC.</b> EXISTING SINGLE FAMILY HOME RECONSTRUCTION TYPE VB CONSTRUCTION TYPE VB LOT SIZE: 15,265.00 SF LOT COVER: 14,459 SQ. FT. LOT 06 ASSESSOR # 197,251,06 ZONING: R-3 MDR	<b>BUILDING CODES</b> 2019 CBC (California Residential Code) 2019 CEC (California Electrical Code) 2019 CMC (California Mechanical Code) 2019 CPC (California Plumbing Code)	<b>DENSITY BONUS</b> 1) HEIGHT RESTRICTION FROM 35'-0" TO INCREASE TO 37'-0" 2) 3RD STORY TO BE PROPOSED 100% OF BUILDING AREA 3) ELIMINATE 10' SETBACK FOR 2ND AND 3RD STORY

#### ARCHITECTURAL

ARCHITECTURAL	SCOPE OF WORK	LEGAL DISC.	SHEET INDEX
COVER SHEET AERIAL RENDERING PERSPECTIVE RENDERING EXISTING SITE PLAN GRADING TITLE SHEET GRADING DEMOLITION PLAN PRELIMINARY GRADING PLAN UTILITY PLAN EROSION CONTROL PLAN EXISTING SITE PLAN PROPOSED FLOOR PLAN PROPOSED ELEVATIONS ROOF PLAN	<b>SCOPE OF WORK</b> 1) UNITS A-C, CONSISTING OF TWO BEDROOMS, TWO BATHROOMS, LIVING ROOM WITH WALK IN CLOSET AND TWO CAR GARAGE 2) UNIT D: ADA UNIT CONSISTING OF KITCHEN, LIVING ROOM, BALCONY, BATH, AND TWO CAR GARAGE 3) UNIT E: VERY LOW INCOME UNIT CONSISTING OF KITCHEN, BATH, AND TWO CAR GARAGE (N) BUILDING FOOTPRINT: 3,719.00 SQ. FT. LOT SIZE: 14,459 SQ. FT. LOT COVERAGE: 3.719 / 14,459 = 25% LOT COVERAGE	<b>LEGAL DISC.</b> EXISTING SINGLE FAMILY HOME RECONSTRUCTION TYPE VB CONSTRUCTION TYPE VB LOT SIZE: 15,265.00 SF LOT COVER: 14,459 SQ. FT. LOT 06 ASSESSOR # 197,251,06 ZONING: R-3 MDR	<b>SHEET INDEX</b> 1

#### ARCHITECTURAL

ARCHITECTURAL	SCOPE OF WORK	LEGAL DISC.	SHEET INDEX
COVER SHEET AERIAL RENDERING PERSPECTIVE RENDERING EXISTING SITE PLAN GRADING TITLE SHEET GRADING DEMOLITION PLAN PRELIMINARY GRADING PLAN UTILITY PLAN EROSION CONTROL PLAN EXISTING SITE PLAN PROPOSED FLOOR PLAN PROPOSED ELEVATIONS ROOF PLAN	<b>SCOPE OF WORK</b> 1) UNITS A-C, CONSISTING OF TWO BEDROOMS, TWO BATHROOMS, LIVING ROOM WITH WALK IN CLOSET AND TWO CAR GARAGE 2) UNIT D: ADA UNIT CONSISTING OF KITCHEN, LIVING ROOM, BALCONY, BATH, AND TWO CAR GARAGE 3) UNIT E: VERY LOW INCOME UNIT CONSISTING OF KITCHEN, BATH, AND TWO CAR GARAGE (N) BUILDING FOOTPRINT: 3,719.00 SQ. FT. LOT SIZE: 14,459 SQ. FT. LOT COVERAGE: 3.719 / 14,459 = 25% LOT COVERAGE	<b>LEGAL DISC.</b> EXISTING SINGLE FAMILY HOME RECONSTRUCTION TYPE VB CONSTRUCTION TYPE VB LOT SIZE: 15,265.00 SF LOT COVER: 14,459 SQ. FT. LOT 06 ASSESSOR # 197,251,06 ZONING: R-3 MDR	<b>SHEET INDEX</b> 1



**13361 YOCKEY ST.**

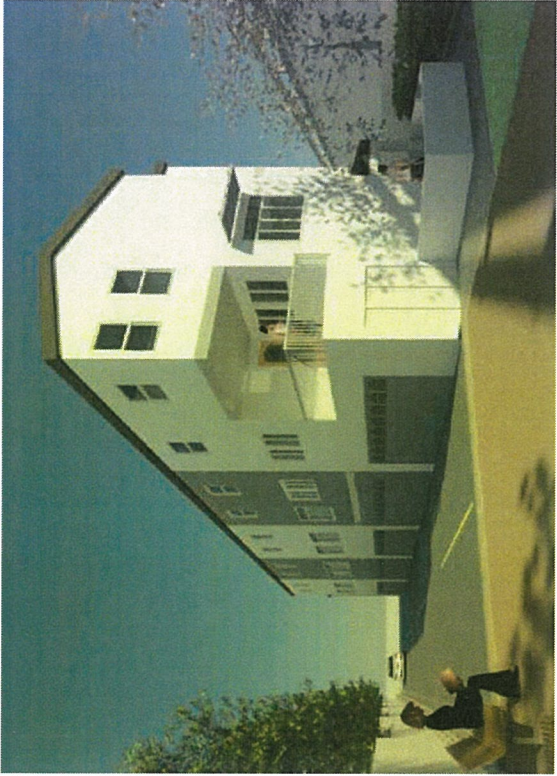
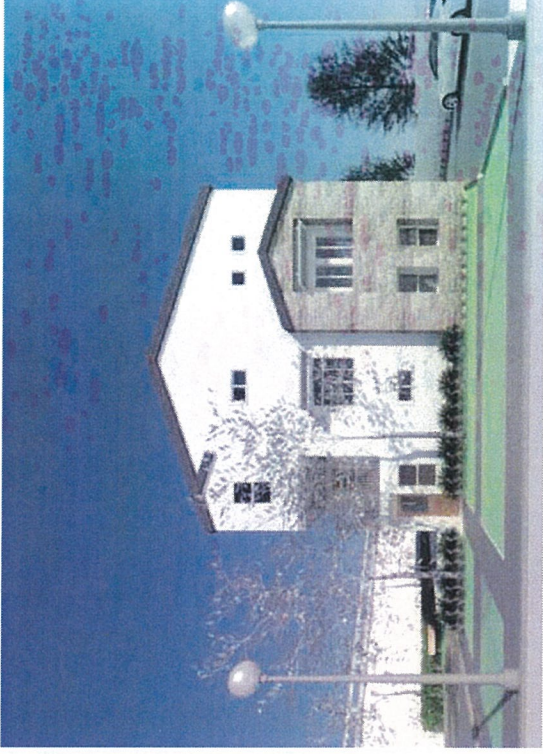
GARDEN GROVE, CA

NOTE: Artist's conception; colors, materials and application may vary.  
Refer to Landscape Drawing for Tree Location.

CITY REVIEW  
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**13361 YOCKEY ST.**  
GARDEN GROVE, CA

NOTE: Artist's conception; colors, materials and application may vary.  
Refer to Landscape Drawing for Tree Location.

CITY REVIEW  
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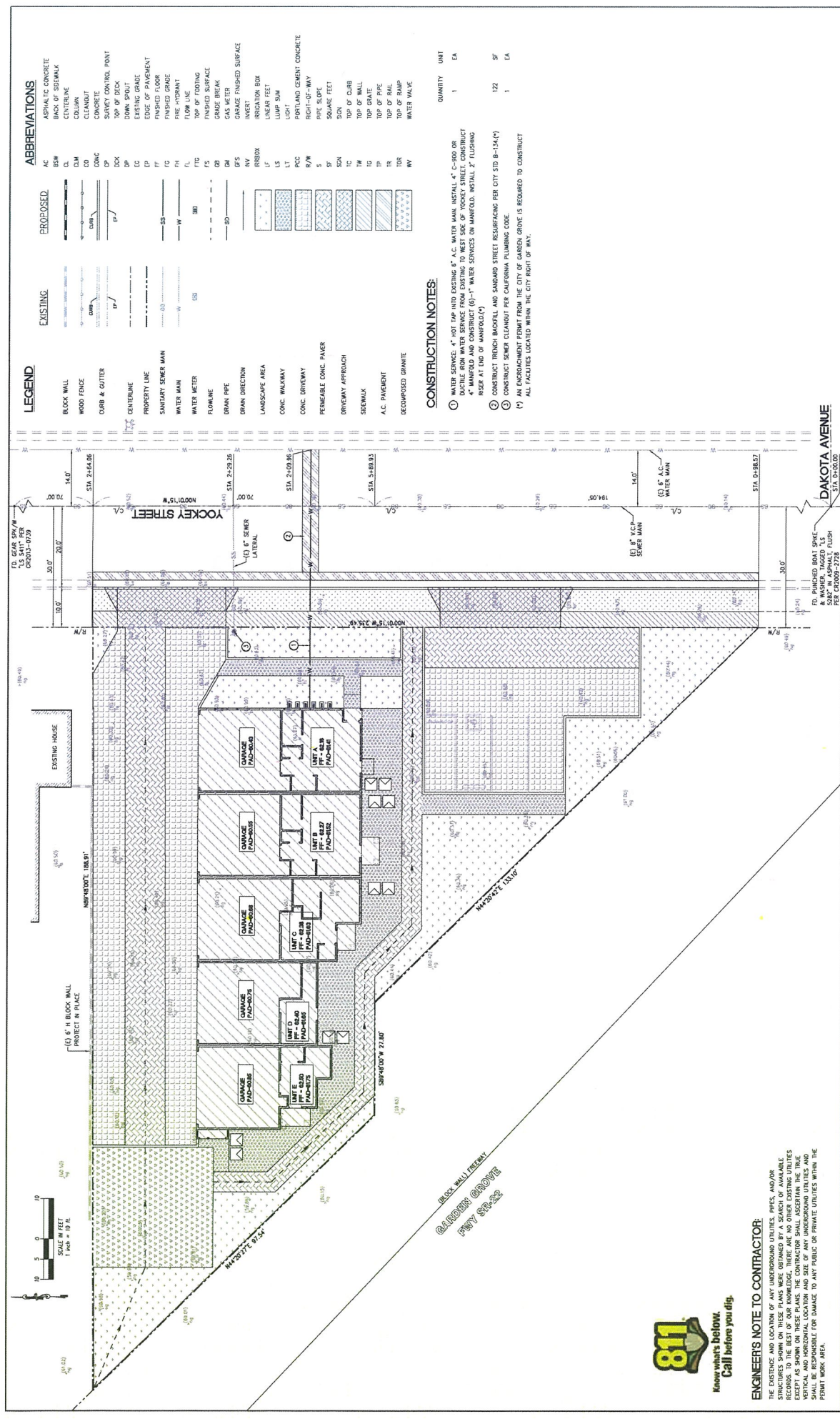




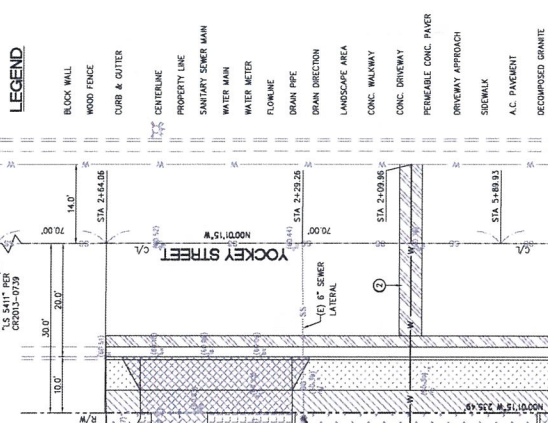




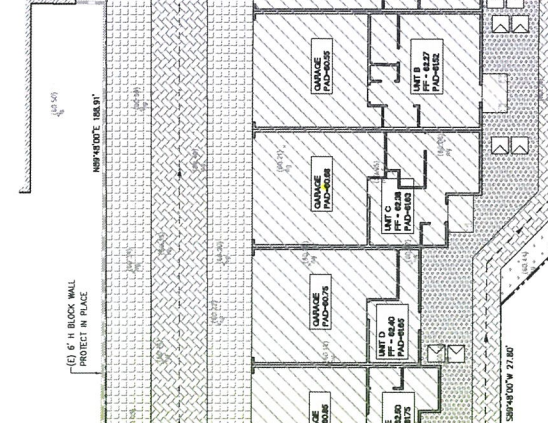




### LEGEND



### ABBREVIATIONS



### CONSTRUCTION NOTES:

- WATER SERVICE: 4" HOT TAP INTO EXISTING 6" A.C. WATER MAIN. INSTALL 4" C-900 OR DUCTILE IRON WATER SERVICE FROM EXISTING TO WEST SIDE OF YOCKEY STREET. CONSTRUCT 4" MANHOLE AND CONSTRUCT (6)-1" WATER SERVICES ON MANHOLE. INSTALL 2" FLUSHING RISER AT END OF MANHOLE (\*)
- CONSTRUCT TRENCH BACKFILL AND SANDWICH STREET RESURFACING PER CITY STD B-13A (\*)
- CONSTRUCT SEWER CLEANOUT PER CALIFORNIA PLUMBING CODE.
- AN ENCROACHMENT PERMIT FROM THE CITY OF GARDEN GROVE IS REQUIRED TO CONSTRUCT ALL FACILITIES LOCATED WITHIN THE CITY RIGHT OF WAY.

QUANTITY	UNIT
1	EA
122	SF
1	EA

**PREPARED BY:**  
DONG ENGINEERING, INC.  
13361 YOCKEY STREET, GARDEN GROVE, CA 92841  
TEL: (714) 294-2934  
EMAIL: TRUNG.DONG@DONGENGINEERING.COM

**OWNER OR DEVELOPER:**  
DONG ENGINEERING, INC.  
13361 YOCKEY STREET, GARDEN GROVE, CA 92841  
TEL: (714) 294-2934  
**SOLE ENGINEER:**  
DONG ENGINEERING, INC.  
13361 YOCKEY STREET, GARDEN GROVE, CA 92841  
TEL: (714) 294-2934  
PREPARED BY: SHARON E. BAKER, G.E. 2742  
PROJECT NO.: YOCKEY-1-DH REPORT DATE: NOVEMBER 27, 2020

**CITY OF GARDEN GROVE**

**UTILITY PLAN**  
13361 YOCKEY STREET  
SCALE: AS NOTED  
SHEET 5 OF 6

DATE SHOWN: 6/27/21  
CHECKED BY: TD

**ENGINEER'S NOTE TO CONTRACTOR:**  
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND VISUAL SURVEY. CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES VERTICALLY AND HORIZONTALLY AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES WITHIN THE PERMIT WORK AREA.

**REVISIONS**

NO.	DATE	DESCRIPTION

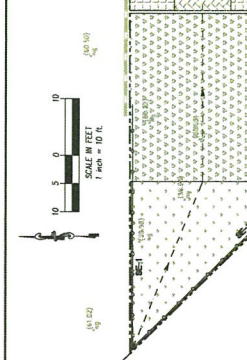
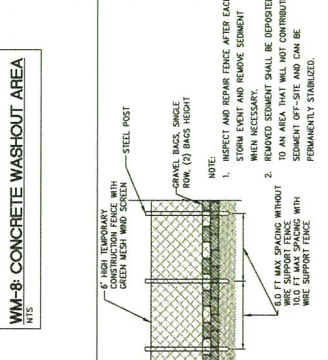
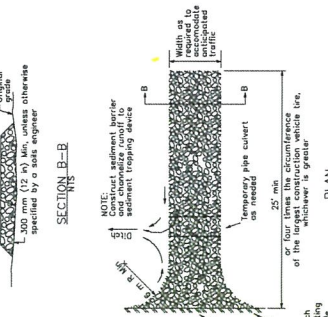
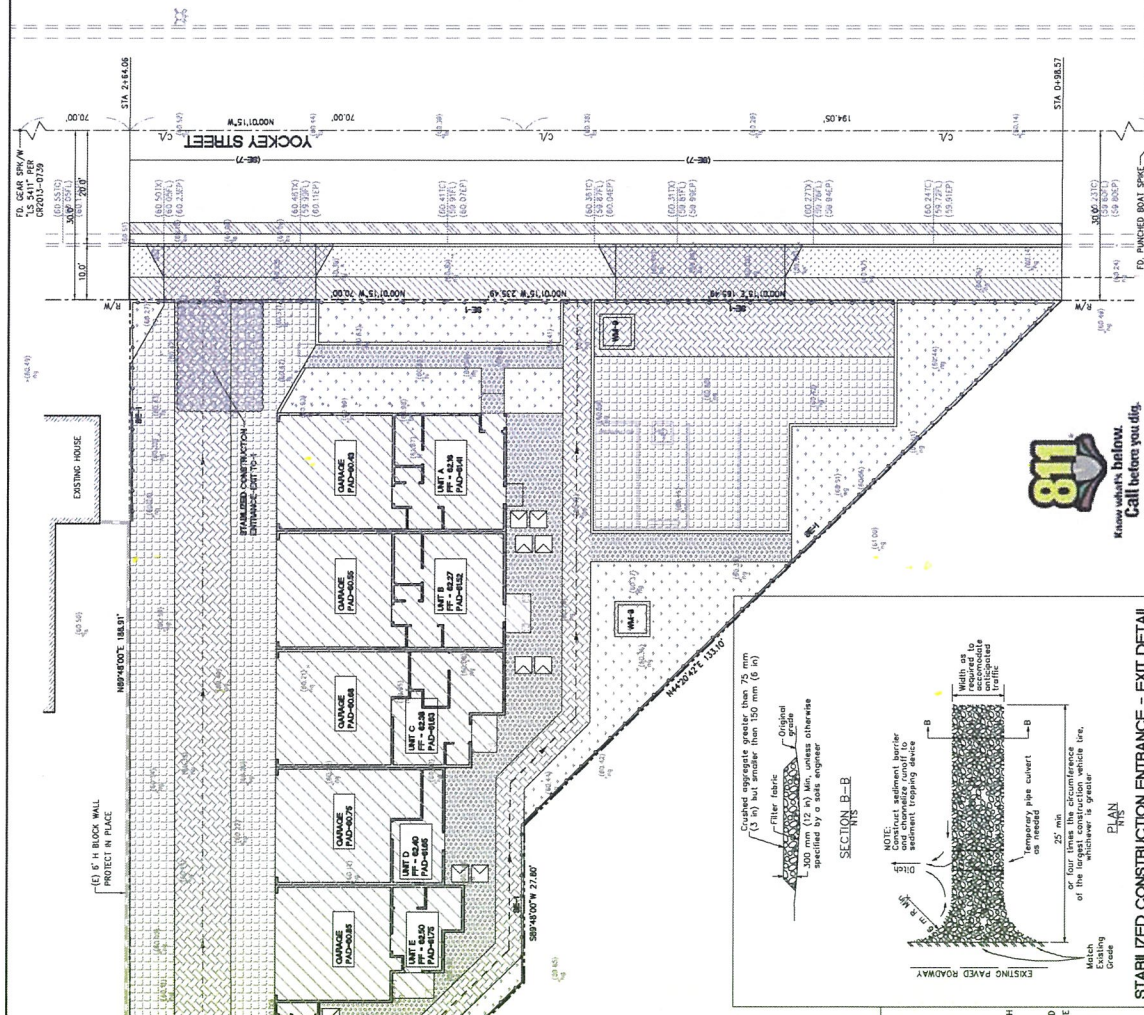


**EROSION CONTROL GENERAL NOTES**

- EROSION CONTROL IS REQUIRED FOR GRADING OPERATIONS DURING THE RAINY SEASON FROM OCTOBER 15TH TO APRIL 15TH. APPROVED PLANS ARE REQUIRED FOR ALL ROUGH GRADING.
- IN CASE OF EMERGENCY, CALL: **INTOXICATION@DMR.BM**
- THE DESIGN CIVIL ENGINEER WILL SUPERVISE EROSION CONTROL WORK AND ENSURE THAT WORK IS IN ACCORDANCE WITH THE APPROVED PLANS (IF REQUIRED).
- EQUIPMENT AND WORKERS FOR EROSION CONTROL SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. EROSION CONTROL SHALL BE MAINTAINED AT ALL TIMES TO PREVENT EROSION AND TO FACILITATE RAMP CONSTRUCTION OF TEMPORARY DEBRIS BASKETS WHEN RAIN IS MONITORING.
- ALL REMOVABLE PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 0.5".
- AFTER A RAINFALL, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BASINS, SLOPE FENCES, AND DEBRIS BASKETS, ETC. GRADED AREAS AROUND THE TRACT BERMER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRAFFIC AND AREAS WHERE IMPROVED WATER CREATES A HAZARDOUS CONDITION.
- CHECKING BARRIERS ARE TO BE CONSTRUCTED AS GRADING OF INDIVIDUAL GRADING AREAS ARE COMPLETE. PER ROUGH GRADING THE CITY ENGINEER RESERVES THE RIGHT TO MAKE CHANGES OR MODIFICATIONS TO THIS PLAN AS DEEMED NECESSARY.
- INFORMATION ON THIS PLAN IS FOR EROSION CONTROL ONLY. ALL OTHER INFORMATION IS SUBJECT TO CHANGE.
- TEMPORARY EROSION PROTECTION IS REQUIRED FOR MANUFACTURED SLOPES PRIOR TO PERMANENT FINISHING.
- ACCESS SHALL BE MAINTAINED IN SUCH A MANNER THAT THE ACCESS SHALL BE MAINTAINED AT ALL TIMES (INCLUDING ACCESS TO NEIGHBORING PROPERTIES).
- NO OBSTRUCTION OR RESTRICTION OF NATURAL DRAINAGE COURSES OR EXISTING STORM DRAIN INLETS SHALL OCCUR DURING THE RAINY SEASON, UNLESS SEPARATE TEMPORARY/PERMANENT DRAINAGE FACILITIES HAVE BEEN APPROVED AND INSTALLED TO CARRY SURFACE WATER TO THE NEAREST PRACTICAL STREET, STORM DRAIN OR NATURAL WATER COURSE.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER THAT STORM RUNOFF WILL BE CONTAINED WITHIN THE PROJECT OR CHANNELLED INTO THE STORM DRAIN SYSTEM WHICH SERVES THE RUNOFF AREA. STORM RUNOFF FROM ONE AREA SHALL NOT BE ALLOWED TO FLOW TO ANOTHER RUNOFF AREA.
- NO WORK SHALL BE CONDUCTED IN ANY MANNER THAT MAY DEGRADE THE CONTRACTOR FROM HIS RESPONSIBILITIES TO THIS SITE AND ADJACENT PROPERTIES. TEMPORARY EROSION CONTROL SHALL CONSIST OF, BUT NOT BE LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL, AND ABATE WATER, MUD AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT.
- SLOPES CONSTRUCTED PRIOR TO OCTOBER 1 SHALL BE TREATED FOR EROSION CONTROL. AS THE CONSTRUCTION OF SLOPE PROGRESSES IN INCREASING OF 25 FEET OR LESS, WEATHERS VERTICALLY.
- FILL AREAS WHILE BROUGHT UP TO GRADE AND DURING PERIODS OF COMPLETION PRIOR TO FINAL GRADE, SHALL BE PROTECTED BY WEEDS MEASURES TO ELIMINATE EROSION AND THE SETBACK OF DOWNSTREAM FACILITIES AND ADJACENT AREAS. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REMOVED AT THE END OF THE CONSTRUCTION PERIOD. PROTECTED OFF-RAMP AREAS, GRADED BERMES AROUND AREAS TO ELIMINATE EROSION OF FILL SLOPES BY SURFACE RUNOFF, COMPLETED PONDING AREAS TO DESALT RUNOFF, TEMPORARY CHECK DAMS IN THE OF SLOPE DITCHES TO DESALT RUNOFF, APPROPRIATE GRADING TO DIRECT DRAINAGE AWAY FROM THE EDGE OF THE ROAD TO GRADE, AND EARTH BERMES AND DITCHES TO BE MAINTAINED ON THESE FILL AREAS WHERE EARTH-WORK OPERATIONS ARE NOT IN PROGRESS SHALL BE CONSTRUCTED AND MAINTAINED ON THESE FILL AREAS.
- TOP OF CUT BROW DITCHES, WHERE REQUIRED ON THE PLANS, SHALL BE CONSTRUCTED PRIOR TO EXCEEDING 12 FEET OF CUT MEASURED VERTICALLY.
- CLEARING AND GRUBBING SHOULD BE LIMITED TO AREAS THAT WILL RECEIVE IMMEDIATE GRADING. EROSION CONTROL MEASURES SHALL BE INSTALLED IMMEDIATELY AFTER GRUBBING AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, AND THAT ARE SUBJECT TO REMOVAL DURING THE PERIOD FROM THE BEGINNING OF THE RAINY SEASON TO THE END OF THE RAINY SEASON. VEGETATION BEYOND THE LIMITS OF GRADING.
- CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND OMISSIONS. THE CITY ENGINEER WILL SUPERVISE CONSTRUCTION. UPON REQUEST, THE RECORDED PLAN NUMBER SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.

**BEST MANAGEMENT PRACTICES CONSTRUCTION NOTES**

- SE-1: PLACE 6" HIGH TEMPORARY CONSTRUCTION FENCE PER DETAIL SE-1 ON THIS SHEET.
- SE-7: IMPLEMENT STREET SWEEPING AND VACUUMING BMP PER CASQA STANDARDS.
- SE-8: IMPLEMENT CONCRETE WASHOUT AREA PER CASQA STANDARDS.
- MA-8: INSTALL SANITARY WASTE MANAGEMENT PER CASQA STANDARDS.
- NS-9: IMPLEMENT VEHICLE AND EQUIPMENT FUELING PER CASQA STANDARDS.
- NS-10: IMPLEMENT VEHICLE AND EQUIPMENT MAINTENANCE PER CASQA STANDARDS.



**SE-1 TEMPORARY CONSTRUCTION FENCE DETAIL**

- INSPECT AND REPAIR FENCE AFTER EACH RAINFALL AND REMOVE SEDIMENT WHEN NECESSARY.
- REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

**STABILIZED CONSTRUCTION ENTRANCE - EXIT DETAIL**

NOTE: 1. CURB SHALL BE CONSTRUCTED WITH A 25" WIDE CONCRETE CURB ON EITHER SIDE OF THE ENTRANCE AND EXIT. THE CURB SHALL BE 6" HIGH AND 10" WIDE. THE CURB SHALL BE SUPPORTED BY A 6" HIGH TEMPORARY FENCE WITH A GREEN MESH AND SCREEN.

<b>EROSION CONTROL PLAN</b>	
SITE ADDRESS: 13361 YOCKEY STREET	
SHEET: 5 OF 6	
SCALE: AS NOTED	DRAWN BY: VI
CITY OF GARDEN GROVE	
DATE: 08/02/2021	

PREPARED BY: SHIMROH E. BAVER, INC.  
ADDRESS: 12842 HOOPER ST., GARDEN GROVE, CA 92841.  
TEL: (714) 204-3874.  
EMAIL: [Trumpy@shimroheengineering.com](mailto:Trumpy@shimroheengineering.com)

OWNER OR DEVELOPER:  
ADDRESS: 13361 YOCKEY STREET, GARDEN GROVE, CA 92844  
TEL: (714) 824-8886  
SOILS ENGINEER:  
ADDRESS: 5 HOOGEN WILLE DRIVE, CA 92220  
TEL: (949) 827-8585.  
PREPARED BY: SHIMROH E. BAVER, G.E. 7242  
PROJECT NO.: YOCKEY-1-10, REPORT DATED: NOVEMBER 27, 2020

NO.	DATE	REVISIONS	APPROVED

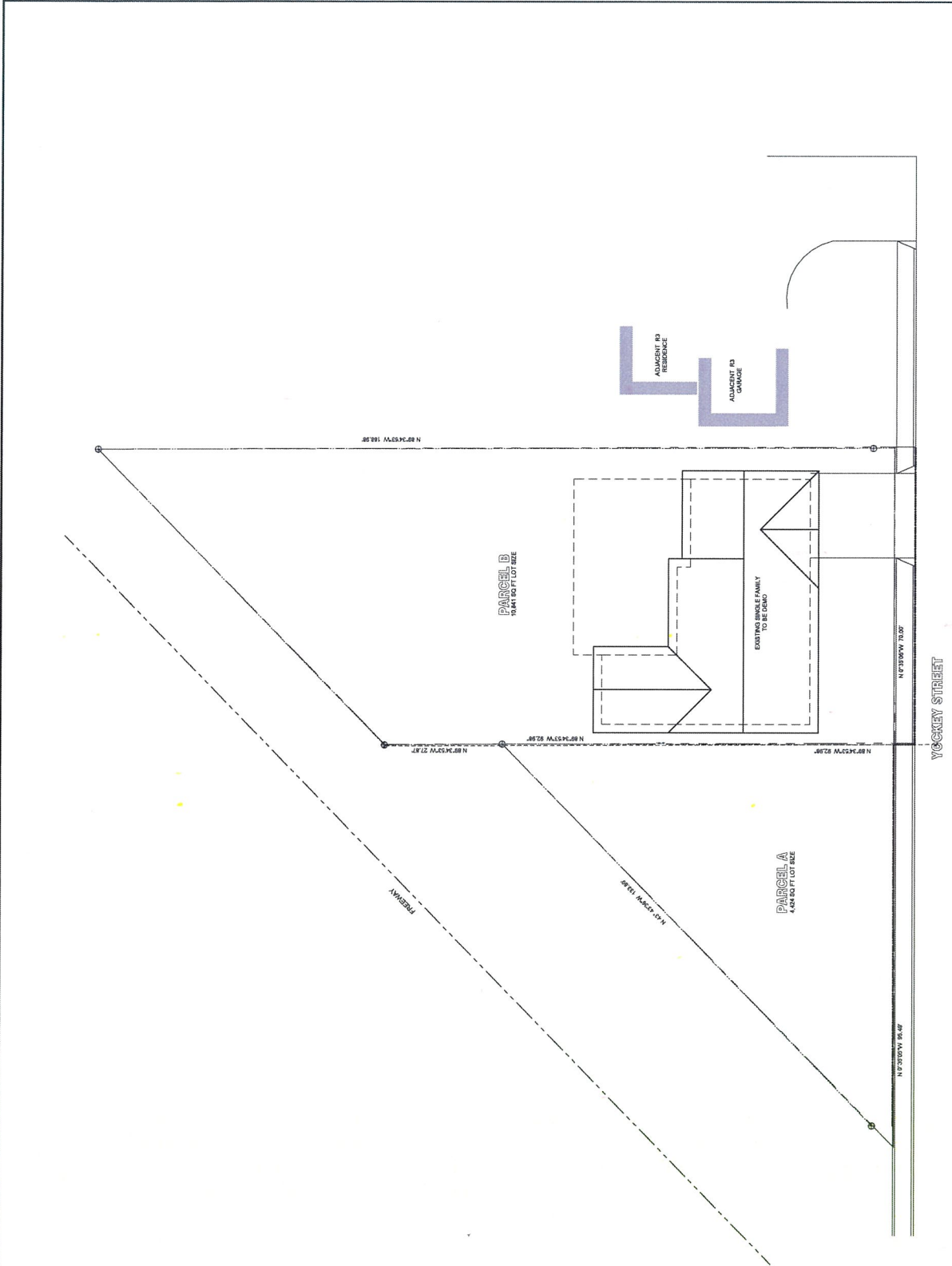


REV.	DESCRIPTION	DATE

PROJECT: YOCKEY DEVELOPMENT  
 13361 YOCKEY STREET  
 GARDEN GROVE, CA 92844

SHEET TITLE: SITE AND DEMO PLAN

DESIGNER	DATE	SHEET	OF
SUBMITTER	XREF. NO.	A0	X
CONTRACT PART			



1 EXISTING SITE PLAN  
 DATE: 11/22/12

SETBACKS INDICATE REQUIRED MINIMUM DISTANCE FROM PROPERTY LINES. PROPERTY LINES BASED ON PARCEL INFORMATION FROM CITY DATABASE. CONTRACTOR TO VERIFY ON SITE.



### SITE PLAN KEYNOTES

- (E) UTILITY POLE TO BE REMOVED
- 36"x36" TRASH RECEPTACLES
- (N) 6'-0" CMU WALL
- (E) 6'-0" CMU WALL TO REMAIN
- PEDESTRIAN PATH OF TRAVEL
- (E) ADJACENT PROPERTY DRIVEWAY
- (E) ULTIMATE PROPERTY LINE
- (E) 24'-0" FREEWAY SOUNDWALL
- (E) LOT LINE TO BE REMOVED BY LOT LINE ADJUSTMENT
- (N) POWER LINE TO BE UNDERGROUND PER CHAPTER 9.46.030
- (N) SIDEWALK
- LADDER SETBACK AT RESCUE OPENING, 8'-10" + 3'-0" PAD, TYP.
- (N) BASKETBALL HOOP

### BUILDING AREAS SUMMARY

UNITS	GARAGE	STORY	2ND STORY	3RD STORY	TOTAL AREA PER UNIT
A	418.00 SF	400.00 SF	700.00 SF	850.00 SF	2,510.00 SF
B	418.00 SF	414.00 SF	700.00 SF	850.00 SF	1,998.00 SF
C	418.00 SF	340.00 SF	670.00 SF	792.00 SF	1,820.00 SF
D	418.00 SF	152.00 SF	506.00 SF	625.00 SF	1,337.00 SF
E	418.00 SF	174.00 SF	512.00 SF	602.00 SF	1,288.00 SF
TOTAL HABITABLE AREA					1,400.00 SF
TOTAL HABITABLE AREA					3,716.00 SF
TOTAL HABITABLE AREA					9,021.00 SF

### PRIVATE OPEN SPACE

UNIT	1ST STORY	2ND STORY	3RD STORY	
A	190.00 SF	90.00 SF	-	
B	190.00 SF	90.00 SF	-	
C	190.00 SF	100.00 SF	-	
D	190.00 SF	100.00 SF	-	
E	170.00 SF	100.00 SF	-	
COMMON OPEN				1,500.00 SF

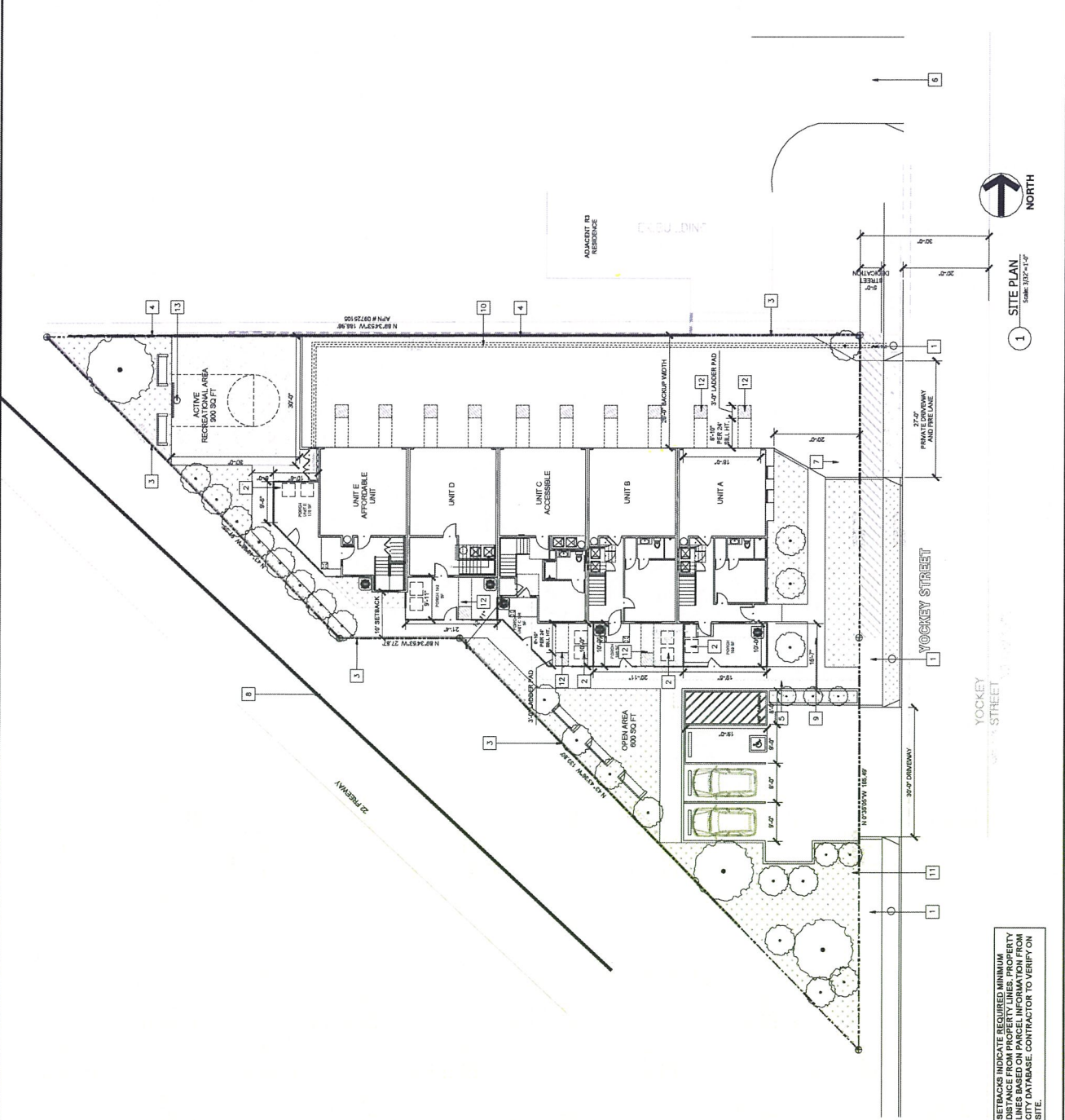
  

### PARKING

UNIT	# OF BEDROOMS	# OF REQ. PARKING	PROVIDED
A	4	2.5	3
B	4	2.5	3
C	4	2.5	3
D	3	2	2
E	2	2	2
TOTAL REQ.			11.5 SPACES
TOTAL PROVIDED			13 SPACES

### SYMBOLS LEGEND

DRAINAGE DIRECTION AND SLOPE  
 PROPERTY LINE CORNER POINTS  
 KEYNOTE CALLOUTS  
 EXISTING WALL TO REMAIN  
 WALLS TO BE DEMO  
 EXISTING PROPERTY LINE  
 ULTIMATE PROPERTY LINE  
 STREET DEDICATION  
 STATE RIGHT OF WAY LINE



SETBACKS INDICATE REQUIRED MINIMUM DISTANCE FROM PROPERTY LINES. PROPERTY LINES BASED ON PARCEL INFORMATION FROM COUNTY DATABASE. CONTRACTOR TO VERIFY ON SITE.



REV.	DESCRIPTION	DATE

PROJECT: YOCKEY DEVELOPMENT  
 1361 YOCKEY STREET  
 GARDEN GROVE, CA 92844

SHEET TITLE: FLOOR PLAN  
 1ST LEVEL

OWNER:
DATE: _____
SHEET NO.: _____
TOTAL SHEETS: _____
SCALE: 1/4" = 1'-0"
OF 1 SHEETS

### FLOOR PLAN KEYNOTES

1	(N) 200 AMP ELECTRICAL PANEL
2	(N) TANK LESS WATER HEATER
3	(N) 20 MIN. SELF CLOSING DOOR
4	(N) LANDING, 1" BELOW THRESHOLD, MINIMUM .35" IN DEPTH
5	1 HOUR WALL ASSEMBLY; PER DETAIL 11/A4.1
6	UTILITY CLOSET
7	5/8" TYPE X GYPSUM BOARD AT WALLS AND CEILING AT GARAGE TYP.
8	ELECTRICAL VEHICLE CHARGING STATION
9	FLOOR ABOVE
10	TYPICAL STAIRS - SEE DETAIL 9/610 SHEET A4.1
11	WALL COVERING SHALL BE CERAMIC PLASTER TILE. MOISTURE RESISTANT MATERIAL AT 72" ABOVE DRAIN

### DOOR SCHEDULE

SYM.	SIZE	GLAZING MATERIAL	TYPE	REMARKS
1	2'-4" X 8'-0" X 1-3/8"	N/A	WOOD	DOOR w/ SECURITY LOCK SELECTED BY OWNER
2	2'-4" X 8'-0" X 1-3/8"	N/A	WOOD	DOOR w/ SECURITY LOCK SELECTED BY OWNER
3	3'-0" X 8'-0" X 1-3/8"	N/A	WOOD	DOOR w/ SECURITY LOCK SELECTED BY OWNER
4	6'-4" X 8'-0" X 1-3/8"	N/A	ALUMINUM	DOOR w/ SECURITY LOCK SELECTED BY OWNER
5	2'-4" X 8'-0" X 1-3/8"	N/A	WOOD	DOOR w/ SECURITY LOCK SELECTED BY OWNER
6	2'-4" X 8'-0" X 1-3/8"	N/A	WOOD	DOOR w/ SECURITY LOCK SELECTED BY OWNER

NOTES:  
 1) ALL NON-GLASS EXTERIOR DOORS ARE SOLID CORE ASSEMBLIES.  
 2) ALL DOORS ARE FITTED WITH AIRTIGHT SEALS TO MINIMIZE SOUND TRANSMISSION.

### WINDOW SCHEDULE

SYM.	SIZE	U-FACTOR	SHGC	MATERIAL	TYPE	STC	SPECIFICATIONS
A	36" W X 60" H	0.29	.32	WVYL	SINGLE HUNG	MIN. 29	DUAL PANE 1" GLASS, 1" AIR SPACE, 1" GLASS
B	72" W X 60" H	0.29	.32	WVYL/TEMP GL.	FIXED	MIN. 29	DUAL PANE 1" GLASS, 1" AIR SPACE, 1" GLASS
C	72" W X 60" H	0.29	.32	WVYL	SLIDING	MIN. 29	DUAL PANE 1" GLASS, 1" AIR SPACE, 1" GLASS w/ 1/2" TIGHT ZIGZAG BELOW REEVE TO ELIMINATE AIR LEAKAGE
D	72" W X 48" H	0.29	.32	WVYL	SLIDING	MIN. 29	DUAL PANE 1" GLASS, 1" AIR SPACE, 1" GLASS
E	48" W X 24" H	0.29	.32	WVYL	CLEVERESTORY	MIN. 29	DUAL PANE 1" GLASS, 1" AIR SPACE, 1" GLASS
F	12" W X 60" H	0.29	.32	WVYL	FIXED	MIN. 29	DUAL PANE 1" GLASS, 1" AIR SPACE, 1" GLASS

NOTE: WINDOW B MEETS EMERGENCY ESCAPE OR RESCUE SEC. 310.4 CBC  
 1. ALL NEW WINDOWS IN NEW BEDROOMS SHALL HAVE EMERGENCY RESCUE WINDOWS OR DOORS (2019 CBC)  
 a) WINDOW CLEAR OPENING OF NOT MORE THAN 44" ABOVE THE FLOOR  
 b) MINIMUM NET CLEAR OPENING WIDTH OF 24"  
 c) MINIMUM NET CLEAR OPENING HEIGHT OF 24"  
 d) WINDOW CLEAR OPENING OF NOT MORE THAN 44" ABOVE THE FLOOR  
 LIGHT (2019 CBC) EVERY SPACE INTRODUCED FOR HUMAN OCCUPANCY SHALL BE PROVIDED w/ NATURAL LIGHT OR LIGHTS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE w/ SECTION 205.2 OR SHALL BE PROVIDED w/ ARTIFICIAL LIGHT IN ACCORDANCE w/ SECTION 205.3. EXTERIOR GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A PUBLIC WAY OR ONTO A YARD OR COURT IN ACCORDANCE w/ SECTION 205.3. NATURAL VENTILATION (2019 CBC) VENTILATION AREA REQUIRED. (2019 CBC) BATHROOMS (2019 CBC)  
 2. STC IS CALCULATED PER ASTM E336 AND RELATED STANDARDS.  
 3. THE MANUFACTURER'S SOUND TRANSMISSION LOSS TEST DATA SHOULD BE REVIEWED TO ENSURE COMPLIANCE WITH THE NOISE STANDARDS AND CRITERIA.

### SYMBOLS LEGEND

	KEYHOLE CALLOUTS
	THRESHOLD
	WINDOW SCHEDULE CALL OUT
	DOOR SCHEDULE CALL OUT
	LOW WALLS
	PROPOSED 1HR FIRE RATED WALLS, DETAIL 11 SHEET A4.1
	SECTION CUT

NOTES:  
 1) SMOKE DETECTOR HARDWIRED w/ BATTERY BACK UP (SMOKE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS)  
 2) COMMUNION, S3/OM DETECTOR ALARM HARDWIRED w/ BATTERY BACK UP  
 3) LED RECESSED LIGHTS  
 4) WALL MOUNTED LIGHT FIXTURE  
 5) 12" X 12" ENERGY STAR RATED LOW E WINDOW UNIT 50  
 6) 12" X 12" ENERGY STAR RATED LOW E WINDOW UNIT 50  
 7) CONTROL PER CMC 402.5, BETWEEN 500-800  
 8) 12" X 48" SURFACE MOUNTED LIGHT DIFFUSER

### 1ST FLOOR PLAN

SCALE: 3/4" = 1'-0" 1

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

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

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

UNIT D (ADA) SCALE: 1/4" = 1'-0"

UNIT E (AFFORDABLE UNIT) SCALE: 1/4" = 1'-0"

1361 YOCKEY STREET  
 GARDEN GROVE, CA 92844

PROJECT: YOCKEY DEVELOPMENT

SHEET TITLE: FLOOR PLAN  
 1ST LEVEL

OWNER:

DATE: \_\_\_\_\_

SHEET NO.: \_\_\_\_\_

TOTAL SHEETS: \_\_\_\_\_

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

OF 1 SHEETS

1361 YOCKEY STREET  
 GARDEN GROVE, CA 92844

PROJECT: YOCKEY DEVELOPMENT

SHEET TITLE: FLOOR PLAN  
 1ST LEVEL

OWNER:

DATE: \_\_\_\_\_

SHEET NO.: \_\_\_\_\_

TOTAL SHEETS: \_\_\_\_\_

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

OF 1 SHEETS

1361 YOCKEY STREET  
 GARDEN GROVE, CA 92844

PROJECT: YOCKEY DEVELOPMENT

SHEET TITLE: FLOOR PLAN  
 1ST LEVEL

OWNER:

DATE: \_\_\_\_\_

SHEET NO.: \_\_\_\_\_

TOTAL SHEETS: \_\_\_\_\_

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

OF 1 SHEETS



**FLOOR PLAN KEYNOTES**

1	(N) 200 AMP ELECTRICAL PANEL
2	(N) TANK LESS WATER HEATER
3	(N) 20 MIN. SELF CLOSING DOOR IN DEPTH
4	(N) LANDING, 1/2" BELOW THRESHOLD, MINIMUM .35" IN DEPTH
5	1 HOUR WALL ASSEMBLY; PER DETAIL 11/A4.1
6	UTILITY CLOSET
7	5/8" TYPE X OPSUM BOARD AT WALLS AND CEILINGS AT GARAGE TYPE
8	ELECTRICAL VEHICLE CHARGING STATION
9	FLOOR ABOVE
10	TYPICAL STAIRS; SEE DETAIL 9A10 SHEET A4.1
11	WALL COVERING SHALL BE CEMENT PLASTER, TILE, MOISTURE RESISTANT MATERIAL AT 1/2" ABOVE DRAIN

**DOOR SCHEDULE**

SYM.	SIZE	GLAZING	MATERIAL	TYPE	REMARKS
1	2'-4" X 6'-0" X 1 1/8"	N/A	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNER
2	2'-5" X 8'-0" X 1 1/8"	N/A	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNER
3	3'-0" X 8'-0" X 1 1/8"	N/A	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNER
4	6'-0" X 8'-0" X 1 1/8"	N/A	WOOD	SLIDING	DOOR w/ SECURITY LOCK SELECTED BY OWNER
5	2'-5" X 8'-0" X 1 1/8"	N/A	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNER
6	2'-5" X 8'-0" X 1 1/8"	N/A	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNER

**NOTES:**  
 1) ALL NON-GLASS EXTERIOR DOORS ARE SOLID CORE ASSEMBLIES.  
 2) ALL DOORS ARE FITTED WITH AIRTIGHT SEALS TO MINIMIZE SOUND TRANSMISSION.

**WINDOW SCHEDULE**

SYM.	SIZE	U-FACTOR	SHGC	MATERIAL	TYPE	STC	SPECIFICATIONS
A	36" W X 60" H	0.29	.32	WVTL	SINGLE HUNG	MIN. 20	DUAL PANE 1/2" GLASS, 1/2" AIR SPACE, 1/2" GLASS
B	72" W X 60" H	0.29	.32	WVTL/TEMP GL	FIXED	MIN. 20	DUAL PANE 1/2" GLASS, 1/2" AIR SPACE, 1/2" GLASS
C	72" W X 60" H	0.29	.32	WVTL	SLIDING	MIN. 20	DUAL PANE 1/2" GLASS, 1/2" AIR SPACE, 1/2" GLASS
D	72" W X 48" H	0.29	.32	WVTL	SLIDING	MIN. 20	DUAL PANE 1/2" GLASS, 1/2" AIR SPACE, 1/2" GLASS
E	48" W X 24" H	0.29	.32	WVTL	CLEARESTORY	MIN. 20	DUAL PANE 1/2" GLASS, 1/2" AIR SPACE, 1/2" GLASS
F	12" W X 60" H	0.29	.32	WVTL	FIXED	MIN. 20	DUAL PANE 1/2" GLASS, 1/2" AIR SPACE, 1/2" GLASS

**NOTE: WINDOW B MEETS EMERGENCY ESCAPE OR RESCUE SEC. 3104 CBC**  
 1. ALL NEW WINDOWS IN NEW BEDROOMS SHALL HAVE EMERGENCY RESCUE WINDOWS OR DOORS (2019 CBC)  
 a) WINDOW NET CLEAR OPENING OF 57 SQ. FT.  
 b) WINDOW NET CLEAR HEIGHT OF 20"  
 c) WINDOW NET CLEAR HEIGHT OF 24"  
 d) WINDOW CLEAR OPENING OF NOT MORE THAN 44" ABOVE THE FLOOR

**NOTE (2019 CBC) CERTAIN SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED w/ INDIVIDUAL LIGHT BY MEANS OF EXTERIOR LIGHTING FIXTURES OR LIGHTS THROUGH TRANSPARENT OR TRANSLUCENT GLASS OR GLAZING. EXTERIOR LIGHTING FIXTURES SHALL OPEN DIRECTLY ONTO A PUBLIC WAY OR ONTO A YARD OR COURT IN ACCORDANCE w/ SECTION 1006. NATURAL VENTILATION: (2019 CBC) VENTILATION AREA REQUIRED. (2019 CBC) BATHROOMS (2019 CBC)**

2. STC IS CALCULATED PER ASTM E914 AND RELATED STANDARDS.  
 3. THE MANUFACTURER'S SOUND TRANSMISSION LOSS TEST DATA SHOULD BE REVIEWED TO ENSURE COMPLIANCE WITH THE NOISE STANDARDS AND CRITERIA.

**SYMBOLS LEGEND**

⊙	KEYNOTE CALLOUTS
⊕	THRESHOLD
⊗	WINDOW SCHEDULE CALL OUT
⊙	DOOR SCHEDULE CALL OUT
—	LOW WALLS
—	WALL MOUNTED LIGHT FIXTURE
—	EXHAUST FAN SHALL BE ENERGY STAR CERTIFIED AND VENTED TO THE OUTSIDE
—	CONTROL PER CHIC 402.5, BETWEEN 50%-80%
—	12"x48" SURFACE MOUNTED LIGHT DIFFUSER





**FLOOR PLAN KEYNOTES**

1	(N) 200 AMP ELECTRICAL PANEL
2	(N) TANK LESS WATER HEATER
3	(N) 20 MIN. SELF CLOSING DOOR
4	(N) LANDING, 1" BELOW THRESHOLD, MINIMUM .36" IN DEPTH
5	1 HOUR WALL ASSEMBLY; PER DETAIL 11/AA.1
6	UTILITY CLOSET
7	5/8" TYPE X GYPSUM BOARD AT WALLS AND CEILING AT GARAGE TP.
8	ELECTRICAL VEHICLE CHARGING STATION
9	FLOOR ABOVE
10	TYPICAL STAIRS. SEE DETAIL 9&10 SHEET AA.1
11	WALL COVERING SHALL BE CEMENT PLASTER, TILE, MOISTURE RESISTANT MATERIAL AT 172 ADDIC DRAIN

**DOOR SCHEDULE**

SYM.	SIZE	GLAZING MATERIAL	TYPE	REMARKS
1	2'-4" x 8'-0" x 1-3/8"	N/A	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNER
2	2'-4" x 8'-0" x 1-3/8"	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNER
3	3'-5" x 8'-0" x 1-3/8"	N/A	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNER
4	6'-0" x 8'-0" x 1-3/8"	WOOD	SLIDING	DOOR w/ SECURITY LOCK SELECTED BY OWNER
5	2'-4" x 8'-0" x 1-3/8"	N/A	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNER
6	2'-4" x 8'-0" x 1-3/8"	N/A	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNER

**SYMBOLS LEGEND**

- ◻ KENOTE CALLOUTS
- ⊥ THRESHOLD
- ⊗ WINDOW SCHEDULE CALL OUT
- ⊕ DOOR SCHEDULE CALL OUT
- LOW WALLS
- ▬ PROPOSED 1HR FIRE RATED WALLS, DETAIL 11 SHEET AA.1
- ⊙ SECTION CUT

**NOTES:**  
 1. ALL NON-GLASS EXTERIOR DOORS ARE SOLID CORE ASSEMBLIES.  
 2. ALL DOORS ARE FITTED WITH AIRTIGHT SEALS TO MINIMIZE SOUND TRANSMISSION.

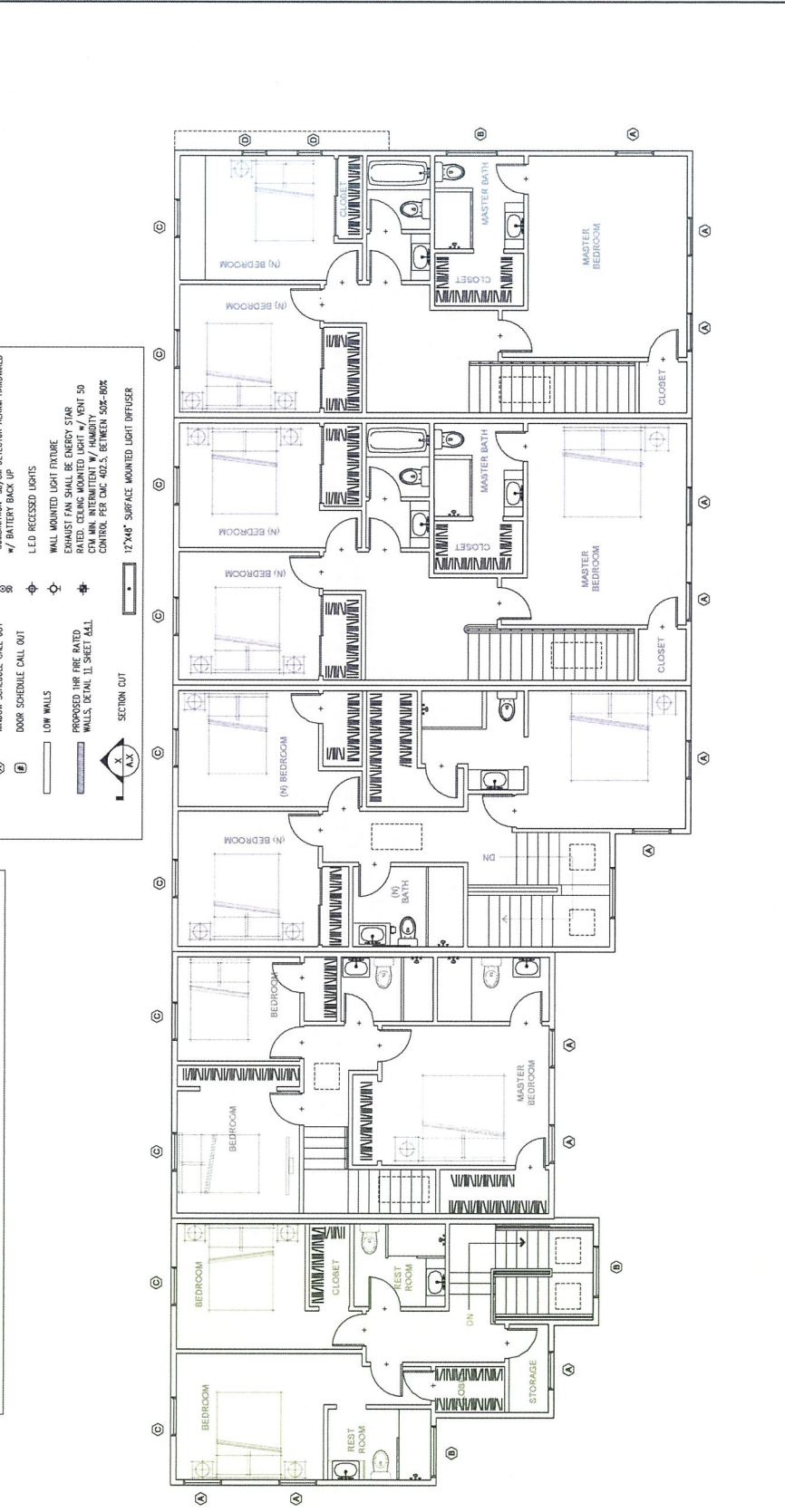
**WINDOW SCHEDULE**

SYM.	SIZE	U-FACTOR	SHGC	MATERIAL	TYPE	STC	SPECIFICATIONS
1	36" W x 60" H	0.29	.32	WHYL	SINGLE HUNG		DUAL PANE 1" GLASS, 1" AIR SPACE, 1" GLASS
2	48" W x 24" H	0.29	.32	WHYL	CLERESTORY		DUAL PANE 1" GLASS, 1" AIR SPACE, 1" GLASS
3	36" W x 60" H	0.29	.32	WHYL	SINGLE HUNG		DUAL PANE 1" GLASS, 1" AIR SPACE, 1" GLASS
4	24" W x 24" H	0.29	.32	WHYL	CLERESTORY		DUAL PANE 1" GLASS, 1" AIR SPACE, 1" GLASS

**NOTE:** WINDOW B MEETS EMERGENCY ESCAPE OR RESCUE SEC. 104.4 CBC.  
 1. ALL NEW WINDOWS IN NEW BEDROOMS SHALL HAVE EMERGENCY RESCUE WINDOWS OR DOORS (2019 CBC).  
 a) MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT.  
 b) MINIMUM NET CLEAR HEIGHT OF 24".  
 c) WINDOW CLEAR OPENING OF NOT MORE THAN 44" ABOVE THE FLOOR.  
 d) WINDOW CLEAR OPENING OF NOT MORE THAN 44" ABOVE THE FLOOR.

**LIGHT:** (2019 CBC) EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED w/ NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE w/ SECTION 1205.2 OR SHALL BE PROVIDED w/ ARTIFICIAL LIGHT IN ACCORDANCE w/ SECTION 1205.3. EXTERIOR GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A PUBLIC WAY OR ONTO A YARD OR COURT IN ACCORDANCE w/ SECTION 1206. NATURAL VENTILATION (2019 CBC) VENTILATION AREA REQUIRED. (2019 CBC) BATHROOMS (2019 CBC)

**2. STC IS CALCULATED PER ASTM E336 AND RELATED STANDARDS.  
 3. THE MANUFACTURER'S SOUND TRANSMISSION LOSS TEST DATA SHOULD BE REVIEWED TO ENSURE COMPLIANCE WITH THE NOISES STANDARDS AND CRITERIA.**



**3RD FLOOR PLAN**

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

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

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

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

UNIT D (ADA)  
 SCALE: 1/4" = 1'-0"

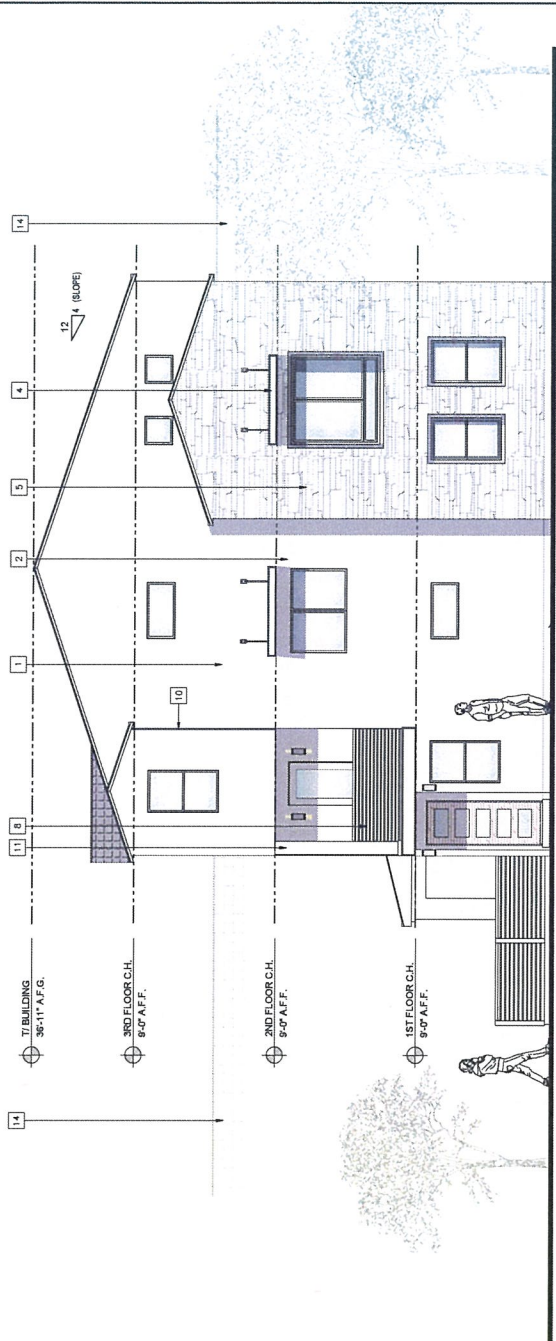
UNIT E (AFFORDABLE UNIT)  
 SCALE: 1/4" = 1'-0"

1 2 3 4 5

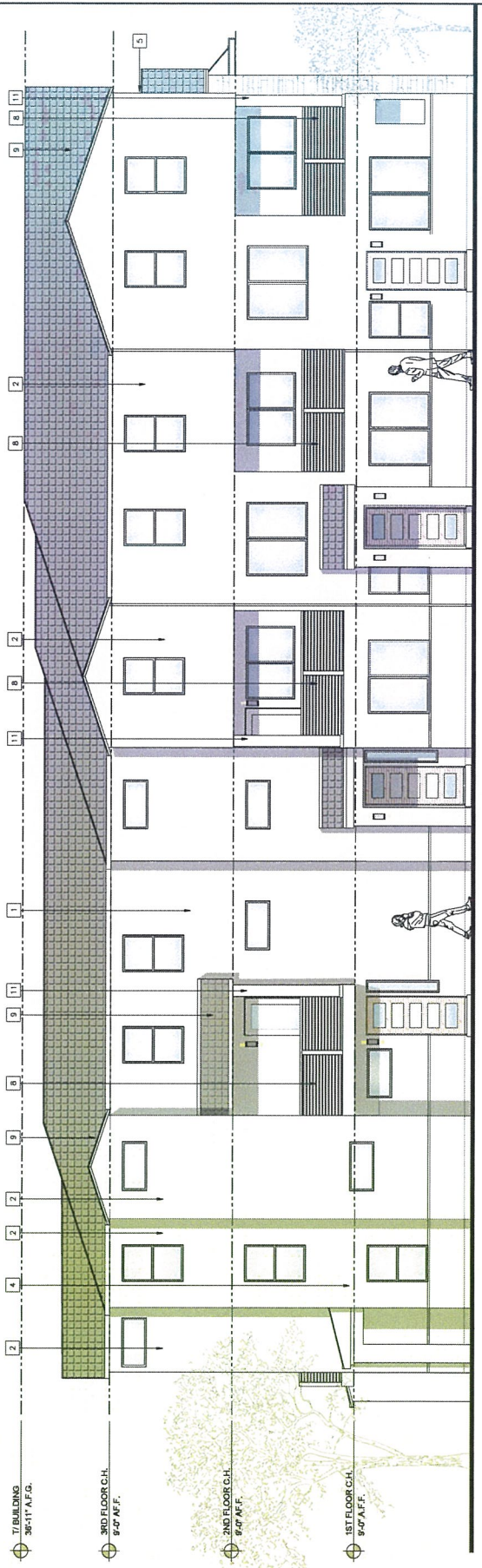


**ELEVATION KEYNOTES**

1	STUCCO (16/20 SAND FINISH)
2	PRIMARY PAINT COLOR
3	MANUFACTURER
4	COLOR
5	MANUFACTURER
6	COLOR
7	MANUFACTURER
8	COLOR
9	ALUMINUM AWNING
10	STONE VENEER
11	METAL GARAGE DOOR
12	WHITE VINYL WINDOW
13	STEEL GUARDRAIL
14	FLAT CONCRETE ROOF TILES
15	2" ALUMINUM REVEAL
16	SQUARE STEEL COLUMN
17	ELECTRICAL CLOSET
18	PORCH
19	(E) 24"-0" FREEWAY SOUNDWALL



1 EAST ELEVATION (STREET VIEW)  
Scale: 1/4" = 1'-0"

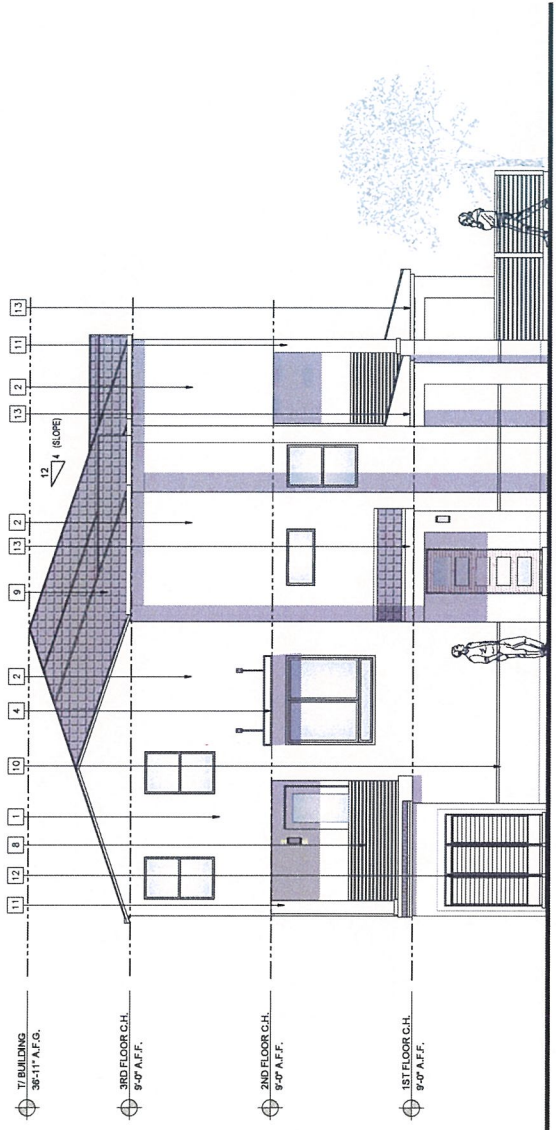


2 SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

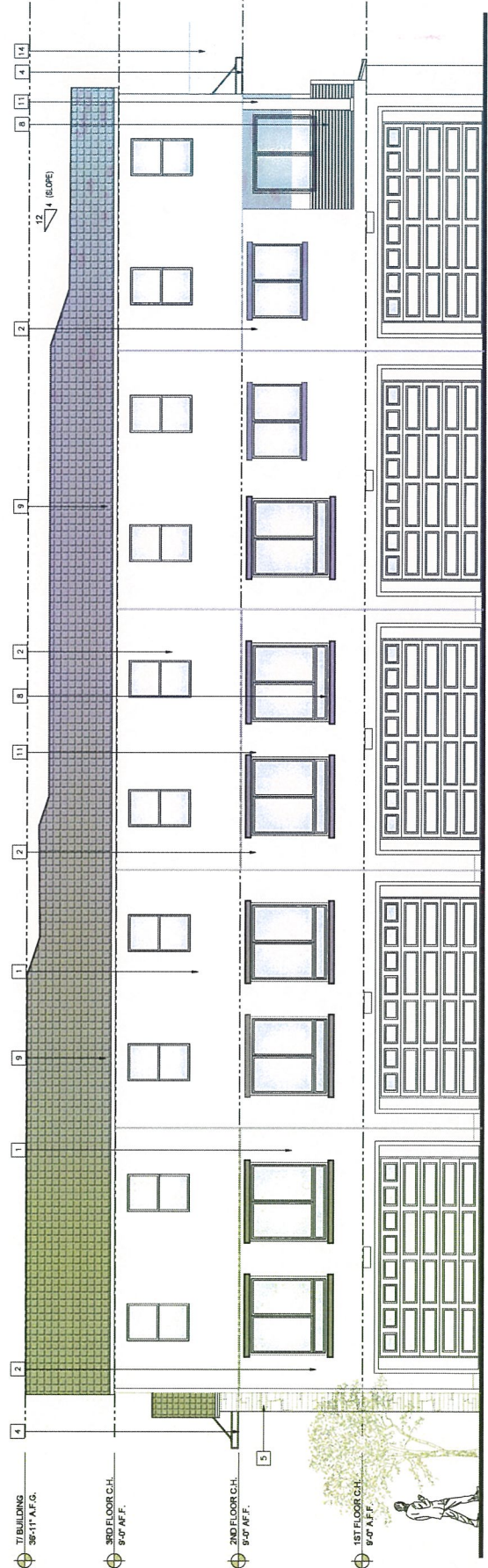


**ELEVATION KEYNOTES**

1	STUCCO (16/20 SAND FINISH)
2	COLOR: MANUFACTURER:
3	PRIMARY PAINT COLOR: MANUFACTURER:
4	COLOR: MANUFACTURER:
5	ALUMINUM ANNING
6	STONE VENEER
7	METAL GARAGE DOOR
8	WHITE VINYL WINDOW
9	STEEL GUARDRAIL
10	FLAT CONCRETE ROOF TILES
11	2" ALUMINUM REVEAL
12	SQUARE STEEL COLUMN
13	ELECTRICAL CLOSET
14	PORCH
	(E) 24"-0" FREEMAN SOUNDWALL



1 WEST ELEVATION (REAR VIEW)  
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION  
Scale: 1/4" = 1'-0"



REV.	DESCRIPTION	DATE

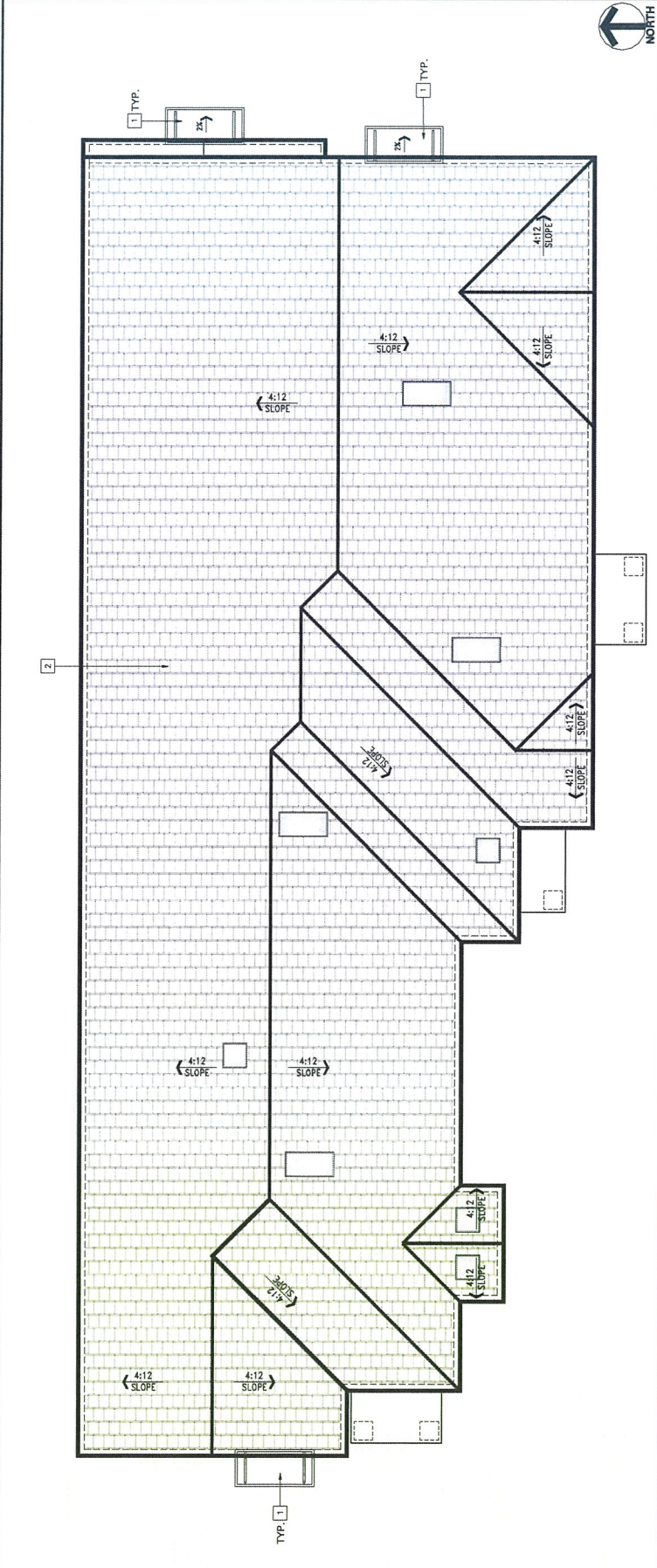
PROJECT: YOCKEY DEVELOPMENT  
13361 YOCKEY STREET  
GARDEN GROVE, CA 92844

ELEVATIONS

SHEET TITLE
-------------

DESIGNER	SIGNATURE	DATE
CONTRACTOR	DATE	
JOB NO.	SHEET	A2.2
OF	X	SHEETS

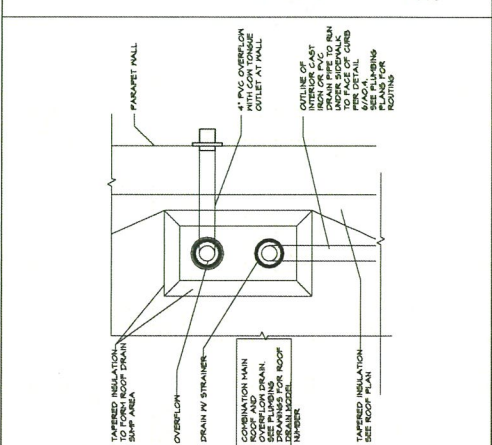
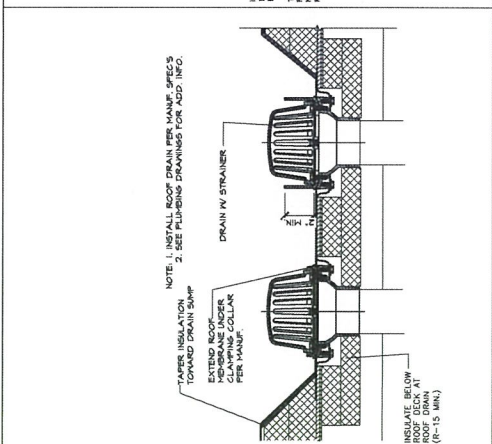
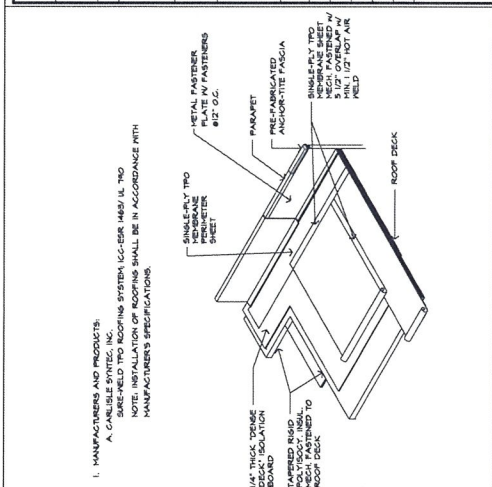




**BUILDING 2 ROOF PLAN** SCALE: NTS 1

**ROOF PLAN NOTES**

- ALUMINUM AWNING PER SEPARATE PERMIT
- FLAT CONCRETE TILES
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 



RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:  
City of Garden Grove  
P.O. Box 3070  
Garden Grove, CA 92842  
Attn: Planning Services Division

SPACE ABOVE THIS LINE FOR RECORDERS USE

**LOT LINE ADJUSTMENT NO. LLA-\_\_\_-\_\_\_**

**RECORD OWNERS:**

**PARCEL NO.** 097-251-06

**NAME:** HAT PHI DONG, TRUSTEE, HAT PHI DONG  
FAMILY TRUST DATED AUGUST 6, 2018

**ADDRESS:** 15626 BROOKHURST ST,

WESTMINSTER, CA 92683

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PARCEL NO.** 097-251-07

**NAME:** HAT PHI DONG, TRUSTEE, HAT PHI DONG  
FAMILY TRUST DATED AUGUST 6, 2018

**ADDRESS:** 15626 BROOKHURST ST,

WESTMINSTER, CA 92683

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

(I/We) hereby certify that: 1) (I am/We are) the record owner(s) of all parcels proposed for adjustment by this application, 2) (I/We) have knowledge of and consent to the filing of this application, and 3) the information submitted in connection with this application is true and correct.

**APPLICANT/OWNER**

**APPLICANT/OWNER**

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

Daytime Phone No.: \_\_\_\_\_

\_\_\_\_\_

**SPACE BELOW FOR OFFICIAL USE ONLY**

Date Received	Land Use Designation	CEQA Status	Subdivision Committee Action <b>APPROVED</b> Date:	Land Use <b>APPROVED</b> By: Date:
Zoning	AP Numbers	Filing Fee	Date Filed	Recording Date
			Receipt Number	

**City of Garden Grove**  
Planning Services Division  
(714) 741-5312



**EXHIBIT A**

**LOT LINE ADJUSTMENT NO. LLA-\_\_\_\_-\_\_\_\_**

**(LEGAL DESCRIPTION)**

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
HAT PHI DONG, TRUSTEE, OF HAT PHI DONG FAMILY TRUST DATED AUGUST 6, 2018	097-251-06	PARCEL A
HAT PHI DONG, TRUSTEE, OF HAT PHI DONG FAMILY TRUST DATED AUGUST 6, 2018	097-251-07	PARCEL A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1 TOWNSHIP 5 SOUTH, RANGE, 11 WEST, IN THE RANCHO LAS BOLSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 11 WEST, IN THE RANCHO LAS BOLSAS, SAID POINT BEING IN THE CENTERLINE OF YOCKEY STREET, NORTH 00°01'15" WEST 659.93 FEET FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF TRASK AVENUE, SAID INTERSECTION BEING THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 89°48'00" WEST, 320.00 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°01'15" WEST, PARALLEL WITH THE CENTERLINE OF YOCKEY STREET, 70.00 FEET; THENCE NORTH 89°48'00" EAST 320.00 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, SAID EAST LINE BEING ALSO THE CENTERLINE OF YOCKEY STREET; THENCE SOUTH 00°01'15" EAST 70.00 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION OF SAID LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED AUGUST 15, 1961 IN BOOK 5816, PAGE 105, OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE, 11 WEST, IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER WITH A LINE PARALLEL WITH AND DISTANT WESTERLY 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID NORTH LINE, NORTH 89°34'01" WEST, 92.98 FEET; THENCE SOUTH 43°43'26" EAST, 133.10 FEET TO SAID PARALLEL LINE; THENCE ALONG LAST SAID LINE NORTH 00°35'17" EAST, 95.49 FEET TO SAID POINT OF BEGINNING.

EXHIBIT "B" IS ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

THIS DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

*David T. Rosell*

DAVID T. ROSELL

P.L.S. 6281

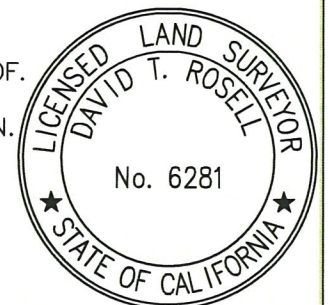
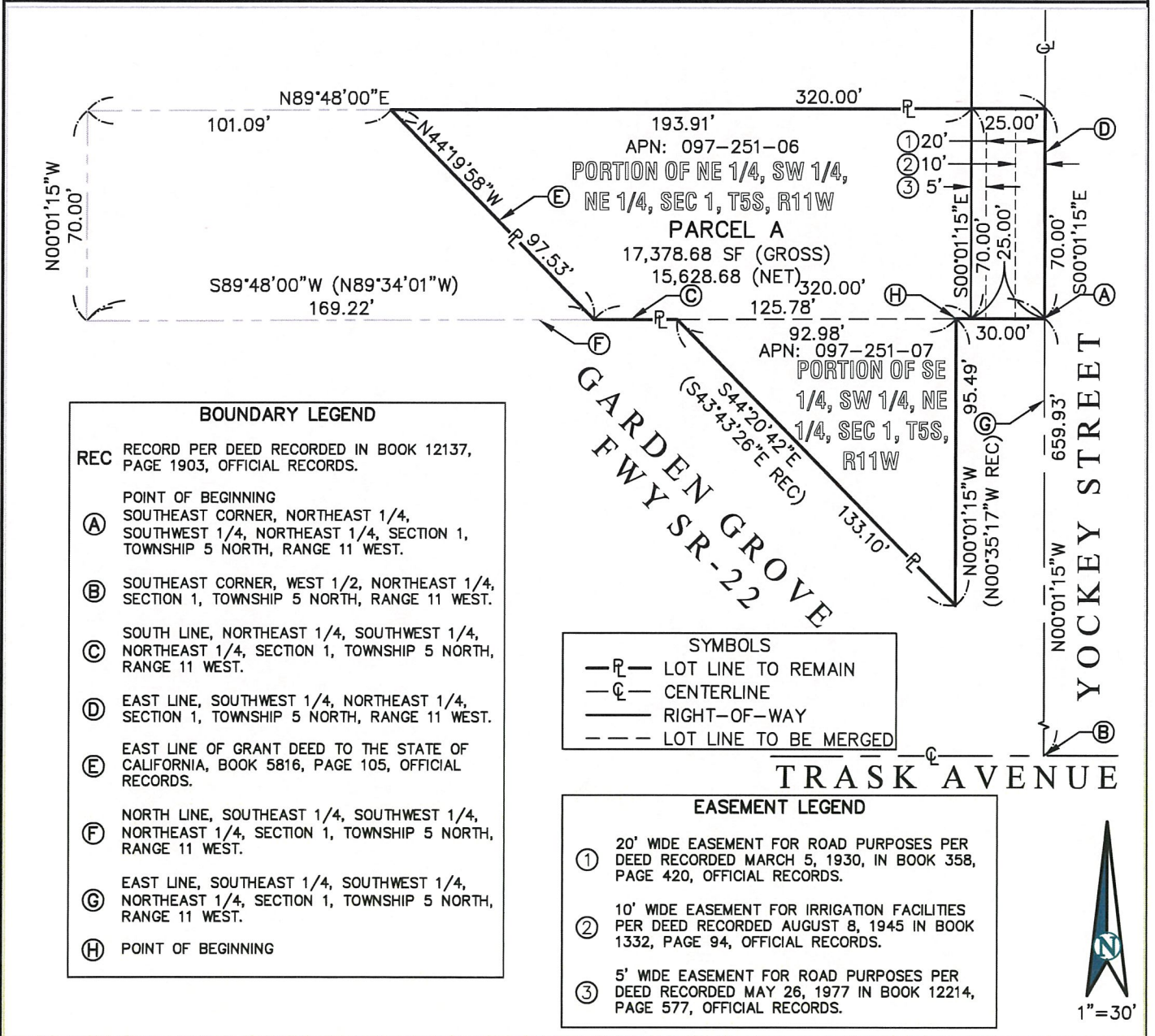


EXHIBIT B

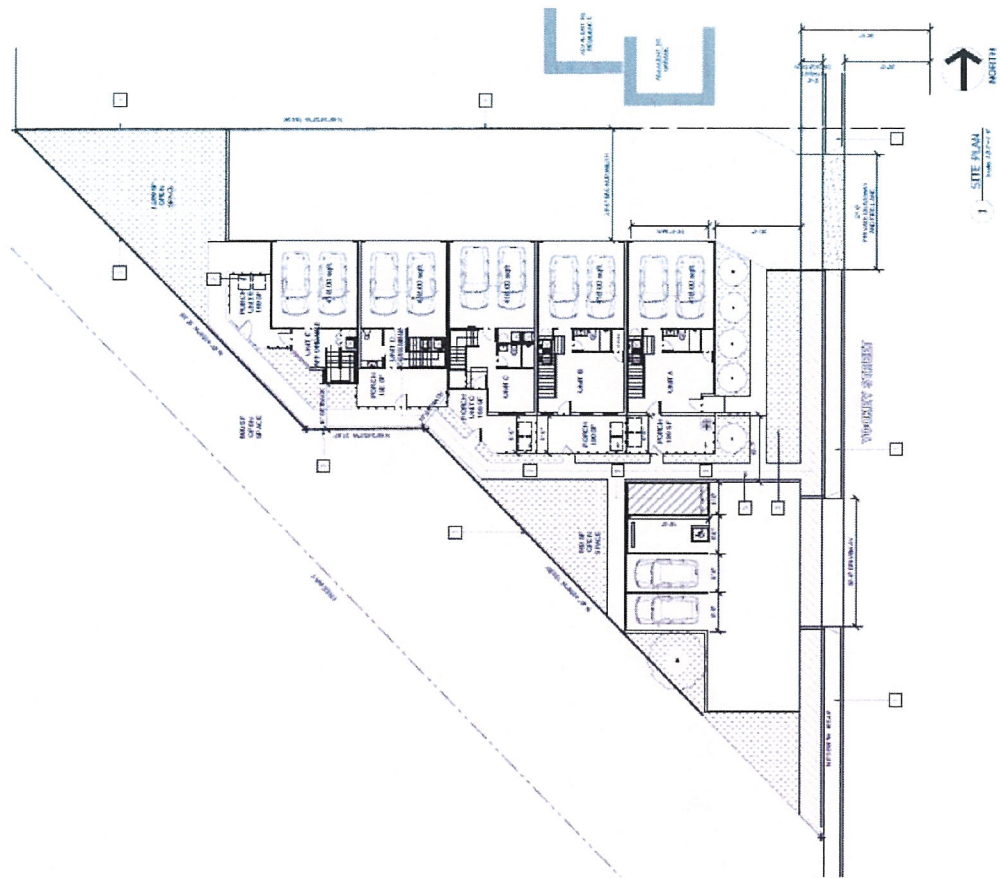
LOT LINE ADJUSTMENT NO. LLA- \_\_\_\_\_ - \_\_\_\_\_

(MAP)

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED PARCELS REFERENCE NUMBER
HAT PHI DONG, TRUSTEE, OF HAT PHI DONG FAMILY TRUST DATED AUGUST 8, 2018	097-251-06	PARCEL A
HAT PHI DONG, TRUSTEE, OF HAT PHI DONG FAMILY TRUST DATED AUGUST 8, 2018	097-251-07	PARCEL A







# 13361 YOCKEY STREET 5-UNIT PROJECT

## EXTERIOR-TO-INTERIOR

### NOISE STUDY

SEPTEMBER 25, 2020

PREPARED FOR:  
MIDWAY CONCEPTS

PREPARED BY:  
**ACOUSTICS GROUP, INC.**  
CONSULTANTS IN ACOUSTICS, NOISE & VIBRATION





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# 13361 Yockey Street 5-Unit Project Exterior-to-Interior Noise Study

**Prepared for:**

Phil Dong  
Midway Concepts  
16651 Gothard Street, Suite A-1  
Huntington Beach, CA 92647

**Prepared by:**

ROBERT WOO – Principal Acoustical Consultant, INCE  
ANGELICA NGUYEN – Senior Acoustical Consultant

**ACOUSTICS GROUP, INC.**

CONSULTANTS IN ACOUSTICS, NOISE & VIBRATION

2102 Business Center Dr. Suite 130

Irvine, CA 92612

(877) 595-9988

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## EXECUTIVE SUMMARY

Acoustics Group, Inc., (AGI) was retained to conduct an Exterior-to-Interior noise study of the 5-Unit Project located at 13361 Yockey Street in Garden Grove, CA. AGI has reviewed the City of Garden Grove Noise Standards, conducted noise measurements, analyzed the noise levels from future noise sources around the site, assessed the impact of the future noise and identified noise control measures.

The project space is affected by vehicular traffic from SR-22 and Yockey Street. AGI's transportation noise analysis indicates that future peak hour exterior traffic noise at the project site would be as high as 63.6, 65.7, and 71.2 dBA at the first, second, and third floors of the nearest building elevation facing SR-22. The 24-hour CNEL will be as high as 64.4, 66.5, and 72.0 dB at the same locations.

The exterior noise at the first-floor patios comply with the City's exterior standard and will not require exterior noise control measures. Noise control measures have been recommended to reduce interior CNEL noise levels to below 45 dBA. The recommended noise control measures should be incorporated into the project design and drawings. All acoustical test data and product literature should also be incorporated into the project drawings to satisfy the City of Garden Grove Code Requirements. The project with implementation of the recommended noise control measures will reduce the future exterior and interior noise levels to fully comply with the City of Garden Grove Noise Standards.

This report has been organized into multiple sections for ease of reference. Section 1 introduces the Project and provides a general discussion on the Project Components. Section 2 discusses Noise Fundamentals, and Section 3 presents the Noise Standards. Section 4 discusses the Existing Noise Environment; Section 5 discusses the Noise Analysis and Section 6 discusses the Impact Assessment. Section 7 presents the Noise Control Recommendations. Section 8 presents the Conclusion.



## INTRODUCTION

The Project proposes to construct a 5-Unit residential development at 13361 Yockey Street in Garden Grove, CA. Refer to Figure 1 for the general location of the Project Site and Vicinity Map. Land uses immediately surrounding the site are comprised of a mix of residential. The main noise concern is future transportation (traffic) noise affecting the future exterior and interior spaces. Refer to the Appendix for the Project Drawings.



Figure 1. Location of the Project Site and Vicinity Map



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## NOISE

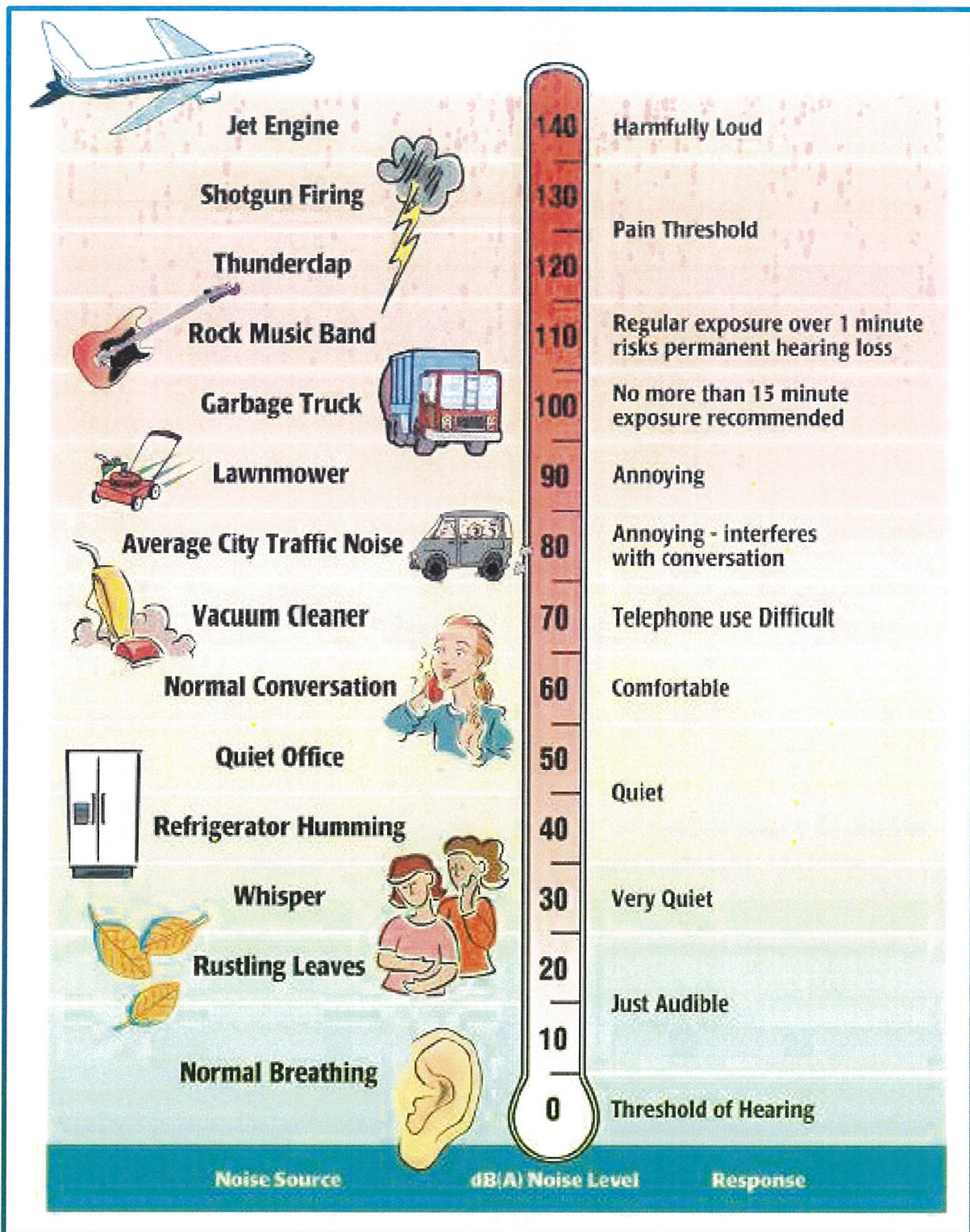
The magnitude by which noise affects its surrounding environment is measured on a logarithmic scale in decibels (dB). Because the human ear is limited to hearing a specific range of frequencies, the A-weighted filter system is used to form relevant results. A-weighted sound levels are represented as dBA. Figure 2 shows typical A-weighted exterior and interior noise levels that occur in human environments.

Several noise metrics have been developed to evaluate noise.  $L_{eq}$  is the energy average noise level and corresponds to a steady-state sound level that has the same acoustical energy as the sum of all the time varying noise events.  $L_{max}$  is the maximum noise level measured during a sampling period, and  $L_{xx}$  are the statistical noise levels that are exceeded xx-% of the time of the measurement.  $L_{50}$  is the average noise level that is exceeded 50% of the time, 30-minutes in a 60-minute period.

## NOISE STANDARDS

The City of Garden Grove General Plan requires residential exterior areas (applies to first-floor patios) shall not exceed a CNEL of 65 dB. Additionally, interior rooms shall not exceed a CNEL of 45 dB. Refer to the Appendix for the noise requirements.





Source: Melville Branch and R. Beland, 1970. EPA/ONAC 550/9-74-004, March 1974.

Figure 2. Typical A-weighted Noise Levels





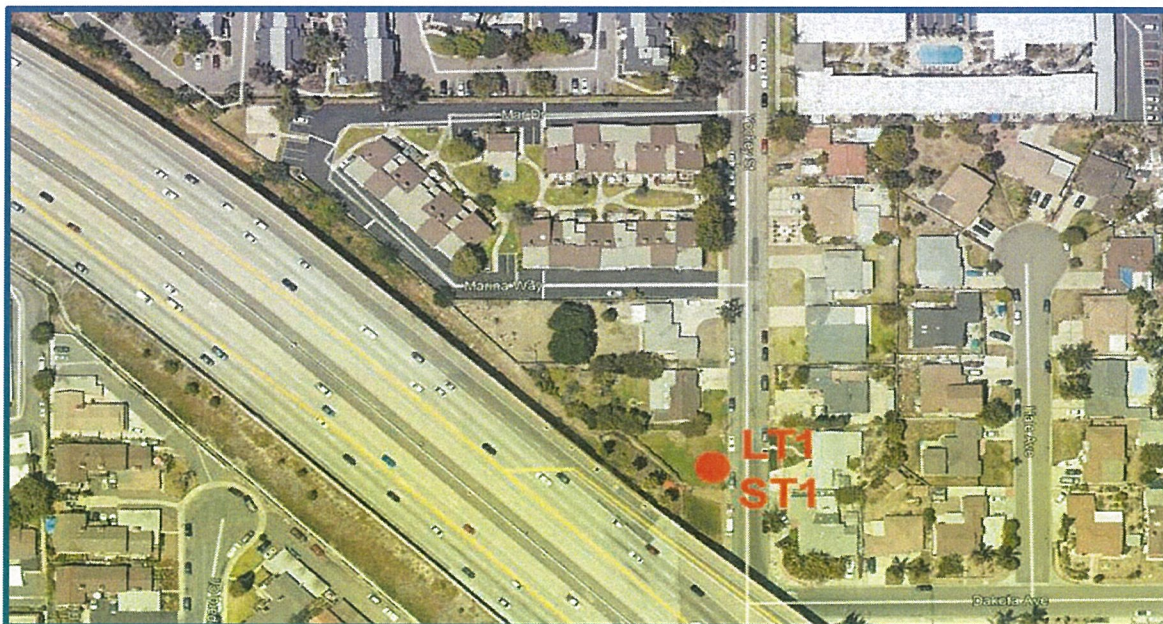
## EXISTING NOISE LEVELS

AGI conducted a site visit on September 21 through 22, 2020 to observe the project site and to conduct one (1) long term 24-hour ambient noise measurement and one (1) short term 20-minute ambient noise measurement. The long-term ambient noise measurement (LT1) was conducted at 15-ft above ground level and the short-term measurement (ST1) was conducted at 5-ft above ground level. Figure 3 shows the location of the noise measurements.

At location LT1, the measured hourly Leq ranged from 54.7 to 66.6 dBA and the CNEL was 67.4 dB. The noise sources contributing to the ambient measurement data were from vehicular traffic. At ST1, the measured Leq was 64.7 dBA. Table 1 summarizes the noise measurement data from the survey. Refer to the Appendix for the measurement data sheets.

**Table 1. Summary of Ambient Noise Measurements**

Receiver	Location	Time	Lmin, dBA	Lmax, dBA	Leq, dBA	CNEL, dB	Contributing Noise Sources
LT1	Project Site (15-ft high)	9/21/20 6:00 PM – 9/22/20 6:00 PM	37.3	89.0	54.7 – 66.6	67.2	Vehicular Traffic
ST1	Project Site (5-ft high)	9/21/20 5:49 PM – 6:10 PM	58.2	83.6	64.7	-	Vehicular Traffic



**Figure 3. Noise Measurement Location**



## NOISE ANALYSIS

### Traffic Noise

AGI performed a traffic noise analysis using the Federal Highway Administration’s (FHWA) traffic noise model TNM to evaluate future traffic noise at the project site. The highest traffic noise level from a roadway is typically generated when traffic is heavy but still flowing freely. This situation is referred to as Level-of-Service (LOS) C by Transportation Engineers. Roadway traffic design capacity volumes and LOS ratios were obtained from Caltrans and Federal Highway Capacity Manual.

The project space is affected by vehicular traffic from State Route-22 and Yockey Street. State Route-22 is currently a 10-lane freeway with a posted speed limit of 65 miles per hour. Hourly breakdown of automobile, medium trucks, and heavy truck distribution was taken from Caltrans’ 2018 Traffic volume report. For the future peak hour traffic analysis, the truck mix distribution percentages for the analysis are 3.4% for medium 2-axle trucks and 1.5% for heavy 3+-axle trucks. Yockey Street is a residential street with a speed limit of 25 miles per hour. For the future peak hour traffic analysis of Yockey Street, the truck mix distribution percentages for the analysis were assumed to be 2% for medium 2-axle trucks and 2% for heavy 3+-axle trucks. Table 2 lists the traffic data used in the future peak hour traffic noise analysis.

**Table 2. Traffic Data Inputs for Future Peak Hour Traffic Analysis**

Traffic Lane	Number of Lanes	Total Traffic Volumes /Hour	Travel Speed mph	Volumes by Vehicle Type					
				Cars/ Hour	% Cars	Medium Trucks/ Hour	% MT	Heavy Trucks/ Hour	% HT
WB SR-22	5	10,450	65	9,938	95.1	350	3.4	162	1.5
EB SR-22	5	10,450	65	9,938	95.1	350	3.4	162	1.5
WB SR-22 On Ramp	1	2,090	40	1,988	95.1	70	3.4	32	1.5
NB Firmona Avenue	1	600	25	576	96.0	12	2.0	12	2.0
SB Firmona Avenue	1	600	25	576	96.0	12	2.0	12	2.0

Source: Federal Highway Capacity Manual, Caltrans 2018 Truck Distribution Counts





The TNM noise analysis indicates that the future peak hour traffic noise at the project site would be as high as 63.6, 65.7, and 71.2 dBA at the first, second, and third floors of the building façades facing SR-22. Based on the 0.8 dB calibration factor between future peak hour Leq and 24-hour CNEL, the future CNEL will be as high as 64.4, 66.5, and 72.0 dB at the same locations. Refer to the Appendix for the TNM Input and Output files from the traffic noise analysis and for the calibration data.

## IMPACT ASSESSMENT

The noise analysis indicates that the future CNEL at the project site would be as high as 64.4, 66.5, and 72.0 dB dBA at the first, second, and third floors of the building façade facing SR-22, respectively.

The exterior noise at the first-floor patios comply with the exterior standard and will not require noise control measures. Noise control measures are required to reduce interior CNEL noise levels to below 45 dBA. The following section summarizes the recommended noise control measures that will allow the project to satisfy the City of Garden Grove noise requirements within the interior spaces. Refer to the Appendix for the Exterior-to-Interior analysis of the window, exterior wall, and roof assemblies.

## NOISE CONTROL RECOMMENDATIONS

The following noise control recommendations will reduce interior noise levels below the City's CNEL Noise Standards Noise Criteria:

### Interior:

1. Sound rated operable windows and glass door assemblies with the following minimum sound transmission class (STC) ratings per Table 3 and Figure 4:

**Table 3. Recommended STC Window and Glass Door Ratings**

Floors	Building Façade	Typical Assembly	Minimum STC Rating
First and Second Floor	All Elevations	1/8" Glass, 1/4" Air Space, 1/8" Glass	29
Third Floor	West, East & South	1/4" Glass, 1/2" Air Space, 1/4" Glass	35
	North	1/8" Glass, 1/4" Air Space, 1/8" Glass	29

13361 Yockey Street 5-Unit Project  
Exterior-to-Interior Noise Study – Garden Grove, CA

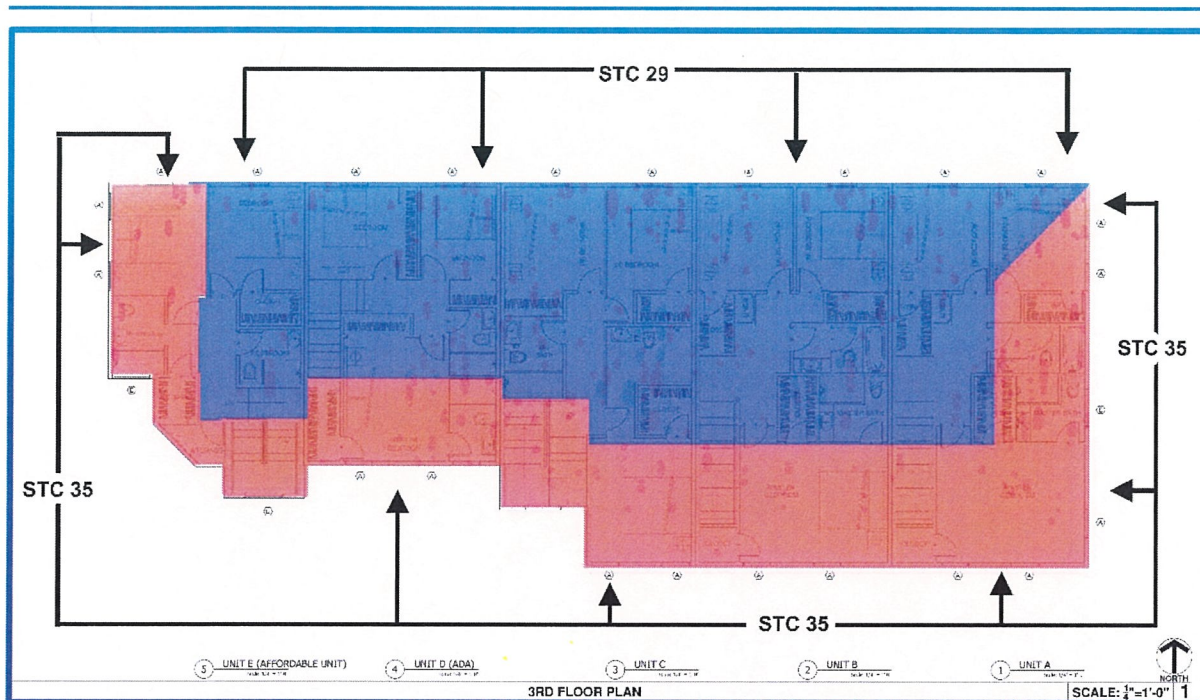


Figure 4. Recommended STC Window Ratings

2. STC is calculated per ASTM E336 and related standards.
3. The manufacturer's sound transmission loss test data should be reviewed to ensure compliance with the noise standards and criteria.
4. All non-glass exterior doors are solid core assemblies.
5. All doors are fitted with airtight seals to minimize sound transmission.
6. Exterior wall detail:
  - I. 2x studs with two 2x top plates and one 2x bottom plate.
  - II. 1 layer of 5/8" gypsum board attached to the interior studs.
  - III. R-13 fiber glass insulation, 3-1/2" thick snugly fitted in the wall cavities between studs, plates and cross bracing.
  - IV. Portland cement or synthetic stucco system 7/8" thick.
  - V. Cement fiber/composite wood siding.
7. Roof detail:
  - I. Minimum one layer of 5/8" thick tongue-in-groove plywood sheathing.
  - II. Roof joist.
  - III. R-38 fiber glass insulation, snugly fitted in the roof cavities.
  - IV. 2 layers of 5/8" thick gypsum board attached to the underside of the joist.

13361 Yockey Street 5-Unit Project  
Exterior-to-Interior Noise Study – Garden Grove, CA



- 
8. No exterior building openings on the West, East and South Elevations, other than windows and doors.
  9. Split System air conditioning (mechanical ventilation) is required at all living spaces to maintain a habitable environment with windows and doors closed.
  10. Party walls and floor-ceilings separating non-common residential units shall meet or exceed the California Building Code Requirements of STC 50 for designated assemblies (CCR Title 24 Part 2).
  11. The final design of the project should be reviewed by a qualified Acoustical Consultant to ensure compliance with the Noise Standards.

An evaluation of separation assemblies, mechanical, electrical and plumbing design are not a part of this scope of work and noise study.





## CONCLUSION

AGI has conducted an Exterior-to-Interior noise study for the 5-Unit Project located at 13361 Yockey Street in Garden Grove, CA. AGI has reviewed the City of Garden Grove Noise Standards, conducted noise measurements, analyzed the noise levels from future noise sources around the site, assessed the impact of the future noise and identified noise control measures.

The project space is affected by vehicular traffic from SR-22 and Yockey Street. AGI's transportation noise analysis indicates that future peak hour exterior traffic noise at the project site would be as high as 63.6, 65.7, and 71.2 dBA at the first, second, and third floors of the nearest building elevation facing SR-22. The 24-hour CNEL will be as high as 64.4, 66.5, and 72.0 dB at the same locations.

The exterior noise at the first-floor patios comply with the exterior standard and will not require noise control measures. Noise control measures have been recommended to reduce interior noise levels to below interior CNEL noise standards. The recommended noise control measures should be incorporated into the project design and drawings. All acoustical test data and product literature should also be incorporated into the project drawings to satisfy the City of Garden Grove Noise Standards. The project with implementation of the recommended noise control measures will reduce the future exterior and interior noise levels to fully comply with the Noise Standards. The final design of the project should be reviewed to ensure compliance with the noise standards.

An evaluation of separation assemblies, mechanical, electrical and plumbing design are not a part of this scope of work and noise study.





## REFERENCES

1. Melville Branch and R. Beland, 1970. EPA/ONAC 550/9-74-004, March 1974.
2. City of Garden Grove General Plan.
3. Federal Highway Capacity Manual.
4. Caltrans 2018 Truck Counts.



## APPENDIX

FIELD DATA SHEETS & MEASUREMENT DATA

NOISE STANDARDS

MODELING INPUT & OUTPUT

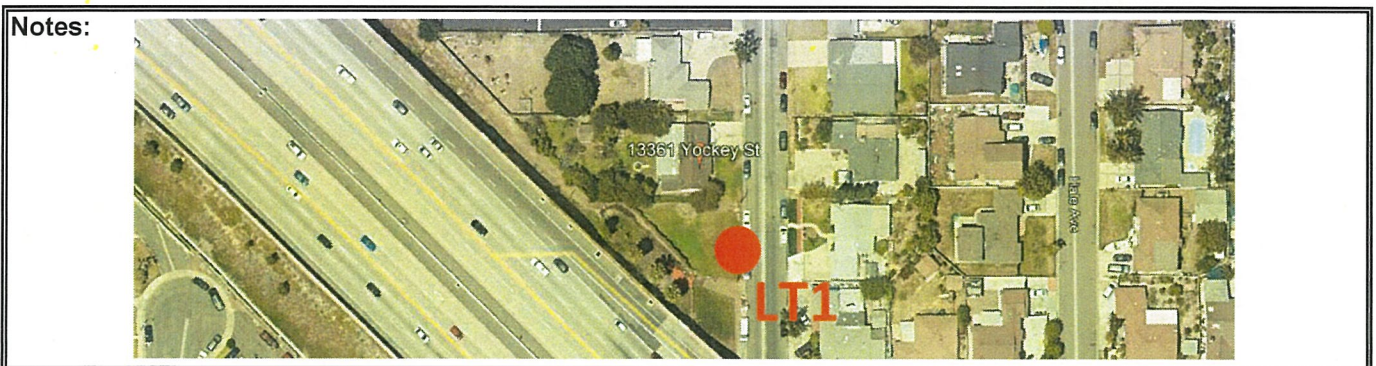
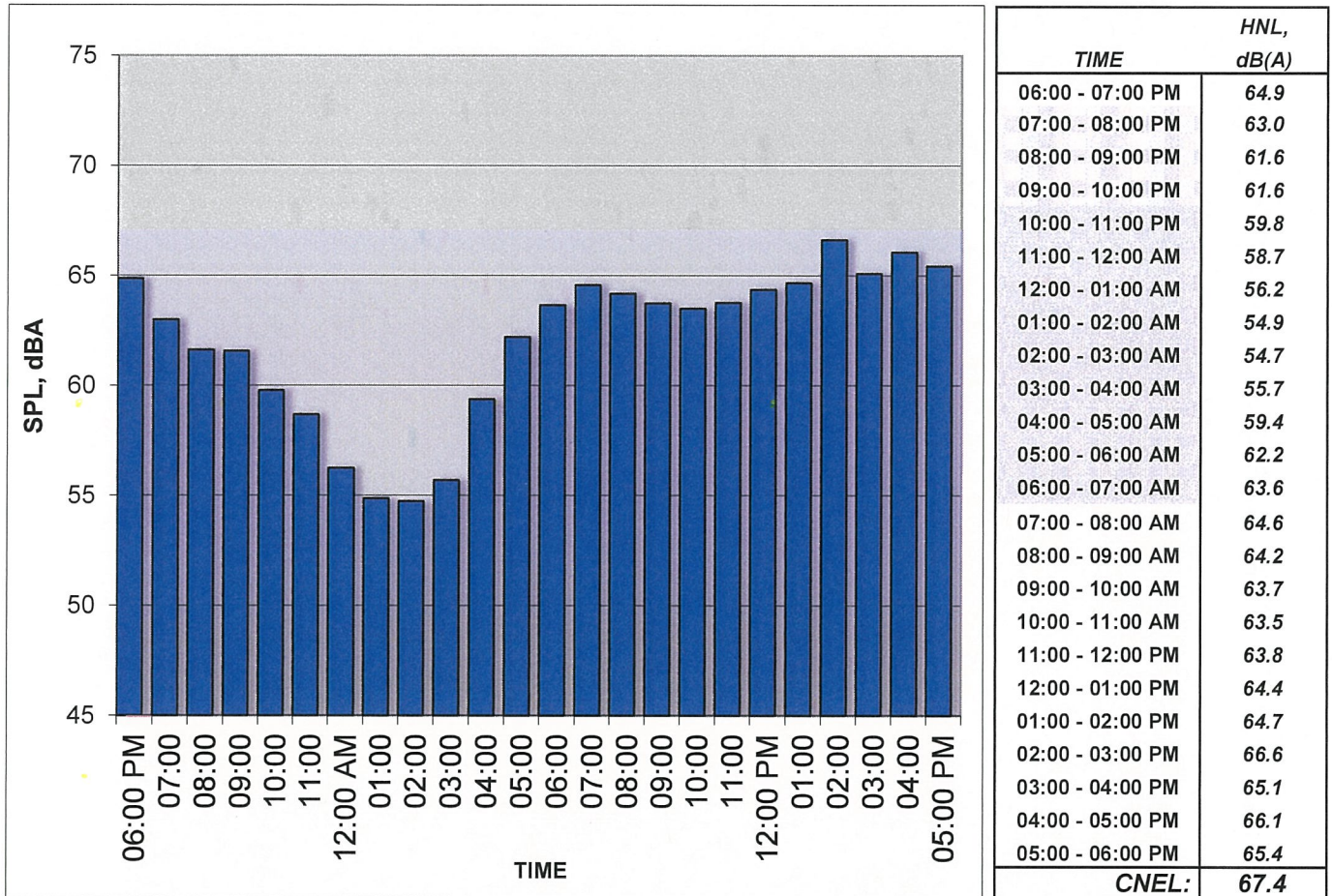


**FIELD DATA SHEETS  
&  
MEASUREMENT DATA**

# MEASUREMENT DATA - HOURLY NOISE LEVELS

**Project:** Midway Concept - Yockey Development  
**Address:** 13361 Yockey Street, Garden Grove, CA 92844  
**Location:**  
**Noise Sources:** Vehicular Traffic

**Date:** 9/21/2020  
 - 9/22/2020  
**Position:** LT1









## NOISE STANDARDS



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Road, and Knott Avenue. The primary arterials that serve the City are Magnolia Street, Euclid Street, Haster Street, Chapman Avenue, Garden Grove Boulevard, and Westminster Boulevard,. In addition, Katella Avenue, Harbor Boulevard, Bolsa Avenue, and Valley View Streets are designated as Smart Streets.

## **NOISE SENSITIVE RECEPTORS**

Human response to noise varies widely depending on the type of noise, time of day, and sensitivity of the receptor. The effects of noise on humans can range from temporary or permanent hearing loss to mild stress and annoyance due to such things as speech interference and sleep deprivation. Prolonged stress, regardless of the cause, is known to contribute to a variety of health disorders. The sensitive receptors located within the City are listed in Appendix D, Air Quality Data, of the General Plan EIR.<sup>1</sup>

## **NOISE AND LAND USE COMPATIBILITY MATRIX**

The State of California Office of Planning and Research (OPR) Noise Element Guidelines include recommended interior and exterior level standards for local jurisdictions to identify and prevent the creation of incompatible land uses due to noise. The OPR Guidelines describe the compatibility of various land uses with a range of environmental noise levels in terms of dBA CNEL (Community Noise Equivalent Level).

A noise environment of 50 dBA CNEL to 60 dBA CNEL is considered to be "normally acceptable" for residential uses. The State indicates that locating residential units, parks, and institutions (such as churches, schools, libraries, and hospitals) in areas where exterior ambient noise levels exceed 65 dBA CNEL is undesirable. The OPR recommendations also note that, under certain conditions, more restrictive standards than the maximum levels cited may be appropriate. As an example, the standards for quiet suburban and rural communities may be reduced by 5 to 10 dB to reflect their lower existing outdoor noise levels in comparison with urban environments.

In addition, *Title 25, Section 1092 of the California Code of Regulations*, sets forth requirements for the insulation of multiple-family residential dwelling units from excessive and potentially harmful noise. Whenever multiple-family residential dwelling units are proposed in areas with excessive noise exposure, the developer must incorporate construction features into the building's design that reduce interior noise levels to 45 dBA CNEL.

*Table 7-1, Noise and Land Use Compatibility Matrix*, illustrates the State guidelines established by the State Department of Health Services for acceptable noise levels for each county and city. These standards and criteria are incorporated into the land use planning process to reduce future noise and land use incompatibilities. This table is the primary tool that allows the City to ensure integrated planning for compatibility between land uses and outdoor noise.

## **CITY OF GARDEN GROVE NOISE STANDARDS**

The City of Garden Grove maintains a comprehensive Noise Ordinance within its Municipal Code that establishes citywide interior and exterior noise level standards. The City has adopted a number of policies that are directed at controlling or mitigating environmental noise effects. The City's Noise Ordinance (Municipal Code Section 8.47, Noise Control,) establishes daytime and nighttime noise standards; refer to *Table 7-2, Garden Grove Noise Ordinance Standards*. The ordinance is designed to control unnecessary, excessive and annoying sounds generated

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<sup>1</sup> Similar uses are sensitive to both air quality and noise impacts. Therefore, the sensitive receptor list for both issue areas is the same.





from a stationary source impacting an adjacent property. It differentiates between environmental and nuisance noise. Environmental noise is measured under a time average period while nuisance noise cannot exceed the established Noise Ordinance levels at any time. At the boundary line between a residential property and a commercial and manufacturing property, the noise level of the quieter zone is required to be used.

**Table 7-1  
Noise and Land Use Compatibility Matrix**

Land Use Category	Community Noise Exposure (L <sub>dn</sub> or CNEL, dBA)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential - Low Density, Single-Family, Duplex, Mobile Homes	50 - 60	55 - 70	70-75	75-85
Residential - Multiple Family	50 - 65	60 - 70	70 - 75	70 – 85
Transient Lodging - Motel, Hotels	50 - 65	60 - 70	70 - 80	80 – 85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	80 – 85
Auditoriums, Concert Halls, Amphitheaters	NA	50 - 70	NA	65 – 85
Sports Arenas, Outdoor Spectator Sports	NA	50 - 75	NA	70 – 85
Playgrounds, Neighborhood Parks	50 - 70	NA	67.5 - 75	72.5 – 85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 70	NA	70 - 80	80 – 85
Office Buildings, Business Commercial and Professional	50 - 70	67.5 - 77.5	75 - 85	NA
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	75 - 85	NA

NA: Not Applicable

Source: Office of Planning and Research, California, *General Plan Guidelines*, October 2003.

**Normally Acceptable** – Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

**Conditionally Acceptable** – New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.

**Normally Unacceptable** – New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

**Clearly Unacceptable** – New construction or development should generally not be undertaken.

**Table 7-2  
Garden Grove Noise Ordinance Standards**

Land Use Designation		Ambient Base Noise Level	Time Of Day
Sensitive Uses	Residential Use	55 dBA	7:00 AM – 10:00 PM
		50 dBA	10:00 PM – 7:00 AM
Conditionally Sensitive Uses	Institutional Use	65 dBA	Any Time
	Office-Professional Use	65 dBA	Any Time
	Hotels and Motels	65 dBA	Any Time
Non-Sensitive Uses	Commercial Uses	70 dBA	Any Time
	Commercial/Industrial Uses within 150 feet of Residential Uses	65 dBA	7:00 AM – 10:00 PM
		50 dBA	10:00 PM – 7:00 AM
	Industrial Uses	70 dBA	Any Time

Source: City of Garden Grove, *Municipal Code, Section 8.47, Noise Control*, 2005.





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Municipal Code Section 8.47.060, *Special Noise Sources*, also includes the following provisions for construction and maintenance activities:

(d) *Construction of Buildings and Projects.* It shall be unlawful for any person within a residential area, or within a radius of 500 feet there from, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hour of 10:00 p.m. of one day and 7:00 a.m. of the next day in such a manner that a person of normal sensitiveness, as determined utilizing the criteria established in Section 8.47.050(a), is caused discomfort or annoyance unless such operations are of an emergency nature.

## **MINIMIZE COMMUNITY EXPOSURE TO NOISE**

The primary goal with regard to community noise is to minimize the exposure of new residential development, schools, hospitals and similar noise-sensitive uses to excessive or unhealthy noise levels to the greatest extent possible. Toward this end, this Element establishes the noise/land use compatibility guidelines set forth in [Table 7-1](#) for outdoor noise. The compatibility guidelines recognize and respond to the many different noise environments in Garden Grove.

The City supports new residential development within already urbanized areas where ambient noise levels may be higher than those experienced in neighborhoods located on the urban periphery. This is in an effort to promote "smart growth," mixed use development, making more efficient use of land and resources.

Interior noise levels for new residential development, regardless of location within the City will be required to comply with standards set forth in Title 24 of the State Health and Safety Code. New construction may need to incorporate special insulation, windows, and sealants in order to ensure that interior noise levels meet Title 24 standards.

The City will utilize the noise/land use compatibility guidelines outlined in [Table 7-1](#) and [Table 7-2](#) in making land use decisions. These compatibility guidelines show a range of noise standards for various land use categories. Depending on the ambient environment of a particular community, these basic guidelines may be tailored to reflect existing noise and land use characteristics. The matrix defines noise in terms of Community Noise Equivalent Level (CNEL) and expressed in dB that measure sound intensity. Noise levels occurring during nighttime hours are weighted more heavily than during the daytime.

## **7.5 GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS**

This Element is organized into goals, policies, and implementation programs. A description of each is provided in Chapter 1, Introduction. It is important to note that the implementation programs are specific actions to carry out all of the preceding goals and policies.

<b>Goal N-1</b>	<b>Noise considerations must be incorporated into land use planning decisions.</b>
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Policy N-1.1      Require all new residential construction in areas with an exterior noise level greater than 55 dBA to include sound attenuation measures.

Policy N-1.2      Incorporate a noise assessment study into the environmental review process, when needed for a specific project for the purposes of identifying potential noise impacts and noise abatement procedures.



## Section 1206 Sound Transmission

### 1206.1 Scope

This section shall apply to common interior walls, partitions and floor/ceiling assemblies between adjacent *dwelling units* and *sleeping units* or between *dwelling units* and *sleeping units* and adjacent public areas such as halls, *corridors*, *stairways* or *service areas*.

### 1206.2 Airborne sound

Walls, partitions and floor-ceiling assemblies separating *dwelling units* and *sleeping units* from each other or from public or service areas shall have a sound transmission class of not less than 50, or not less than 45 if field tested, for airborne noise where tested in accordance with ASTM E90. Alternatively, the sound transmission class of walls, partitions and floor-ceiling assemblies shall be established by engineering analysis based on a comparison of walls, partitions and floor-ceiling assemblies having sound transmission class ratings as determined by the test procedures set forth in ASTM E90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to entrance doors; however, such doors shall be tight fitting to the frame and sill.

#### 1206.2.1 Masonry

The sound transmission class of concrete masonry and clay masonry assemblies shall be calculated in accordance with TMS 0302 or determined through testing in accordance with ASTM E90.

### 1206.3 Structure-borne sound

AMENDMENT

Floor-ceiling assemblies between *dwelling units* and *sleeping units* or between a *dwelling unit* or *sleeping unit* and a public or service area within the structure shall have an impact insulation class rating of not less than 50, or not less than 45 if field tested, where tested in accordance with ASTM E492. Alternatively, the impact insulation class of floor-ceiling assemblies shall be established by engineering analysis based on a comparison of floor-ceiling assemblies having impact insulation class ratings as determined by the test procedures in ASTM E492.

**Exception:** Impact sound insulation is not required for floor-ceiling assemblies over nonhabitable rooms or spaces not designed to be occupied, such as garages, mechanical rooms or storage areas.

### 1206.4 Allowable interior noise levels

AMENDMENT

Interior noise levels attributable to exterior sources shall not exceed 45 dB in any habitable room. The noise metric shall be either the day-night average sound level (L<sub>dn</sub>) or the community noise equivalent level (CNEL), consistent with the noise element of the local general plan.

### 1206.5 Acoustical control

AMENDMENT

[BSC-CG] See *California Green Building Standards Code*, Chapter 5, Division 5.5 for additional sound transmission requirements.



## MODELING INPUT & OUTPUT

Midway  
AGI

28-Sep-20  
TNM 2.5

INPUT: ROADWAYS  
PROJECT/CONTRACT:  
RUN:

Average pavement type shall be used unless  
a State highway agency substantiates the use  
of a different type with the approval of FHWA

Midway No NC  
Midway No NC

Roadway Name	Width	Points Name	No.	Coordinates (pavement)			Flow Control	Segment	Percent		On
	m			X	Y	Z	Device	Speed	Constraint	Pvmt	Struct?
				m	m	m		km/h	km/h	Type	
NB Yockey	3.7	point1	1	373.3	283.9	15.85				Average	
		point2	2	373.3	340.6	16.46				Average	
		point3	3	373.3	385.7	16.46				Average	
		point4	4	373.3	444.7	16.46				Average	
		point8	8	368.8	445.3	16.5				Average	
		point7	7	368.8	385.4	16.5				Average	
		point6	6	368.8	341.3	16.5				Average	
		point5	5	368.8	286	15.8				Average	
WB 22 Freeway	3.7	point9	9	590	103	23.5				Average	
		point10	10	508.5	146.3	23.2				Average	
		point11	11	430.1	198.6	22.9				Average	
		point12	12	367.7	252.1	22.9				Average	
		point13	13	303.9	313.3	22.9				Average	
		point14	14	263.2	355.3	22.9				Average	
		point15	15	210.3	407.6	23.5				Average	
		point16	16	133.2	466.8	23.5				Average	
		point17	17	99.4	489.1	23.8				Average	
		point26	26	103.2	456.6	21.9				Average	
		point25	25	121.7	440.7	21.9				Average	
		point24	24	191.8	389.1	21.9				Average	
		point23	23	238.3	342.6	22.6				Average	
		point22	22	289.3	292.9	23.2				Average	
		point21	21	354.9	231.7	23.5				Average	
		point20	20	414.2	178.2	23.5				Average	
		point19	19	496.4	118.9	24.1				Average	
point18	18	520.6	103.7	24.1				Average			
point27	27	517.7	175.7	18.9				Average			
point28	28	450.6	210	20.4				Average			
point29	29	401.3	247.1	21.9				Average			
point30	30	359.9	283.3	22.9				Average			
point31	31	313.2	320.3	22.9				Average			

INPUT: TRAFFIC FOR LAeq1h Volumes  
PROJECT/CONTRACT:  
RUN:

Midway No NC  
Midway No NC

Roadway Name	Points Name	No.	Segment Autos		MTTrucks		HTTrucks		Buses		Motorcycles	
			V	veh/hr	V	km/h	V	km/h	V	veh/hr	V	km/h
NB Yockey	point1	1	576	40	12	40	12	40	0	0	0	0
	point2	2	576	40	12	40	12	40	0	0	0	0
	point3	3	576	40	12	40	12	40	0	0	0	0
	point4	4	576	40	12	40	12	40	0	0	0	0
SB Yockey	point8	8	576	40	12	40	12	40	0	0	0	0



Receiver Name	No.	#DUs	Coordinates (ground)	Height above Ground	Input Sound Levels and Criteria	Active in
			X Y Z	m	Existing LAeq1h dBA	NR Goal
			m m m	m	LAeq1h dBA	Sub'l Goal
					dB	dB
WB 22 Freeway						
point7	7	576	40	12	40	12
point6	6	576	40	12	40	12
point5	5					
point9	9	998	105	350	105	162
point10	10	998	105	350	105	162
point11	11	998	105	350	105	162
point12	12	998	105	350	105	162
point13	13	998	105	350	105	162
point14	14	998	105	350	105	162
point15	15	998	105	350	105	162
point16	16	998	105	350	105	162
point17	17					
point26	26	998	105	350	105	162
point25	25	998	105	350	105	162
point24	24	998	105	350	105	162
point23	23	998	105	350	105	162
point22	22	998	105	350	105	162
point21	21	998	105	350	105	162
point20	20	998	105	350	105	162
point19	19	998	105	350	105	162
point18	18					
point27	27	1888	64	70	64	32
point28	28	1888	64	70	64	32
point29	29	1888	64	70	64	32
point30	30	1888	64	70	64	32
point31	31					
22 Freeway On Ramp						

INPUT: RECEIVERS  
PROJECT/CONTRACT:  
RUN:

Midway  
Midway No NC

Receiver Name	No.	#DUs	Coordinates (ground)	Height above Ground	Input Sound Levels and Criteria	Active in				
			X Y Z	m	Existing LAeq1h dBA	NR Goal				
			m m m	m	LAeq1h dBA	Sub'l Goal				
					dB	dB				
R1.1	1	1	324.3	337.7	16.46	1.5	0	66	10	8 Y
R2.1	2	1	332	336.3	16.46	1.5	0	66	10	8 Y
R3.1	3	1	338.9	333.4	16.46	1.5	0	66	10	8 Y
R4.1	4	1	345	333.6	16.46	1.5	0	66	10	8 Y
R5.1	5	1	351.8	333.5	16.46	1.5	0	66	10	8 Y
R6.1	6	1	355	337.9	16.46	1.5	0	66	10	8 Y
R7.1	7	1	350.5	347.5	16.46	1.5	0	66	10	8 Y
R8.1	8	1	358.6	347.7	16.46	1.5	0	66	10	8 Y
R9.1	9	1	324.9	347.9	16.46	1.5	0	66	10	8 Y
R10.1	10	1	321.7	343.9	16.46	1.5	0	66	10	8 Y
R1.2	11	1	324.3	337.7	16.46	4.57	0	66	10	8 Y
R2.2	12	1	332	336.3	16.46	4.57	0	66	10	8 Y
R3.2	13	1	338.9	333.4	16.46	4.57	0	66	10	8 Y
R4.2	14	1	345	333.6	16.46	4.57	0	66	10	8 Y
R5.2	15	1	351.8	333.5	16.46	4.57	0	66	10	8 Y
R6.2	16	1	355	337.9	16.46	4.57	0	66	10	8 Y
R7.2	17	1	350.5	347.5	16.46	4.57	0	66	10	8 Y
R8.2	18	1	358.6	347.7	16.46	4.57	0	66	10	8 Y
R9.2	19	1	324.9	347.9	16.46	4.57	0	66	10	8 Y
R10.2	20	1	321.7	343.9	16.46	4.57	0	66	10	8 Y
R1.3	21	1	324.3	337.7	16.46	7.62	0	66	10	8 Y
R2.3	22	1	332	336.3	16.46	7.62	0	66	10	8 Y
R3.3	23	1	338.9	333.4	16.46	7.62	0	66	10	8 Y

Barrier Name	Type	Height Min	Max	If Wall	If Berm	Top Width	Run:Rise	Add'l	Points Name	No.	Coordinates (bottom)	Height at Point	Segment	On Struct?	Important Reflec-tions?
		m	m	Area	\$ per Unit	m	m:m	Length			X Y Z	m	m	#Dh	
				\$/sq m	\$/cu m			\$/m			m m m	m	m		
R4.3	1	345	333.6	16.46	7.62	0	66	10	8 Y						
R5.3	1	351.8	335.5	16.46	7.62	0	66	10	8 Y						
R6.3	1	355	337.9	16.46	7.62	0	66	10	8 Y						
R7.3	1	350.5	347.5	16.46	7.62	0	66	10	8 Y						
R8.3	1	338.6	347.7	16.46	7.62	0	66	10	8 Y						
R9.3	1	324.9	347.9	16.46	7.62	0	66	10	8 Y						
R10.3	1	321.7	343.9	16.46	7.62	0	66	10	8 Y						

INPUT: BARRIERS  
 PROJECT/CONTRACT: Midway No NC  
 RUN: Midway No NC

Barrier Name	Type	Height Min	Max	If Wall	If Berm	Top Width	Run:Rise	Add'l	Points Name	No.	Coordinates (bottom)	Height at Point	Segment	On Struct?	Important Reflec-tions?
		m	m	Area	\$ per Unit	m	m:m	Length			X Y Z	m	m	#Dh	
				\$/sq m	\$/cu m			\$/m			m m m	m	m		
Building	W	0	30.48	0	0	0	0	0	point1	1	322.7 346.6	16.46	10.67	0	0
									point2	2	322.7 340.2	16.46	10.67	0	0
									point3	3	326.6 336.3	16.46	10.67	0	0
									point4	4	328.9 336.4	16.46	10.67	0	0
									point5	5	328.9 337.2	16.46	10.67	0	0
									point6	6	335.4 337.4	16.46	10.67	0	0
									point7	7	335.4 335.8	16.46	10.67	0	0
									point8	8	338.2 336	16.46	10.67	0	0
									point9	9	338.2 334.2	16.46	10.67	0	0
									point10	10	354.4 334.1	16.46	10.67	0	0
									point11	11	354.3 346.4	16.46	10.67	0	0
									point12	12	322.8 346.4	16.46	10.67	0	0
									point13	13	630.2 160.9	23.47	2	0	0
									point14	14	528.5 177.4	23.16	2	0	0
									point15	15	446.5 221.5	22.86	2	0	0
									point16	16	378.8 274.2	22.86	2	0	0
									point17	17	311.4 333.9	22.86	2	0	0
									point18	18	270.6 376	22.86	2	0	0
									point19	19	217.7 428.2	23.47	2	0	0
									point20	20	140.6 487.5	23.47	2	0	0
									point21	21	106.8 509.8	23.77	2	0	0

22 Freeway Barrier  
 INPUT: BARRIERS  
 PROJECT/CONTRACT: Midway No NC  
 RUN: Midway No NC  
 BARRIER DESIGN: INPUT HEIGHTS  
 ATMOSPHERICS: 20 deg C, 50% RH

RESULTS: SOUND LEVELS  
 PROJECT/CONTRACT: Midway No NC  
 RUN: Midway No NC  
 BARRIER DESIGN: INPUT HEIGHTS  
 ATMOSPHERICS: 20 deg C, 50% RH

Receiver Name	No.	#DUs	Existing LAeq1h	No Barrier LAeq1h	Increase over existing	Type	Impact	With Barrier	Calculated Noise Reduction	Calculated minus Goal		
			dba	dba	dba	Sub'l Inc	dba	dba	Calculated Goal	dba		
						db	db	db	db	db		
R1.1	1	1	0	62.7	66	62.7	10	---	62.7	0	8	-8
R2.1	2	1	0	62.1	66	62.1	10	---	62.1	0	8	-8
R3.1	3	1	0	62.9	66	62.9	10	---	62.9	0	8	-8
R4.1	4	1	0	63	66	63	10	---	63	0	8	-8
R5.1	5	1	0	63.6	66	63.6	10	---	63.6	0	8	-8

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with approval of FHWA.

R6.1	6	1	0	63.4	66	63.4	10	63.4	0	8	-8
R7.1	7	1	0	60	66	60	10	60	0	8	-8
R8.1	8	1	0	59	66	59	10	59	0	8	-8
R9.1	9	1	0	59.9	66	59.9	10	59.9	0	8	-8
R10.1	10	1	0	61.9	66	61.9	10	61.9	0	8	-8
R1.2	11	1	0	65.2	66	65.2	10	65.2	0	8	-8
R2.2	12	1	0	64.4	66	64.4	10	64.4	0	8	-8
R3.2	13	1	0	65.3	66	65.3	10	65.3	0	8	-8
R4.2	14	1	0	65.3	66	65.3	10	65.3	0	8	-8
R5.2	15	1	0	65.7	66	65.7	10	65.7	0	8	-8
R6.2	16	1	0	64.4	66	64.4	10	64.4	0	8	-8
R7.2	17	1	0	62	66	62	10	62	0	8	-8
R8.2	18	1	0	61.4	66	61.4	10	61.4	0	8	-8
R9.2	19	1	0	62.3	66	62.3	10	62.3	0	8	-8
R10.2	20	1	0	64.4	66	64.4	10	64.4	0	8	-8
R1.3	21	1	0	71.2	66	71.2	10	71.2	0	8	-8
R2.3	22	1	0	69.9	66	69.9	10	69.9	0	8	-8
R3.3	23	1	0	70.2	66	70.2	10	70.2	0	8	-8
R4.3	24	1	0	69.8	66	69.8	10	69.8	0	8	-8
R5.3	25	1	0	69.7	66	69.7	10	69.7	0	8	-8
R6.3	26	1	0	66.5	66	66.5	10	66.5	0	8	-8
R7.3	27	1	0	64.1	66	64.1	10	64.1	0	8	-8
R8.3	28	1	0	64.4	66	64.4	10	64.4	0	8	-8
R9.3	29	1	0	66.9	66	66.9	10	66.9	0	8	-8
R10.3	30	1	0	70.5	66	70.5	10	70.5	0	8	-8

Dwelling Units

# DUs	Noise Reduction	
	Min dB	Avg dB

All Selected	30	0	0	0
All Impacted	8	0	0	0
All that meet MR Goal	0	0	0	0

Max  
dB

## Table 1. Calculation of Exterior and Interior Noise Levels

Client: Midway Concepts  
 Case: Exterior to Interior  
 North and East Elevations

Project No.  
 Date: 08/31/20

**ABSORPTION:**

Type	Area	Material
3	220	Carpet, 1/8" Pile Height
17	220	1/2" Gypsum Board, Painted
17	507	1/2" Gypsum Board, Painted
15	30	1/4" Glass, Sealed, Large Panes
15	0	1/4" Glass, Sealed, Large Panes
8	0	Lt. Velour, 10 oz., Hung Straight
34	0	1/2" Gypsum Board, Painted (Measured)
35	50	Padded Furniture

**PARTITION ELEMENTS:**

Element	Type	Area
Wall	2	120
Open Window	4	50
Fixed Window	1	0
Glass Door	20	0

ANGLE OF INCIDENCE: 0

**NOISE SOURCE:**

Source #	Source Name
4	Arterial Noise, 4% Trucks

EXTERIOR LEVEL: 67

INTERIOR LEVEL: 41.4

Freq.	Exterior Noise Level dB(A)	Absorption, Sabins	Trans. Loss, dB(A)	Room Correction, dB(A)*	Interior Noise Level dB(A)
100 Hz	43.8	92	25	6	25
125 Hz	47.6	92	25	6	28
160 Hz	49.9	91	27	6	29
200 Hz	52.5	89	30	6	29
250 Hz	54.5	88	29	6	32
315 Hz	55.5	87	31	6	31
400 Hz	56	87	29	6	33
500 Hz	56.6	86	30	6	33
630 Hz	56.8	92	32	6	31
800 Hz	57.5	97	33	6	30
1000 Hz	57.6	102	34	6	29
1250 Hz	57.2	110	34	6	29
1600 Hz	55.9	117	35	5	26
2000 Hz	54.8	124	37	5	23
2500 Hz	52.2	130	38	5	19
3150 Hz	49.1	137	38	5	16
4000 Hz	46.3	143	36	5	15
5000 Hz	42.4	143	39	5	8

Wall Elements are:

	STC	Manu.	Description
Wall	46		Ext stucco wall with wood studs, 5/8" gyp int, 3" insul batt
Open Wdw	29	A.B.C.	1/8" GLASS, 1/4" AIRSPACE, 1/8" GLASS, MODEL 670

\* Room absorption calculated from absorption data includes 3 dB reduction for window to room center correction.



## Table 1. Calculation of Exterior and Interior Noise Levels

Client: Midway Concepts  
 Case: Exterior to Interior  
 East and South Elevations

Project No.  
 Date: 08/31/20

ABSORPTION:

Type	Area	Material
3	220	Carpet, 1/8" Pile Height
17	220	1/2" Gypsum Board, Painted
17	507	1/2" Gypsum Board, Painted
15	30	1/4" Glass, Sealed, Large Panes
15	0	1/4" Glass, Sealed, Large Panes
8	0	Lt. Velour, 10 oz., Hung Straight
34	0	1/2" Gypsum Board, Painted (Measured)
35	50	Padded Furniture

PARTITION ELEMENTS:

Element	Type	Area
Wall	2	120
Open Window	69	30
Fixed Window	1	0
Glass Door	20	0

ANGLE OF INCIDENCE: 0

NOISE SOURCE:

Source #	Source Name
4	Arterial Noise, 4% Trucks

EXTERIOR LEVEL: 72

INTERIOR LEVEL: **42.3**

Freq.	Exterior Noise Level dB(A)	Absorption, Sabins	Trans. Loss, dB(A)	Room Correction, dB(A)*	Interior Noise Level dB(A)
100 Hz	48.8	92	25	6	30
125 Hz	52.6	92	25	6	33
160 Hz	54.9	91	28	6	32
200 Hz	57.5	89	31	6	33
250 Hz	59.5	88	34	6	31
315 Hz	60.5	87	33	6	34
400 Hz	61	87	35	6	32
500 Hz	61.6	86	37	6	30
630 Hz	61.8	92	39	6	29
800 Hz	62.5	97	40	6	28
1000 Hz	62.6	102	40	5	28
1250 Hz	62.2	110	41	5	27
1600 Hz	60.9	117	40	5	25
2000 Hz	59.8	124	37	5	28
2500 Hz	57.2	130	34	4	28
3150 Hz	54.1	137	39	4	20
4000 Hz	51.3	143	44	4	12
5000 Hz	47.4	143	48	4	4

Wall Elements are:

	STC	Manu.	Description
Wall	46		Ext stucco wall with wood studs, 5/8" gyp int, 3" insul batt
Open Wdw	35	OLD CASTLE	1/4", 1/2" AS, 1/4" (SEALED) RAL-TL85-294

\* Room absorption calculated from absorption data includes 3 dB reduction for window to room center correction.

RESOLUTION NO. 6034-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-105-2021 AND LOT LINE ADJUSTMENT NO. LLA-028-2021 FOR A PROPERTY LOCATED AT 13361 YOCKEY STREET, ASSESSOR'S PARCEL NOS. 097-251-06 AND 097-251-07.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on November 18, 2021, does hereby approve Site Plan No. SP-105-2021 and Lot Line Adjustment No. LLA-028-2021 for a property located to the west of Yockey Street and north of Dakota Avenue, at 13361 Yockey Street, Assessor's Parcel No. 097-251-06 AND 097-251-07, subject to the Conditions of Approval attached hereto as "Exhibit A".

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-105-2021 and Lot Line Adjustment No. LLA-028-2021, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Toby Nguyen.
2. The applicant requests Site Plan approval to construct a five-unit apartment complex that includes one (1) affordable unit for very low income households. Pursuant to State Density Bonus Law, the applicant requests the following three (3) concessions: (1) to increase the maximum building height from 35 feet to 37 feet, (2) to allow the third story building area to increase from a 50% threshold to 100%, and (3) to reduce the required distance between the residential units and the drive aisle along the northerly property line from 10 feet to zero feet. The applicant also requests Lot Line Adjustment approval to consolidate the two existing (2) parcels into one (1) single lot.
3. The Planning Commission has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, New Construction or Conversion of Small Structures, and Section 15305, Minor Alterations in Land Use Limitations, of the CEQA Guidelines (14 Cal. Code Regs., Sections 15303 and 15305).
4. The property has a General Plan Land Use designation of Medium Density Residential (MDR), and is zoned R-3 (Multiple-family Residential). The subject site consists of two (2) parcels, and it is improved with a two-bedroom single-family residential dwelling and an attached two-car garage.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on November 18, 2021, 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 on November 18, 2021, 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 Section 9.32.030, are as follows:

FACTS:

The subject site is comprised of two (2) parcels with a combined lot size of 0.40 acres. The site is located on the west side of Yockey Street, at the end of Dakota Avenue to the north, at 13361 Yockey Street. Bounded by the California State Route 22 (SR-22) on the southwest side, by Yockey Street on the east side, and by a residential property on the north side, the site is triangularly shaped. The property has a General Plan Land Use Designation of Medium Density Residential (MDR), and is zoned R-3 (Multiple-Family Residential). The property abuts an R-3 zoned property improved with a single family dwelling to the north, and several R-1 (Single-Family Residential) zoned properties, that are also improved with single-family dwellings, across Yockey Street to the east. Although abutting to the site are single family dwellings, there are several multiple-family developments situated just 100 feet to the north, including: a 19-unit condominium project at 8702-8732 Marina Way , the Meadow Brook Village Apartments (408 units) , and The Aegean Apartments (22 units) . The site is located in a neighborhood that is improved with both single family and multiple family residential developments.

The subject property is improved with a single family dwelling that was constructed in 1951. The existing dwelling consists of two (2) bedrooms with an attached two car garage. The dwelling has been used as a rental unit, and is currently occupied by renters. The applicant purchased the property in 2019, and proposes to demolish all the existing on-site improvements to construct a five (5) unit residential development that includes one (1) affordable unit for very low income households. Thus, the project is considered an affordable housing development with 20% of the units for very low income families.

The State's Density Bonus Law allows any affordable housing project with at least 15% of the units available for very low income families to receive (i) a density bonus, (ii) up to three (3) concessions or incentives, and (iii) reduced parking ratios as set forth by the Government Code § 65915. Thus, the applicant requests three (3) concessions to deviate from the R-3 (Multiple-family Residential) zone development standards, which include the following:

- (1) to increase the maximum building height from 35 feet to 37 feet;
- (2) to allow the third story building area to increase from 50% threshold to 100%; and
- (3) to reduce the required distance between the residential units and the drive aisle along the northerly side of the property from ten feet (10'-0") to zero feet.

Yockey Street has an ultimate right of way width of 60 feet, measured from property line to property line; or a half-road right-of-way width of 30 feet, measured from the center line of the public right of-way to the front property line. Currently, a portion of the front property line of the subject site is extended to the center line of the street. As part of the project, a thirty foot (30'-0") public right-of-way dedication,

along the frontage of the subject site, will be required to establish the 60 foot ultimate right of way for Yockey Street; resulting in the new lot size of 0.33 acres.

Per the legal description of the site, the subject property consists of two (2) parcels under two (2) separate Assessor Parcel Numbers (APNs): 097-251-06 and 097 251-07. Since the California Building Code does not allow buildings to be constructed over property lines, the applicant requests a Lot Line Adjustment approval to remove the shared lot line for the purposes of consolidating the two (2) existing parcels into one (1) single lot to accommodate the proposed development.

The Municipal Code requires Site Plan and Lot Line Adjustment land use entitlements approval to develop the property with the proposed multiple family residential project. In addition, because the proposed housing project requires the demolition of an existing rental unit, Government Code § 66300(d) requires the City to impose specified replacement housing and affordability requirements as conditions of approval.

#### FINDINGS AND REASONS:

##### SITE PLAN:

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

The General Plan Land Use Designation of the subject site is Medium Density Residential (MDR), which is intended to create, maintain, and enhance multiple family residential areas characterized by detached or attached, multi-unit structures, and multiple-family residential neighborhoods that: (i) provide an excellent environment for family life; (ii) preserve residential property values; (iii) provide access to schools, parks, and other community services; and (iv) provide a high quality architectural design. Design characters of the MDR designation include traditional multi-family apartments, condominiums, and townhomes. The proposed project would create a small community of five (5) attached multiple family homes that satisfies each of these objectives and is within the permitted density of up to 32 units per acre for the Medium Density Residential Land Use Designation. In addition, the project also satisfies a variety of goals and policies as set forth by the General Plan:

- *Goal LU-4: The City seeks to develop uses that are compatible with one another.* The project is located in a dense neighborhood that is improved with mixed types of housing development. Directly abutting to the north, and across Yockey Street to the east are properties that are improved with single-family dwellings. However, approximately 100 feet to the north of the subject site, on Yockey Street, there are various multiple-family residential housing developments of different sizes, including 19 condominium units located at 8702-8732 Marina Way, the Meadow Brook Village Apartments (408 units) , and The Aegean Apartments (22 units). Thus, the proposed housing project is consistent with the development pattern of the surrounding residential uses.



- *LU-IMP-2B: New development shall be similar in scale to the adjoining residential neighborhood to preserve its character.* The proposed density, which is five (5) units for a 14,459 square foot lot, was reviewed by the City staff and deemed to be within the allowed density, as set forth by the Code. Although the project is qualified for a density bonus, as it provides one (1) affordable unit for very low income (20% of the total units), the applicant did not request any additional units beyond the allowable density. Also, the proposed design is also compatible with the physical scale of the immediate neighborhood. Abutting to the southwest of the property is the SR-22 Freeway that is approximately 40 feet above the ground, while the building will be 32 feet tall. In addition, the surrounding neighborhood consists of developments whose height varies from single to three story. Thus, the project is similar both in land use intensity and physical scale of the adjoining residential neighborhood.
- *LU-IMP-3D: Front multifamily housing on local streets with appropriate setbacks to be consistent with neighborhood development patterns.* The project was reviewed by City staff and was determined to meet the required front, side, and rear setbacks, as set forth by the R-3 development standards. After the required street dedication along Yockey Street, the proposed building will maintain a 20-foot setback from the new established front property line. In addition, the building will be set back 10 feet from the southwesterly property line and will be set back 26 feet from the northerly property line, which is in compliance with the side and rear yard setback requirements, as set forth by the Municipal Code.
- *Policy LU-2.2: Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life.* The project includes four (4) market rate rental units and one (1) affordable unit for very low incomes. The design is identical across all units. Thus, the development includes a mix of housing types while providing a uniform design throughout the site.
- *Policy LU-2.4: Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.* The immediate area is a residential neighborhood that consists of both single-family and multiple-family dwellings. The proposed five (5) unit apartment was reviewed and determined to be within the allowed density and in compliance with the R-3 development standards as set forth by the Code. Thus, the development is consistent with the type and intensity of land use of the immediate neighborhood.
- *Goal N-1: Noise considerations must be incorporated into land use planning decisions.* Per City's staff direction, the applicant prepared a Noise Study that measured the noise level at the subject site. The study also provides control measures to minimize the level of the exterior noise from the SR-22 Freeway to the proposed residential development. Conditions of approval have been provided to ensure that a professional acoustic consultant will review the final building design, and all of the recommended measures will be incorporated in the building plan prior issuance of the building permit.

- *Policy N-2.4: Permit only those new development or redevelopment projects that have incorporated appropriate mitigation measures, so that standards contained in the Noise Element or adopted ordinance are met.* The Noise Study provided by the applicant found that the future noise level on the first floor will be within the Normally Acceptable range, while the noise level on the second and third floor will be within the Conditionally Acceptable range. Thus, the proposed design is required to include all the noise control measures to ensure the interior noise level is below 45 dBA. Conditions of approval have been included to ensure that a professional acoustic consultant will review the final building design, and all of the recommended measures will be incorporated in the building plan prior issuance of the building permit.
- *Policy 2.3 of the Housing Element: Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing.* The proposed project includes one (1) affordable unit for very low income household. The applicant also requests three (3) concessions, which are allowed by the California Density Bonus Law, to deviate from the R-3 development standards. The concessions include: (1) to increase the maximum building height from 35 feet to 37 feet; (2) to allow the third story building area to increase from a 50% threshold to 100%; and (3) to reduce the required distance between residential units and the drive aisle along the northerly side of the property from 10 feet to zero feet. The granting of the concessions is needed to facilitate the construction of the proposed development and to support the creation of more affordable housing units in the City.
- *Policy CIR-1.6: Adopt typical street sections consistent with the County of Orange Master Plan of Arterial Highways (MPAH), and encourage their implementation.* As part of the development, the applicant will be required to dedicate 30 feet along the easterly (front) property line to the City to establish the 60-foot ultimate right-of-way for Yockey Street. The street dedication through the proposed development allows Yockey Street to meet the right-of-way width as required by the Master Plan of Arterial Highways.

The R-3 (Multiple-Family Residential) zone implements the MDR Land Use Designation and is intended to provide for a variety of types and densities of multiple-family residential dwellings. This zone is intended to promote housing opportunities in close proximity to employment and commercial centers. Pursuant to Garden Grove Municipal Code Subsection 9.12.040.050.A.4, a maximum of five (5) dwelling units would be permitted on the 14,459 square foot site under the R-3 zoning. The proposed project will contain five (5) units, which is within the maximum allowed. In addition, the building facades, site design, parking, and landscaping are consistent with the development standards of the R-3 zone and the spirit and intent of the requirements of the Municipal Code.

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

The applicant proposes two (2) new driveway approaches along Yockey Street. One is a new 27'-0" wide approach replacing an existing one located near the northerly property line. The new 27'-0" wide approach will lead to a new 26'-0" wide drive aisle along the northerly property line to provide vehicular access to the garage of each unit. The other new driveway approach is 30'-0" wide, located to the south side of the property, to provide vehicular access to a new open parking area. The parking area will consist of three (3) guest parking spaces. Both of the driveway approaches, the parking area and the new drive aisle have been designed in accordance with City standards to provide adequate access for trash trucks and emergency vehicles. In addition, the proposed design also includes a five-foot (5'-0") internal walkway originated from Yockey Street to provide pedestrian access to each unit.

Pursuant State Density Bonus Law, the project is required to provide a total of 11 parking spaces. The applicant proposes a total of 13 spaces, among which ten (10) are inside two-car garages, and three (3) are open guest parking spaces. The project exceeds the minimum parking requirements by two (2) spaces.

The City's Traffic Engineering Department has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to minimize 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 subject site consists of two (2) parcels that are under two (2) different Assessor Parcel Numbers (APNs): 097-251-06 (Parcel 1) and 097-251-07 (Parcel 2). The front property line of Parcel 1 extends all the way to the center of the right-of-way. As part of the project, a 30-foot public right-of-way dedication, along the frontage of Parcel 1, will be required to establish the 60-foot ultimate right-of-way for Yockey Street. Consequently, the size of Parcel 1 will be reduced by 2,100 square feet. However, the overall size of the project site, which is 14,459 square feet, still meets the minimum lot size requirement per R-3 standards.

The project is also required to make street improvements along Yockey Street. The street improvements include constructing curb and gutter, constructing a sidewalk, constructing the drive approach, and providing parkway landscaping behind the new sidewalk, which matches the adjacent street improvements. Additionally, existing utilities and drainage facilities within the area are adequate to accommodate the project. The on-site circulation and parking are sufficient for the proposed development. The Public Work's Department has reviewed the plans, and all appropriate conditions of approval have been incorporated to address public facilities.

4. That the proposed development 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- and off-site improvements, including sidewalks, a new driveway, and grading improvements. All appropriate conditions of approval have been incorporated to minimize any adverse impacts.

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

The project has been designed to consider building appearance, building placement, landscaping, and other amenities in order to create an attractive environment that will be an enhancement to the neighborhood and is compatible with the physical, functional, and visual quality of the neighboring uses and desirable neighborhood characteristics. The multi-family apartment building will be three (3) stories in height and will incorporate a contemporary architectural style. The design includes stucco exteriors, decorative stone veneer, gable roof, and metal railing that are commonly found in modern contemporary architectural design. The proposed design also includes an architectural feature on the east side of the building, oriented toward Yockey Street. The architectural style is consistent throughout the development. All landscaped areas are required to adhere to the landscaping requirements of the Title 9 of the Municipal Code. Through the implementation of conditions of approval for the project, the protection and maintenance of all landscaping will be achieved.

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 that will be an enhancement to the neighborhood. The project is designed to meet the landscaping requirements as set forth by the Title 9 of Municipal Code. Based on the design, all of the required setbacks including front, side and rear, with the exception of areas designated for the drive aisle or walkways, using a variety of plant materials. All landscaped areas/installations will be fitted with automatic irrigation systems that comply with the City's Water Efficiency Guidelines.

In addition, the proposed design includes a total of 1,602 square foot private open space that is distributed across all units and a 900 square foot active recreational area, for a total of 2,502 square feet. The provided open spaces exceeds the minimum requirement of 1,500 square feet by 702 square feet. The private open spaces are designed similarly across all units. The private open spaces will be in form of open patio on the first floor and balcony on the second floor. A recreational active area will be located at the rear of the project site, and will be equipped with fitness equipment and outdoor furniture to accommodate different types of outdoor activities. It is worth noting that the proposed plan also includes an approximately 600 square foot triangular-shaped recreational area located along the southwest property line and west of the parking lot. Since the area does not meet the minimum dimension of 30 feet, it is not accounted toward the required open space area. However, the area is fully landscaped and equipped with outdoor furniture, and it is sufficient to facilitate a more passive outdoor area.

#### LOT LINE ADJUSTMENT:

1. That the proposed use will be consistent with the City's adopted General Plan, Zoning Ordinance, Subdivision Ordinance, and the State Subdivision Map Act.



The subject site consists of two (2) assessor parcels that are under two (2) different Assessor Parcel Numbers (APNs): 097-251-06 (Parcel 1) and 097-251-07 (Parcel 2). Parcel 1 is located on the northerly portion of the property and is 12,939.07 square feet in size. Parcel 2 is located on the southerly portion of the property and is 4,439.27 square feet in size. Since the California Building Code does not allow buildings being constructed over property lines, the approval of the Lot Line Adjustment is needed to remove the shared property line between Parcel 1 and 2 for the purposes of constructing the five-unit apartment complex. The combined lot size will be 17,378.68 square feet. In addition, as part of the project, the applicant is required to dedicate a 300-foot public right-of-way along the frontage of Parcel 1. After the street dedication, the final lot size for the entire site will be approximately 14,459 square feet or 0.33 acre. As discussed above, the proposed 5-unit development is consistent with the General Plan and Zoning Ordinance. The consolidation of the lots is necessary to facilitate the proposed development. Thus, the approval of Lot Line Adjustment is also consistent with the City's General Plan, Zoning Ordinance, Subdivision Ordinance, and the State Subdivision Map Act.

#### 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. Site Plan No. SP-105-2021 and Lot Line Adjustment No. LLA-028-2021 do possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030 and Section 9.40.190.
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-105-2021 and Lot Line Adjustment LLA-028-2021.

## **EXHIBIT "A"**

### **Site Plan No. SP-105-2021 Lot Line Adjustment No. LLA- LLA-028-2021**

13361 Yockey Street

(Assessor's Parcel Nos. 097-251-06 AND 097-251-07)

### **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 building permits.
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, Toby Nguyen, the developer of the project, Phil Dong, the current owner of the property, and the future 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. Approval of this Site Plan and the Lot Line Adjustment 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.
3. Minor modifications to the Site Plan and/or these Conditions of Approval, which do not materially change the scope or intensity of the project and which will not result in impacts that have not previously been addressed, 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 and Lot Line Adjustment. 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**

#### **Project Design**

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 with a minimum diameter of 18-inches.
9. Grading and Street improvement plans prepared by a registered Civil Engineer are required. As required under Section 107 of the California Building Standards 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 on-site 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 multi residential 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 Division 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. The applicant shall coordinate with Planning Services and Engineering Division to confirm the ultimate width and location of the right-of-way from the Yockey Street centerline to the ultimate right-of-way is 30-feet as required by the City General Plan. The applicant shall dedicate right-of-way from the existing right-of-way line fronting the project to the ultimate right-of-way for future ultimate street improvements (APN: 097-251-06). 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.

13. Any new driveway 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.
14. 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.
15. 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 Standards Code.
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 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.
  - c. Prior to issuance of a building permit, the applicant shall obtain the letter of permission or an encroachment permit for the temporary work from Caltrans and adjacent northerly property where the project matchup and construction of a CMU wall will need to occur.
17. The applicant shall remove any existing substandard driveway approaches, curbs, sidewalks, ADA ramps, pavement sections, tree well and landscaping, and construct Yockey Street frontage improvements as identified below. All landscape, irrigation, sidewalk, 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 Services Division.

- 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. Existing substandard driveways on Yockey Street shall be removed and replaced with new curb, gutter, landscape, and sidewalk per City standards and specifications.
- c. The two (2) new driveway approaches to the site shall be constructed in accordance with Garden Grove Standard B-120 (option #2).
- d. All parking stalls shall be 19-feet in depth or minimum 17-foot in depth with 2-foot overhang in accordance with Garden Grove Standards B-311 and B-312.
- e. The applicant shall remove the existing landscaping fronting the project on Yockey Street and replace it with sidewalk panels fronting the project in accordance with City of Garden Grove Standard B-105. 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. The new tree wells fronting the project on Yockey Street shall be constructed in accordance with Garden Grove Standard B-123 and B-127.
- g. Construct curb and gutter when replacing any existing driveway approaches along the property frontage on Yockey Street in accordance with City Standard Plan B-114.
- h. The applicant shall remove and replace the pavement of the street from the edge of the easterly gutter to the edge of westerly gutter along the property frontage on Yockey Street per City Standard Plan B-104.
- i. 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.
- j. 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.
- k. Street signs shall be installed as required and approved by the City Traffic Engineer.

18. Any proposed new landscaping in public right-of-way shall be approved by Public Works Department and maintained by the owner.
19. Driveway Opening Policy shall be in accordance with City's Traffic Policy & Procedures TE-8.
20. Sight Distance Standards shall be in accordance with City's Traffic Policy & Procedures TE-13.
21. Development Review and Comment Sheet shall be in accordance with City's Traffic Policy & Procedures TE-17.
22. Private Property Tow Away Sign Design shall be in accordance with City's Traffic Policy & Procedures TE-19.
23. No Parking Fire Lane Sign Design shall be in accordance with City's Traffic Policy & Procedures TE-20.
24. Traffic Impact Mitigation Fees / Transportation Facilities Fees shall be in accordance with Garden Grove City Council Resolution 9401-16 and Chapter 10.110 of the Garden Grove Municipal Code.
25. Parking lot layout shall be in accordance with City Standard B-311.
26. The design, placement, and construction of off-street parking areas and spaces, driveways, maneuvering areas, and garages and carports shall conform to the standards set forth in Section 7-9-70.3 of the Orange County Code of Ordinances (Off-street parking requirements for residential uses).

#### Permit Issuance

27. The applicant shall be subject to Traffic Mitigation Fees, Citywide Park 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 on-site or off-site, shall be included and covered by the erosion control plans.
31. Prior to issuance of a grading permit, the applicant shall submit and obtain City approval of a work-site traffic control plan for all the proposed improvements within public right of way. The plan shall be subject to the review and approval of the City Traffic Engineer.
32. Chapter 9.48 of the Garden Grove Municipal Code (Undergrounding of Utilities) applies to the project. In accordance therewith, the applicant is required to underground all existing and proposed on-site utility facilities and off-site utility facilities serving the property which the applicant is developing or redeveloping and which (1) are located within the public right-of-way adjacent or peripheral to the property or project, or (2) are otherwise providing service to the property or project. All existing improvements and utilities shall be shown as part of the grading submittal package in the topography section.
33. For Lot Line Adjustment (LLA) projects, the applicant shall complete the following:
  - a. Prior to issuance of a grading permit, the applicant shall submit to the Planning Services Division an updated title report along with copies of the recorded instruments listed in the title report, reference maps used to prepare legal description and the plat per County of Orange Lot Line Adjustment Manual.
  - b. Preparation, formatting and packaging of the Lot Line Adjustment application and exhibits must follow the requirements of the County of Orange Lot Line Adjustment Manual, and shall be reviewed and approved by the City Engineer.
  - c. The order of recording documentation of the LLA application with the County of Orange Recorder's Office shall be as prescribed by the City Engineer. The instrument numbers assigned by the County Recorder for the LLA shall be written into the new property description of the succeeding Grant Deed or Quit Claim conveyances as prescribed by the City Engineer.

Project Construction/Operation

34. The applicant shall coordinate with City's Public Works Department (Engineering, Water Services and Streets Division) and set up appointments for



preconstruction inspections for all the on-site and offsite improvements prior to commencement of grading operation and mobilization.

35. In accordance with the Orange County Storm Water Program manual, the applicant and/or its contractors shall provide dumpsters on-site during construction unless an Encroachment Permit is obtained for placement in street.
36. The applicant and its contractors 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 benchmarks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and its contractors 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 contractors shall be liable for, at applicant's expense, any resurvey required due to the negligence of applicant or applicant's contractors or agents 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).
37. 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.
38. 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 on-site.
  - d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.

**Public Works Water Services Division**

39. It is the applicant's responsibility to field verify the actual location of all utilities. Applicant may request copies of as-built drawings and atlas maps from the City or access the digital files on the City's web site.
40. New water and fire services shall be installed by applicant's contractor possessing a Class A or C-34 license, per City Standards, and inspected by approved Public Works inspection.
41. Water meters shall be located within the City right-of-way.
42. Fire services and any new water main constructed to service the new meters for the development are to maintain a minimum 12" separation, outside of pipe to outside of pipe, from all non-potable water lines (sewer, storm drain etc.) and cross on top of said lines. Any exception from above will require approval from the State Water Resources Control Board, unless otherwise approved by the City.
43. Should individual water services crossing Yockey Street be proposed, a 20-foot section of the 6" A.C. water main is to be replaced with 20 foot PVC C-900 DR-14 Class 305 pipe and services tapped off this new section of water main.
44. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection for the landscape system. 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. Property owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results shall be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
45. 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.
46. A composite utility site plan shall be part of the water plan approval.
47. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
48. Applicant shall abandon any existing water services(s) at the main.
49. If a fire sprinkler system is required, the meter and service for the subject property shall be installed per City Standard B-719, which specifies a residential fire sprinkler connection (RFSC) on the backside of the meter.

50. If required, fire service and any private fire hydrant lateral shall have an above ground backflow device with a double check valve assembly. The backflow 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 the Public Works, Water Services Division. The backflow 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 Services Division.
51. 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.
52. Location and number of fire-hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).
53. Owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be 6" min. dia., extra strength VCP with wedgelock joints.
54. 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 sewer connection per lot is allowed.
55. If proposing to use an existing sewer lateral for the property and if the existing lateral is of 6" min. size, it is the project engineer's responsibility to ensure and prove to the City that the lateral is of sufficient capacity for the proposed development, and CCTV is to be provided to the Garden Grove Sanitary District (GGSD) Inspector to prove existing condition is adequate for reuse.
56. All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of a minimum of 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.
57. If water main is exposed during installation of sewer lateral, a 20-foot section of the water main shall be replaced with 20-foot PVC C-900 DR-14 class 305 water pipe, size in kind and centered at the crossing.

**Orange County Fire Authority**

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

**Community and Economic Development Department**

**Building and Safety Division**

59. All works shall comply with the latest California Building Standards Code (CBC) at time of building permit application, including but not limited to:
- a. Soil report complying with CBC Chapter 18 is required at time of permit application.
  - b. Solar ready shall be provided for each unit per Energy Standards.
  - c. Future E.V charging shall be provided in each garage.
  - d. At least ten percent (10%) but not less than one (1) unit shall comply with CBC Section 1102A.3.
  - e. All ground-floor units in non-elevator buildings shall be adaptable and on an accessible route per CBC Section 1104A.1.
  - f. Accessible route within covered multiple-family dwelling unit(s) shall comply with CBC Section 1130A.1.
  - g. Bathrooms and toilet facilities shall comply with CBC Section 1134A.1.
  - h. Applicant shall provide curb-ramp at accessible parking access aisle complying with CBC Section 11B-406.
  - i. Fire/sound separations shall be provided between units and shall comply with CBC Chapter 7. Plans when submitted for plan checks shall include complete construction details and tested/rated assemblies.
  - j. Openings/through penetrations/membrane penetrations shall be protected and shall comply with CBC Section 714. Applicant shall provide complete details and rated assemblies.
60. Plans when submitting for construction permit shall be reviewed and stamped by a registered design professional for compliance with accessibilities, exiting/egress and fire/sound rated constructions.

**Planning Services Division**

61. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department, Planning Services Division 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 (off-site refers to the areas within public right-of-way to the center line of the streets adjacent to the subject property) within the perimeter of the site and to the centerline of the adjacent streets shall be installed or relocated underground. All on-site and off-site utilities pertaining to the improvements proposed under this Site Plan shall be installed or relocated underground.
  - b. All above-ground utility equipment (e.g. electrical, gas, telephone, cable TV) shall not be located in the street setback, within the common areas, or any parking areas, and shall be screened to the satisfaction of the Community and Economic Development Director.
  - c. No roof mounted mechanical equipment, including, but not limited to, dish antennas, 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. 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. Roof rain gutters are permitted. The rain gutters shall follow the natural architecture lines of the building.
62. All landscaping shall be consistent with the landscape requirements of Title 9 of the Municipal Code. The developer shall submit a complete landscape plan governing the entire development. The landscape irrigation plans shall include type, size, location and quantity of all plant material. The landscape plan shall include irrigation plans and staking and planting specifications. All landscape irrigation shall comply with the City's Landscape Ordinance and associated Water Efficiency Guidelines. The landscape plan is also subject to the following:
- a. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaping areas shown on the plan. The sprinklers shall be of drip or microspray system sprinkler heads for water conservation.
  - b. 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.



These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, Boston Ivy shall be used.

- c. The applicant or the property owner shall be responsible for installing and maintaining the landscaping.
  - d. No trees shall be planted closer than five feet (5'-0") from any public right-of-way. Trees planted within ten feet (10'-0") 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. All trees planted on the subject property, whether for screening the project from the neighboring lots or for aesthetic or selling/marketing purposes, shall have an irrigation system installed in order maintain the trees.
  - e. The landscaping treatment along the Yockey Street frontage, including the area designated as public right-of-way, and the front setback areas of each lot, shall incorporate a mixture of groundcover, flowerbeds, shrubs, and trees to enhance the appearance of the property. The Community and Economic Development Department, Planning Services Division shall review the type and location of all proposed trees and plant materials.
  - f. The landscape plan shall incorporate and maintain for the life of the project those means and methods to address water run-off also identified as Low Impact Development provisions, which address water run-off. This is to also to be inclusive of any application of Water Quality Management Plans (WQMP), Drainage Area Management Plans (DAMP) and any other water conservation measures applicable to this type of development.
  - g. At the time of irrigation installation, the irrigation system shall comply with all applicable provisions of the City's Water Conservation Ordinance, the City's Municipal Code landscape provisions, and all applicable state regulations.
  - h. All above-ground utilities (e.g. water backflow devices, electrical transformers, irrigation equipment) shall be shown on the landscaping plan in order to ensure proper landscape screening will be provided.
63. Hours and days of construction and grading shall be as set forth in the City of Garden Grove Municipal Code Chapter 8.47 as adopted, except that:
- a. Monday through Friday – not before 7:00 a.m. and not after 5:00 p.m.
  - b. Saturday – not before 8:00 a.m. and not after 5:00 p.m. All construction activity on Saturday shall be limited to interior construction only.

- c. Sunday and Federal Holidays – no construction shall occur.
64. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust) that includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, and the use methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible. Also, use of solar, low emission water heaters, and low sodium parking lot lights, shall be required to ensure compliance with Title 24.
65. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the Planning Services Division. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be provided throughout all private drive aisles and entrances to the development per City standards for street lighting. Lighting in the common areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences.
66. The applicant shall ensure the development implements second floor privacy mitigation measures, where necessary, as required by the Planning Services Division. Window locations shall take into account the location of adjacent single-family developed properties' recreation areas and amenities. Where conflicts occur, visual intrusion mitigation measures shall be provided, such as the use of clerestory/high windows (minimum six feet to the bottom of the window sill), wing walls, view obscuring window treatments for fixed windows, window alignments, and other acceptable measures, subject to review by the Planning Services Division.
67. All units shall maintain the ability to park two (2) cars within the garages at all times. Unless otherwise required to be permitted by state law, garages shall not be converted to any other use. There shall be no business activities, day care, or garage sales conducted within or from the garages. Parking spaces in the garages shall be made available to the occupants of the unit at all times. The applicant/property owner shall ensure that this condition is complied with at all times by tenants of the units and shall include notice of this requirement in all lease agreements.
68. The main drive aisle, along the northerly property line, serves the entire project for vehicular circulation. The applicant shall utilize effective signage, and/or other acceptable means (i.e., a painted/marked red fire lane), to communicate to residents and guests that there shall be no parking in front of garages or anywhere within the drive aisle, except for within the designated guest parking spaces. Additionally, applicant shall ensure and enforce lease or other restrictions providing that there will be no long term parking of vehicles in the

guest parking spaces and that guest parking spaces shall not be reserved for any particular units.

69. The applicant/property owner shall abate all graffiti vandalism within the premises. The 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 property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
70. Each unit shall be provided with an air conditioning condensing unit so that there are no wall-mounted, window mounted, or roof type air conditioning systems on the building.
71. All units shall be equipped with a minimum of three cubic feet of space for the collection and storage of refuse and recyclable material. All exterior collection areas shall be located within a screened yard.
72. Each unit shall have a separate area for storage having a minimum of three hundred (300) cubic feet of private and secure space. This storage may be located within the enclosed garages, provided that it does not interfere with automobile parking.
73. Enhanced concrete treatment shall be provided at a 20-foot depth within the entry drive from Yockey Street. Concrete treatment and color shall be approved by the Community and Economic Development Department prior to issuance of building permits.
74. Storage of boats, recreational vehicles, or commercial vehicles on the property shall be prohibited. The applicant/property owner shall ensure that this condition is complied with at all times by tenants of the units and shall include notice of this requirement in all lease agreements.
75. All new block walls, and/or retaining wall(s), including existing block walls to remain, shall be shown on the grading plans. Block walls shall be developed to City Standards or designed by a Registered Engineer and shall be measured from on-site finished grade. The applicant shall provide the following:
  - a. Private interior project walls, with a minimum height of six feet (6'-0"), and a maximum height of seven feet (7'-0"), constructed from decorative masonry block or from wood, shall be constructed along the property line of each lot to provide privacy to each unit. The walls shall maintain a minimum setback of 20 feet from the front property line or a 20-foot setback

if located adjacent to any driveway. Any wall located within the front setback area shall be limited to a height of 36-inches.

- b. The wall abutting to the State Route SR-22 shall not exceed eight feet (8'-0") height, measured from the finished grade to the top of the wall including the cap. Any wall that is more than six feet (6'-0") tall shall be approved by the Community and Economic Development Department Director prior to issuance of the building permit.
  - c. The applicant shall work with the existing property owners along the project perimeter, including Caltrans, in designing, constructing, and maintaining the required perimeter block walls. This requirement is to avoid having double walls and to minimize any impact that it might cause to the existing landscaping on the neighbor's side as much as possible. The perimeter block wall shall be constructed and situated entirely within the subject property. In the event that the applicant cannot obtain approval from the property owners, the applicant shall construct the new wall with a decorative cap to be placed between the new and existing walls. In the event the location of a new wall adjacent to an existing wall or fence has the potential to affect the landscape planter, then the applicant shall work with City Staff to address this situation. The Community and Economic Development Director shall be authorized to approve minor alterations the size and/or location of the landscape planter to accommodate the placement of such wall.
76. The applicant shall comply with all provisions of the Community and Economic Development Department including, but not limited to, the following:
- a. The facades of the units shall be designed with sound attenuation features including the use of dual pane windows and limiting, when possible, the use of windows and vents. These features shall be approved by the Community and Economic Development Department prior to the issuance of building permits.
  - b. Prior to the finalization of working drawings for Planning Services Division, Engineering Division, and Building and Safety Division, the developer shall submit to the Community and Economic Development Department detailed and dimensioned plot plans, floor plans, exterior elevations, and landscape plans, which reflect these Conditions of Approval. The plans shall indicate cross sections of all streets within the development, landscape materials, wall materials, and building materials proposed for the project. Each unit shall have phone jacks and cable TV outlets in all rooms, except the laundry area, hallways, and bathrooms. Mechanical equipment, including air conditioning units, Jacuzzi spa equipment, sump pump, etc., shall not be located closer than five (5) feet of any side or rear property line and shall not be located in the front landscape setback. Air conditioning units may be placed adjacent to or in front of the dwelling units provided the location

does not obstruct, impede, or hinder any vehicle traffic or pedestrian access to any unit.

77. Building color and material samples shall be submitted to the Planning Services Division for review and approval prior to issuance of building permits. The buildings shall include architectural enhancements such as multi-toned stuccoed exteriors with window and door trim, decorative siding, decorative lighting, decorative paneled front doors, shutters, varied rooflines, and varied color palettes for building exterior elevations and exterior finishes, subject to review and approval by the Planning Services Division.
78. No security fencing/gate shall be permitted to be installed within the entry of the project, unless a vehicular turn around area meeting Public Works Engineering Division requirements can be accommodated.
79. All recreation areas, landscaping along the interior project street and entryway, landscaped areas in all common areas, and any landscaping within the public right-of-way shall be maintained for the life of the project.
80. All the common recreational areas as identified in the approved site plan shall be equipped with outdoor furniture and exercise machines or similar equipment for outdoor activities, subject to review by the Planning Services Division, and Building and Safety Division.
81. All recommended noise control measures set forth in the Noise Study prepared by the Acoustics Group, Inc. and dated September 25, 2020, shall be incorporated into the design and construction of the project, including, without limitation, recommendations for installation of sound rated windows, solid core exterior doors, exterior wall and roof insulation, and split system air conditioning. Submitted plans for building permit shall include all of the recommended noise controlled measures as listed in the Noise Study. The final building plan shall be reviewed and stamped by a licensed Acoustic Engineer or Acoustic Consultant certifying compliance with the Noise Study's recommendations and the City's Noise Standards.
82. During construction, if paleontological or archaeological resources are found, all attempts shall be made to preserve in place or leave such resources in an undisturbed state in compliance with applicable laws and regulations.
83. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3502.5 and 3515 of the California Fish and Game regulations, 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.
84. Because the existing residential dwelling unit will be demolished in order to construct the proposed project, the provisions of paragraph (2) of subdivision



(d) of Government Code section 66300 (SB 330) pertaining to "protected units" apply to the proposed housing development. Therefore, the Applicant shall be subject to the following requirements:

- a. Information provided by the applicant indicates that the housing unit to be demolished is occupied by renters, the household income level of which is unknown and/or cannot be verified. Therefore, it is presumed that the existing residential dwelling unit to be demolished is a "protected unit" and is occupied by a lower income renter household.
- b. Pursuant to subparagraph (C) of paragraph (2) of subdivision (d) of Government Code section 66300, the Applicant shall allow existing occupants of the existing "protected unit" to occupy the unit until six (6) months before the start of construction activities with proper notice. In addition, any existing occupants that are required to leave the unit shall be allowed to return at their prior rental rate if the demolition does not proceed and the property is returned to the rental market.
- c. Pursuant to subparagraph (D) of paragraph (2) of subdivision (d) of Government Code section 66300, the Applicant shall provide both of the following to the occupants of the existing "protected unit" to be demolished: (i) relocation benefits to the occupants of the "protected unit" to be demolished, as determined by the City; and (ii) a right of first refusal for a comparable unit available in the new housing development affordable to the household at an affordable rent, as defined in Section 50053 of the Health and Safety Code.
- d. Pursuant to subparagraph (A) of paragraph (2) of subdivision (d) of Government Code section 66300, the Applicant must "replace" the existing "protected unit" by providing one unit of equivalent size, to be made available at an affordable rent to, and occupied by, persons and families in the same or lower income category as those households in occupancy as of the date the Applicant submitted a complete application, for a period of 55 years commencing upon issuance of a certificate of occupancy for the project (the "target unit"). The Applicant shall at all times during the term of the 55-year affordability period comply with the requirement to rent all target units at an affordable rent as required by State Law. Landlords receive fair market rent from tenants who are recipients of subsidies under Section 8 of the U.S. Housing Act of 1937, which do not qualify as affordable rent for purposes of the target units. An Affordable Housing Agreement shall be prepared by the City, at the Applicant's expense. The Affordable Housing Agreement will be combined with the Density Bonus Agreement required by Condition No. 85, below, and shall also include all provisions required pursuant to the City's Density Bonus Agreement Guidelines, the City's density bonus ordinance, and the State Density Bonus Law. The Affordable Housing Agreement shall be approved by the City Council and recorded prior

to issuance of a building permit for any structure in the housing development. The Affordable Housing Agreement shall run with the land and bind all future owners and successors in interest. The Affordable Housing Agreement shall include, without limitation, the following:

- i. Provisions to ensure that the Applicant allows existing residents of the protected unit to occupy the unit until six (6) months before the start of construction activities with proper notice, and to return to the unit at their prior rental rate if the demolition does not proceed and the property is returned to the rental market, pursuant to subparagraph (C) of paragraph (2) of subdivision (d) of Government Code section 66300.
- ii. Provisions to ensure that the Applicant provides relocation benefits as determined by the City and a right of first refusal to occupants of all protected units pursuant to subparagraph (D) of paragraph (2) of subdivision (d) of Government Code section 66300.
- iii. The total number of units approved for the housing development and the number, location, and level of affordability of target units.
- iv. Standards for determining affordable rent for the target units.
- v. The location, unit size in square feet, and number of bedrooms of target units.
- vi. Provisions to ensure affordability for 55 years pursuant to subdivision (d) of Government Code Section 66300 and subparagraph (B) of paragraph (3) of subdivision (c) of Section 65915.
- vii. A schedule for completion and occupancy of target units in relation to construction of non-restricted units.
- viii. A description of remedies for breach of the agreement by either party. The City may identify tenants or qualified purchasers as third-party beneficiaries under the agreement.
- ix. Procedures for qualifying tenants and prospective purchasers of target units.
- x. Any other provisions to ensure implementation and compliance with the City's density bonus ordinance and other applicable legal requirements.
- xi. Procedures for establishing affordable rent, filling vacancies, and maintaining target units for eligible tenants.

- xii. Provisions requiring verification of household incomes.
  - xiii. Provisions requiring maintenance of records to demonstrate compliance with the City's density bonus ordinance and other applicable legal requirements.
  - xiv. The property owner shall restrict tenancy occupancy to a "2 + 1" formula, 2 persons per bedroom plus one additional person (ex: a two-bedroom unit can only house five persons).
85. The project includes a request for incentives or concessions and reduced parking pursuant to the State Density Bonus Law. As a result, the applicant shall at all times during the term of the affordability period comply with the requirement to rent one (1) target unit to a very low income household at an affordable rent as required by the Garden Grove Municipal Code and State Law. Landlords receive fair market rent from tenants who are recipients of subsidies under Section 8 of the U.S. Housing Act of 1937, which do not qualify as affordable rent for purposes of the one (1) target unit set aside for very low income households. A Density Bonus Housing Agreement / Affordable Housing Agreement shall be prepared by the City, at the applicant's expense. The Density Bonus Housing Agreement / Affordable Housing Agreement shall be approved by the City Council and recorded prior to issuance of a building permit for any structure in the housing development. The Density Bonus Housing Agreement shall run with the land and bind on all future owners and successors in interest. The Density Bonus Housing Agreement shall be combined with the Affordable Housing Agreement required pursuant to Condition No. 84, above, and shall include all provisions set forth in Condition No. 84 and all other provisions, if any, required pursuant to the City's Density Bonus Agreement Guidelines, the City's density bonus ordinance, and the State Density Bonus Law.
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-105-2021 and Lot Line Adjustment No. LLA-028-021. 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. 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-105-2021 and Lot Line Adjustment No. LLA-028-2021 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 and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced, but not diligently advanced until completion, the rights granted pursuant to SP-105-2021 and Lot Line Adjustment No. LLA-028-2021 shall expire if the building permits for the project expire.

TRAFFIC ENGINEERING  
POLICY TE 8

DRIVEWAY OPENING POLICY

GENERAL STATEMENT

This policy is to provide direction on the use of the City of Garden Grove *"Policy for Driveway Openings Into Separate Parcel on Garden Grove City Streets"*.

When reviewing all requests for opening, closing, design or number of driveways within any public street, the following policy shall be used.

Council may waive, modify or delay the enforcement of this policy, under Ordinance No. 2155, upon written request of the property owner when filed with the director of Public Works.

POLICY

DEFINITION OF SEPARATE PARCEL

A parcel of land under one ownership.

A parcel of land under 15 years lease or longer, operated under separate management.

A group of separately owned parcels operated under group management.

ALLOWABLE WIDTH (IN FEET) OF ALL DRIVEWAYS ON EACH STREET INTO EACH SEPARATE PARCEL AS DEFINED ABOVE.

(Driveway widths shall be measured at bottom of fully depressed area and shall not include any portion of the tapered curb.)



POLICY TE 8 (Continued)

Chart

<u>Total Frontage of Parcel</u>	<u>Maximum Total Allowable Width of all Driveways*</u>	<u>Maximum Number of Driveways</u>
0 - 40	24	1
41 - 80	30	1
81 - 90	50	2
91 - 150	60	2
151 - 200	70	3
201 - 300	80	3
301 - 400	105	4
401 - 1000	120	4
Over - 1000	150	5

\* Total driveway widths shall not exceed 60% of the parcel frontage.  
(Measured at the curb line, not including the curb return.)

- (a) Driveways or tapered curbs will not be permitted to encroach into curb return.
- (b) No separate driveway shall exceed 30 feet in width unless as determined by the City Traffic Engineer when conditions warrant a greater width.
- (c) Unless some unusual condition exists, two feet (minimum) of full height curb will be required between driveway and property line extended.
- (d) Full height curb length between driveways serving the same parcel shall be 22 feet (minimum).
- (e) Joint use driveways for adjacent properties may be required at specific arterial highway locations determined by the Traffic Engineer.
- (f) Residential properties shall have vehicle access from a local street only, unless as determined by the Traffic Engineer some unusual condition requires the vehicle access to be from an arterial street.
- (g) No unused driveway will be permitted to remain.

Reference: Municipal Code Section 11.04.060

ORDINANCE NO. 2155

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING THE PROCEDURE FOR REGULATING DRIVE APPROACHES

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1: Amendment of Code

Garden Grove Municipal Code Title 11, Chapter 4, Section 11.04.060 is amended to read in its entirety, as follows:

Section 11.04.060 - Driveways

The Development Services Department shall regulate the number, location,, opening, closing and design of driveways within any public street pursuant to the policy attached as Exhibit "A".

Where practical difficulties or unnecessary hardships, inconsistent with the purposes of the current policy, result from its literal interpretation or enforcement, the City Council may waive, modify or delay the enforcement of the policy, upon written request of the property owner filed with the director of Development Services. The findings of the Council in support of any waiver, modification or delay shall contain facts which are necessary to support the request. The policy may be changed by resolution of Council. (Ordinance 822, 1 (part) 1965: prior code 7110.32)

SECTION 2:

This ordinance shall take effect (30) days after adoption and shall within fifteen (15) days of adoption be published with the names of Councilmembers voting for and against the same in the Orange County News, a newspaper of general circulation, published and circulated in the City of Garden Grove.

The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the 16th day of July, 1990.

ATTEST:

/s/ WALT E. DONOVAN  
MAYOR

/s/ CAROLYN MORRIS, CMC  
CITY CLERK

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS:  
CITY OF GARDEN GROVE)

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and presented on July 2nd, 1990 with vote as follows:

AYES: COUNCILMEMBERS: (5) DINSEN, KESSLER, LITRELL, WILLIAMS,  
DONOVAN  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (0) NONE

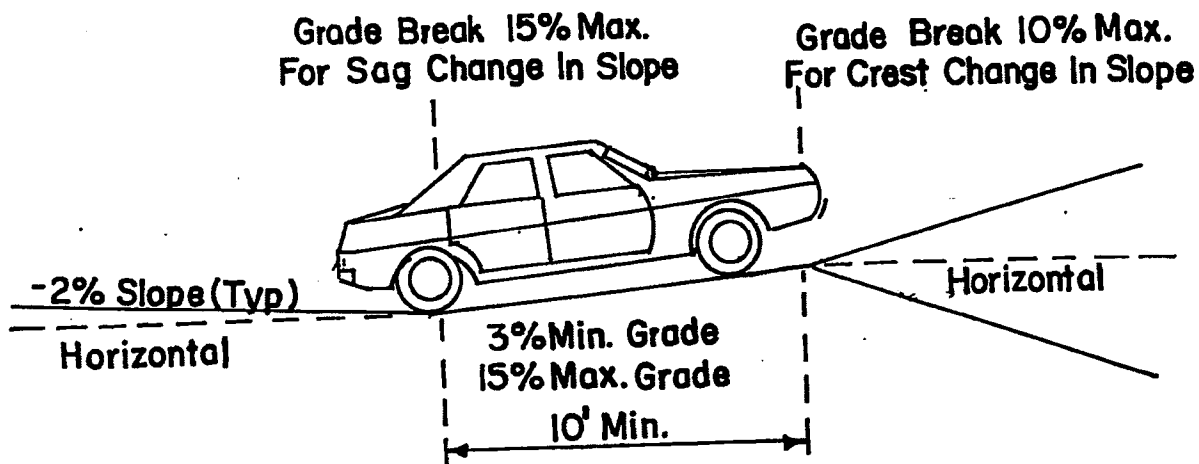
Ordinance No. 2155  
Page 2

and was passed on July 16th, 1990 by the following vote:

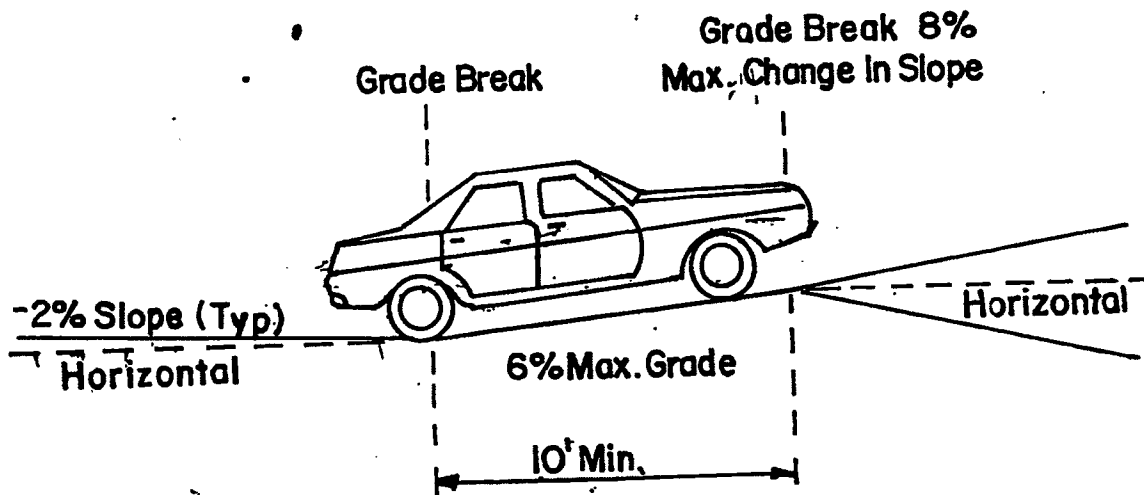
AYES: COUNCILMEMBERS: (4) DINSEN, KESSLER, LITRELL, DONOVAN  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (1) WILLIAMS

/s/ CAROLYN MORRIS, CMC  
CITY CLERK

## LOW DENSITY RESIDENTIAL DRIVEWAYS



## HIGH DENSITY RESIDENTIAL & COMMERCIAL DRIVEWAYS



THE 10' DISTANCE BEGINS AT THE BACK OF WALK  
DRIVEWAY GRADES NOT  
TO EXCEED 8%

TRAFFIC ENGINEERING  
POLICY TE 11

**MEDIAN DESIGN AND OPENING SPACING**

**GENERAL STATEMENT**

A median opening is a constructed cross section between the traffic lanes of a highway whose directional through roadways are separated by a physical barrier. The opening may be located either at or between intersections of the roadway with other streets. This policy sets forth the minimum spacing and design at which such opening may be provided.

Experience with congestion and accidents indicates the need for a physical barrier between through roadways as traffic volumes increase and must be accommodated. Exits and entries involving left turns must be carefully considered to assure that the safety and capacity qualities of the basic design are not impaired.

**GUIDELINES**

Openings between intersections will be provided at:

1. Fire stations or other similar emergency conditions.
2. Business centers located between widely spaced intersections.
3. Where acute left-turn storage or "U" turn demands are created at intersections.
4. A minimum of 330/660 feet where side streets do not exist for a distance of 1,320 feet or more.
5. At locations in business districts that can safely accommodate left turn storage and show a demand that could adversely affect an adjacent intersection.

**DESIGN**

All openings shall be designed to include left-turn storage lanes for both directions of travel as determined by the Traffic Engineer. Length of left-turn storage lanes shall be determined from appropriate traffic data. Minimum length of storage shall be eighty feet; minimum length of reverse curve shall be as follows:

Length Limit of reverse curve	Radii	Angle	Width Left turn lane
• 76.802	150_	14°-50_	10 feet
• Public Works	Standard	B132	

Length of reverse curve greater than shown shall be determined by appropriate design speed criteria.



TRAFFIC ENGINEERING  
POLICY TE 13

**SIGHT DISTANCE STANDARDS**

GENERAL STATEMENT

Sight distance is the continuous length of highway ahead visible to the driver. Two types of sight distance are considered here: passing and stopping. Stopping sight distance is the minimum sight distance to be provided on multi-lane highways and on 2-lane roads when passing sight distance is not economically obtainable. Stopping sight distance also is to be provided for all elements of intersections at grade, including private road connections.

The following table shows the standards for passing and stopping sight distance related to design speed. **These are the minimum values that shall be used in design.**

TABLE  
Sight Distance Standards

Design Speed * (mph)	Stopping * (ft.)	Passing * (ft.)
20	125	800
25	150	950
30	200	1100
35	250	1300
40	300	1500
45	360	1650
50	430	1800
55	500	1950
60	580	2100
65	660	2300
70	750	2500
75	840	2600
80	930	2700

Passing Sight Distance

Passing sight distance is the minimum sight distance required for the driver of one vehicle to pass another vehicle safely and comfortably. Passing must be accomplished without reducing the speed of an oncoming vehicle traveling at the design speed should it come into view after the overtaking maneuver is started. The sight distance available for passing at any place is the longest distance at which a driver whose eyes are 3.5 feet above the pavement surface can see the top of an object 4.25 feet high on the road.

POLICY TE 13 (Continued)

Passing sight distance is considered only on two-lane roads. At critical locations, a stretch of three or four-lane passing section with stopping sight distance is sometimes more economical than two lanes with passing sight distance.

See Chapter 6 of the CALTRANS Traffic Manual for criteria relating to barrier striping of no-passing zones.

Stopping Sight Distance

The minimum stopping sight distance is the distance required by the driver of a vehicle, traveling at a given speed, to bring his vehicle to a stop after an object on the road becomes visible. Stopping sight distance is measured from the driver's eyes, which are assumed to be 3.5 feet above the pavement surface, to an object 0.5-foot high on the road.

To lay out a sight distance triangle, place the entering driver's eye 10 feet back of flow line, measure to the center of the approach lane the required sight distance. If the approach lane is wider than 12 feet, measure to a point 6 feet from the adjacent lane line or center line of roadway.

The stopping sight distances shown in the Table should be increased by 20% on sustained downgrades steeper than 3% and longer than one mile.

TRAFFIC ENGINEERING  
POLICY TE 14

TURNING TEMPLATE

GENERAL STATEMENT

The pavement and roadway widths of turning roadways at intersections are governed by the volumes of turning traffic and types of vehicles to be accommodated. The turning radii and pavement cross slopes are functions of design speed and the type of vehicles.

POLICY

Where it is necessary to provide for turning vehicles within a minimum space, the minimum turning paths of the design vehicles apply. Sharpest turns of design vehicles are provided in the attached turning templates. The paths indicated, which are slightly greater than the minimum paths of nearly all vehicles in each class, are the minimum attainable at speed less than 10 mph, and consequently offer some leeway in driver behavior. Layouts patterned to fit these paths of design vehicles are considered satisfactory as a minimum design.

In using these templates, it is assumed that the vehicle is properly positioned within the traffic lane at the beginning and end of the turn; i.e., two feet from edge of pavement on the tangents approaching and leaving the curve. This assumption closely fits the inter wheel paths of the various design vehicles. Differences in the inter path of vehicles turning left and right are not sufficient to be significant in design.

In conclusion, corner radii at intersections on arterial streets should satisfy the requirements of drivers using them to the extent practical. The following summary is offered as a guide:

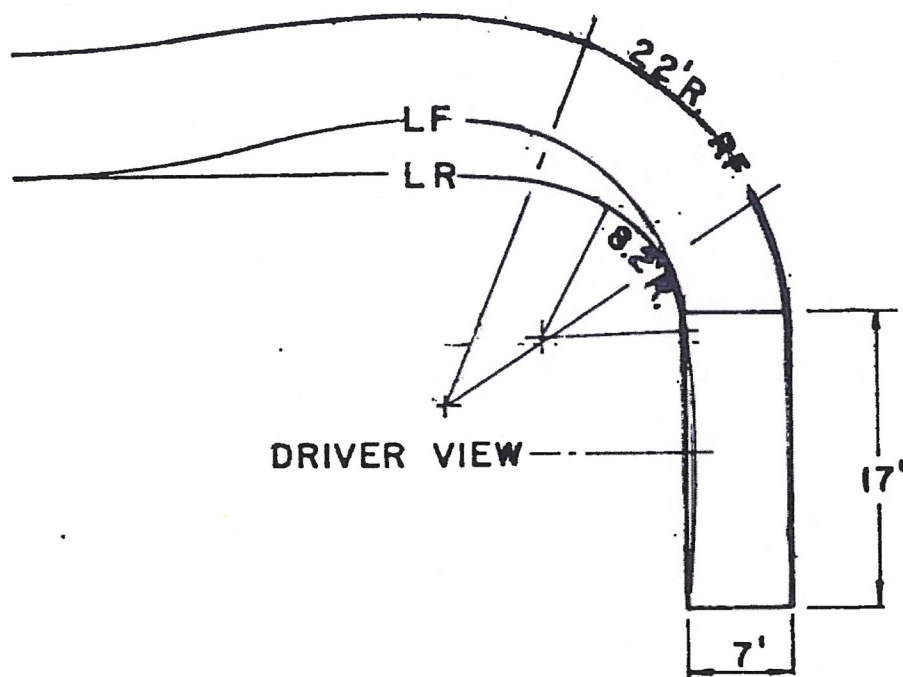
1. Radii of 15 to 25 feet are adequate for passenger vehicles. These radii may be provided at minor cross streets where there is little occasion for trucks to turn or a major intersection where there are parking lanes.
2. Radii of 25 feet or more at minor cross streets should be provided on new construction and reconstruction where space permits.
3. Radii of 30 feet or more at major cross streets should be provided where feasible so that an occasional truck can turn without too much encroachment.
4. Radii of 40 feet or more, and preferably these centered compound curves or simple curves with tapers to fit the paths of appropriate design vehicles, should be provided where large truck combinations and buses turn frequently. Larger radii are also desirable where speed reductions would cause problems.
5. Radii dimensions should be coordinated with crosswalk distances or special designs to make crosswalks safer for pedestrians, the aged and the handicapped.

POLICY TE 15 (Continued)

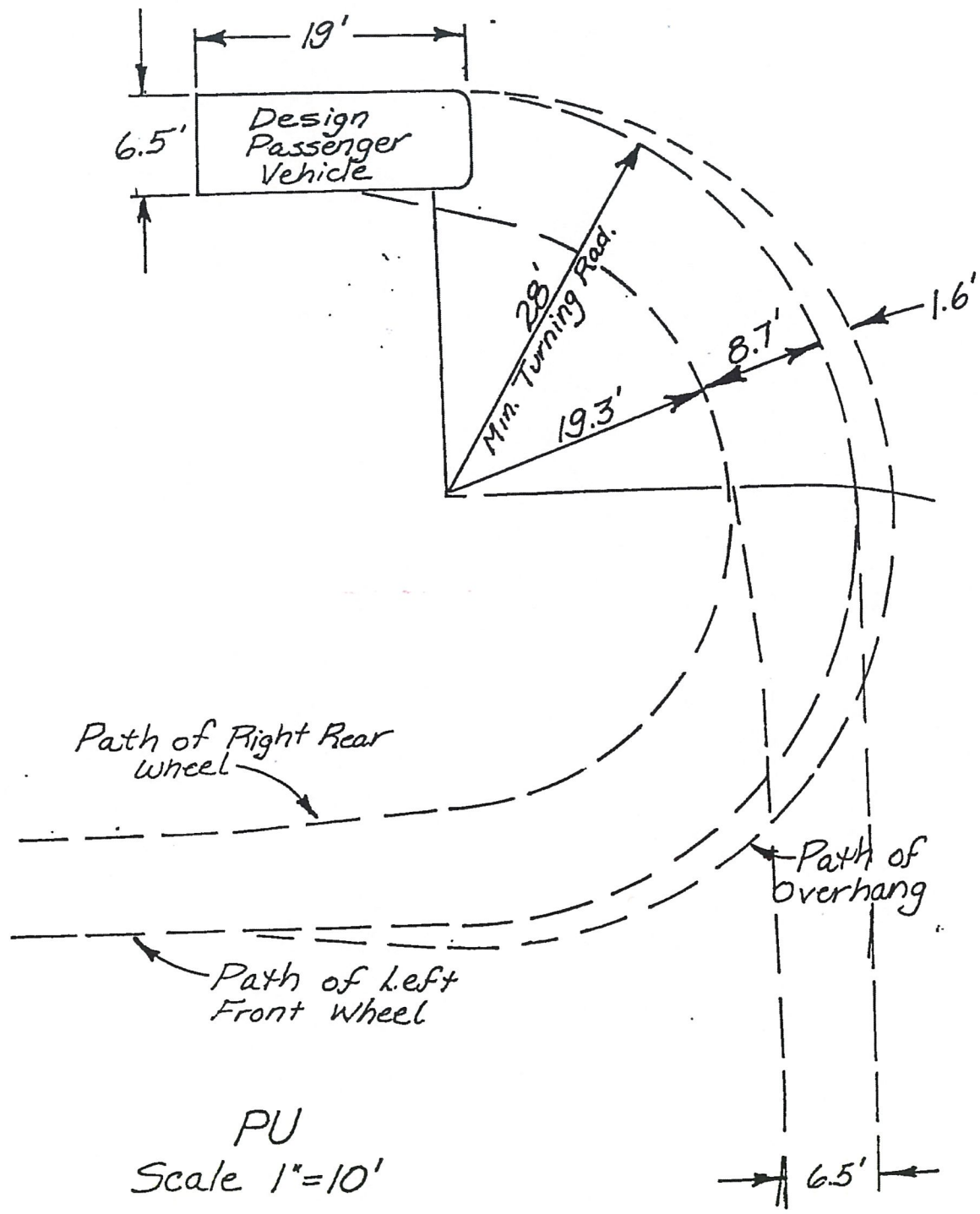
Curb radii at corners on two-way streets have little effect on left-turning movements. Where the width of an arterial street is equivalent to four or more lanes, generally there is no problem or encroachment by left-turning vehicles.



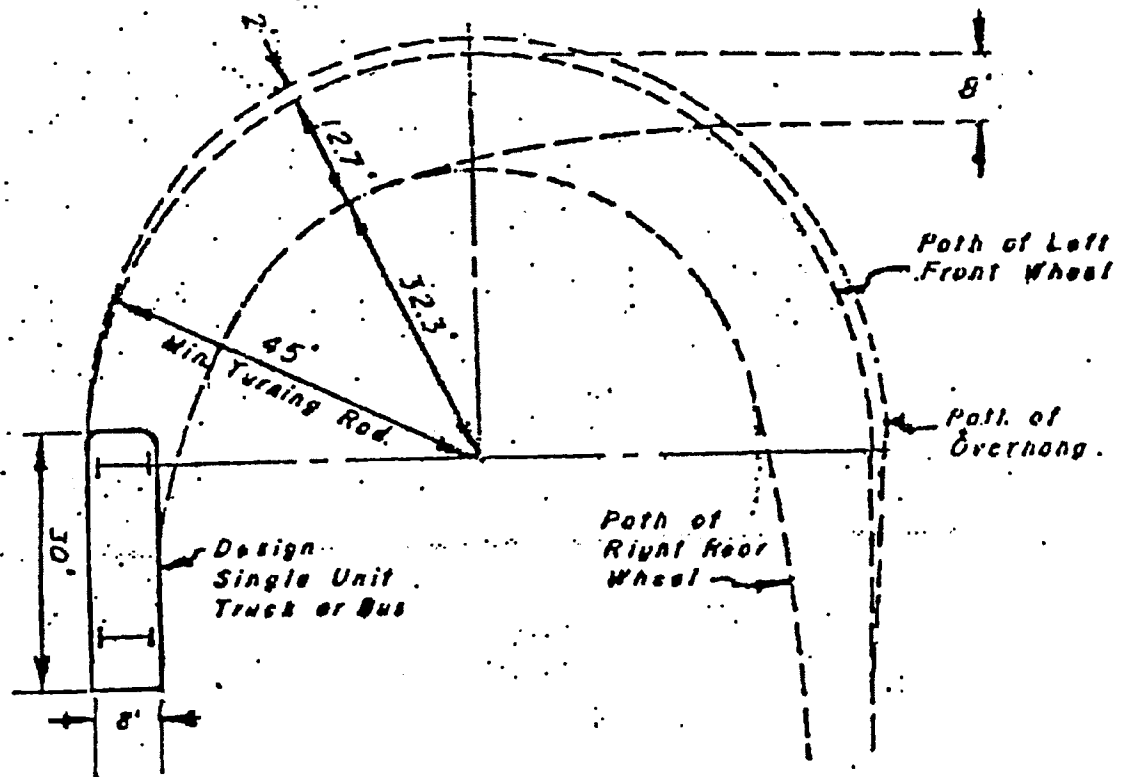




FOUR DOOR SEDAN  
 TURNING RADIUS  
 SCALE 1" = 10'

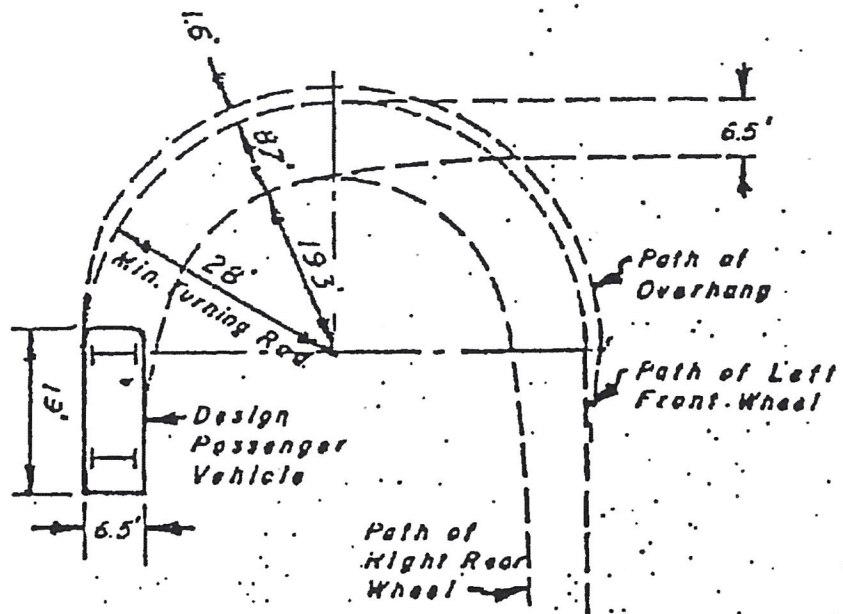


TRAFFIC ENGINEERING POLICY TE No.14



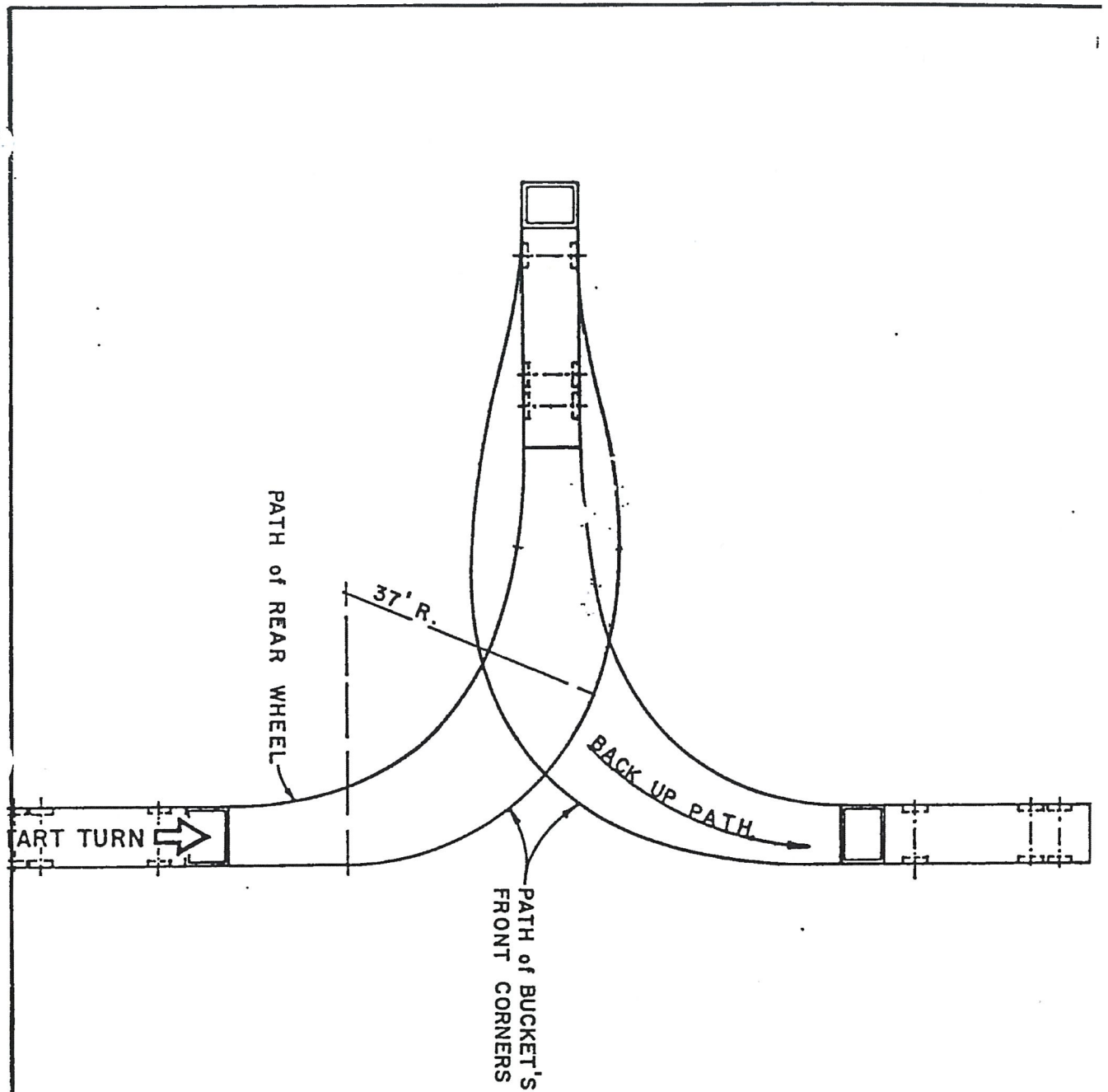
**SINGLE UNIT TRUCK or BUS  
DESIGN VEHICLE (2)**

SCALE 1" = 20'



PASSENGER  
DESIGN VEHICLE (1)

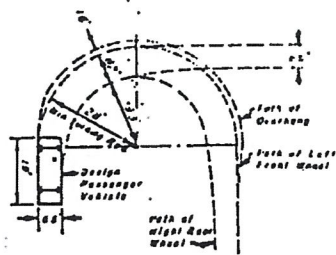
Scale 1"=20'



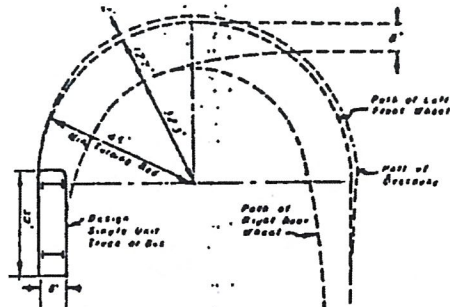
SCALE 1" = 20'

TRUCK TURNING RADIUS  
35' LONG TRASH TRUCK

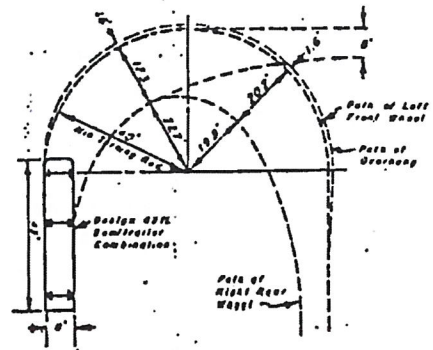




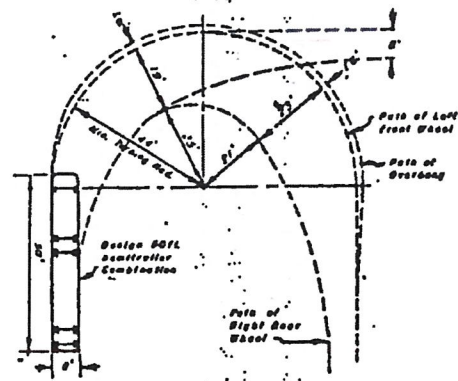
PASSENGER  
DESIGN VEHICLE (1)



SINGLE UNIT TRUCK or BUS  
DESIGN VEHICLE (2)

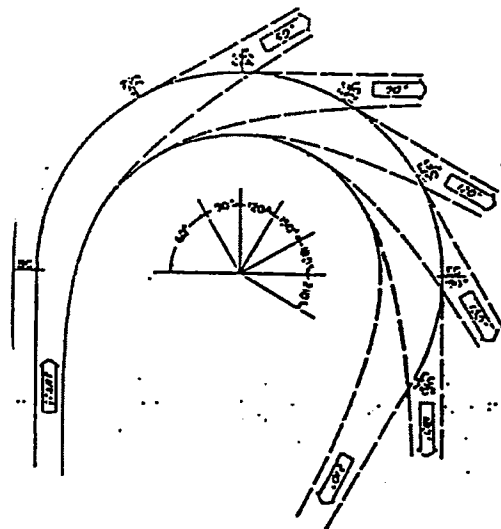


43ft. SEMITRAILER COMB.  
DESIGN VEHICLE (3)

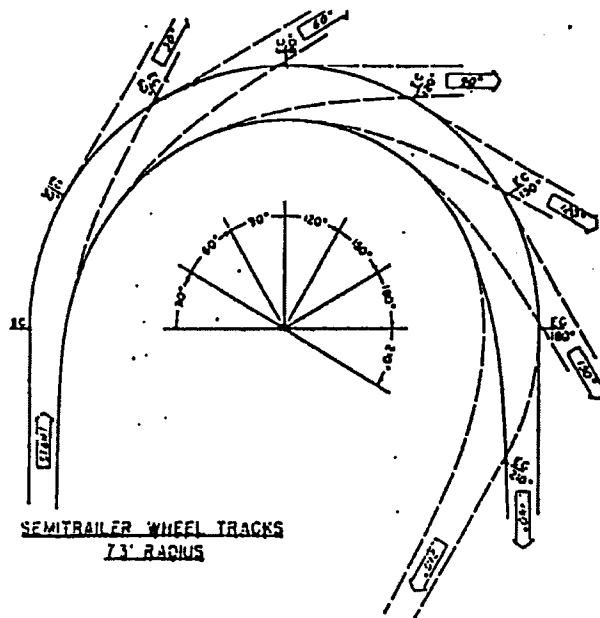


50ft. SEMITRAILER COMB.  
DESIGN VEHICLE (4)

SCALE 1" = 50'

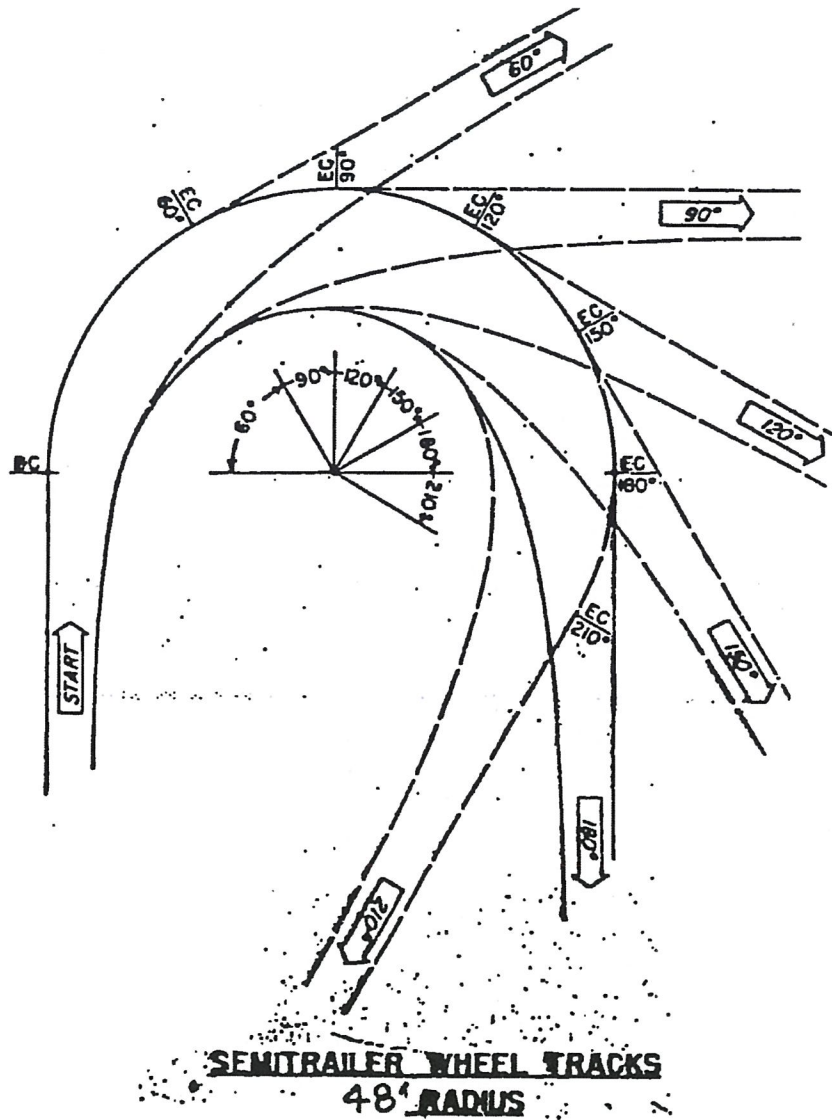


SEMITRAILER WHEEL TRACKS  
58' RADIUS

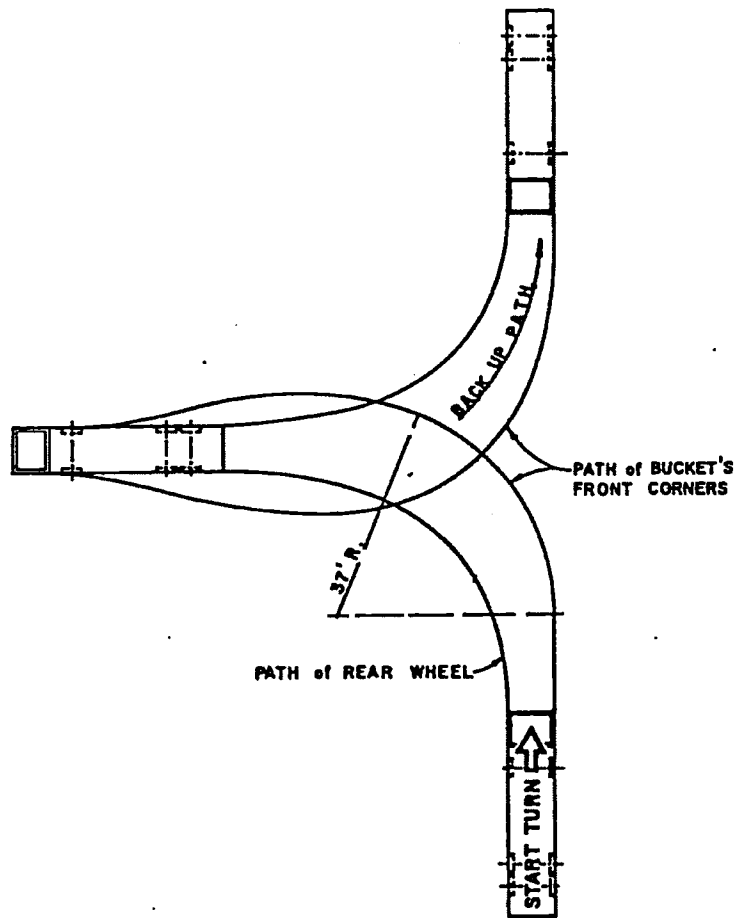


SEMITRAILER WHEEL TRACKS  
73' RADIUS

SCALE 1" = 5.0'

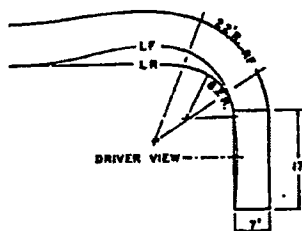


SCALE 1" = 30'



TRUCK TURNING RADIUS  
35' LONG TRASH TRUCK

SCALE 1" = 30'

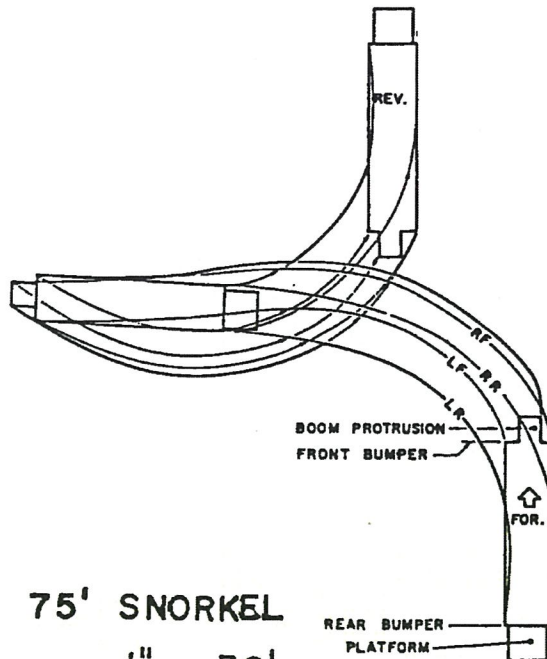
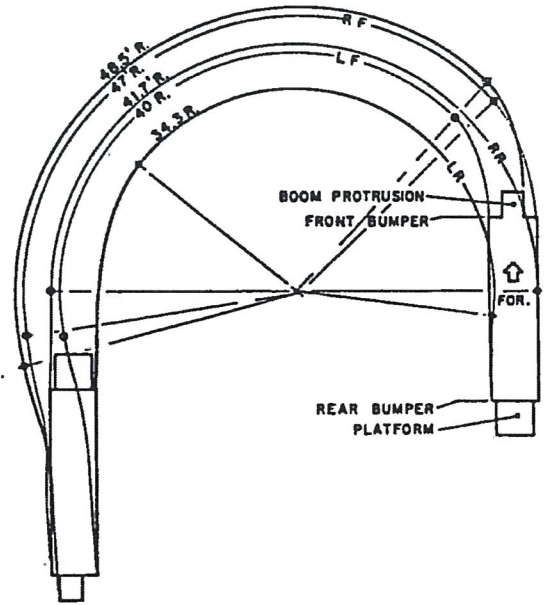
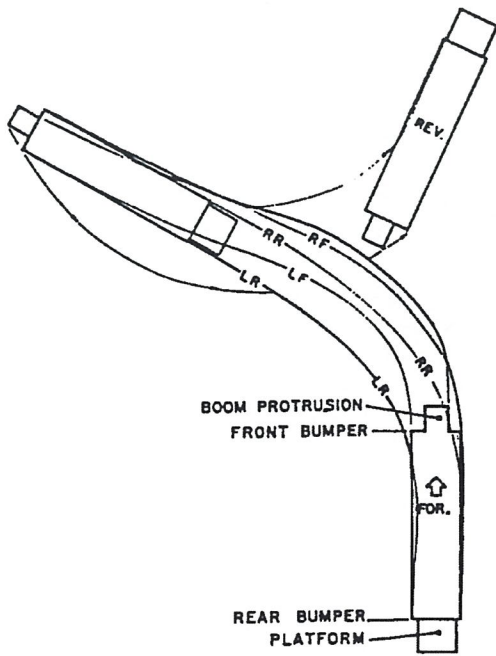


**FOUR DOOR SEDAN  
TURNING RADIUS**

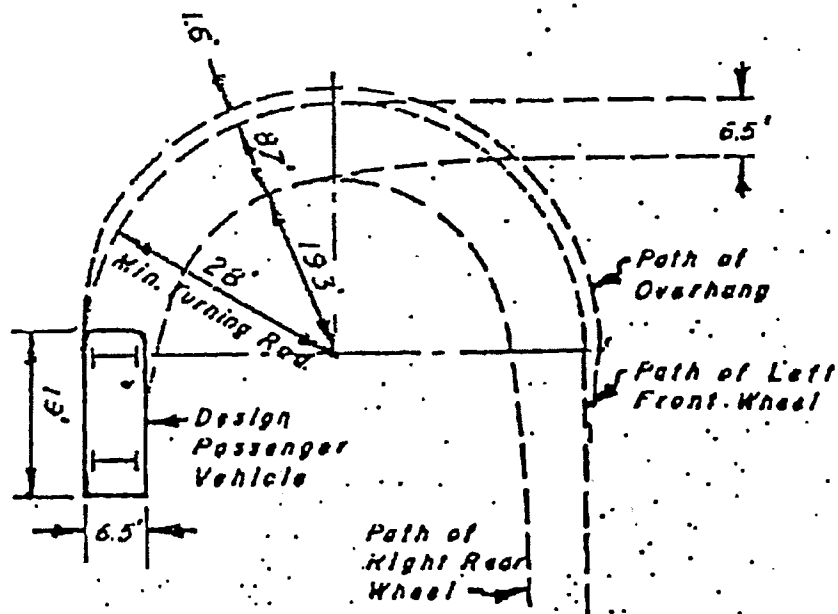
SCALE 1" = 30'

**TRAFFIC ENGINEERING POLICY TE No.14**



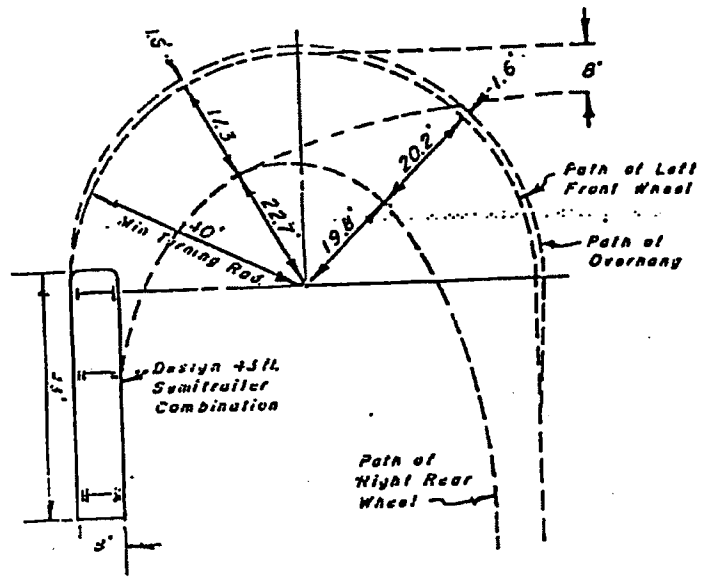


75' SNORKEL  
SCALE 1" = 30'



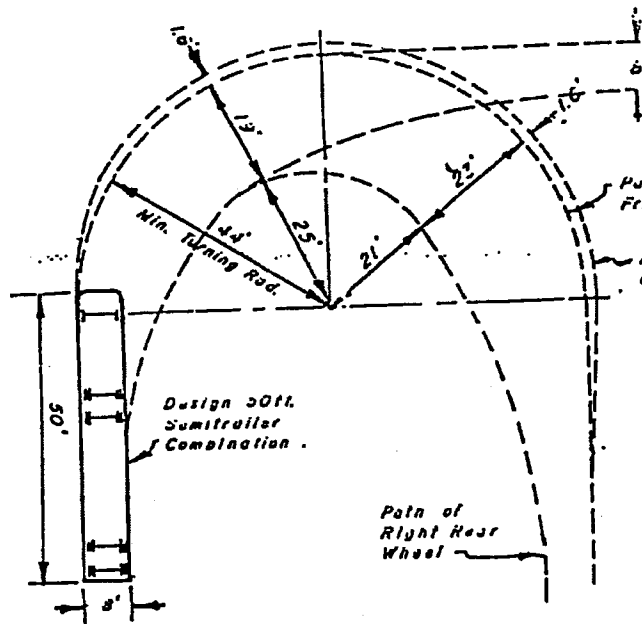
PASSENGER  
DESIGN VEHICLE (1)

Scale 1"=20'

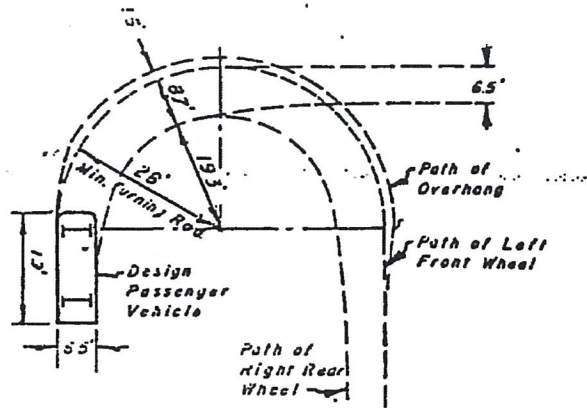


**43 ft. SEMITRAILER COMB.  
DESIGN VEHICLE (3)**

SCALE 1" = 30'

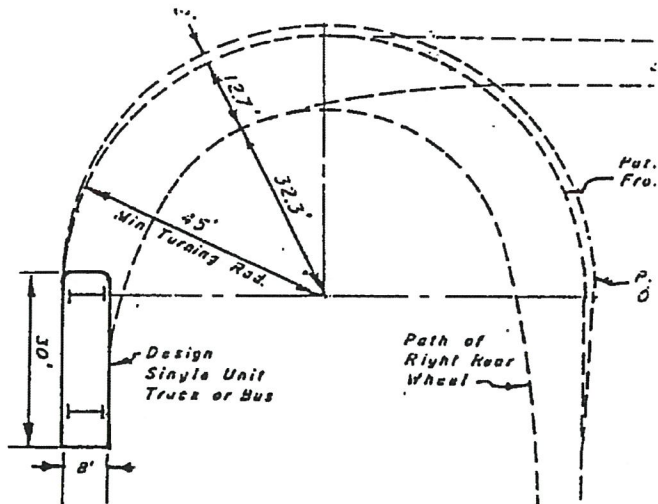


**50 ft. SEMITRAILER COMB.  
DESIGN VEHICLE (4)**

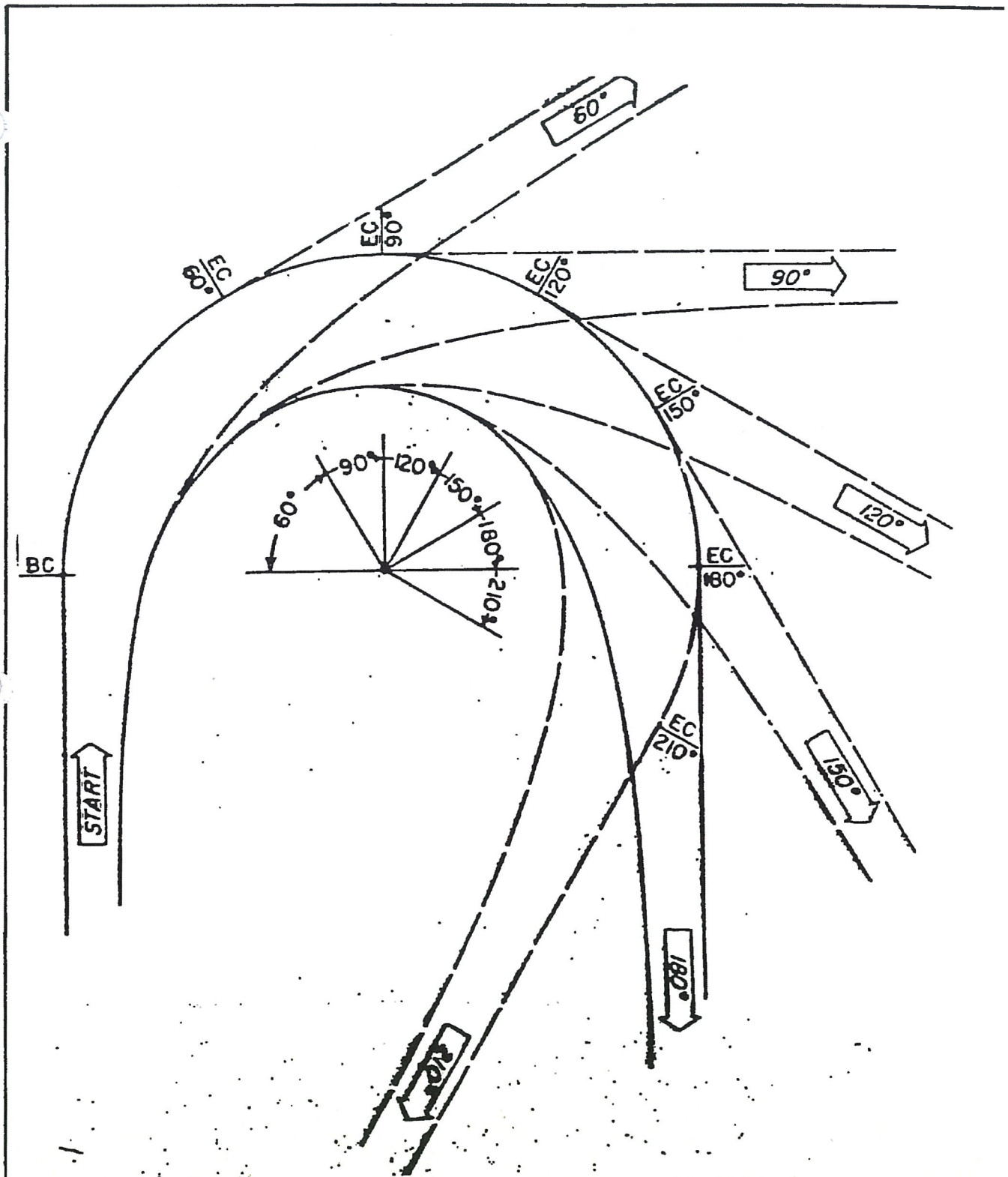


PASSENGER  
DESIGN VEHICLE (1)

SCALE 1" = 30'



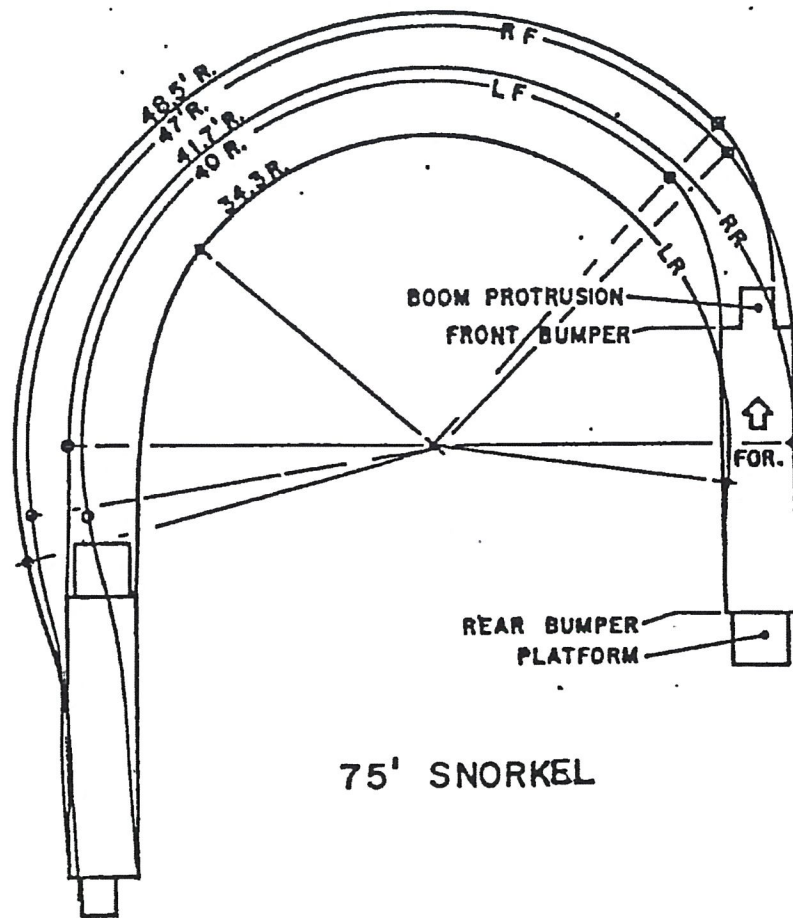
SINGLE UNIT TRUCK or BUS  
DESIGN VEHICLE (2)



SEMITRAILER WHEEL TRACKS  
48' RADIUS

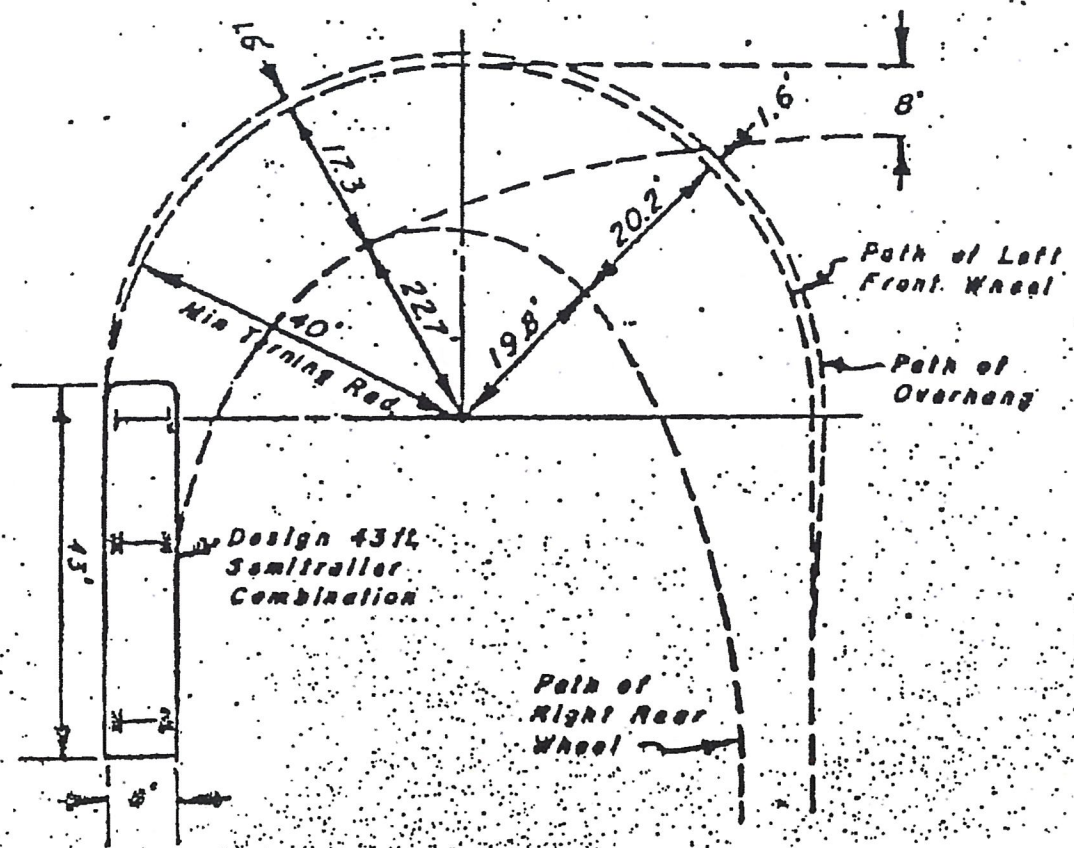
TRAFFIC ENGINEERING POLICY TE No.14





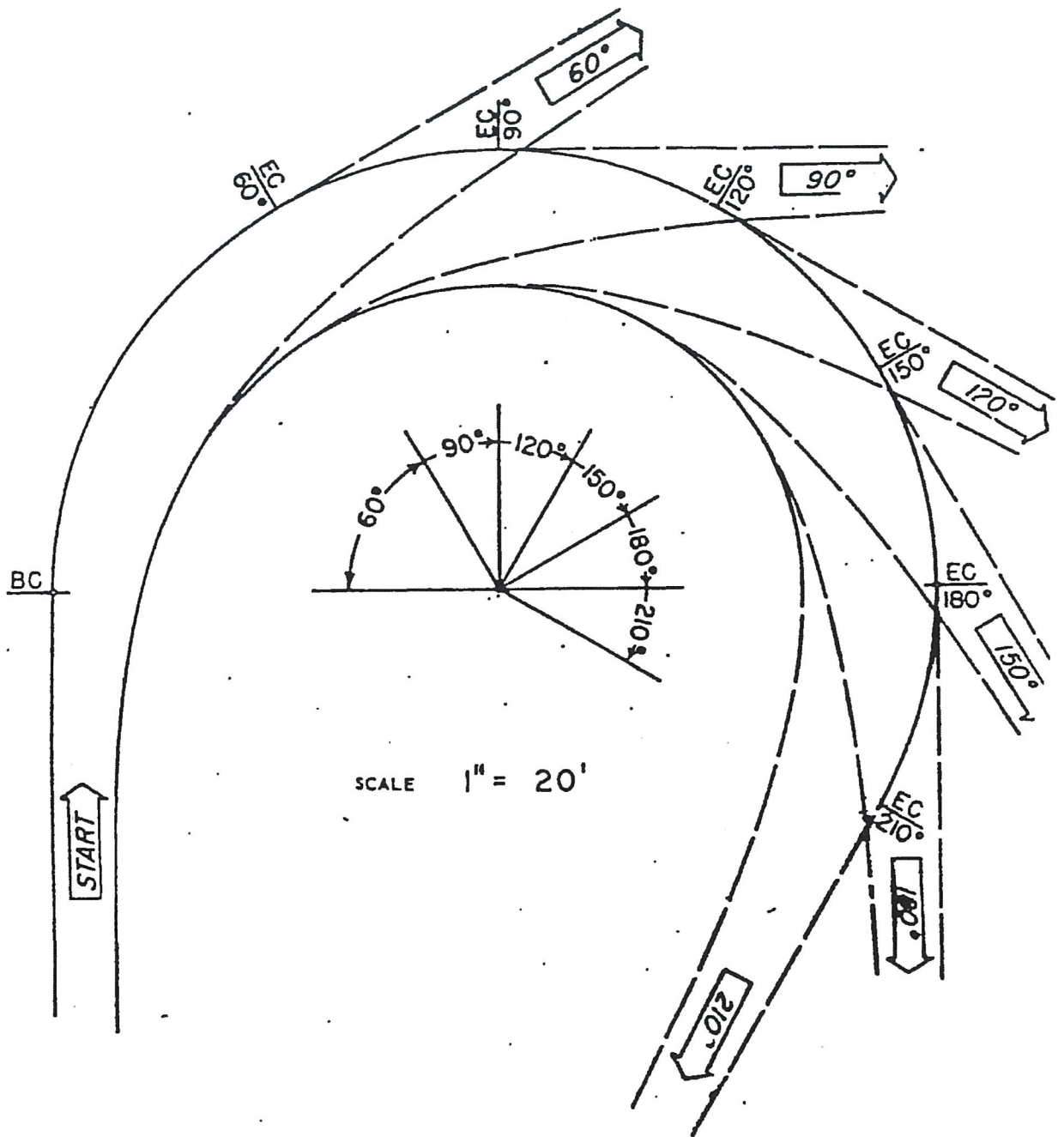
75' SNORKEL

Scale 1"=20'

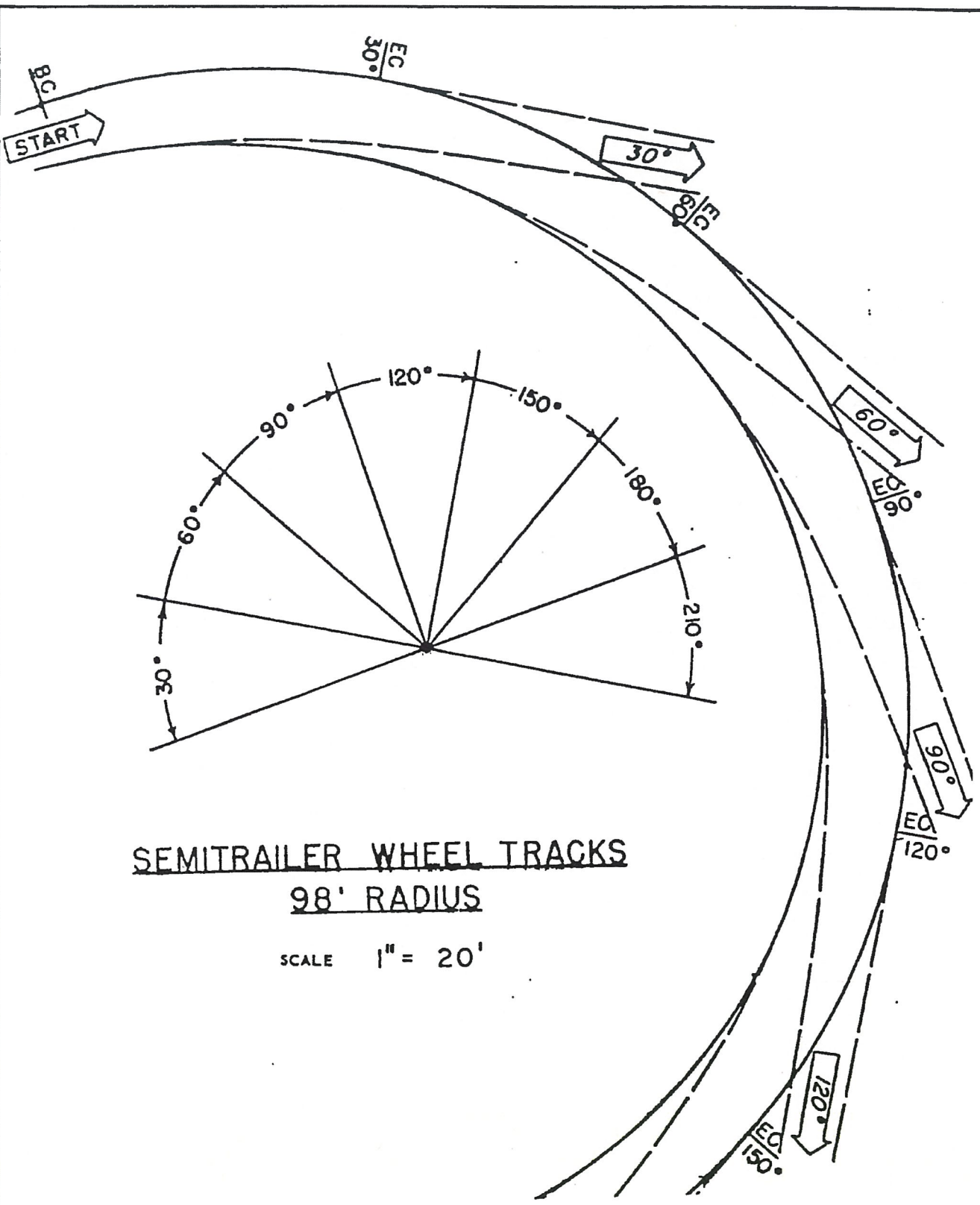


SINGLE UNIT TRUCK or BUS  
 DESIGN VEHICLE (3).

SCALE 1" = 20'

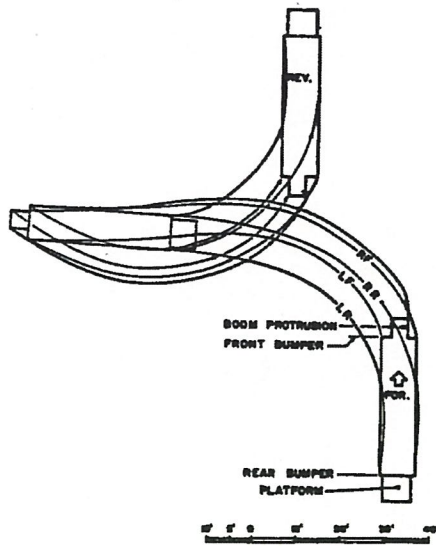
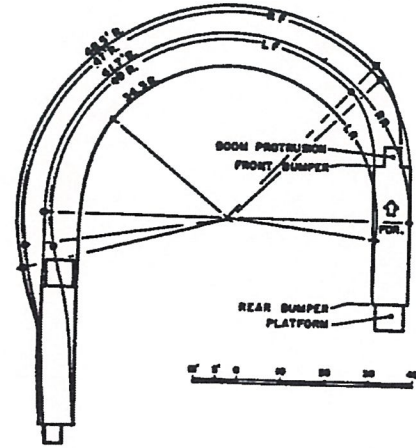
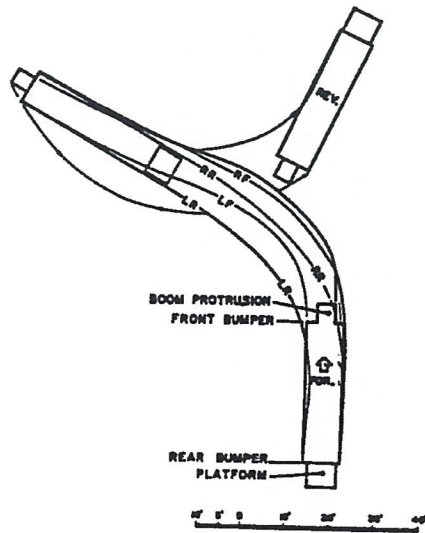


**SEMITRAILER WHEEL TRACKS**  
**58' RADIUS**

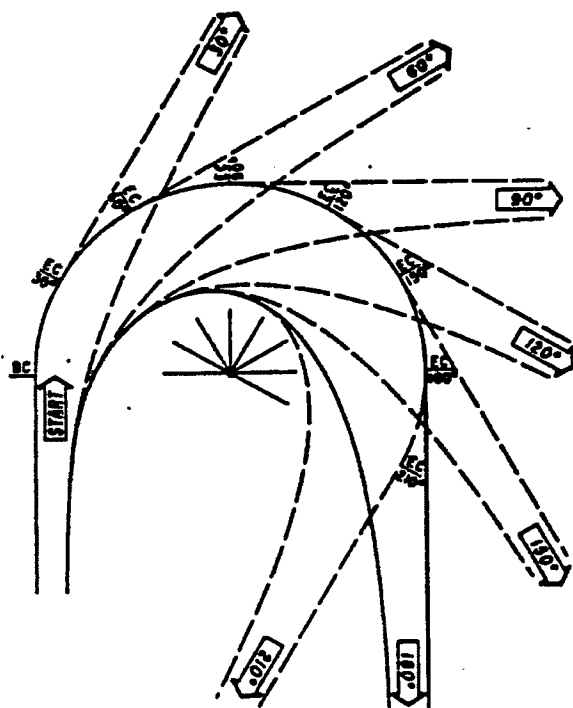


SEMITRAILER WHEEL TRACKS  
98' RADIUS

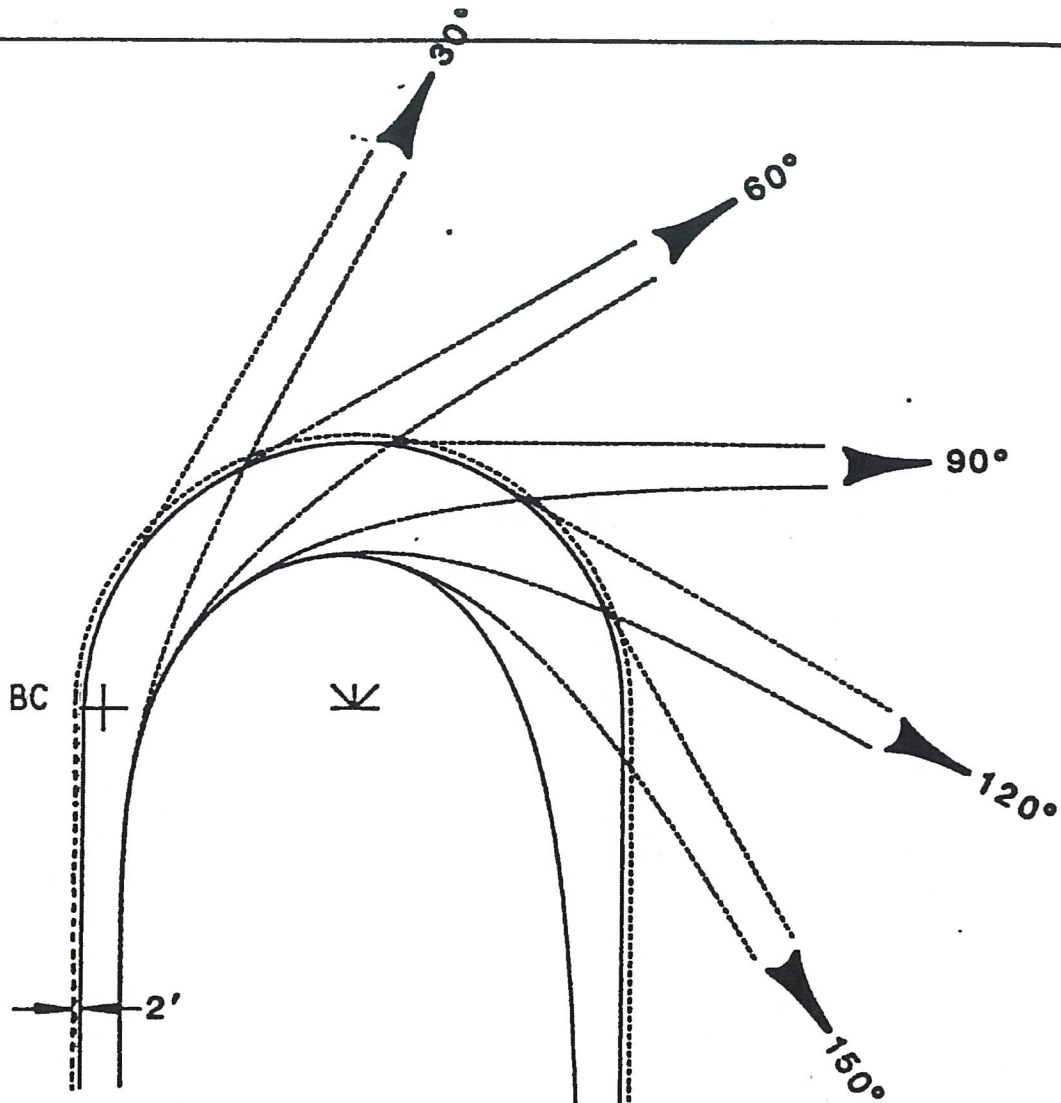
SCALE 1" = 20'







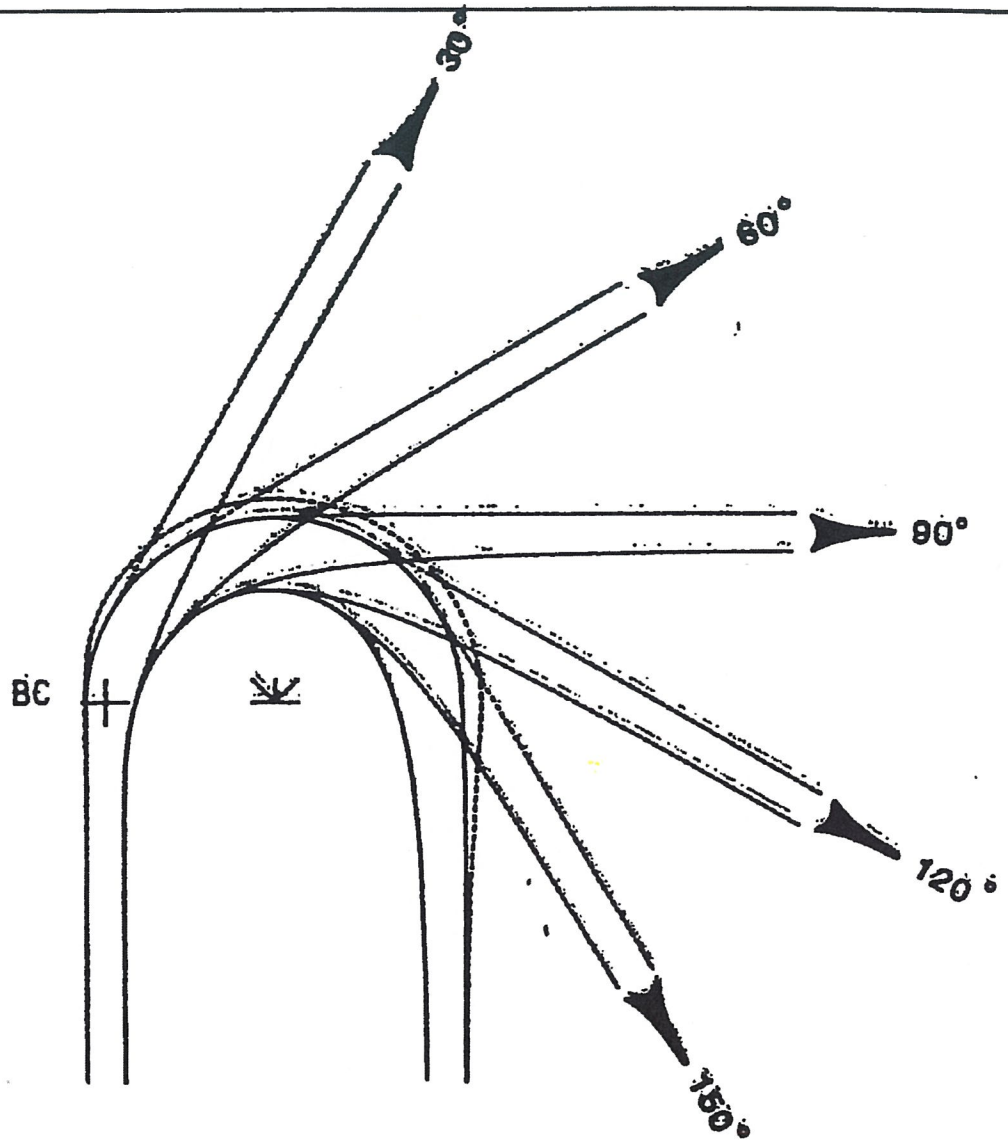
DEVELOPED BY THE UNIVERSITY OF MICHIGAN  
 LABORATORY OF TRAFFIC ENGINEERING  
 JANUARY 1, 1977  
**SEMITRAILER WHEEL TRACK**     40'     Scale  
 SCALE IN FEET     48'  
45' TURNING RADIUS



**CALIFORNIA TRUCK  
SEMITRAILER WHEEL TRACKS**

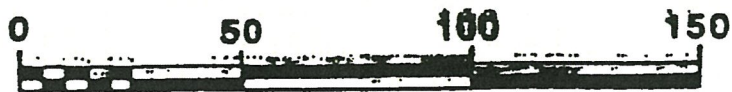


**60' TURNING RADIUS**  
TRAFFIC ENGINEERING POLICY TE No.14

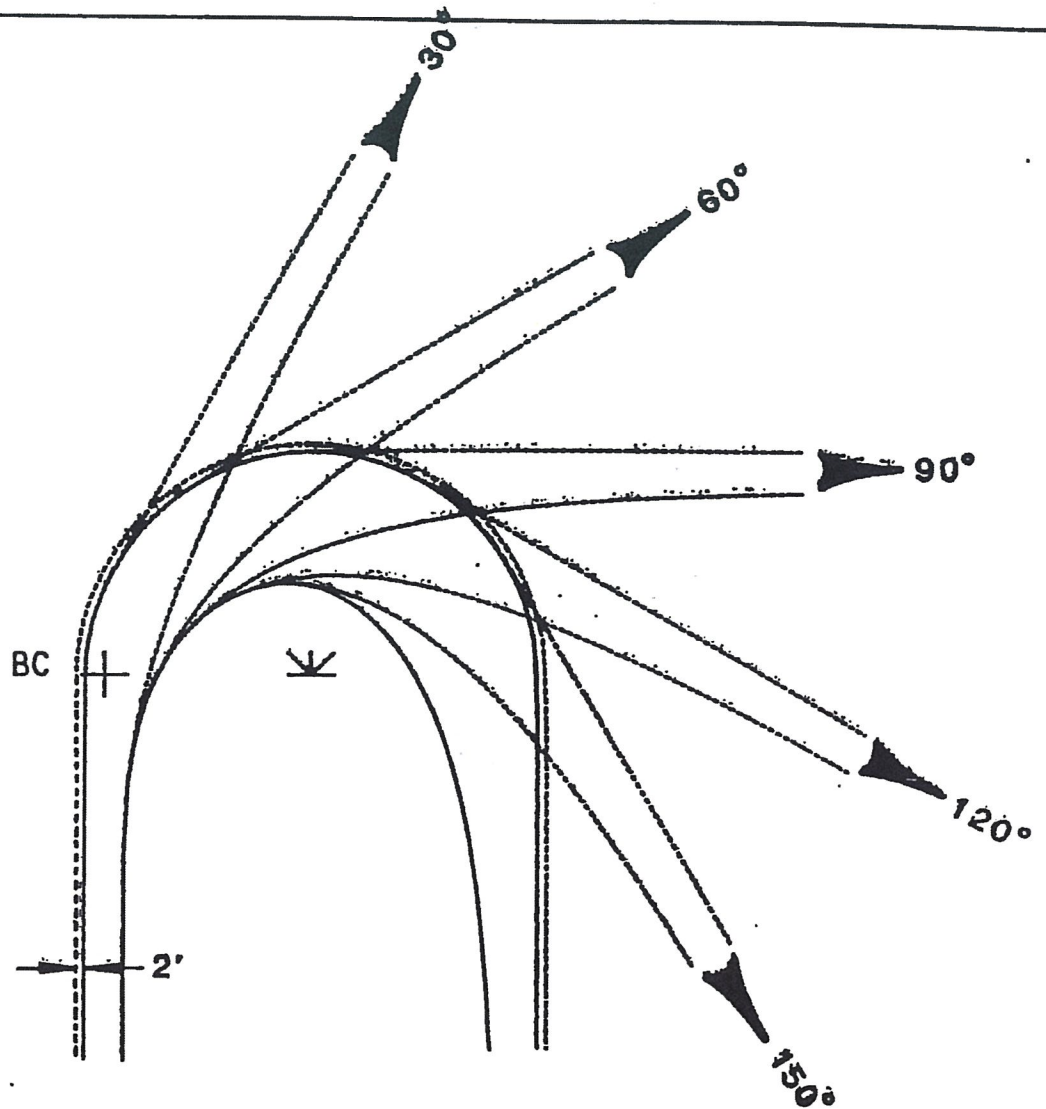


### BUS WHEEL TRACKS

SCALE IN FEET

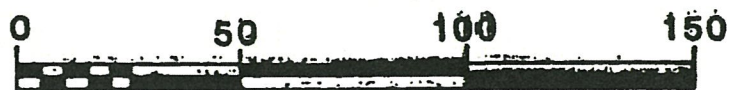


**42' TURNING RADIUS**  
TRAFFIC ENGINEERING POLICY TE No.14

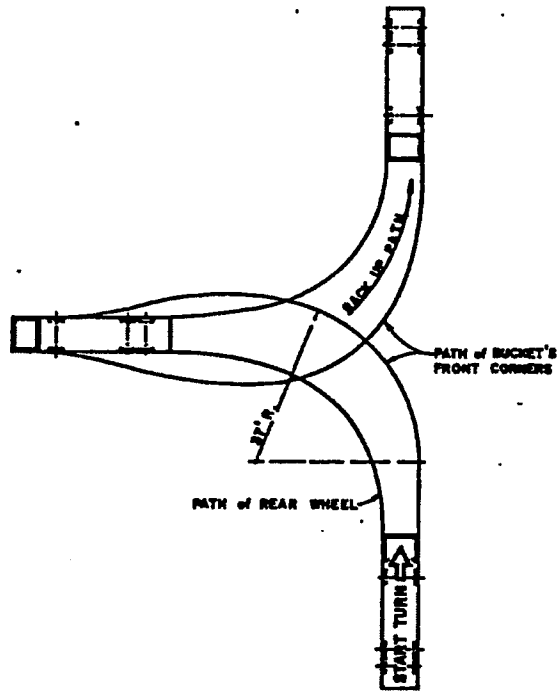


**CALIFORNIA TRUCK  
SEMITRAILER WHEEL TRACKS**

SCALE IN FEET



**50' TURNING RADIUS**  
TRAFFIC ENGINEERING POLICY TE No.14

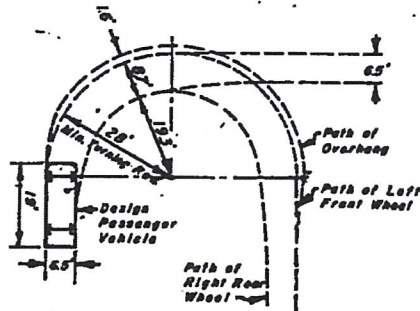


TRAFFIC ENGINEERING POLICY TE No.14

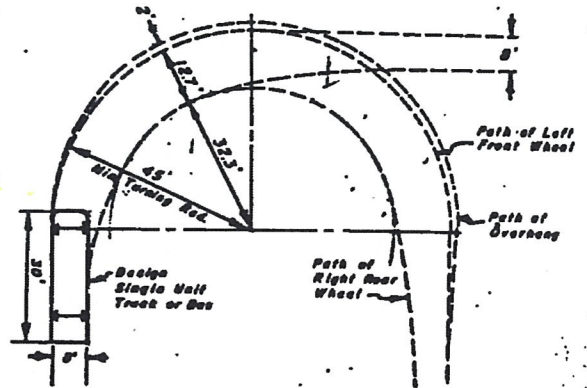


# VEHICLE MINIMUM TURNING PATHS

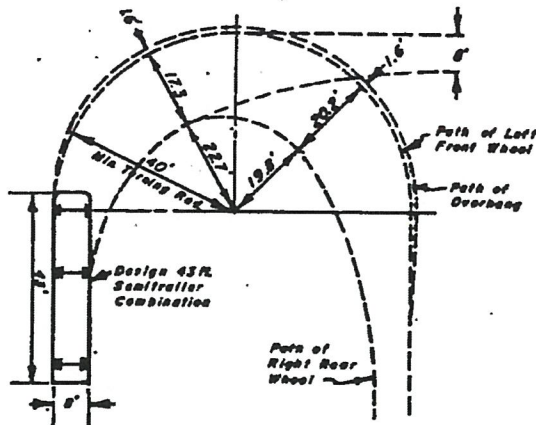
Scale 1" = 40'



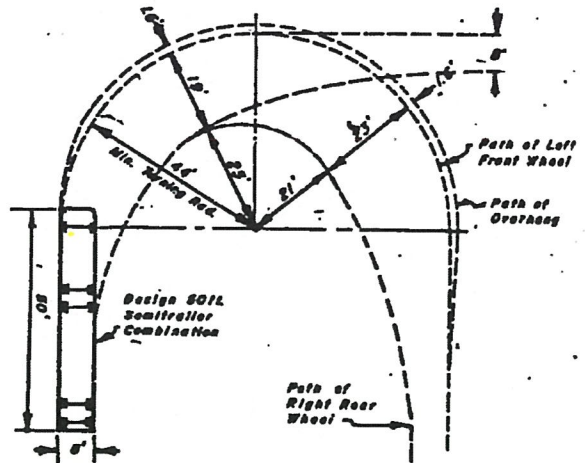
**PASSENGER  
DESIGN VEHICLE (1)**



**SINGLE UNIT TRUCK or BUS  
DESIGN VEHICLE (2)**



**43ft. SEMITRAILER COMB.  
DESIGN VEHICLE (3)**



**50ft. SEMITRAILER COMB.  
DESIGN VEHICLE (4)**

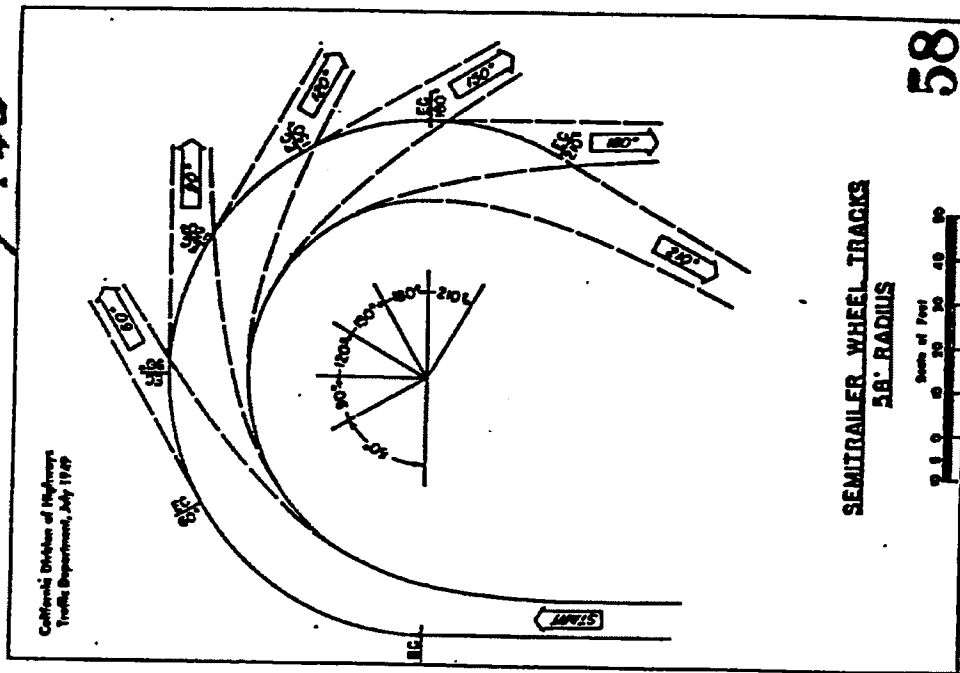
(1) - A.A.S.H.O. Designation = P

(2) - A.A.S.H.O. Designation = S.U.

(3) - A.A.S.H.O. Designation = C-43

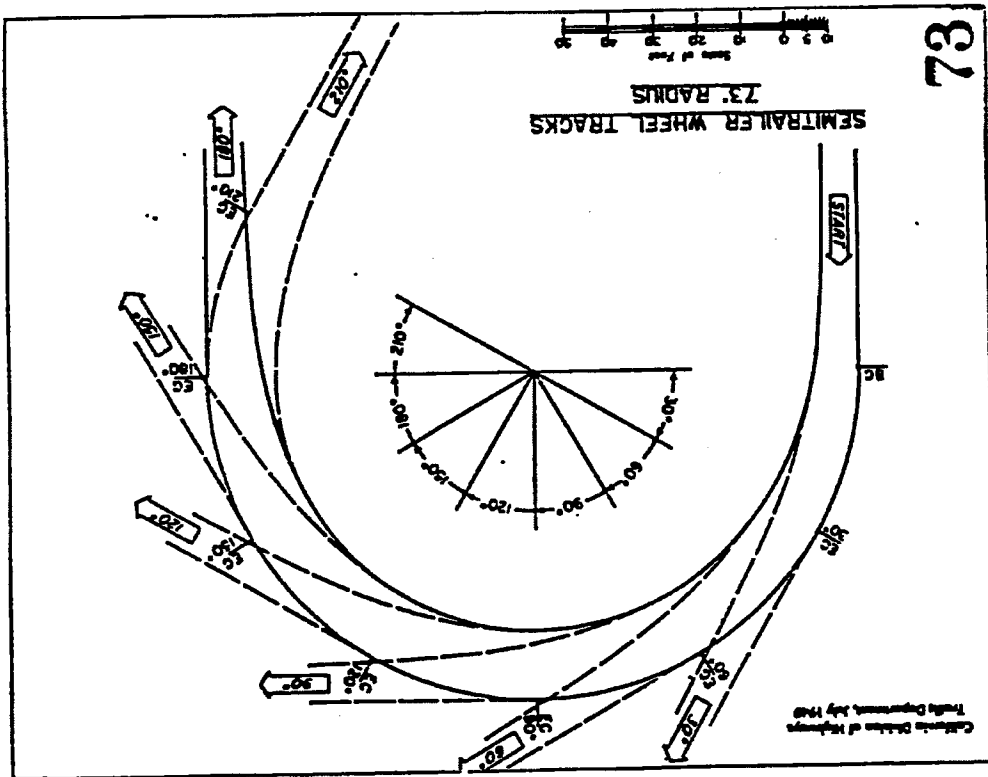
(4) - A.A.S.H.O. Designation = C-50

1" = 40'



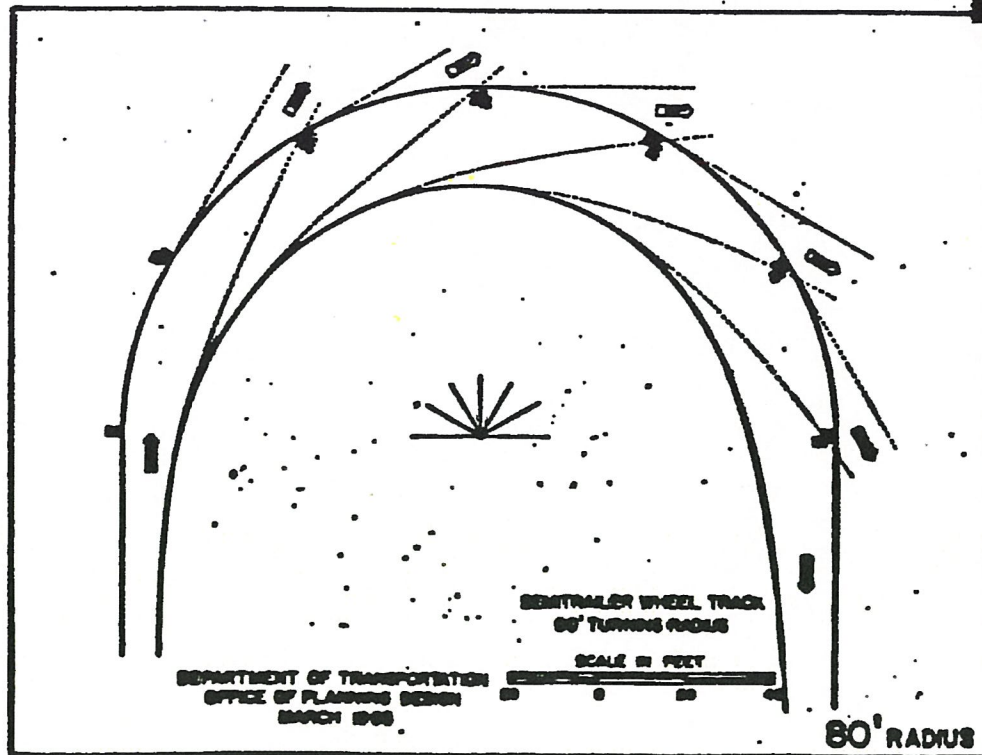
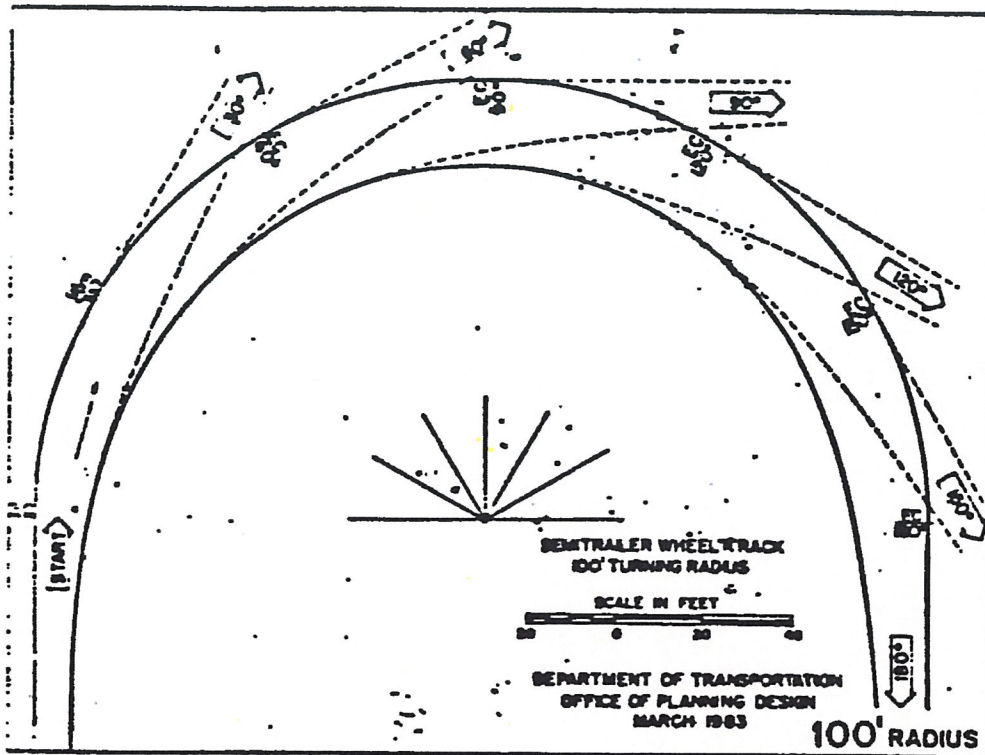
58

1" = 40'



73

# TRAFFIC ENGINEERING POLICY TE No.14



TRAFFIC ENGINEERING POLICY TE No.14

TRAFFIC ENGINEERING  
POLICY TE 17

**DEVELOPMENT REVIEW AND COMMENT SHEET**

**GENERAL STATEMENT**

To provide uniform information to the City of Garden Grove Planning Department on Conditions of Approval for new developments and/or redevelopments. The provided information will at the discretion of the Director be incorporated or amended as deemed necessary.

**GUIDELINES**

Attached is a form that shall be utilized by the individual to whom the project has been assigned. This form shall be in addition to or made a part of the sign-off sheet when the project is returned to the assigned planner. Any and all comments indicated on these forms shall also be noted on the site plan.

TRAFFIC ENGINEERING  
DEVELOPMENT REVIEW COMMENT SHEET  
CONDITIONS OF APPROVAL

Developer \_\_\_\_\_ Date Received \_\_\_\_\_

Project Name: \_\_\_\_\_

Contact Person

A. City Planner \_\_\_\_\_

B. Traffic Division \_\_\_\_\_

Bonds/Cash Deposit

Developer shall be required to post a bond or cash deposit with the City of Garden Grove in the amount of \$\_\_\_\_\_ to cover the cost of \_\_\_\_\_.

Driveways/Gates

Driveway approach (es) shall be flared depressed type per City of Garden Grove, Public Works Standard Plan B-120.

Driveway throat shall be a minimum of 30 feet for commercial, industrial and multi-residential, and 18 feet for standard residential.

Driveways shall not be located closer than 35 feet to the ECR or BCR.

Proposed gate facilities shall be located a minimum of 35 feet, 55 feet, or 85 feet from the property line on \_\_\_\_\_, and 35 feet, 55 feet or 85 feet from the property line on \_\_\_\_\_.

Plan as submitted does not include gate location(s).

Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



POLICY TE 17 (Continued)

Landscaping

All landscaping along the frontage adjacent to driveway(s) shall be of the low-height (30 inch maximum height) variety to provide adequate sight clearance.

Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

On-Site Circulation

All internal travel ways servicing back-to-back (90°) parking shall be a minimum of 25 feet in width.

Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Right-of-Way/Easement

Developer shall be required to dedicate to the City of Garden Grove an additional \_\_\_\_\_ feet of right-of-way on \_\_\_\_\_.

Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signing/Striping

All handicap parking stalls shall be marked and signed in accordance with CVC section.

All compact parking stalls shall be individually marked.

All curbs not associated with a parking stall shall be painted red.

Driveway shall be signed for right/left turns only as determined by the Traffic Engineer.

All street frontage shall be signed "No Parking Any Time" or painted red to prohibit parking as determined by the Traffic Engineer.

POLICY TE 17 (Continued)

All fire lanes shall have the curbs painted red with white 4-inch letters stating "No Parking Fire Lane."

Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Street Lighting

Are required.

Are not required.

If required shall be installed on:

Existing wood pole(s)

New marblemite pole(s)

Steel davit pole(s)

With overhead wiring

Underground wiring

Location/Spacing and lumen size: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Traffic Signals/Public Improvements

Developer shall be required to furnish and install a new 8 phase, ASC 2000 fully actuated traffic signal in a "Type II" cabinet.

Developer shall be required to relocate/modify the existing traffic signal equipment.

Developer shall submit a complete signal plan for a new or modified traffic signal in association with the signal requirements.

Additional comments: \_\_\_\_\_

POLICY TE 17 (Continued)

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Comments prepared by: \_\_\_\_\_ Date \_\_\_\_\_ ext \_\_\_\_\_

Traffic Engineer approval \_\_\_\_\_ Date \_\_\_\_\_ ext \_\_\_\_\_

Division/Department approval \_\_\_\_\_ Date \_\_\_\_\_

TRAFFIC ENGINEERING  
DEVELOPMENT REVIEW COMMENT SHEET  
CONDITIONS OF APPROVAL

Developer \_\_\_\_\_ Date Received \_\_\_\_\_

Project Name: \_\_\_\_\_

Contact Person

A. City Planner \_\_\_\_\_

B. Traffic Division \_\_\_\_\_

Bonds/Cash Deposit

Developer shall be required to post a bond or cash deposit with the City of Garden Grove in the amount of \$ \_\_\_\_\_ to cover the cost of \_\_\_\_\_.

Driveways/Gates

Driveway approach(es) shall be flared depressed type per City of Garden Grove, Public Works Standard Plan B-120.

Driveway throat shall be a minimum of 30 feet for commercial, industrial and multi-residential, and 18 feet for standard residential.

Driveways shall not be located closer than 35 feet to the ECR or BCR.

Proposed gate facilities shall be located a minimum of 35 feet, 55 feet, or 85 feet from the property line on \_\_\_\_\_, and 35 feet, 55 feet or 85 feet from the property line on \_\_\_\_\_.

Plan as submitted does not include gate location(s).

Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Landscaping

All landscaping along the frontage adjacent to driveway(s) shall be of the low-height (30 inch maximum height) variety to provide adequate sight clearance.

Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

On-Site Circulation

All internal travel ways servicing back-to-back (90°) parking shall be a minimum of 24 feet in width.

Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

Right-of-Way/Easement

Developer shall be required to dedicate to the City of Garden Grove an additional \_\_\_\_\_ feet of right-of-way on \_\_\_\_\_.

Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

Signing/Striping

All handicap parking stalls shall be marked and signed in accordance with CVC section.

All compact parking stalls shall be individually marked.

All curbs not associated with a parking stall shall be painted red.

Driveway shall be signed for right/left turns only as determined by the Traffic Engineer.



All street frontage shall be signed "No Parking Any Time" or painted red to prohibit parking as determined by the Traffic Engineer.

All fire lanes shall have the curbs painted red with white 4-inch letters stating "No Parking Fire Lane."

Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### Street Lighting

Are required.

Are not required.

If required shall be installed on:

Existing wood pole(s)

New marblelite pole(s)

Steel davit pole(s)

With overhead wiring

Underground wiring

Location/Spacing and lumen size: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### Traffic Signals/Public Improvements

Developer shall be required to furnish and install a new \_\_\_\_ phase, fully actuated traffic signal in a "P" cabinet.

Developer shall be required to relocate/modify the existing traffic signal equipment.

Developer shall submit a complete signal plan for a new or modified traffic signal in association with the signal requirements.

Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments prepared by: \_\_\_\_\_ Date \_\_\_\_\_ ext \_\_\_\_\_

Traffic Engineer approval \_\_\_\_\_ Date \_\_\_\_\_ ext \_\_\_\_\_

Division/Department approval \_\_\_\_\_ Date \_\_\_\_\_

TRAFFIC ENGINEERING  
POLICY TE 19

PRIVATE PROPERTY TOW AWAY SIGN DESIGN

GENERAL STATEMENT

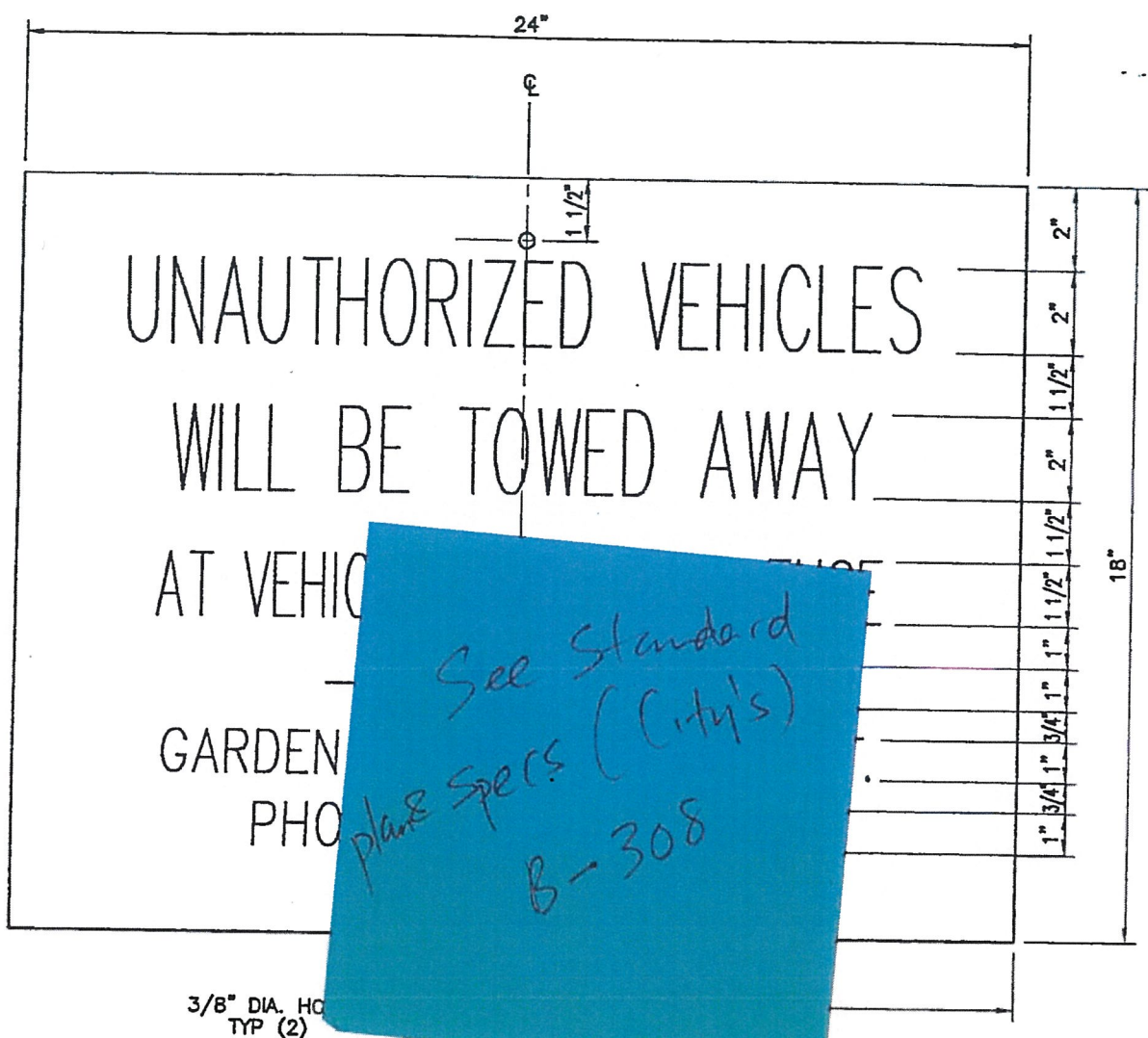
A person in lawful possession of any private property that desires to have a parked vehicle removed from such property must do so in compliance with the California Vehicle Code (CVC) Section 22658 and the City of Garden Grove Municipal Code (GGMC) 10.56.220.

GUIDELINES

To comply with the Garden Grove Municipal Code and the California Vehicle Code in causing a vehicle to be removed from private property, must post said property.


The requirements for the sign shall be a minimum of eighteen inches by twenty-four inches (18" x 24") in size, having a white background with black letters and border.

The posting of the sign shall be located not less than four feet (4') or more than six feet (6') above ground level and in compliance with Section 26658 of the CVC as to content.



**NOTE:**

1. COLOR SHALL BE BLACK LETTERS AND BORDER ON A WHITE BACKGROUND.
2. SIZES SHOWN ARE MINIMUM.
3. SIGN PLACEMENT SHALL BE IN ACCORDANCE WITH M.C. 10.56.220 AND C.V.C. 22658.

	City of Garden Grove	<b>PRIVATE PROPERTY TOW AWAY SIGN</b>			
Approved  <i>J. L. A.</i> City Engineer	Date <b>7-25-00</b>	REVISIONS	BY	DATE	STD. PLAN NUMBER  <b>B-308</b>
	R.C.E. 42977 Exp. 3-31-04				

ORDINANCE NO. 1820

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING CHAPTER 10.56 OF THE GARDEN GROVE MUNICIPAL CODE RELATING TO VEHICLE REMOVAL FROM PRIVATE PROPERTY AND POSTING NOTICES.

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1: Sections 10.56.220 is hereby added to Chapter 10.56 of the Garden Grove Municipal Code to read as follows:

Section 10.56.220. Sign Requirement - Vehicle Removal from Private Property.

The owner or person in lawful possession of any private property who desires to cause the removal of a vehicle parked on such property under the provisions of California Vehicle Code Section 22658, shall comply with the following requirement: Posted sign shall be a minimum of eighteen inches by twenty-four inches (18" x 24") in size, having a white background with contrasting lettering. Such signs shall be located not less than four (4) feet nor more than six (6) feet above ground level and otherwise in compliance with Section 22658 as to content.

SECTION 2: This ordinance shall take effect thirty (30) days after adoption and shall within fifteen (15) days of adoption be published with the names of the Councilmen voting for and against the same in the Orange County News, a newspaper of general circulation, published and circulated in the City of Garden Grove.

The foregoing ordinance was passed by the City Council of the City of Garden Grove this 23rd day of May, 1983.

/s/ JONATHAN H. CANNON  
MAYOR

ATTEST:

/s/ CAROLYN MORRIS  
CITY CLERK

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS:  
CITY OF GARDEN GROVE )

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and presented on May 16, 1983 with vote as follows:

AYES: COUNCILMEMBERS: (5) DINSEN, KRIEGER, LITRELL, WILLIAMS, CANNON  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (0) NONE



ORDINANCE NO. 1820

and was passed on May 23, 1983 by the following vote:

AYES:	COUNCILMEMBERS:	(4)	DINSEN, LITTRELL, WILLIAMS, CANNON
NOES:	COUNCILMEMBERS:	(0)	NONE
ABSENT:	COUNCILMEMBERS:	(1)	KRIEGER

/s/ CAROLYN MORRIS  
CITY CLERK

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MOTOR VEHICLES—UNATTENDED—REMOVAL

Senate Bill No. 1241

CHAPTER 738

An act to amend Section 22658 of the Vehicle Code, relating to vehicles.

[Approved by Governor September 7, 1982. Filed with Secretary of State September 8, 1982.]

LEGISLATIVE COUNSEL'S DIGEST

SB 1241, Garamendi. Vehicles: unattended vehicles: private property: impounding.

(1) Under existing law, an unattended vehicle may be removed from private property, as prescribed, by the owner or person in lawful possession of the property. Prior to causing removal of the vehicle, a sign is required to have been posted on the property prohibiting public parking and containing the telephone number of the local law enforcement agency.

This bill would, in addition, require that the sign be of such size as required by ordinance, be displayed at all entrances to the private property, and indicate that vehicles will be removed at the vehicle owner's expense. This bill would also provide that, whenever there has been a failure to post a sign, as specified, an owner or person in lawful possession of any private property, who causes the removal of

a vehicle parked on that property, would be liable for any storage or towing charges.

The bill would prohibit any person to cause the removal of any vehicle from privately owned and operated fee-paid parking facilities until at least 12 hours after the expiration of the period for which a fee is paid for the vehicle, excepting, however, those spaces rented and reserved, in the manner specified, to and for the use of a person.

(2) Article XIII B of the California Constitution and Sections 2231 and 2234 of the Revenue and Taxation Code require the state to reimburse local agencies and school districts for certain costs mandated by the state. Other provisions require the Department of Finance to review statutes disclaiming these costs and provide, in certain cases, for making claims to the State Board of Control for reimbursement.

However, this bill would provide that no appropriation is made and no reimbursement is required by this act for a specified reason.

*The people of the State of California do enact as follows:*

SECTION 1. Section 22658 of the Vehicle Code is amended to read:

22658. (a) The owner or person in lawful possession of any private property may, subsequent to notifying, by telephone or, if impractical, by the most expeditious means available, the city police or county sheriff, whichever is appropriate, cause the removal of a vehicle parked on such property to the nearest public garage, if there is displayed, in plain view, ~~at all entrances to the property,~~ a sign prohibiting public parking and indicating that vehicles will be removed at the owner's expense, and containing the telephone number of the local traffic law enforcement agency. The sign shall be of such size as specified by ordinance.

(b) The person causing removal of such vehicle shall, if the person knows or is able to ascertain from the registration records of the Department of Motor Vehicles the name and address of the registered and legal owner thereof, immediately give, or cause to be given, notice in writing to ~~the registered and legal owner of the fact of such removal, the grounds for the removal, and indicate the place to which the vehicle has been removed.~~ In the event the vehicle is stored in a public garage, a copy of the notice shall be given to the proprietor of the garage. The notice provided for in this section shall include the amount of mileage on the vehicle at the time of removal. If the person does not know and is not able to ascertain the name of the owner or for any other reason is unable to give the notice to the owner as provided in this section, ~~the person causing removal of~~ the vehicle shall comply with the requirements of Section 22653 relating to notice in the same manner as applicable to an officer removing a vehicle from private property.

(c) The provisions of this section shall not limit or affect any right or remedy which the owner or person in lawful possession of private

symbol ▽ indicates text deletion

property may have by virtue of other provisions of law authorizing the removal of a vehicle parked upon such property.

(d) The owner of a vehicle removed from private property pursuant to subdivision (a) may recover for any damage to the vehicle resulting from any intentional or negligent act of any person causing the removal of, or removing, the vehicle.

(e) Any owner or person in lawful possession of any private property causing the removal of a vehicle parked on that property, shall be liable for any storage or towing charges whenever there has been a failure to post a sign as provided for in subdivision (a).

(f) No person shall cause the removal of any vehicle from a privately owned and operated fee-paid parking facility until at least 12 hours after the expiration of the period for which the fee is paid for the vehicle. This subdivision does not apply to any parking space or stall rented to a person and reserved or otherwise clearly marked or designated for the use of that person.

SEC. 2. No appropriation is made and no reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution or Section 2231 or 2234 of the Revenue and Taxation Code because the only costs which may be incurred by a local agency or school district will be incurred because this act creates a new crime or infraction, changes the definition of a crime or infraction, changes the penalty for a crime or infraction, or eliminates a crime or infraction.

TRAFFIC ENGINEERING  
POLICY TE 20

**NO PARKING FIRE LANE SIGN DESIGN**

GENERAL STATEMENT

To assure standard signing for designated fire lanes, the following sign design is to be used.

GUIDELINES

Whenever it is necessary to provide a fire lane on private property in compliance with the requirements set forth by the City of Garden Grove Fire Marshall, the sign design shall conform to the following sign layout. Size, shape, color and text shall be as provided.





ALL DIMENSIONS ARE IN INCHES

R27 SUFFIX	SIZE	BORDER WIDTH	MARGIN WIDTH	LETTER SIZE SERIES & STROKE WIDTH					CC R/
				LINE 1	LINE 2	LINE 3	LINE 4	LINE 5	
-1.1	12 x 18	1/4	1/4	3½B-.49	3B-.42	2¼B-.33	2¼B-.33	3/8 F-.08	1

R27 SUFFIX	SIZE	DIMENSIONS											
		A	B	C	D	E	F	G	H	I	J	K	L
-1.1	12 x 18	1½	15	2-3/8	7/8	1-1/8	5½	9-3/4					

White BACKGROUND WITH Red BORDER & SYMBOL

SIGN

3/8" DIA HOLES °

ReflectORIZED Material  
Aluminum Sign

APPROVED:

TRAFFIC ENGINEERING  
POLICY TE 36

MEDIAN NOSE FLARE DESIGNS

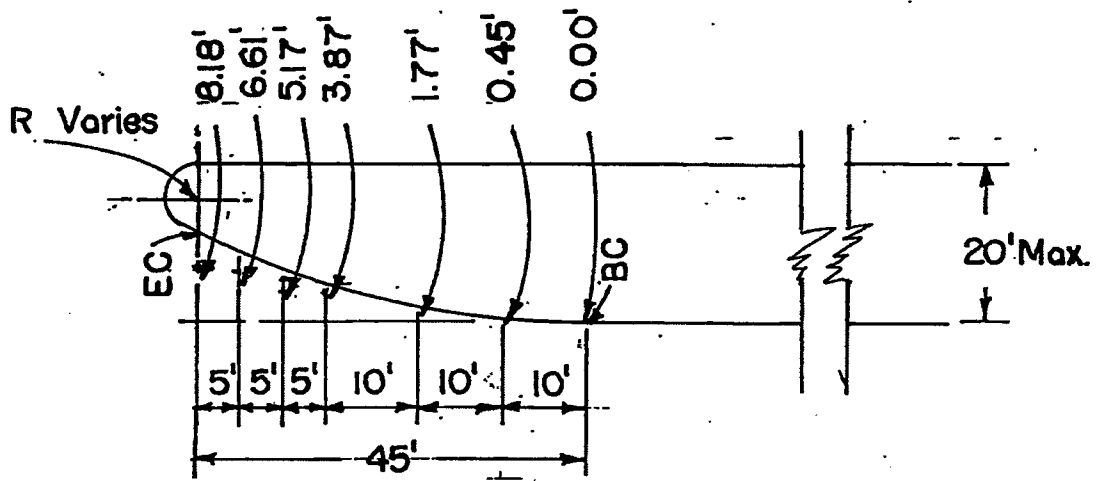
GENERAL STATEMENT

In the event that it is not feasible to provide left-turn storage lanes for both directions of travel, this policy provides for recommended nose flare designs that will assure that safety of the design is not impaired.

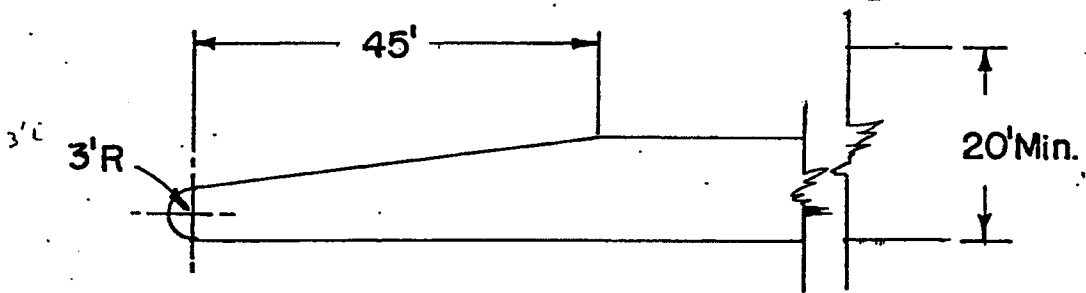
GUIDELINES

The attached provides the minimum design requirements for nose flare designs for the following two conditions:

1. When left-turn storage lanes are not provided for both directions of travel. The minimum design can be used on any median width, only the radius will vary with the median width. The flare design will remain constant.
2. When a median width exceeds twenty feet and the median end width is eight feet or wider, then the modified nose approach should be considered. This type design provides for extended sight distances to compensate for the wide median end treatment.



STANDARD NOSE FLARE



ALTERNATIVE NOSE FLARE

TRAFFIC ENGINEERING  
POLICY 64  
RAISED MEDIAN DESIGN

GUIDELINES

The purpose of these guidelines is to provide a uniform procedure for the design of raised median.

Since raised median is a permanent improvement, its design should be conservative in nature. Pocket length design should factor in any projected increase in traffic. While striped pockets can easily be lengthened to address volume changes, reconstructing raised median can be very costly.

Intersection spacing and driveway locations may impact these guidelines. The City Traffic Engineer will provide design oversight to ensure proper traffic circulation.

Pocket Length:

The standard minimum pocket length for single left turn lanes shall be 75 feet. At arterial intersections left turn volumes will likely dictate a longer pocket. Traffic Engineering determines pocket length at these locations to be equal to 1 foot times the number of vehicles turning left in the peak hour. The maximum pocket length for a single left turn lane shall be 300 feet. Dual left turn lanes should be provided to accommodate additional vehicular storage.

Taper Length:

The standard minimum taper length for single left turn lanes shall be 90 feet. When insufficient distance is available 60 feet is acceptable. This is in conformance with City of Garden Grove Standard Plan B-132. Landscape impacts shall not be a determining factor when designing tapers.

The standard minimum taper length for dual left turn lanes shall be 150 feet.

Raised Median Nose Location/Flares:

Raised median noses shall be located 15 feet back from the line extending through ½ delta of the curb returns of the intersecting street. This is in conformance with City of Garden Grove Standard Plan B-128. Curb flares at nose locations shall be constructed per the following:

- 4-foot medians – no flare required
- 10-foot medians – construct a 40-foot flare
- 14-foot medians – construct a 60-foot flare

Orange County PF&RD Standard Plan 141-0-OC may be used in design of these flares.