



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JANUARY 17, 2019

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

ROLL CALL: VICE CHAIR TRUONG
COMMISSIONERS KANZLER, LAZENBY, LEHMAN, NGUYEN,
SALAZAR

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

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

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

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

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: December 6, 2018
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. CONDITIONAL USE PERMIT NO. CUP-147-2019

APPLICANT: AT&T (SYNERGY ENGINEERING)

LOCATION: ONE (1) EXISTING UTILITY POLE OWNED BY SOUTHERN CALIFORNIA EDISON IN THE CITY'S PUBLIC RIGHT-OF-WAY, EAST SIDE OF SPRINGDALE STREET, BETWEEN LENORE AVENUE AND TRINETTE AVENUE

REQUEST: Conditional Use Permit approval to allow for the installation and operation of one (1) Citywide small wireless telecommunication facility along with related below-grade or internally concealed meter, attached equipment, and site improvements. The site is in the R-1 (Single-Family Residential) zone.

STAFF RECOMMENDATION: Approve Conditional Use Permit No. CUP-147-2019, subject to the recommended conditions of approval. 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 Section 15301 – Existing Facilities.

C.2. SITE PLAN NO. SP-061-2019
TENTATIVE PARCEL MAP NO. PM-2018-150

APPLICANT: DARREN NGUYEN
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD
BETWEEN CENTURY BOULEVARD AND EUCLID
STREET AT 10862 GARDEN GROVE BOULEVARD

REQUEST: Site Plan approval to construct a new two-story, 9,229 square foot building for professional offices, medical offices, and retail on a 23,393 square foot lot along with site improvements that include a parking area with 41 spaces and landscaping. Additionally, a request for Tentative Parcel Map approval to consolidate the existing three (3) parcels into one (1) parcel. The site is in the GGMU1 (Garden Grove Boulevard Mixed Use 1) zone.

STAFF RECOMMENDATION: Approve Site Plan No. SP-061-2019 and Tentative Parcel Map No. PM-2018-150. 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 Section 15303 – New Construction or Conversion of Small Structures.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT

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

Meeting Minutes
Thursday, December 6, 2018

CALL TO ORDER: 7:05 p.m.

ROLL CALL:

Chair Brietigam
Vice Chair Truong
Commissioner Kanzler
Commissioner Lazenby
Commissioner Lehman
Commissioner Nguyen
Commissioner Salazar

Absent: Kanzler, Lehman

PLEDGE OF ALLEGIANCE: Led by Commissioner Lazenby.

ORAL COMMUNICATIONS – PUBLIC – None.

November 15, 2018 MINUTES:

Action: Received and filed.

Motion: Truong Second: Lazenby

Ayes: (5) Brietigam, Lazenby, Nguyen, Salazar, Truong

Noes: (0) None

Absent: (2) Kanzler, Lehman

PUBLIC HEARING – PLANNED UNIT DEVELOPMENT NO. PUD-103-82 (REV. 2018) FOR A PROPERTY LOCATED AT 9444 AND 9670 TRASK AVENUE, SOUTH SIDE OF TRASK AVENUE, WEST OF BROOKHURST STREET.

Applicant: ELECTRA-MEDIA, INC. (EMI)

Date: December 6, 2018

Request: A request for Planning Commission recommendation to City Council to amend PUD-103-82 to reconstruct an existing on-premise freeway-oriented static and digital sign and increase the digital display area from 298.47 square feet to 477 square feet for Toyota Place automobile dealership. The site is in the PUD-103-82 (Planned Unit Development) zone. In conjunction, the Planning Commission will make a

recommendation to City Council to consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section Nos. 15311 – Accessory Structures and 15061(b)(3) – Review for Exemption – of the State CEQA Guidelines.

Action: Public Hearing held. Speaker(s): Ariana Diverio, Sam Chalaan, Rod Wilson

Action: Resolution Nos. 5941-18 was approved with one amendment to Ordinance Provision No. 3, Sentence No. 3: "The digital display may not change copy between the hours of 12:00 a.m. and 5:00 a.m. in order to reduce light and annoyance impacts to the adjacent residential neighborhoods."

Motion: Lazenby Second: Truong

Ayes: (4) Lazenby, Nguyen, Salazar, Truong
Noes: (0) None
Abstain: (1) Brietigam
Absent: (2) Kanzler, Lehman

MATTERS FROM COMMISSIONERS: Chair Brietigam mentioned the 'Welcome to Garden Grove' sign on Valley View Street was damaged. Staff would contact the Engineering Division to look into the matter.

Chair Brietigam then challenged the City to increase the Police Department's sworn officers to 200 by the year 2020. As a new Council Member, he also invited everyone to attend the City Council Reception on Tuesday, December 11th at 6:30 p.m.

MATTERS FROM STAFF: Staff congratulated Chair Brietigam on his new position and thanked him for his Planning Commission service. Staff then reminded the Commission to remain 'seated' on the Commission until further notice with Vice Chair Truong presiding as Chair. The January 3rd, 2019 meeting would be cancelled with the next Regular Meeting to be January 17th.

Staff then reminded the Commission that the December 20th, 2018 meeting would be cancelled in order to hold the Planning Commission Holiday Dinner at Garlic & Chives at 6:00 p.m.

Staff then announced that Senior Planner Maria Parra and her husband Jose were the proud parents of a new baby boy, Roman Parra Villa.

ADJOURNMENT: At 7:43 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, January 17, 2019, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Truong Second: Lazenby

Ayes: (5) Brietigam, Lazenby, Nguyen, Salazar, Truong

Noes: (0) None

Absent: (2) Kanzler, Lehman

Judith Moore
Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: Existing wood utility pole in the public right-of-way owned by Southern California Edison. East side of Springdale Street between Trinettes and Cerulean Avenues
HEARING DATE: January 17, 2019	GENERAL PLAN: Low Density Residential
CASE NO.: Conditional Use Permit No. CUP-147-2019	ZONE: R-1 (Single-Family Residential)
APPLICANT: AT&T Mobility, LLC	APN: Public right-of-way
OWNER: Southern California Edison	CEQA DETERMINATION: Exempt

REQUEST:

The applicant is requesting Conditional Use Permit (CUP) approval to allow for the installation and operation of one (1) small wireless telecommunications facility attached to an existing wood utility pole, along with related below-grade or internally concealed meter, attached equipment, and site improvements. The existing wood utility pole is in the City's public right-of-way and is owned by Southern California Edison. The wood utility pole will remain and will include a small wireless telecommunication facility.

BACKGROUND:

The subject site is a parkway located within the City's public right-of-way on the east side of Springdale Street between Trinettes and Cerulean Avenues. The site is improved with an existing wood utility pole owned and operated by Southern California Edison. A map showing the location of the one (1) proposed site has been included in this report.

The subject site is zoned in R-1 (Single-Family Residential) and has a General Plan Land Use Designation of Low Density Residential. The following table provides information on ownership, location, and identification.

OWNER/ POLE MANAGEMENT	PROXIMITY	US ID	POLE ID	POLE TYPE/ LUMINAIRE
Southern California Edison/ Joint Pole Authority	1. Public right-of-way, east side of Springdale Street, between Trinettes Avenue and Cerulean Avenues.	205915	1360354E	Utility Pole/ No Luminaire

The proposed wireless telecommunications facility is not located within five hundred feet (500'-0") of property owned or rented by a Planning Commissioner.

The authority of cities to regulate the placement of wireless telecommunications facilities within the public right-of-way is limited by applicable state and federal law; however, a city may exercise reasonable control as to the time, place, and manner of construction within the public right-of-way, may impose aesthetic requirements on proposed facilities, and may require a use permit. Pursuant to Chapter 9.24 of the Garden Grove Municipal Code, Conditional Use Permit approval is required for all new stealth wireless telecommunication facilities.

DISCUSSION:

Small wireless telecommunication facilities or small cell facilities are commonly placed in the public right-of-way on existing street light poles, traffic signals, utility poles, or on new street light poles. The equipment is light weight, low power, and typically provides a coverage radius of up to approximately five hundred feet (500'). Small wireless telecommunication facilities complement and supplement the broader macro cell facilities in that they can fill gaps in coverage and provide increased network capacity, ensure connectivity, or meet the demand for heavily populated areas that need more network capacity by using an 'existing facility'.

AT&T Mobility, LLC (AT&T) is proposing to attach equipment to one (1) existing wood utility pole located within the public right-of-way and to operate a small wireless telecommunication facility. The pole is owned and operated by Southern California Edison; however, when a request to attach any new equipment to the wood utility pole is pursued, such an action requires authorization from the Joint Pole Authority. The applicant will be responsible to obtain that authorization. The design will include a related below-grade or concealed meter, attached equipment, and site improvements.

The applicant will be required to obtain all required City building permits, Public Works encroachment permits, and traffic lane closure permits along with City approval of a vehicular traffic control plan for the one (1) site.

Wood Utility Pole - Existing

The wood utility pole will remain in-place within the City's public right-of-way. The design will not require any type of at-grade enclosure or equipment.

The existing wood utility pole height is 43'-11". The one (1) proposed new small wireless telecommunication facility will consist of an attached canister antenna approximately two-feet (2'-0") tall, two (2) remote radio units, and two (2) power supply units, all mounted onto a double extension arm mounting assembly. The one (1) facility will include a below-grade or internally concealed meter, as well as other related equipment.

The wood utility pole will include a visible radio frequency and site identification placard. The wood utility pole does not have an existing luminaire and will be designed without a luminaire.

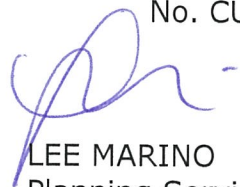
City staff has reviewed the design options for placing the new small wireless telecommunications facility within the City's public right-of-way and believes the attached design is the most appropriate design offered by the applicant. Conditions of approval have been incorporated to ensure that the wood utility pole will be consistent in appearance with existing wood utility pole. All attached equipment (i.e., canister antenna, shroud, remote radio units, power supply units, mounting equipment, and other attached equipment) will be factory painted to match the pole's color to aid with aesthetically blending all visible equipment as one unit.

The location and design for the small wireless telecommunication facility has been selected to achieve the functional and operational requirements set by AT&T. The small wireless telecommunication facility will help expand the service provider's coverage area within the City, help fill gaps that currently exist in their network, and help customers who are prone to experience connectivity issues. Situating this facility at this location will help reduce the burden on the provider's network and accommodate an increase in customer demand. Lastly, the request would comply with the Federal Communication Commission standards for radio frequency emissions.

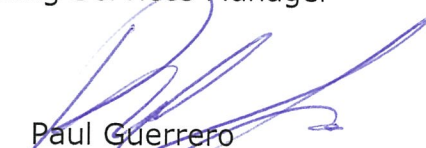
RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- Adopt Resolution No. 5942-19 approving Conditional Use Permit No. CUP-147-2019, subject to the recommended conditions of approval.



LEE MARINO
Planning Services Manager



By: Paul Guerrero
Senior Program Specialist

6.77 AC.

CUP-147-2019—300' Radius

CITY OF GARDEN GORVE, CA

31

LENORE

SPRINGS DALE

TRACT 1

TRACT 2

TRACT 3

TRACT 4

TRACT 5

TRACT 6

TRACT 7

TRACT 8

TRACT 9

TRACT 10

TRINETTE

AVENUE

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EXISTING WOOD POLE # 136035AE

CERULEAN

AVENUE

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TRINETTE AVENUE

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SWAN STREET

CERULEAN AVENUE

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STANFORD AVENUE

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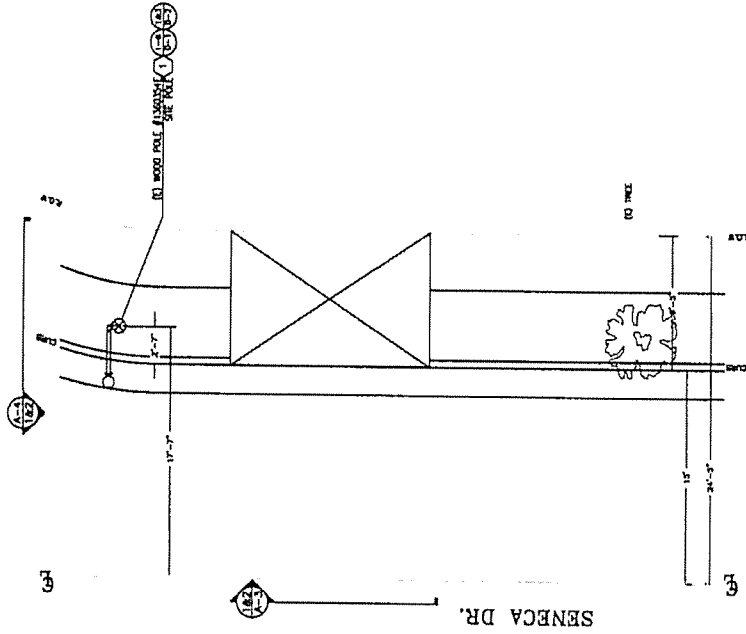
NO. 4250

NO. 4250

PLACEMENT AND CONSTRUCTION DATA

- 1 PROJECT CONSIST OF PLACING 5' CEA TO MOUNT (1) GAMMA NJ (DOT28X340F12) ANTENNA, PL (1) DOUBLE BACKPLATE, PL (1) 4415 INDOO WITH (1) PSH-CE031875A, PL (1) BRUGS11 WITH (1) PSH-CE012862, PL POLE MOUNTED WTR METRO.

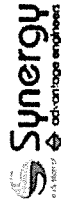
NOTE:
ALL EQUIPMENT TO BE PAINTED TO MATCH



ENLARGED SITE PLAN
SCALE 1/4" = 1'-0"



1453 EMERSON AVE. 2ND FLOOR,
TUSTIN, CA 92780



advantage engineers

PROJECT NO: LALMT-004
DRAWN BY: J.E.
CHECKED BY: ALM

REV	DATE	DESCRIPTION	J.E.	ALM
0	07-03-18	ISSUE FOR CONSTRUCTION		

NOT TO BE USED FOR CONSTRUCTION

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CRAN_RLOS_LALMT_004
LALMT04-A
6502 TRINETTE AVE.
GARDEN GROVE, CA 92845
SMALL CELL

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2



AT&T

1432 DINGER AVE 2ND FLOOR,
ROSELAND, CA 92780



Synergy
advantage engineering

1432 Dinger Ave., Roseland, CA 92780
Phone: (925) 782-1000 Fax: (925) 782-1001

PROJECT NO: LALMT-004
DRAWN BY: J.E.
CHECKED BY: A.M.

REV	DATE	DESCRIPTION	BY
1	07-23-18	ISSUE CD	J.E.

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CRAN_RLOS_LALMT_004
LALMT04-A
6502 TRINETTE AVE.
GARDEN GROVE, CA 92845
SMALL CELL

SHEET TITLE
SITE
IMAGE

SHEET NUMBER
A-5



PROPOSED EQUIPMENT LOCATION



1452 EDINGER AVE, 2ND FLOOR,
TUSTIN, CA 92780



advantage engineers
2717 Middle Ave., Ste. 100, Walnut, CA 94640
925-938-7422 FAX 925-938-7423

PROJECT NO: LAJMT-004
DRAWN BY: J.E.
CHECKED BY: AM

NO.	DATE	DESCRIPTION	BY
1	07-03-78	ISS. CD	J.E.
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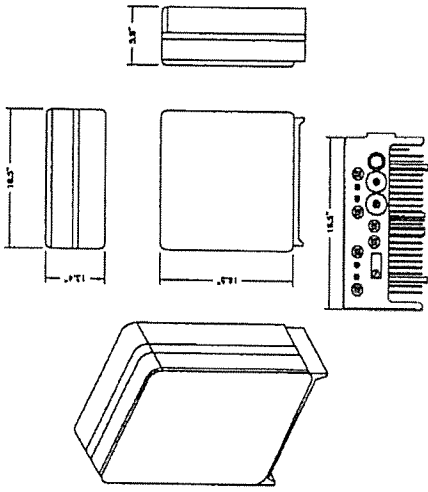
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IS A WARNING OF LAW FOR ANY CONSTRUCTION UNDER ANY CONTRACT TO BE USED TO ALTER THIS DOCUMENT.

CRAN_BLOS_LAJMT_004
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GARDEN GROVE, CA 92845
SMALL CELL

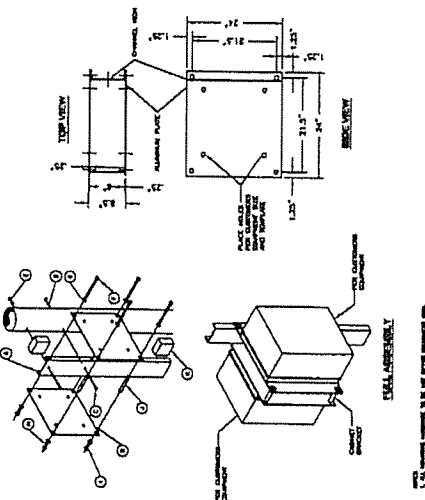
SHEET TITLE
EQUIPMENT
DETAIL

SHEET NUMBER
D-1



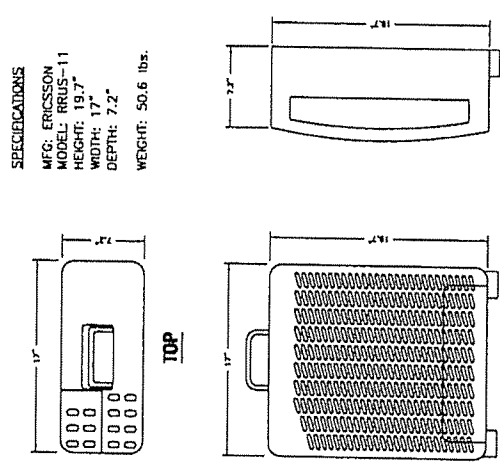
DIMENSIONS, WIDTH: 16.5"x5.9"x13.4"
POWER CONSUMPTION: 670 WATTS
TOTAL WEIGHT: 21 kg
TEMPERATURE: -40° TO 55° C

3 IRUS 4415 B25 SCALE: N.I.S.



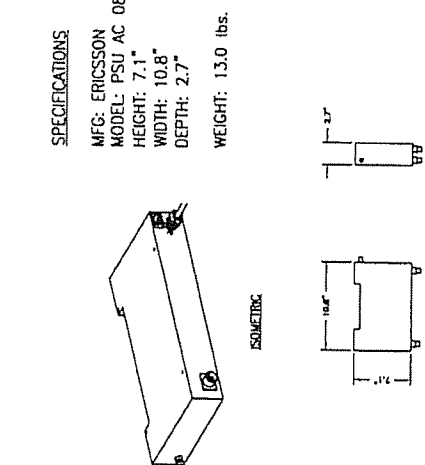
CALLOUT	QTY	DESCRIPTION	UNIT	QTY
A	1	ANTENNA ARRAY	1	1
B	1	FEED ASSEMBLY	1	1
C	1	SMALL CELL MOUNTING DETAIL	1	1
D	1	SMALL CELL MOUNTING DETAIL	1	1
E	1	SMALL CELL MOUNTING DETAIL	1	1
F	1	SMALL CELL MOUNTING DETAIL	1	1
G	1	SMALL CELL MOUNTING DETAIL	1	1
H	1	SMALL CELL MOUNTING DETAIL	1	1
I	1	SMALL CELL MOUNTING DETAIL	1	1
J	1	SMALL CELL MOUNTING DETAIL	1	1
K	1	SMALL CELL MOUNTING DETAIL	1	1

6 DOUBLE EQUIPMENT MOUNTING DETAIL SCALE: N.I.S.



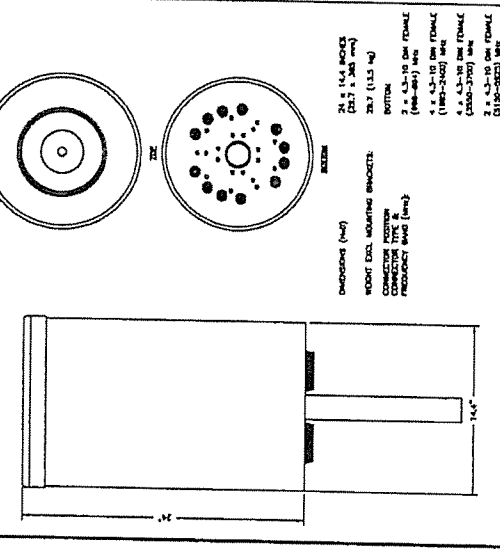
SPECIFICATIONS
MFG: ERICSSON
MODEL: RRUS-11
HEIGHT: 18.7"
WIDTH: 17"
DEPTH: 7.2"
WEIGHT: 50.6 lbs.

2 RRUS-11 SCALE: N.I.S.



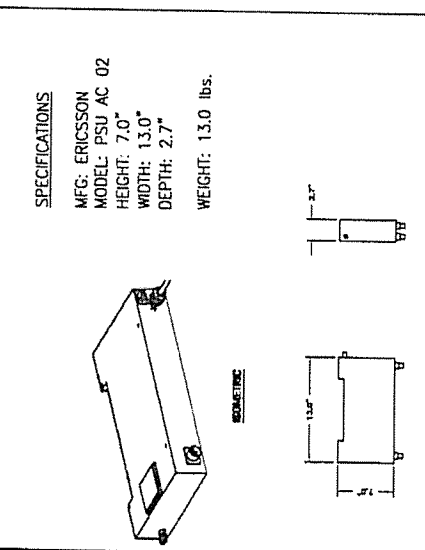
SPECIFICATIONS
MFG: ERICSSON
MODEL: PSU AC 08
HEIGHT: 7.1"
WIDTH: 10.8"
DEPTH: 2.7"
WEIGHT: 13.0 lbs.

5 PSU AC 08 SCALE: N.I.S.



DIMENSIONS (mm)
HEIGHT EXCL. MOUNTING BRACKET: 283 (11.13")
WIDTH: 144 (5.67")
DEPTH: 144 (5.67")
WEIGHT: 1.8 (0.40) kg
MFG: ERICSSON
MODEL: DO79360F12
HEIGHT: 18.7"
WIDTH: 17"
DEPTH: 7.2"
WEIGHT: 50.6 lbs.

1 GAMMA NU ANTENNA (DO79360F12) SCALE: N.I.S.

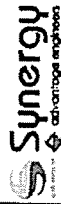


SPECIFICATIONS
MFG: ERICSSON
MODEL: PSU AC 02
HEIGHT: 7.0"
WIDTH: 13.0"
DEPTH: 2.7"
WEIGHT: 13.0 lbs.

4 PSU AC 02 SCALE: N.I.S.



1435 BINGER AVE 2ND FLOOR,
TUSTIN, CA 92780



2000 Arroyo Ave., Ste. 1000, San Jose, CA 95128
408-955-4000 FAX 408-955-4001

PROJECT NO:	LALMT-004
DRAWN BY:	J.E.
CHECKED BY:	A.M.

REV	DATE	DESCRIPTION	J.E.	A.M.
0	07-03-18	ISSUE		

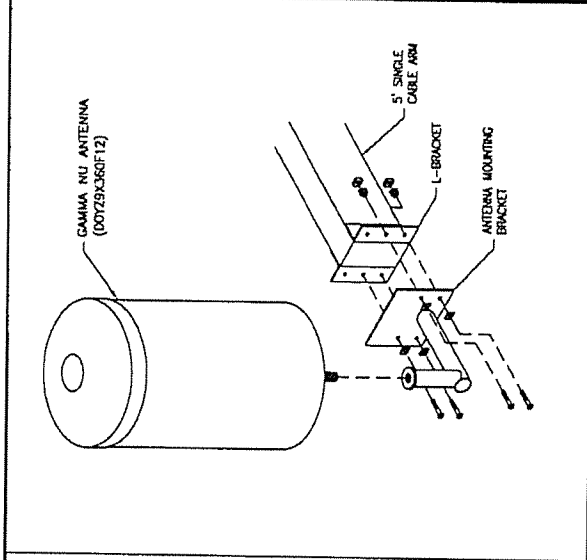
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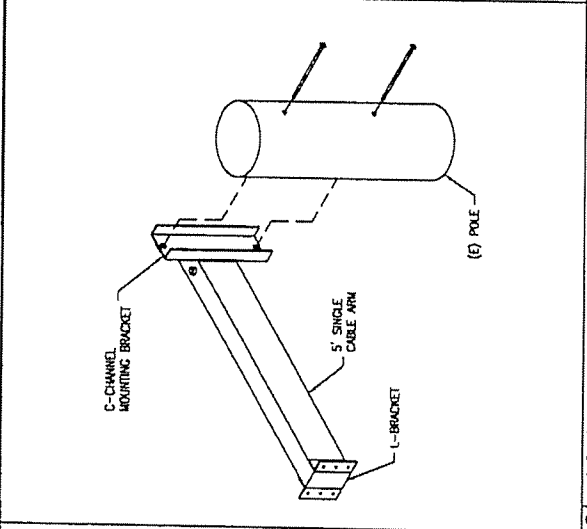
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6502 TRINETTE AVE
GARDEN GROVE, CA 92845
SMALL CELL

SHEET TITLE
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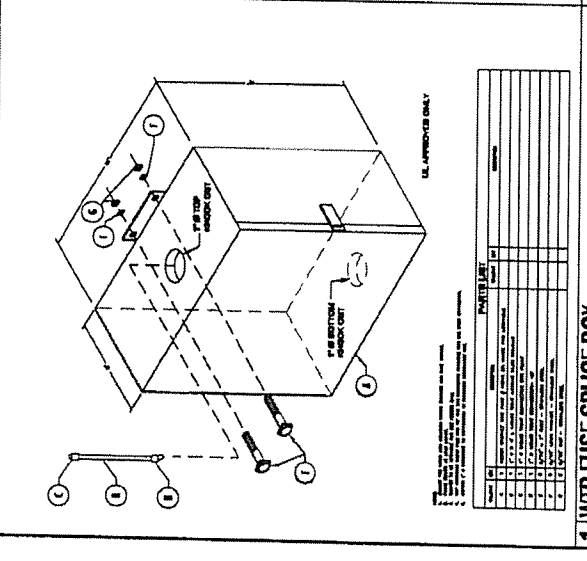
SHEET NUMBER
D-2



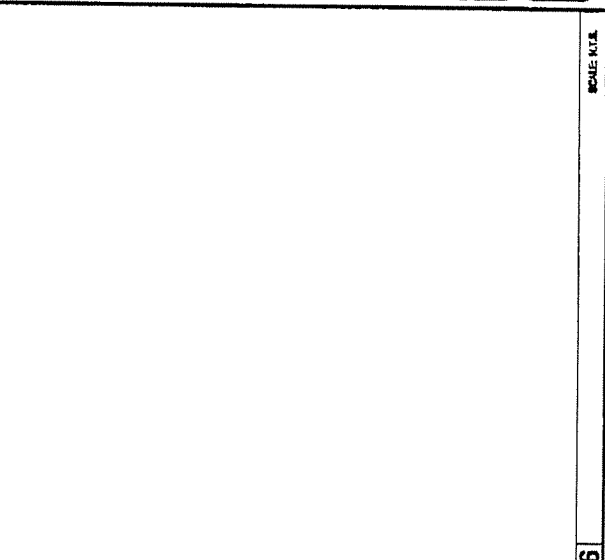
3 ANTENNA MOUNTING BRACKET SCALE N.T.S.



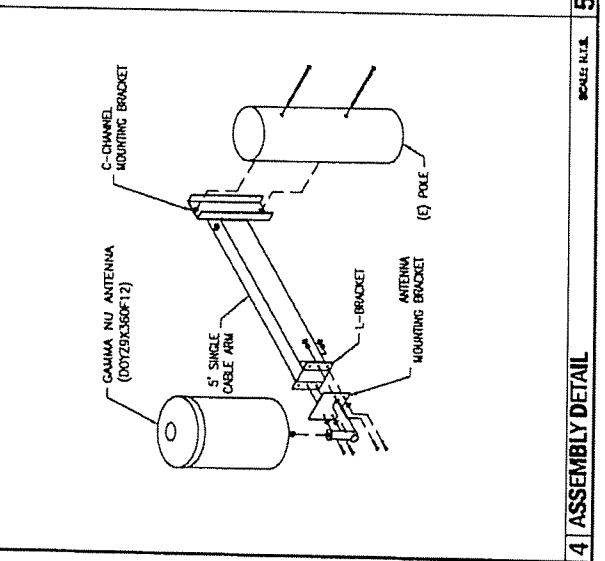
2 ARM DETAIL SCALE N.T.S.



1 WTR FUSE SPICE BOX SCALE N.T.S.

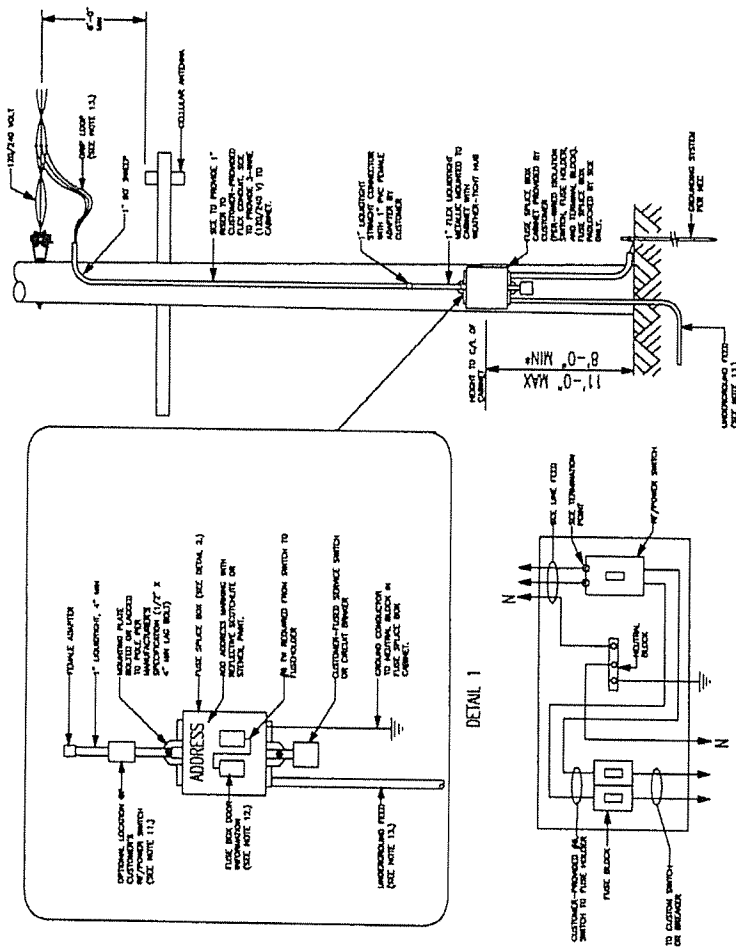


4 ASSEMBLY DETAIL SCALE N.T.S.



5 ASSEMBLY DETAIL SCALE N.T.S.

AP800 SCE Service to Non-Metered Cellular Service
Scope AP 800.1 Typical Wood Pole Riser to Non-Metered Cellular Service
Figure AP 800 ± 1: Typical Wood Pole Riser to Non-Metered Cellular Service



DETAIL 2
WIRING DIAGRAM—INSIDE FUSE SPLICE BOX

1 SCE POLE MOUNTED WTR

CABINET TO INCLUDE:
Inside panel for mounting of:

1. Isolation switch
2. Fuseholder/Buss #BM6032B or equivalent to accept 13/32-inch x 1-1/2-inch fuse
3. Single-pole terminal block for neutral conductor termination
4. Isolation switch, fuse holder, and neutral terminal shall be labeled by customer

CABINET REQUIREMENTS:

1. NEMA 3R—hinge cover, padlockable
2. Fuse Splice Box (FSB) size 12" W x 12" H x 6" D
3. FSB to be mounted on pole by way of mounting plates supplied by customer

FUSE REQUIREMENTS:

1. Customer installs fuses and relocks cabinet, if needed, once FSB unlocked by SCE
2. Fuse rating to be approved by SCE
3. One spare set of fuses, supplied by customer, are to be placed inside of FSB
4. Fuse rating to be labeled by customer inside of FSB door prior to energizing service

NOTES:

1. Customer to notify SCE for approval of fuse splice box mounting location prior to installation.
2. SCE personnel to notify IMS group if fuses are replaced.
3. Armored ground wire or minimum of 1/2-inch rigid conduit or wood molding over ground wire.
4. Ground wire from pole to electrode shall be enclosed in galvanized rigid conduit or equivalent mechanical protection.
5. Subject to local codes/ordinances where applicable.
6. For jointly-owned poles, customer to provide pole steps for identified climbing space up

to cellular arm level. SCE to provide pole steps as required beyond cellular arm level. Lowest level step shall not be less than 7 feet 6 inches. Spacing shall not exceed 36 inches.

7. Climbing space on pole shall meet G.O. 95 requirements.
8. Customer equipment for WTR shall not be installed on SCE switch pole.
9. This standard applicable to WTR tariff only.

10. SCE crew to lock FSB with #203 lock after service is energized thru RF/Power Switch to Open Customer SCE Emergency RF/Power Shut-Off Switch with Dual Locking Device to allow SCE access.

11. Optional location of customer's emergency RF/Power disconnect switch, with double locking device.

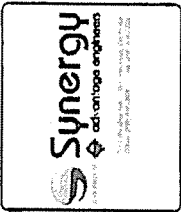
12. Cell Carriers shall install a sign or decal made of weather, corrosion and ultraviolet (UV) resistant materials (e.g., machine-engraved, anodized aluminum or reflective stainless steel) placed outside the fuse box door. At a minimum, the sign or decal shall indicate the antenna owner/operator name, emergency 24-hour contact number, and unique identifier or NOC number for the antenna site. Signage shall be placed at maximum on the outside of fuse box door. Labeling shall be placed inside the fuse box identifying RF/Power disconnect, and fuse block with ampacity of fuse in use.

13. Install #8, 3 1/2 TW Cu for Overhead. Refer to DUG AP 100. Energize thru closed RF/Power Switch to open Customer-Fused Switch.

14. Antenna with emergency RF/Power disconnect switch may be placed on non-SCE antenna. The maximum clearance to the pole is a maximum of 250 feet radially, and the pole/antenna is clearly visible with no obstructions from the Wireless Technology Rate (WTR) box location.



1435 DUNBAR AVE 2ND FLOOR,
IRVING, CA 92706



PROJECT NO:	LAUMT-004
DRAWN BY:	J.E.
CHECKED BY:	A.M.

REV	DATE	DESCRIPTION	BY
1	07-02-18	ISSUE 01	J.E.

NOT TO BE USED FOR CONSTRUCTION

CRAN RIOS, LAUMT_004
LAUMT04-A
6502 TRINETTE AVE.
GARDEN GROVE, CA 92845
SMALL CELL

SHEET TITLE
ELECTRICAL
DETAIL

SHEET NUMBER
E-2

SCALE: N.T.S.

RESOLUTION NO. 5942-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-147-2019, FOR INSTALLATION OF ONE (1) SMALL WIRELESS TELECOMMUNICATIONS FACILITY WITHIN THE CITY OF GARDEN GROVE PUBLIC RIGHT-OF-WAY, ON THE EAST SIDE OF SPRINGDALE STREET, BETWEEN TRINETTE AVENUE AND CERULEAN AVENUE.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on January 17, 2019, does hereby approve Conditional Use Permit No. CUP-147-2019, for the installation of one (1) small wireless telecommunications facility and related equipment and improvements within the City of Garden Grove public right-of-way, on the east side of Springdale Street, between Trinette Avenue and Cerulean Avenue.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-147-2019, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by AT&T Mobility, LLC ("Applicant"). The Applicant is requesting Conditional Use Permit (CUP) approval to allow for the installation and operation of one (1) small wireless telecommunications facility attached to an existing wood utility pole, along with related below-grade or internally concealed meters, attached equipment, and site improvements. The existing wood utility pole in the City's public right-of-way is owned by Southern California Edison. The wood utility pole will remain and will include a small wireless telecommunications facility.
2. The proposed project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303).
3. The property on which the facility will be installed has a General Plan Land Use designation of Low Density Residential and is zoned R-1 (Single-Family Residential). The site is improved as the City of Garden Grove public right-of-way.
4. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property has been reviewed.
5. The report submitted by City Staff was reviewed.
6. Pursuant to a legal notice, a public hearing was held on January 17, 2019, and all interested persons were given an opportunity to be heard.

7. The Planning Commission gave due and careful consideration to the matter during its meeting of January 17, 2019.

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 a parkway located within the City’s public right-of-way on the east side of Springdale Street between Trinette and Cerulean Avenues. The subject site is improved with an existing wood utility pole that is owned and operated by Southern California Edison.

The subject site is zoned in R-1 (Single-Family Residential) and has a General Plan Land Use Designation of Low Density Residential. The following table provides information on ownership, pole management, location, site identification, pole identification, pole type, and luminaire.

OWNER/ POLE MANAGEMENT	PROXIMITY	US ID	SCE POLE ID	POLE TYPE/ LUMINAIRE
Southern California Edison/ Joint Pole Authority	1. Public right-of-way, east side of Springdale Street, between Trinette Cerulean Avenues.	205915	1360354E	Utility Pole/ No Luminaire

AT&T, LLC (AT&T) is proposing to attach equipment to one (1) existing wood utility pole located within the public right-of-way and to operate a small wireless telecommunications facility. The pole is owned and operated by Southern California Edison; however, when a request to attach any new equipment to the wood utility pole is pursued, such an action requires authorization from the Joint Pole Authority. The applicant will be responsible to obtain that authorization. The design will include a related below-grade or concealed meter, attached equipment, and site improvements.

Wood Utility Pole – Existing

The wood utility pole will remain in-place within the City’s public right-of-way. The design will not require any type of at-grade enclosure or equipment.

The existing wood utility pole height is 43’-11”. The one (1) proposed new small wireless telecommunications facility will consist of an attached canister antenna approximately two-feet (2’-0”) tall, two (2) remote radio units, and two (2) power supply units, all mounted onto a double extension arm mounting assembly. The

one (1) facility will include a below-grade or internally concealed meter, as well as other related equipment.

The wood utility pole will include a visible radio frequency and site identification placard. The wood utility pole does not have an existing luminaire and will be designed without a luminaire.

FINDINGS AND REASONS:

1. The proposed use will be consistent with the City's adopted General Plan.

The Applicant is proposing to install and operate one (1) small wireless telecommunications facility within the public right-of-way to complement and supplement the broader macro cell facilities. The facility will fill gaps in coverage and provide increased network capacity, ensure connectivity, and meet the demand for those heavily populated areas by using an 'existing facility' use subject to a Conditional Use Permit. General Plan Land Use Element Policy LU-1.10 promotes future patterns of urban development and the better use of existing and planned public facilities. With the Conditional Use Permit request, the Applicant is proposing to meet the future needs of the City in a manner consistent with this policy. The proposed request will create an environment and a use that is consistent with the goals of the General Plan provided that the operation of the facility complies with the conditions of approval.

2. The requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The conditions of approval will minimize potential impacts to the adjoining area. Provided the conditions of approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area.

Additionally, the use will not unreasonably interfere with the use, enjoyment or valuation of the property of other persons located within the vicinity of the site, provided the conditions of approval are adhered to for the life of the project. The wood utility pole will be designed to match the City's existing wood utility pole appearance in order to mitigate any potential aesthetic impacts. Telecommunication facilities are conditionally permitted in the R-1 (Single-Family Residential) zone.

Finally, the use will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. The conditions of approval will ensure the public health, safety, and welfare. The antenna and equipment are required to adhere to all FCC regulations prohibiting such a facility from interfering with public safety. Therefore, the project will not create a menace to the public health, safety, or welfare.

3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 9 or as is otherwise required in order to integrate such use with the uses in the surrounding area.

The Applicant is proposing to attach and operate one (1) new small wireless telecommunications facility within the existing public right-of-way on the east side of Springdale Street between TrINETTE and Cerulean Avenues. Currently, the subject location provides the necessary square footage to accommodate and support the existing wood utility pole. The proposed location is sized and shaped to accommodate and support the existing pole's structural foundation, pole diameter, height, along with any related equipment. The public right-of-way is equipped with the necessary infrastructure to operate the proposed small wireless telecommunications facility.

The wood utility pole will include a visible radio frequency and site identification placard. The wood utility pole does not have an existing luminaire and will be designed without a luminaire.

4. The proposed site is adequately served: by highways or streets or sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The subject site is located along, and is adequately served by, principal, major, primary, or secondary arterials or local residential streets and is accessible from the public right-of-way. The subject site is also adequately served by the necessary electric utilities and other public service facilities required.

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Conditional Use Permit (CUP-147-2019) possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following Conditions of Approval, attached as Exhibit "A", shall apply to Conditional Use Permit No. CUP-147-2019.

EXHIBIT "A"

Conditional Use Permit No. CUP-147-2019

City of Garden Grove Public Right-of-Way

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

1. The applicant shall submit a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval No. CUP-147-2019," as prepared by the City Attorney's Office, within thirty (30) days of approval. This Conditional Use Permit runs with the land and is binding upon the applicant, his/her/its heirs, assigns, and successors in interest.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "Applicant" shall mean and refer to the project applicant, AT&T, LLC, the owner(s) and operators(s) of the wireless telecommunications facility, and each of their respective successors and assigns, including all subsequent purchasers and/or operators of the wireless telecommunications facility. The Applicant shall adhere to the Conditions of Approval for the life of the project, regardless of property ownership. Any changes of the Conditions of Approval require approval by the Planning Commission, except as otherwise provided herein.
3. This Conditional Use Permit only authorizes the operation of one (1) small wireless telecommunications facility in the City's public right-of-way as identified on the site plan, elevations, and detail plans reviewed by the Planning Commission at the public hearing. Approval of this Conditional Use Permit 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 approved site plan, elevations, detailed plans 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 approved site plan or Conditions of Approval that would result in the intensification of the project or create impacts that have not been previously addressed, and which are 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. All Conditions of Approval shall be implemented at the Applicant's expense, except where specified in the individual condition.

Business License Division

6. Applicant shall ensure that all contractors and subcontractors have a valid business license to do business in the City of Garden Grove.

Police Department

7. In order to facilitate the City's rules regarding the regulation, placement, and construction and operation of the Wireless Communication Facility ("WCF"), and their interaction with, the City's Public Safety Communications Equipment, the Applicant and all successors shall agree as follows:
 - a. The Applicant recognizes that the frequencies used by the WCF located in the City of Garden Grove public right-of-way may be close to the frequencies used by the City of Garden Grove for public safety. This proximity will require extraordinary "comprehensive advanced planning and frequency coordination" engineering measures to prevent interference, especially in the choice of frequencies and radio ancillary hardware. This is encouraged in the "Best Practices Guide" published by the Association of Public-Safety Communications Officials-International, Inc. (APCO) and as endorsed by the Federal Communications Commission (FCC). Applicant shall comply with such Good Engineering Practices as may be amended from time to time by the FCC in its Rules and Regulations and shall comply with all FCC regulations regarding susceptibility to radio frequency interference, frequency coordination requirements, general technical standards for power, antenna, bandwidth limitations, frequency stability, transmitter measurements, operating requirements, and any and all other federal statutory and regulatory requirements relating to radio frequency interference (RFI).
 - b. In the event the WCF is identified as causing radio frequency interference with the City's Public Safety Communications Equipment, the following steps shall be taken:
 - i. Upon notification by the City of interference with Public Safety Communications equipment, the Applicant shall utilize the hierarchy and procedures set forth in the Best Practices Guide. If the Applicant fails to cooperate with the City in applying the procedures set forth in the Best Practices Guide in order to eliminate the interference, then the City may take such steps under law, including the initiation of appropriate proceedings with the FCC, to eliminate the interference.
 - ii. If there is a determination of radio frequency interference with the City's Public Safety Communications Equipment, the party which caused the interference shall be responsible for reimbursing the City for all costs associated with ascertaining and resolving the

interference, including, but not limited to, any engineering studies obtained by the City to determine the source of the interference.

8. The Applicant shall provide a 24-hour phone number to which interference problems can be reported. This condition will also apply to all existing facilities operated by the provider in the City of Garden Grove.
9. The Applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to ensure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to the City's designated representative upon activation of the facility.
10. The Applicant shall ensure that any lessee or other users of the WCF shall comply with the terms and conditions of this permit and the Applicant shall be responsible for the failure of any lessee or other users under the control of the Applicant to comply.

Fire Department

11. The Applicant shall provide the appropriate Fire Department notes on the building plans that will be submitted to Building and Safety Division for plan check review.
12. The Applicant shall complete a Fire Department Hazardous Materials packet, and submit a copy to the City with the initial plan check submittal packet.
13. The Applicant and subsequent operator(s) shall place and display a hazardous materials placard(s)/sign(s), to NFPA 704 Standards, on the access to the below-grade equipment, wireless telecommunications facility and/or existing wood utility wood pole (no luminaire).

Public Works - Engineering Division

14. The Applicant shall obtain an encroachment permit from the City prior to any construction in the public right-of-way.
15. Permit fees shall be calculated based on the current fee schedule at the time of permit issuance.
16. Any required lane closures should occur outside of peak travel periods.
17. The Applicant shall submit traffic lane closure permits along with a vehicular traffic control plan for approval.
18. No at or above-ground meters and/or equipment shall be placed on the City of Garden Grove public right-of-way.

19. 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.
20. New utilities shall have a minimum two-foot (2'-0") horizontal clearance from driveway approaches and curbs.

Public Works - Traffic Division

21. The Applicant shall submit plans and pole specifications to include the material of the pole for Public Works Traffic Division approval.

Public Works - Water Division

22. New utilities shall have a minimum five-foot (5'-0") horizontal and a minimum one-foot (1'-0") vertical clearance from water main and appurtenances.
23. Any new or existing water valve located within new concrete sidewalk improvements shall be reconstructed per City Standard B-753.
24. Any existing meter and services that need to be relocated within the project area shall be relocated at Applicant's expense.

Building and Safety Division

25. The Applicant shall comply with all current California Building Codes, California Electrical Code, California Mechanical Code, California Plumbing Code, and California Energy Code.
26. The Applicant shall submit plans for Building and Safety Division approval.
27. The Applicant shall ensure that all sheets of plans be stamped and signed by a registered design professional.

Planning Services Division

28. The Applicant shall be responsible for maintenance and up-keep of the wireless telecommunications facility.
29. The Applicant shall be responsible for maintaining free from graffiti, debris, and litter, the area of the site on which the wireless telecommunications facility is installed on, and over, which Applicant has control. Graffiti shall be removed within 120 hours of notification/application.

30. The wireless telecommunications facility authorized by this approval shall be designed and constructed consistent with the site plan, elevations, and detail plans submitted by the Applicant and reviewed by the Planning Commission in conjunction with its approval of Conditional Use Permit No. CUP-147-2019. Subject to the foregoing, a general description of the facility is as follows in order to maintain the wood utility pole appearance, the following conditions shall apply:
 - a. The existing wood utility pole shall remain.
 - b. All attached equipment (i.e., canister antenna, remote radio units, power supply units, a surge protection device, ground bar, mounting equipment, and other attached equipment) shall be factory painted to match the existing wood utility pole color.
 - c. No luminaire design and LED light shall be installed.
 - d. There shall be no climbing pegs on the wood utility pole below a height of 15'-0", except when temporarily installed to service the antenna.
 - e. The wood utility pole shall include a visible radio frequency and site identification placard.
31. The Applicant shall submit a material sample of the colors to the Planning Services Division for review and approval as part of the plan check submittal application.
32. The Conditional Use Permit (CUP) grants the right to the Applicant to construct and use a telecommunications facility at the location described in the submitted site plan. The City, however, has concerns about the potential adverse aesthetic and other health and safety impacts of the antenna, and utility and/or mechanical equipment on the surrounding community. It is possible that future technological improvements may make the proposed telecommunications facility unnecessary or obsolete or outdated aesthetically, therefore, the particular antenna and related equipment shall be reviewed ten (10) years from the date of this approval. At that time, the telecommunications provider operating the facility shall agree to, and update, the facility as may be required by the Community and Economic Development Director or his/her designee in accordance with applicable law.
33. The City reserves the right to periodically reevaluate the antenna, and utility and/or mechanical equipment in terms of the continued need for the structure in it's current size, height, and configuration, and the actual impacts on the neighborhood, community, and environment.
34. The City reserves the right to require an administrative review for compliance with the conditions of approval at any time.

35. In order to address concerns regarding radio emissions, the following conditions shall be complied with:
 - a. Radio frequency emissions from the WCF shall not exceed the radio frequency emission guidelines of the Federal Communication Commission (FCC) as such guidelines may be amended from time to time.
 - b. Prior to January 1, 2020, and each January 1st thereafter, the operator of the WCF shall file with the City of Garden Grove Community and Economic Development Department for approval, a certification of compliance prepared by an independent third party, qualified to measure radio frequency emissions.
36. In the event that the wireless telecommunications facility is abandoned or the use is discontinued, the Applicant shall remove all improvements within sixty (60) days of abandonment or discontinuance of the use, whichever occurs first.
37. The Applicant shall replace the dead sod or ground cover areas in the City parkway landscape areas in which the wireless telecommunications facility is located with new sod or ground cover and ensure that the irrigation system is operating to ensure landscape maintenance.
38. Hours and days of construction shall be as set forth in the City of Garden Grove's Municipal Code Section 8.47.010, referred to as the Noise Control Ordinance.
39. There shall be no other antennas or mechanical equipment installed on the wood utility pole without obtaining approval from the Planning Services Division.
40. During construction, if paleontological or archeological resources are found, all attempts shall be made to preserve in place or leave in an undisturbed state in compliance with applicable laws and regulations.
41. A copy of the Resolution No. 5942-19 approving Conditional Use Permit No. CUP-147-2019 shall be kept at the local AT&T Offices at all times and be made available upon request by City Staff and/or Police Department.
42. It shall be the Applicant's responsibility to verify that any building or site improvements do not cross over, encroach into, or cause issue with any recorded easements on the subject property or the adjacent properties.
43. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the rights granted by this approval of Conditional Use Permit No. CUP-147-2019 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.

44. 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 CUP-147-2019. The Applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The Applicant shall further pay any adverse financial award, which may issue against the City, including, but not limited to, any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT STAFF REPORT

AGENDA ITEM NO.: C.2.	SITE LOCATION: South side of Garden Grove Boulevard between Century Boulevard and Euclid Street, at 10862, 10872, and 10882 Garden Grove Boulevard
HEARING DATE: January 17, 2019	GENERAL PLAN: Residential/Commercial MU1
CASE NOS.: Site Plan No. SP-061-2019 and Tentative Parcel Map No. PM-2018-150	ZONE: GGMU1 (Garden Grove Boulevard Mixed Use 1)
APPLICANT: Darren Nguyen	CEQA DETERMINATION: Exempt – CEQA Guidelines § 15303 – New Construction or Conversion of Small Structures
PROPERTY OWNER: JC Financial Enterprise, Inc.	APN NO.: 099-091-37; 099-091-04; 099-091-05

REQUEST:

The Applicant is requesting Site Plan approval to demolish an approximately 2,500 square foot structure and site improvements to facilitate the development of a new two-story, 9,229 square foot building for professional and medical offices, along with related site improvements that include 41 on-site parking spaces, landscaping, and related improvements on three (3) currently improved parcels with a total land area of 23,393 square feet located at 10862, 10872, and 10882 Garden Grove Boulevard (APN: 099-091-37, 099-091-04, 099-091-05). The Applicant is also requesting Tentative Parcel Map approval to consolidate the three (3) parcels into one (1) parcel.

BACKGROUND:

The subject site is comprised of three (3) developed parcels with a total land area of 23,393 square feet, located on the south side of Garden Grove Boulevard between Century Boulevard and Euclid Street. Parcel 099-091-37, located at 10862 Garden Grove Boulevard, is developed with an approximately 2,500 square foot structure and a detached 3,200 square foot open patio. Parcel 099-091-04 and Parcel 099-091-05, located at 10872 and 10882 Garden Grove Boulevard, are both developed as a paved parking lot.

The subject site has a General Plan Land Use Designation of Residential/Commercial MU1 and is zoned GGMU1 (Garden Grove Boulevard Mixed Use 1). The property abuts CCSP-DC 30 (Community Center Specific Plan – District Commercial 30),

zoned property to the north across Garden Grove Boulevard, GGMU1 (Garden Grove Boulevard Mixed Use 1) to the east and the west, and residential PUD-125-10 zoned property to the south across Sonoma Lane.

A historical review of the City’s Business Licenses shows that as of 1998, the subject site operated as a retail home improvement supply business. Currently, the site is being occupied as a retail home improvement business. The Municipal Code requires the approval of a new Site Plan when there is a proposal for “any new building or structure or any addition to an existing structure or building that exceeds ten percent (10%) of the existing floor area, or one thousand (1,000) square feet, whichever is less.”

DISCUSSION:

SITE PLAN:

PROJECT STATISTICS

	CODE REQUIREMENT	PROVIDED	MEET CODE
Lot Size	22,500 square feet	23,393 square feet	Yes
Lot Width	125'-0"	180'-0"	Yes
Floor Area Ratio	1.0	.4	Yes
Building Setbacks			
Front – North	10'-0"	18'-0"	Yes
Rear – South	10'-0"	10'-0"	Yes
Interior Side – West	None	4'-0"	Yes
Interior Side – East	None	None	Yes
Building Height	45'-0"	41'-10"	Yes
Parking			
General Business Office	One (1) space per 250 gross square feet. $7059 / 250 = 28.24$ spaces	-	-
Medical, dental and related services	One (1) space per 170 gross square feet. $2170 / 170 = 12.76$ spaces	-	-
Total	41	41	Yes
Garden Plaza	1,000 square feet	1,035 square feet	Yes
Landscaping in Required Setbacks	Minimum of 15% to a Maximum of 60%	Front Setback = 289 square feet Rear Setback = 335 square feet	Yes
Landscaping On-Site	10% of net Developable Area	2,177 square feet	Yes
Parkway Trees	30'-0" on center	6	Yes
Columnar Trees	40'-0" on center	5	Yes
Setback Canopy Trees	50'-0" on center	7	Yes

The proposed development involves the construction of a new two-story, 9,229 square foot building for professional and medical offices, with 41 on-site parking spaces, garden plaza areas, landscaping, and related improvements on the 23,393 square foot lot with a lot width of 180 feet, a floor area ratio of .4, and a building height of 41'-10".

Site Design and Circulation

The site plan is designed with the building situated on the north side of the subject site. Vehicular access to the subject site will be via a new "right-in" and "right-out" 30'-0" wide driveway approach designed with a 20'-0" long stamped concrete driveway throat off Garden Grove Boulevard that meets current City standards. The parking lot layout is "S" shaped with a 25'-0" wide drive aisle beginning off of Garden Grove Boulevard and meandering through the site and exiting onto Sonoma Lane on the south portion of the subject site. The drive aisle accommodates two-way vehicle circulation to provide access to the double-loaded perpendicular parking areas, and accommodates access and radius turns for trash trucks, delivery trucks, and emergency vehicles. The building is designed with a porte-cochere on the east side of the parking lot with the required fire truck height clearance of 13'-6".

The pedestrian path-of-travel begins at the public right-of-way and onto the subject site via four (4) ADA compliant walkways adjacent to the garden plaza areas and leading directly into the ground/first floor tenants' entrances. The perimeter and selected interior areas of the site plan will be landscaped and a trash enclosure will be provided on the southwest section of the site. The subject site will be illuminated with wall pack light standards.

Floor Plan

The building will be a two (2) story structure with partial tuck under parking, 41'-10" high, with nine (9) tenant spaces, ranging in floor size from 804 to 2,170 square feet, each designed with an ADA unisex restroom. The ground/first floor consists of four (4) tenant spaces, two (2) at 912 square feet each and two (2) tenant spaces that will be combined as one (1) space for a total of 2,170 square feet. Each tenant space is designed with an entrance off of Garden Grove Boulevard and an entrance off of the on-site parking area.

Stairwells at each end of the building lead up to the second floor to five (5) tenant spaces, one (1) at 804 square feet, two (2) at 912 square feet, two (2) tenant spaces that will be combined as one (1) space for a total of 2,170 square feet and a covered public open area. Each tenant space is designed with an entrance off of the open passageway and the public terrace space (a non-usable space and not counted toward parking).

TENANT SPACE TYPE	SUITE	SQUARE FOOTAGE	FLOOR
Professional Office	A	912 sq. ft.	1
Medical Office	B	- sq. ft.	1
Medical Office	C	2170 sq. ft.	1
Professional Office	D	912 sq. ft.	1
Professional Office	E	912 sq. ft.	2
Professional Office	F	- sq. ft.	2
Professional Office	G	2170 sq. ft.	2
Professional Office	H	912 sq. ft.	2
Professional Office	I	804 sq. ft.	2

Building Elevations:

The proposed building is designed in a Greek Revival architectural style. The building’s elevations consist of a single mass, horizontal, with multiple openings that create an overall visual interest. The roof is designed as a hipped roof with concrete “S” tiles. As required by the Zoning Code, the first floor commercial façade has 18-foot high ground floor spaces with large storefront windows screened with multiple archway openings leading to the tenant space entries, walkways, stairwells, parking area, and public right-of-way. The second floor consists of multiple rectangular window openings that are capped with a decorative crown. At the beginning of the roof line is a perimeter cornice line that is emphasized with a wide band of trim. The front and rear entrances are designed with full-height porches supported by prominent Corinthian columns and capped with a decorative triangular gable.

Parking:

The project includes 7,059 square feet of general business office and 2,170 square feet of medical office. For a “General Business Office” use, the Municipal Code requires a minimum of one (1) parking space per 250 square feet of gross floor area resulting in a minimum of 28.24 parking spaces. For a “Medical, Dental and related Services” use, the Municipal Code requires a minimum of one (1) parking space per 170 square feet of gross floor area resulting in a minimum of 12.76 parking spaces. For the general business office and medical office spaces, together, the project requires a minimum of forty-one (41) parking spaces. The project provides a total of forty-one (41) on-site parking spaces.

Landscaping:

The proposed landscaping satisfies the requirements of Chapter 9.18 of the City’s Municipal Code. 10% of the total net developable site area, or 2,177 square feet, is proposed to be landscaped. In addition, 289 square feet of landscaping is proposed in the front setback area, and 335 square feet of landscaping is proposed in the rear setback area. The required 1,000 square feet of garden plaza off of Garden Grove Boulevard and the minimum of 25% plaza landscaping will be provided, as well as the required parkway, columnar, and setback canopy trees. As a condition

of approval, the applicant will be required to submit a complete and detailed landscaping and irrigation plan that complies with the landscaping requirements of Title 9 of the Municipal Code to the City for review and approval prior to the issuance of building permits.

Signage:

All proposed signage must adhere to Section 9.20, Sign Standards, of Title 9 of the Municipal Code. Pursuant to Municipal Code Section 9.20.100, the Applicant must submit a sign program for approval for the subject site to assist in reviewing and approving sign application submittals. A separate sign application will be submitted and building permit will be obtained for any proposed on-site signage.

TENTATIVE PARCEL MAP:

In accordance with the State Subdivision Map Act, approval of a Tentative Parcel Map to eliminate the existing lot lines and to consolidate the three (3) contiguous parcels into one (1) parcel is required in order to facilitate the construction of the proposed 9,229 square foot building for professional and medical offices.

The Applicant proposes to merge Parcel 099-091-37, Parcel 099-091-04, and Parcel 099-091-05 to create one (1) parcel as identified in the attached plans. Currently, Parcel 099-091-37 has a lot size of 9,747 square feet, Parcel 099-091-04 has a lot size of 7,148 square feet, and Parcel 099-091-05 has a lot size of 6,498 square feet. The combined lot area will be 23,393 square feet.

The proposed Tentative Parcel Map is in conformance with the City's General Plan, the City's Municipal Code, the City's Subdivision Ordinance, and the State's Subdivision Map Act. Therefore, Staff is recommending approval of the Tentative Parcel Map.

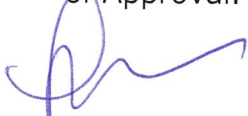
California Environmental Quality Act:

The proposed development project consists of the construction of a new commercial office building that is less than 10,000 square floor area on a site in an urbanized area that is zoned for the proposed uses, which does not involve the use of significant amounts of hazardous substances, where all necessary public services and facilities are available, and where the surrounding area is not environmentally sensitive. Therefore, the project is categorically exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Section 15303(c) of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures).

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- Adopt Resolution No. 5943-19 approving Site Plan No. SP-061-2019 and Tentative Parcel Map No. PM-2018-150, subject to the recommended Conditions of Approval.



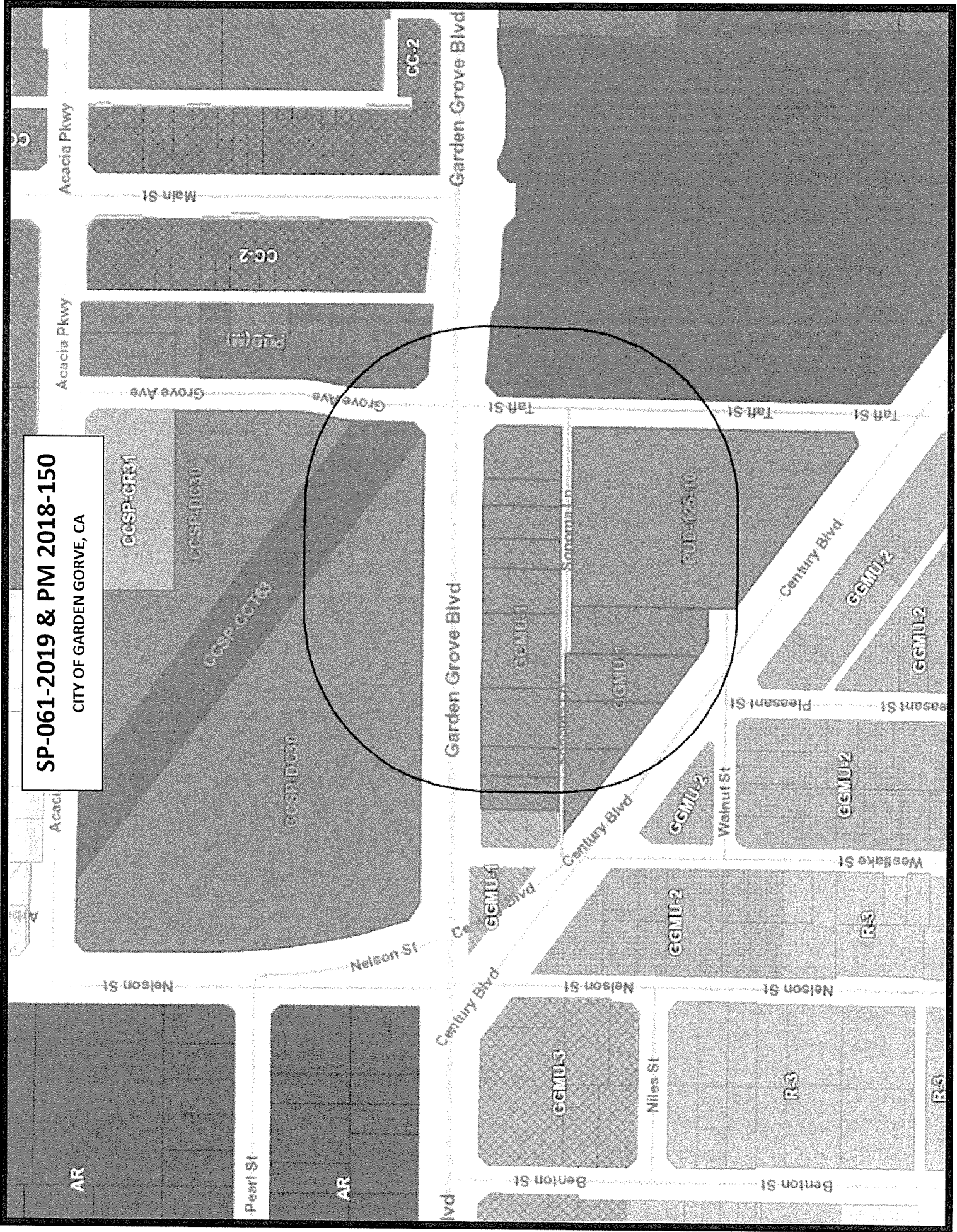
LEE MARINO
Planning Services Manager



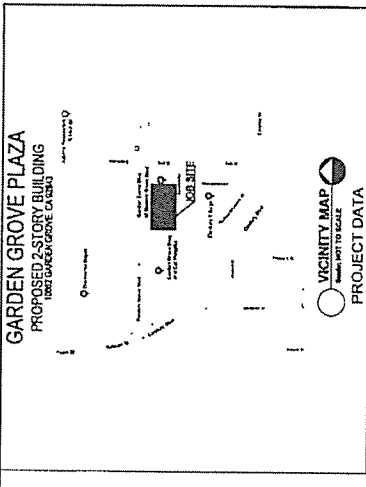
By: Paul Guerrero
Senior Program Specialist

SP-061-2019 & PM 2018-150

CITY OF GARDEN GORVE, CA



	PROJECT: GARDEN GROVE PLAZA PROFESSIONAL OFFICE AND GENERAL BUILDINGS 1000 GARDEN GROVE, CA 92640	DATE: 10-20-08 DATE TO EXPIRE: JOB NO.: 0811000 DRAWN BY: CD SCALE: 3/32" = 1'-0" SHEET NO.: 1
OWNER: J.R. Flanagan Bldg. Inc. 4500 Flanagan Ave, Foothill Valley, CA 92704	DESIGNED: QUANG K DO 2100 GARDEN GROVE, CA 92640 951.744.1232 Email: quangkdo@quangkdo.com	REVISION: 1 2 3 4 5



PROJECT DATA

LEGAL DESCRIPTION	1000 Garden Grove Blvd, Garden Grove, CA 92640	LOT SIZE	21,833.00 SQ FT
LOT #	6	A LOT COVERAGE	6,973.00 (31.03%) = 73.14%
SUBJECT	1000 GARDEN GROVE, CA 92640	FRONT YIELD	100.00%
PERMIT NUMBER	08-00-31-01-01	PERMIT DATE	08-14-08
OWNER	J.R. Flanagan Bldg. Inc.	DESIGNER	QUANG K DO
CONTRACT VALUE	\$1,200,000	CONTRACT DATE	08-14-08
NUMBER OF STOREYS	2	HEIGHT	41'-0"
LANDSCAPING AREA	10,000 SQ FT	LANDSCAPING COST	\$100,000
PERMITS REQUIRED	PERMITS FOR 1ST FLOOR AND 2ND FLOOR	PERMIT COST	\$1,000
DATE OF PERMIT	08-14-08	PERMIT EXPIRES	08-14-10
DATE OF THIS SET	10-20-08	DATE OF LAST SET	08-14-08
DATE OF PREVIOUS SET	08-14-08	DATE OF PREVIOUS SET	08-14-08
DATE OF PREVIOUS SET	08-14-08	DATE OF PREVIOUS SET	08-14-08

TENANT SQUARE FOOTAGE TABLE

TENANT	TENANT SQUARE FOOTAGE	REMARKS
1	10,000	PROPOSED 1ST FLOOR PLAN
2	10,000	PROPOSED 2ND FLOOR PLAN
3	10,000	PROPOSED 1ST AND 2ND FLOORS
4	10,000	PROPOSED 1ST AND 2ND FLOORS
5	10,000	PROPOSED 1ST AND 2ND FLOORS
6	10,000	PROPOSED 1ST AND 2ND FLOORS

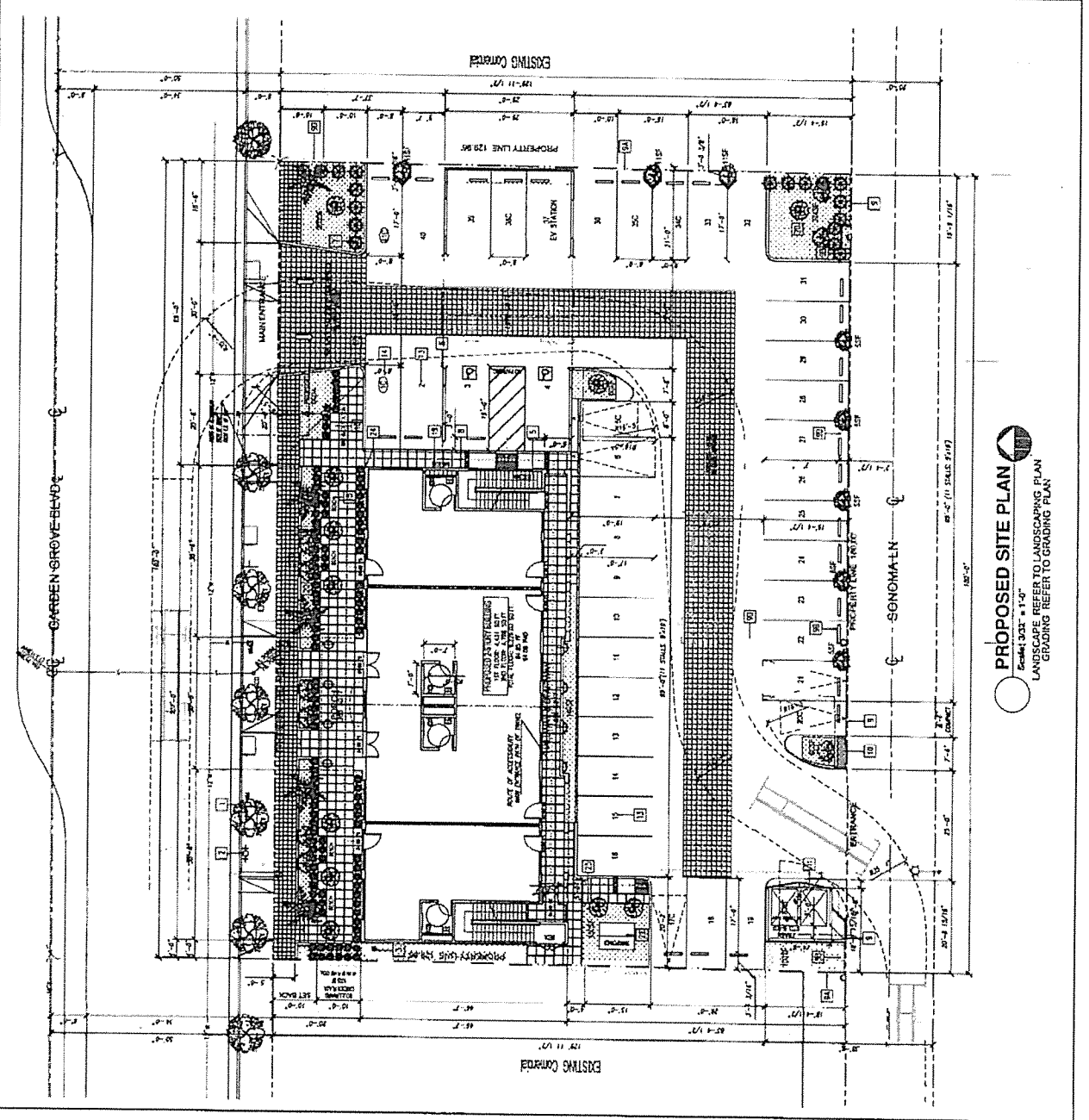
TENANT SQUARE FOOTAGE TABLE

TENANT	TENANT SQUARE FOOTAGE	REMARKS
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2	10,000	PROPOSED 2ND FLOOR PLAN
3	10,000	PROPOSED 1ST AND 2ND FLOORS
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5	10,000	PROPOSED 1ST AND 2ND FLOORS
6	10,000	PROPOSED 1ST AND 2ND FLOORS

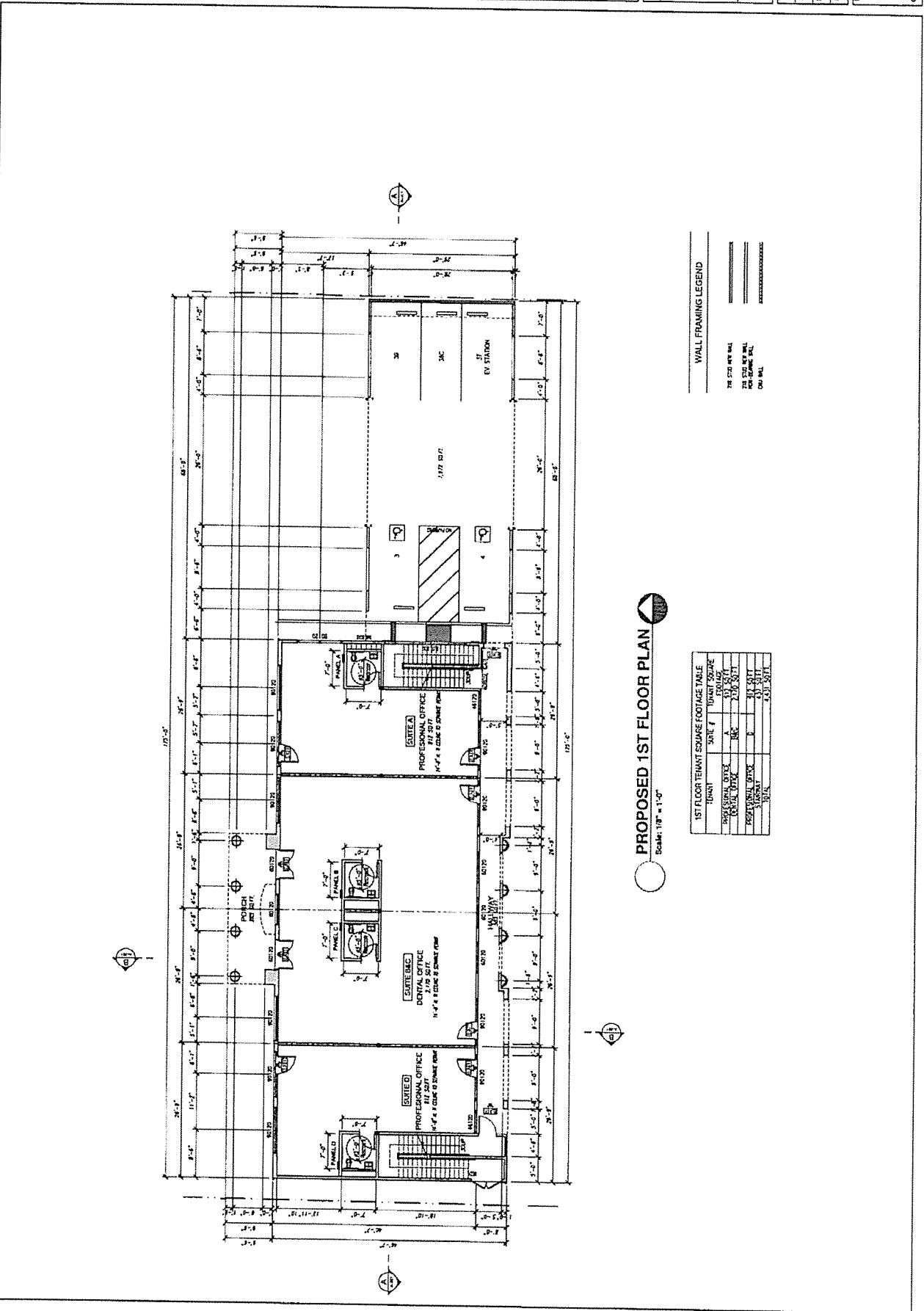
SHEET INDEX

SHEET	DESCRIPTION
1	1000 GARDEN GROVE, CA 92640
2	PROPOSED 1ST FLOOR PLAN
3	PROPOSED 2ND FLOOR PLAN
4	PROPOSED 1ST AND 2ND FLOORS
5	PROPOSED 1ST AND 2ND FLOORS
6	PROPOSED 1ST AND 2ND FLOORS

- KEY NOTES:**
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DATE: 10-25-2018	REVISION:	TITLE: PROPOSED 1ST FLOOR PLAN	OWNER: Jc Financial Ent's Inc	DESIGNED: QUANG K DO	
JOB NO: 0818000	REVISION:	PROJECT: GARDEN GROVE PLAZA	ADDRESS: Jc Financial Ent's Inc	ADDRESS: 2103 QUANTE DR, GARDEN GROVE, CA 92640-1811	
DRAWN BY: QD	REVISION:	PROJECT: PROFESSIONAL OFFICE AND DENTAL BUILDING	ADDRESS: 5205 HONEYMADE AVE, FORTAIN VALLEY, CA 92706	DESIGNED: QUANG K DO	
SCALE: 1/8" = 1'-0"	REVISION:	TITLE: PROPOSED 1ST FLOOR PLAN	OWNER: Jc Financial Ent's Inc	DESIGNED: QUANG K DO	
SHEET NO: 2	REVISION:	TITLE: PROPOSED 1ST FLOOR PLAN	OWNER: Jc Financial Ent's Inc	DESIGNED: QUANG K DO	




WALL FRAMING LEGEND

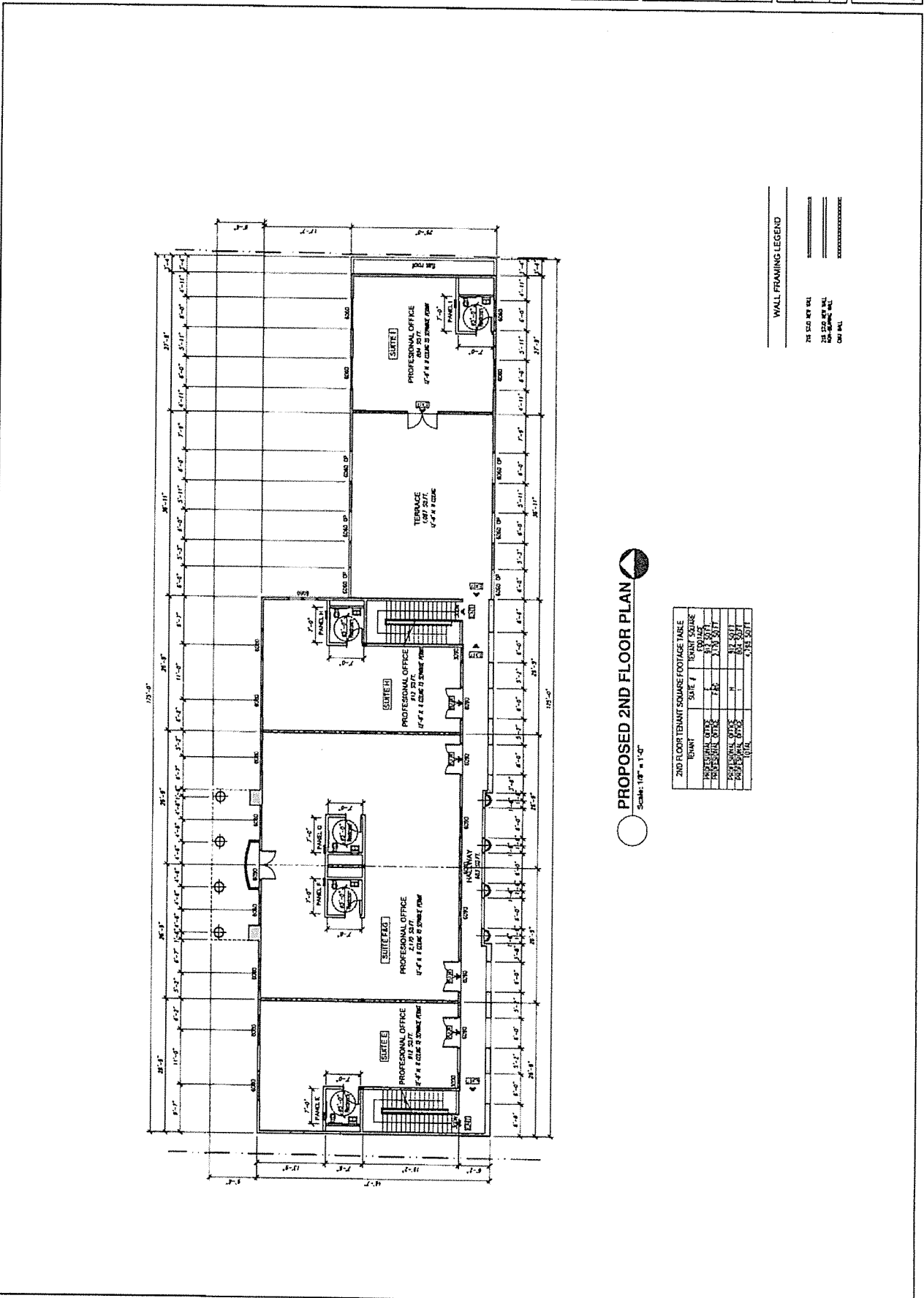
---	2X 6 STUD WALL
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---	2X 10 STUD WALL
---	CM WALL

1ST FLOOR TENANT SQUARE FOOTAGE TABLE

TENANT	SUITE #	TOTAL SQUARE FOOTAGE
PROFESSIONAL OFFICE	A	5,100 S.F.
DENTAL OFFICE	B	2,100 S.F.
PROFESSIONAL OFFICE	D	5,100 S.F.
TOTAL		10,300 S.F.

PROPOSED 1ST FLOOR PLAN
Scale: 1/8" = 1'-0"

	DESIGNED: QUANG K DO	OWNER: Jc Flanndel Eng Inc	TITLE: PROPOSED 2ND FLOOR PLAN	REVISION #1
	ADDRESS: 1187 SERRATE CR GARDEN GROVE, CA 92633-1811 QUANG K DO 1302 GARDEN GROVE, CA 92633	ADDRESS: Jc Flanndel Eng Inc 1302 GARDEN GROVE, CA 92633	PROJECT: GARDEN GROVE PLAZA PROFESSIONAL OFFICE AND DENTAL BUILDING 1302 GARDEN GROVE, CA 92633	DATE: 10-23-2018 JOB NO: 10181000 DRAWN BY: QDO SCALE: 1/8" = 1'-0" SHEET NO: 3



PROPOSED 2ND FLOOR PLAN
 Scale: 1/8" = 1'-0"

TENANT	SUITE #	TENANT SQUARE FOOTAGE
PROFESSIONAL OFFICE	E	441.00
PROFESSIONAL OFFICE	F	441.00
PROFESSIONAL OFFICE	G	441.00
TOTAL		1,323.00

1/2" X 2" X 4" SILL	=====
2" X 4" X 8" SILL	=====
2" X 4" X 8" SILL	=====
2" X 4" X 8" SILL	=====



DESIGNED: QUANG K DO
 ADDRESS: QUANG K DO
 27182 GRANITE CIR
 GARDEN GROVE, CA 92643-1811
 Email: kquangdo@gmail.com

OWNER: Jc Financial Eng Inc
 ADDRESS: Jc Financial Eng Inc
 2045 Newport Ave, Fountain Valley, CA 92708

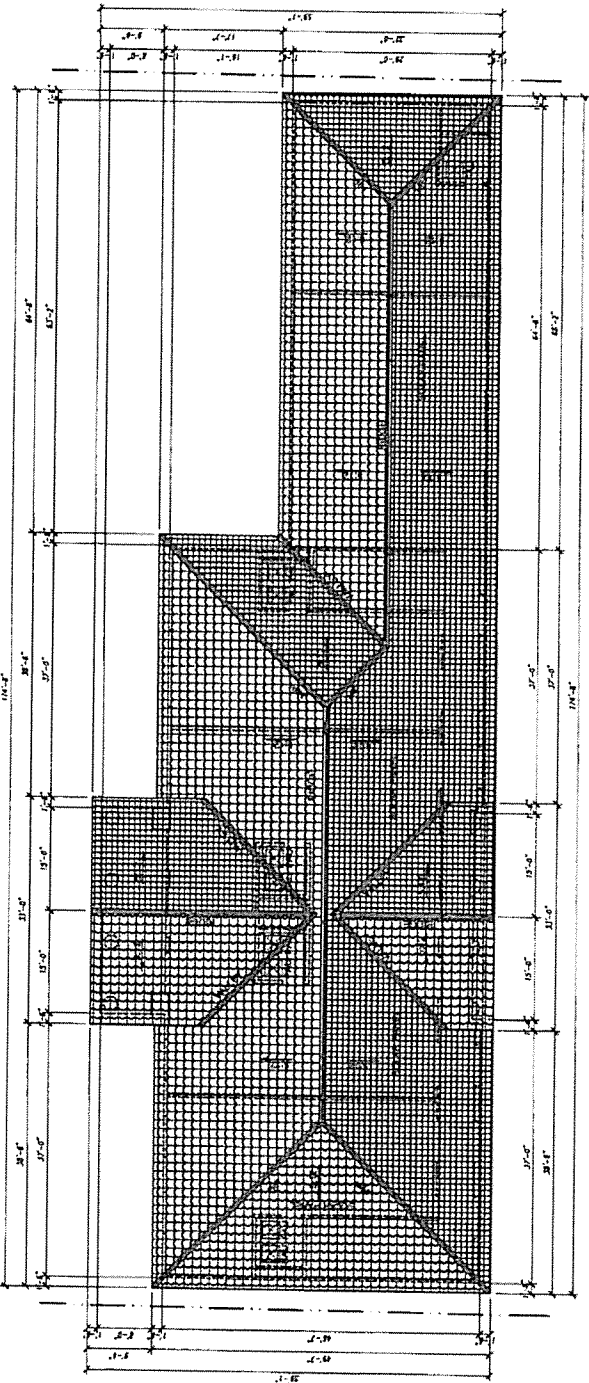
TITLE: PROPOSED ROOF PLAN
 PROJECT: GARDEN GROVE PLAZA
 PROFESSIONAL OFFICE AND CONSULTING ENGINEERS
 10825 GARDEN GROVE, CA 92643

DATE:	10-25-2018
JOB NO.:	2018066
DRAWN BY:	QDO
SCALE:	1/8" = 1'-0"
SHEET NO.:	A-103


REVISION BY: []
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 REVISION BY: []

ROOF NOTES

1. ROOF SURF: 2" TYP
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PROPOSED ROOF PLAN
 Scale: 1/8" = 1'-0"

	DESIGNED: QUANG K DO 2182 GRANITE CRT GARDEN GROVE, CA 92648-1811 EMAIL: tkdo@quangkdo.com	OWNER: Jc Financial Ent's Inc 8245 Stevenson Ave, Fountain Valley, CA 92708	PROJECT: GARDEN GROVE PLAZA PROFESSIONAL OFFICE AND CENTAL BLDG INC 1002 GARDEN GROVE, CA 92648	REVISION:	DATE:	DATE: 10-23-2018 JOB NO.: 0818-008 DRAWN BY: DD SCALE: 1/8" = 1'-0" SHEET NO.: 8	A-201 OF 8
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ELEVATION NOTES

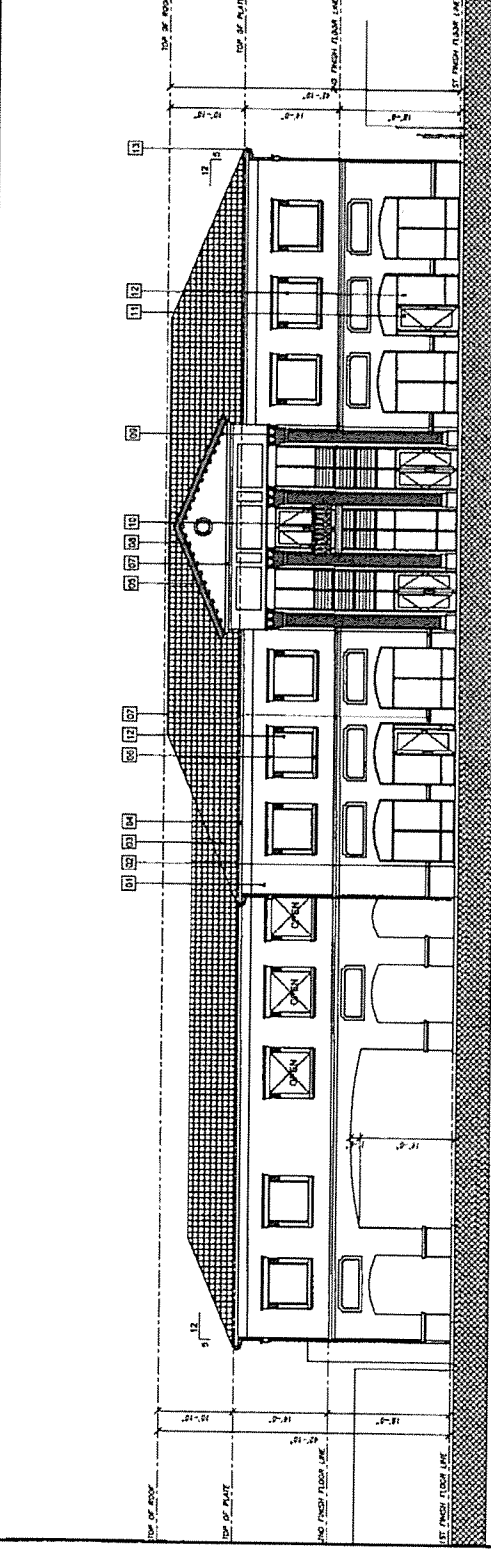
1. SEE ARCHITECT'S NOTES FOR ALL NOTES AND FINISHES
2. CONCRETE SHALL BE TYPICAL WEIGHT
3. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD
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EXTERIOR FINISHES TO BE

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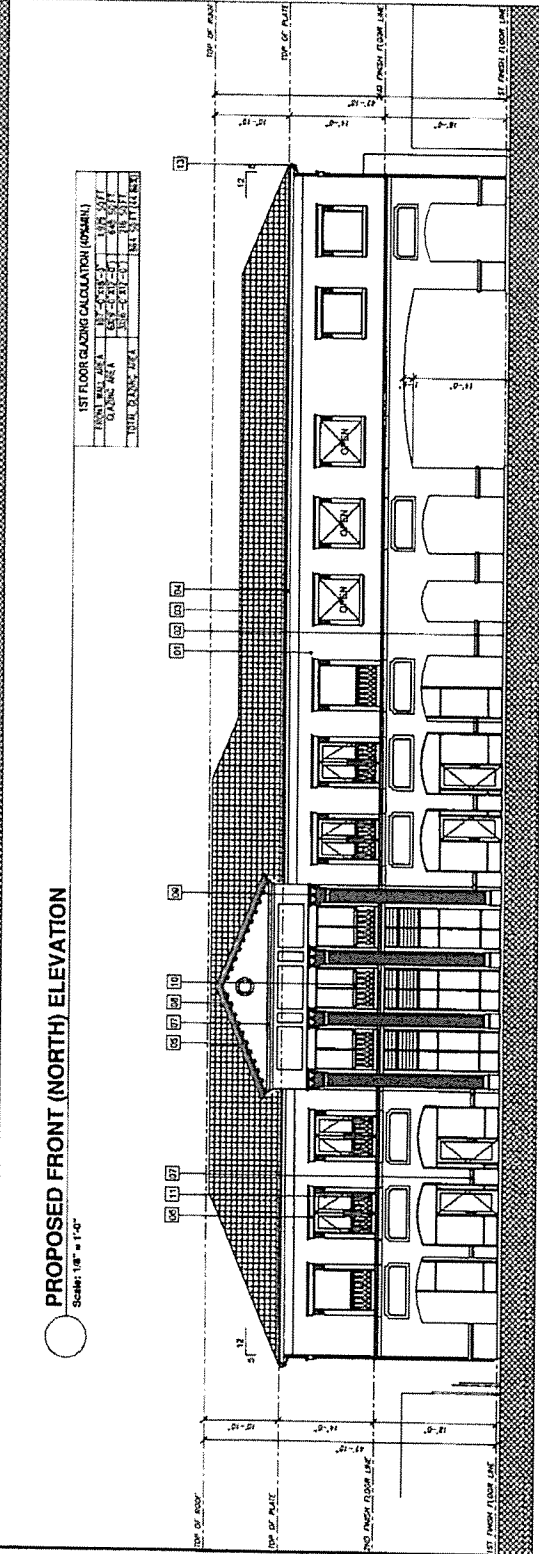
WALLACE AND PARTNERS
 4444 CRENSHAW COURT
 GARDEN GROVE, CA 92648



PROPOSED FRONT (NORTH) ELEVATION
 SCALE: 1/8" = 1'-0"

1ST FLOOR GLAZING CALCULATION (APPROX)

GLAZING AREA	1,150.00
GLAZING PERCENTAGE	15.00%
TOTAL GLAZING AREA	7,666.67



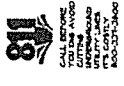
PROPOSED REAR (SOUTH) ELEVATION
 SCALE: 1/8" = 1'-0"

1ST FLOOR GLAZING CALCULATION (APPROX)

GLAZING AREA	1,150.00
GLAZING PERCENTAGE	15.00%
TOTAL GLAZING AREA	7,666.67



GARDEN GROVE PLAZA LANDSCAPING, INC. 10862 GARDEN GROVE BLVD, GARDEN GROVE, CA 92845

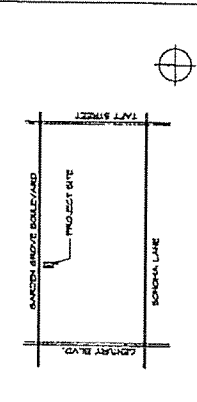
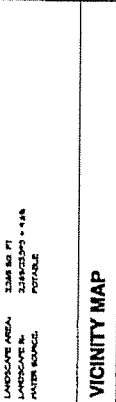


COVER SHEET NOTES AND IRRIGATION CALC. 10862 GARDEN GROVE BLVD, GARDEN GROVE, CA 92845

LIBERT, OIL AS NOTED PER CITY OF GARDEN GROVE

SHEET INDEX table with columns for sheet number, title, and description.

PROJECT DATA table with fields for project name, location, and contact information.



GENERAL NOTES section containing numbered instructions for the contractor regarding site preparation and materials.

WATER USAGE CALCULATION table showing water requirements for different sections of the project.

AB-181 CALCULATIONS table providing estimated water use and other technical data.

LANDSCAPE MAINTENANCE SCHEDULE table detailing the frequency and type of maintenance tasks.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES section with specific regulatory requirements.

YEARLY WATERING SCHEDULE table showing watering frequency for each month from January to December.

CERTIFICATION OF COMPLETION section with a statement from the landscape designer.

CERTIFICATION OF LANDSCAPE DESIGN section with a statement from the landscape designer.

LANDSCAPE DESIGN PROFESSIONAL'S STAMP (IF APPLICABLE) area for the designer's signature and seal.

LANDSCAPE DESIGN PROFESSIONAL'S STAMP (IF APPLICABLE) area for the designer's signature and seal.

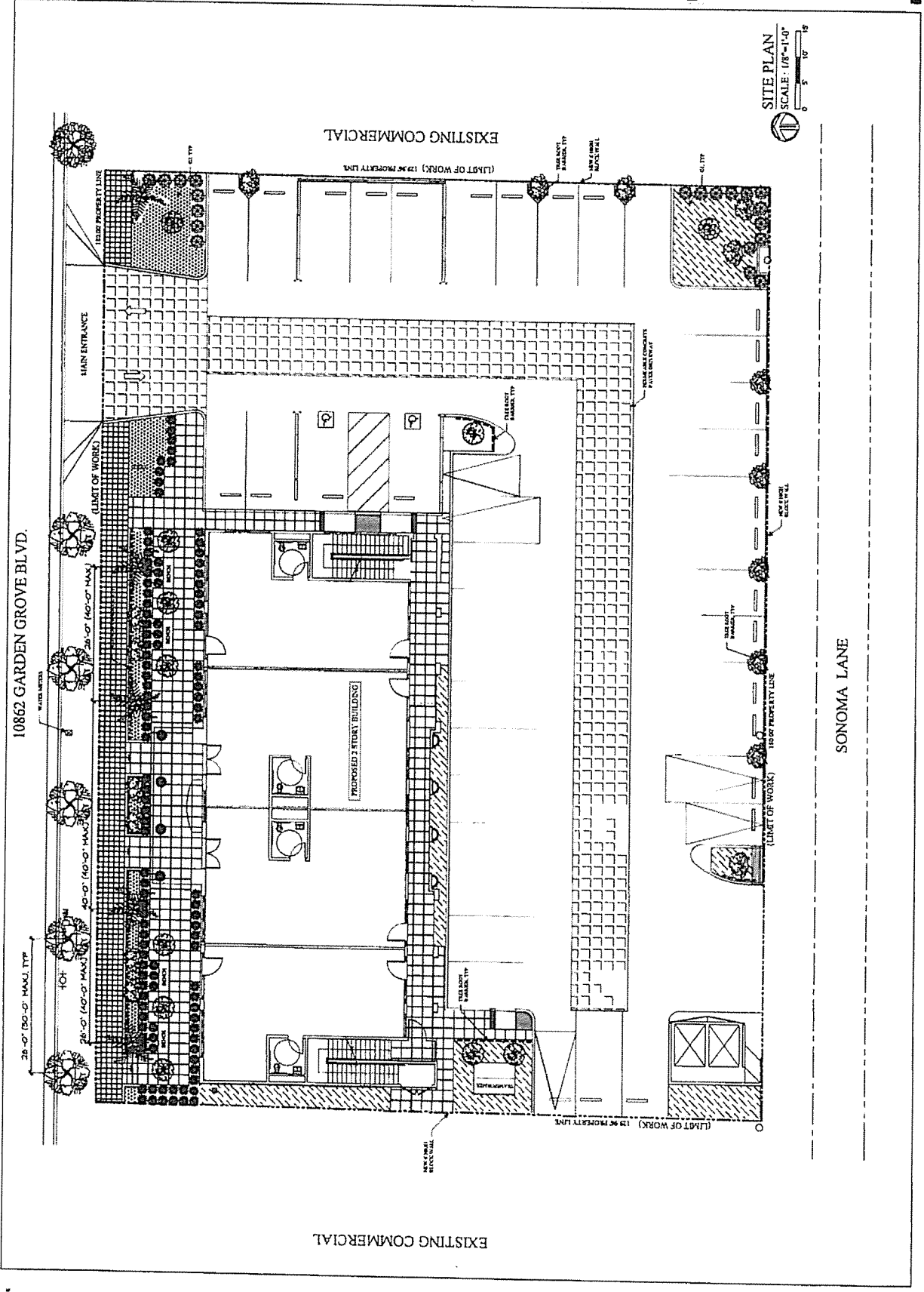
AP
 ARCHITECTURAL PRACTICE
 10862 GARDEN GROVE BLVD.
 GARDEN GROVE, CA 92843
 TEL: (714) 942-1111
 FAX: (714) 942-1112
 WWW: www.ap-architect.com

GARDEN GROVE PLAZA
LANDSCAPING
10862 GARDEN GROVE BLVD.
GARDEN GROVE, CA 92843

PLANTING PLAN
AND NOTES

- 1. CALL BEFORE YOU DIG
- 2. VERIFY ALL UTILITIES
- 3. VERIFY ALL PERMITS
- 4. VERIFY ALL EROSION CONTROL MEASURES
- 5. VERIFY ALL TREE PROTECTION MEASURES
- 6. VERIFY ALL SOIL REMEDIATION MEASURES
- 7. VERIFY ALL WATER MANAGEMENT MEASURES
- 8. VERIFY ALL ACCESS MEASURES
- 9. VERIFY ALL SAFETY MEASURES
- 10. VERIFY ALL SIGNAGE MEASURES

L2A
 L2A 01A
 SHEET NO.
 DATE: OCT. 23, 2018



SITE PLAN
 SCALE: 1/8"=1'-0"
 0 5 10 15

SONOMA LANE



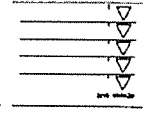
GARDEN GROVE PLAZA
LANDSCAPING
10862 GARDEN GROVE BLVD.
GARDEN GROVE, CA 92843

CALL BEFORE YOU DIG
CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GARDEN GROVE AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.

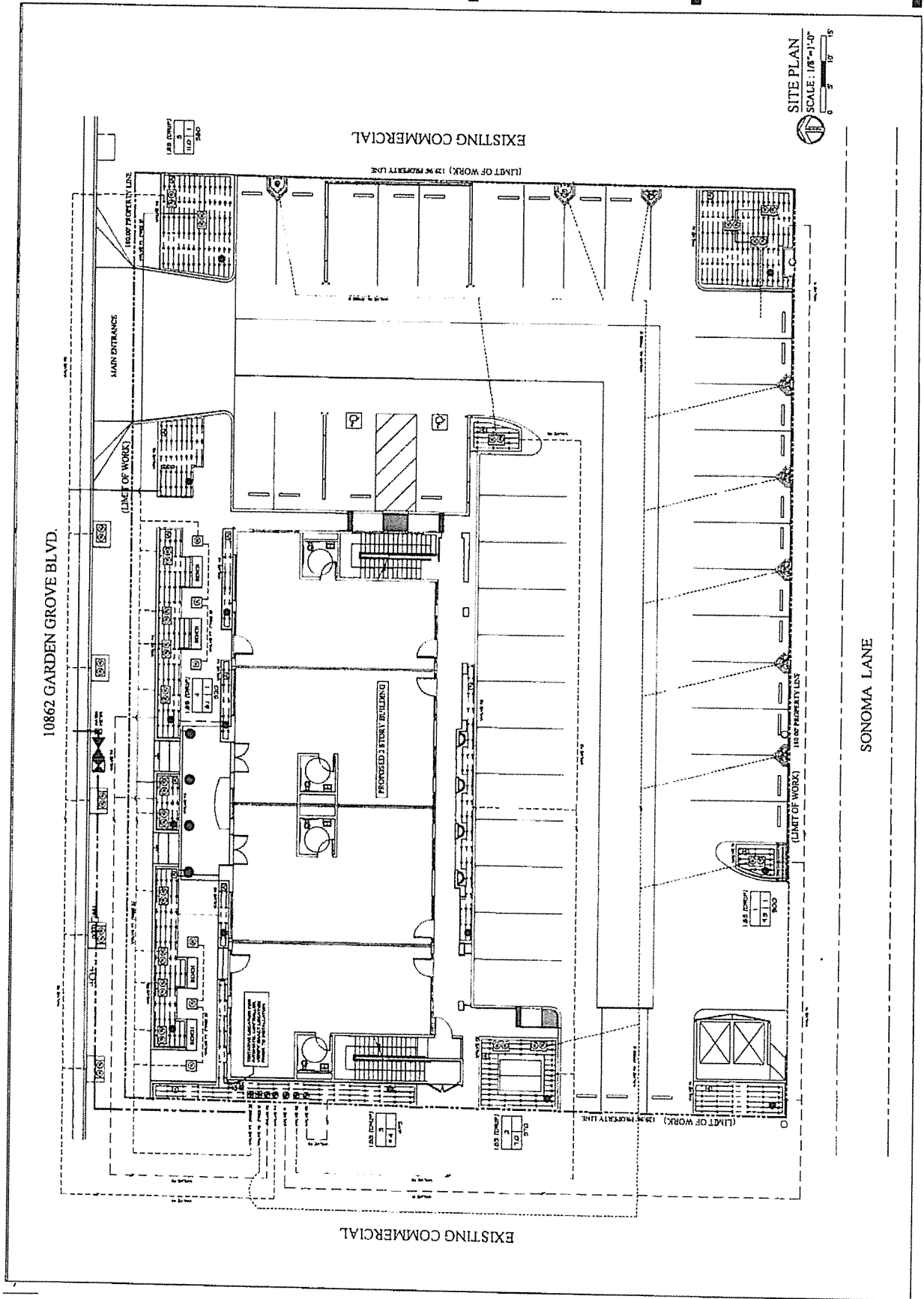


IRRIGATION PLAN
AND NOTES

1. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA DEPARTMENT OF WATER RESOURCES' IRRIGATION SYSTEMS MANUAL (2005 EDITION).



L3
LEVEL 01A
AS NOTED
SEE PLAN
OCT 24, 2011



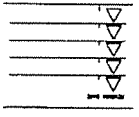
SITE PLAN
SCALE: 1/8" = 1'-0"
0 5 10 15

10862 GARDEN GROVE BLVD.

SONOMA LANE

EXISTING COMMERCIAL

EXISTING COMMERCIAL



L5
 LEVEL C/A
 AS NOTED
 SEE PLAN
 SEE ELEVATION
 SEE ELEVATION
 SEE ELEVATION
 SEE ELEVATION

1 XFS SUB-SURFACE DRIPLINE BURIAL SCALE: NTS

NOTE: THE DRIPLINE SHOULD BE PLACED EVERY THREE FEET IN A ZIG-ZAG PATTERN. THE DRIPLINE SHOULD BE PLACED AT LEAST FOUR FEET BELOW THE SURFACE OF THE GROUND. THE DRIPLINE SHOULD BE PLACED AT LEAST FOUR FEET FROM THE EDGE OF THE LAWN. THE DRIPLINE SHOULD BE PLACED AT LEAST FOUR FEET FROM THE EDGE OF THE LAWN. THE DRIPLINE SHOULD BE PLACED AT LEAST FOUR FEET FROM THE EDGE OF THE LAWN.

1. LAY OUT THE DRIPLINE IN THE TRENCH.
2. COVER THE DRIPLINE WITH SOIL.
3. PLACE THE DRIPLINE EVERY THREE FEET IN A ZIG-ZAG PATTERN.
4. PLACE THE DRIPLINE AT LEAST FOUR FEET BELOW THE SURFACE OF THE GROUND.
5. PLACE THE DRIPLINE AT LEAST FOUR FEET FROM THE EDGE OF THE LAWN.
6. PLACE THE DRIPLINE AT LEAST FOUR FEET FROM THE EDGE OF THE LAWN.

2 XFS SUB-SURFACE DRIPLINE RISER ASSEMBLY SCALE: NTS

NOTE: THE RISER SHOULD BE INSTALLED AT EVERY 30 FEET OF DRIPLINE. THE RISER SHOULD BE INSTALLED AT EVERY 30 FEET OF DRIPLINE. THE RISER SHOULD BE INSTALLED AT EVERY 30 FEET OF DRIPLINE.

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2. INSTALL THE RISER CAP AT EVERY 30 FEET OF DRIPLINE.
3. INSTALL THE RISER NUT AT EVERY 30 FEET OF DRIPLINE.
4. INSTALL THE RISER PIPE AT EVERY 30 FEET OF DRIPLINE.
5. INSTALL THE RISER CAP AT EVERY 30 FEET OF DRIPLINE.
6. INSTALL THE RISER NUT AT EVERY 30 FEET OF DRIPLINE.

3 AUTOMATIC FLUSH VALVE SCALE: NTS

NOTE: THE AUTOMATIC FLUSH VALVE SHOULD BE INSTALLED AT EVERY 30 FEET OF DRIPLINE. THE AUTOMATIC FLUSH VALVE SHOULD BE INSTALLED AT EVERY 30 FEET OF DRIPLINE. THE AUTOMATIC FLUSH VALVE SHOULD BE INSTALLED AT EVERY 30 FEET OF DRIPLINE.

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4 AIR/VACUUM RELIEF VALVE SCALE: NTS

NOTE: THE AIR/VACUUM RELIEF VALVE SHOULD BE INSTALLED AT EVERY 30 FEET OF DRIPLINE. THE AIR/VACUUM RELIEF VALVE SHOULD BE INSTALLED AT EVERY 30 FEET OF DRIPLINE. THE AIR/VACUUM RELIEF VALVE SHOULD BE INSTALLED AT EVERY 30 FEET OF DRIPLINE.

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6 QUICK-COUPLING VALVE SCALE: NTS

NOTE: THE QUICK-COUPLING VALVE SHOULD BE INSTALLED AT EVERY 30 FEET OF DRIPLINE. THE QUICK-COUPLING VALVE SHOULD BE INSTALLED AT EVERY 30 FEET OF DRIPLINE. THE QUICK-COUPLING VALVE SHOULD BE INSTALLED AT EVERY 30 FEET OF DRIPLINE.

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8 XFS SUB-SURFACE DRIPLINE END FEED LAYOUT SCALE: NTS

NOTE: THE DRIPLINES SHOULD BE SPACED EVERY 30 FEET. THE DRIPLINES SHOULD BE SPACED EVERY 30 FEET. THE DRIPLINES SHOULD BE SPACED EVERY 30 FEET.

Dr. Pressure	Dr. Spacing	Dr. Length	Dr. Spacing	Dr. Length	Dr. Spacing	Dr. Length	Dr. Spacing	Dr. Length
10	30	100	30	100	30	100	30	100
20	30	100	30	100	30	100	30	100
30	30	100	30	100	30	100	30	100
40	30	100	30	100	30	100	30	100
50	30	100	30	100	30	100	30	100
60	30	100	30	100	30	100	30	100
70	30	100	30	100	30	100	30	100
80	30	100	30	100	30	100	30	100
90	30	100	30	100	30	100	30	100
100	30	100	30	100	30	100	30	100

12 XFS SUB-SURFACE DRIPLINE CENTER FEED LAYOUT SCALE: NTS

NOTE: THE DRIPLINES SHOULD BE SPACED EVERY 30 FEET. THE DRIPLINES SHOULD BE SPACED EVERY 30 FEET. THE DRIPLINES SHOULD BE SPACED EVERY 30 FEET.

Dr. Pressure	Dr. Spacing	Dr. Length	Dr. Spacing	Dr. Length	Dr. Spacing	Dr. Length	Dr. Spacing	Dr. Length
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20	30	100	30	100	30	100	30	100
30	30	100	30	100	30	100	30	100
40	30	100	30	100	30	100	30	100
50	30	100	30	100	30	100	30	100
60	30	100	30	100	30	100	30	100
70	30	100	30	100	30	100	30	100
80	30	100	30	100	30	100	30	100
90	30	100	30	100	30	100	30	100
100	30	100	30	100	30	100	30	100

16 REDUCED PRESSURE BACKFLOW PREVENTER SCALE: NTS

NOTE: THE REDUCED PRESSURE BACKFLOW PREVENTER SHOULD BE INSTALLED AT EVERY 30 FEET OF DRIPLINE. THE REDUCED PRESSURE BACKFLOW PREVENTER SHOULD BE INSTALLED AT EVERY 30 FEET OF DRIPLINE. THE REDUCED PRESSURE BACKFLOW PREVENTER SHOULD BE INSTALLED AT EVERY 30 FEET OF DRIPLINE.

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5. INSTALL THE REDUCED PRESSURE BACKFLOW PREVENTER AT EVERY 30 FEET OF DRIPLINE.
6. INSTALL THE REDUCED PRESSURE BACKFLOW PREVENTER AT EVERY 30 FEET OF DRIPLINE.

RESOLUTION NO. 5943-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-061-2019 AND TENTATIVE PARCEL MAP NO. PM-2018-150, FOR A PROPERTIES LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD BETWEEN CENTURY BOULEVARD AND EUCLID STREET, AT 10862, 10872, AND 10882 GARDEN GROVE BOULEVARD, ASSESSOR'S PARCEL NOS. 099-091-37, 099-091-04, AND 099-091-05.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on January 17, 2019, does hereby approve Site Plan No. SP-061-2019 and Tentative Parcel Map No. PM-2018-150, for parcels of land located on the south side of Garden Grove Boulevard between Century Boulevard and Euclid Street, at 10862, 10872, and 10882 Garden Grove Boulevard, Assessor's Parcel Nos. 099-091-37, 099-091-04, and 099-091-05.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-061-2019 and Tentative Parcel Map No. PM-2018-150, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Darren Nguyen for JC Financial Enterprise, Inc.
2. The applicant is requesting Site Plan approval to demolish an existing 2,500 square foot structure and site improvements to facilitate the development of a new two-story, 9,229 square foot building for professional and medical offices, along with related site improvements that include 41 on-site parking spaces, landscaping, and related improvements, on three (3) currently improved parcels with a total land area of 23,393 square feet located at 10862, 10872, and 10882 Garden Grove Boulevard (APN: 099-091-37, 099-091-04, 099-091-05). To facilitate the project, the applicant is also requesting approval of a Tentative Parcel Map to consolidate the three (3) contiguous parcels into one (1) parcel.
3. The proposed project is categorically exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303).
4. The subject site has a General Plan Land Use designation of Residential/Commercial MU1 and is zoned GGMU1 (Garden Grove Boulevard Mixed Use 1).
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject site have been reviewed.
6. Report submitted by City staff was reviewed.

7. Pursuant to a legal notice, a public hearing was held on January 17, 2019, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of January 17, 2019, and

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

FACTS:

The subject site is comprised of three (3) contiguous developed parcels with a total land area of 23,393 square feet, located on the south side of Garden Grove Boulevard between Century Boulevard and Euclid Street. Parcel 099-091-37, located at 10862 Garden Grove Boulevard, is developed with an approximately 2,500 square foot structure and a detached 3,200 square open patio. Parcel 099-091-04 and Parcel 099-091-05, located at 10872 and 10882 Garden Grove Boulevard, are both developed as a paved parking lot.

The subject site has a General Plan Land Use Designation of Residential/Commercial MU1 and is zoned GGMU1 (Garden Grove Boulevard Mixed Use 1). The property abuts CCSP-DC 30 (Community Center Specific Plan – District Commercial 30), zoned property to the north across Garden Grove Boulevard, GGMU1 (Garden Grove Mixed Use 1) to the east and the west, and residential PUD-125-10 zoned property to the south across Sonoma Lane.

As of 1998, the subject site operated as a retail home improvement supply business. Currently, the site is being occupied as a retail home improvement business.

The Applicant is requesting Site Plan approval to demolish an existing 2,500 square foot structure and site improvements and is proposing to develop a new two-story, 9,229 square foot building for professional and medical offices, along with related site improvements that include 41 on-site parking spaces, landscaping, and related improvements, on three (3) currently improved parcels with a total land area of 23,393 square feet located at 10862, 10872, and 10882 Garden Grove Boulevard (APN: 099-091-37, 099-091-04, 099-091-05).

Additionally, the Applicant is requesting a Tentative Parcel Map approval to consolidate the three (3) contiguous parcels into one (1) parcel.

Site Design and Circulation

The site plan is designed with the building situated on the north side of the subject site. Vehicular access to the subject site will be via a new "right-in" and "right-out" 30'-0" wide driveway approach designed with a 20'-0" long stamped concrete driveway throat off of Garden Grove Boulevard that meets current City standards. The parking lot layout is "S" shaped with a 25'-0" wide drive aisle beginning off of Garden Grove Boulevard and meandering through the site and exiting onto Sonoma Lane on the south portion of the subject site. The drive aisle accommodates two-way vehicle circulation to provide access to the double-loaded perpendicular parking areas, and accommodates access and radius turns for trash trucks, delivery trucks, and emergency vehicles. The building is designed with a porte-cochere on the east side of the parking lot with the required fire truck height clearance of 13'-6".

The pedestrian path-of-travel begins at the public right-of-way and onto the subject site via four (4) ADA compliant walkways adjacent to the garden plaza areas and leading directly into the ground/first floor tenants' entrances. The perimeter and selected interior areas of the site plan will be landscaped and a trash enclosure will be provided on the southwest section of the site. The subject site will be illuminated with wall pack light standards.

Floor Plan

The building will be a two (2) story structure with partial tuck under parking, 41'-10" high, with nine (9) tenant spaces, ranging in floor size from 804 to 2,170 square feet, each designed with an ADA unisex restroom. The ground/first floor consists of four (4) tenant spaces, two (2) at 912 square feet each and two (2) tenant spaces that will be combined as one (1) space for a total of 2,170 square feet and a covered public open area. Each tenant space is designed with an entrance off of Garden Grove Boulevard and an entrance off of the on-site parking area.

Stairwells at each end of the building lead up to the second floor to five (5) tenant spaces, one (1) at 804 square feet, two (2) at 912 square feet, and two (2) tenant spaces that will be combined as one (1) space for a total of 2,170 square feet. Each tenant space is designed with an entrance off of the open passageway and the public terrace space (a non-usable space and not counted toward parking).

Building Elevations:

The proposed building is designed in a Greek Revival architectural style. The building's elevations consist of a single mass, horizontal, with multiple openings that create an overall visual interest. The roof is designed as a hipped roof with concrete "S" tiles. As required by the Zoning Code, the first floor commercial

façade has 18-foot high ground floor spaces with large storefront windows screened with multiple arch way openings leading to the tenant space entries, walkways, stairwells, parking area, and public right-of-way. The second floor consists of multiple rectangular window openings that are capped with a decorative crown. At the beginning of the roof line is a perimeter cornice line that is emphasized with a wide band of trim. The front and rear entrances are designed with full-height porches supported by prominent Corinthian columns and capped with a decorative triangular gable.

Parking:

A total of forty-one (41) on-site parking spaces will be provided, which satisfies the minimum number of parking spaces required for the proposed uses under the City's Municipal Code.

Landscaping:

The proposed landscaping satisfies the requirements of Chapter 9.18 of the City's Municipal Code. Ten percent of the total net developable site area, or 2,177 square feet, is proposed to be landscaped. In addition, 289 square feet of landscaping is proposed in the front setback area, and 335 square feet of landscaping is proposed in the rear setback area. The required 1,000 square feet of garden plaza off of Garden Grove Boulevard and the minimum of 25% plaza landscaping will be provided, along with the required parkway, columnar, and setback canopy trees. As a condition of approval, the applicant is required to submit a complete and detailed landscaping and irrigation plan that complies with the landscaping requirement of Title 9 of the Municipal Code to the City for review and approval prior to the issuance of building permits.

FINDINGS AND REASONS:

SITE PLAN:

All findings for approval of the proposed Site Plan required under Section 9.32.030.D.3 (Site Plan) of the Garden Grove Municipal Code can be made.

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

The subject site has a General Plan Land Use Designation Residential/Commercial MU1 and is zoned GGMU1 (Garden Grove Boulevard Mixed Use 1). The proposed project of nine (9) commercial tenant spaces along the Garden Grove Boulevard frontage meets the intent of the Residential/Commercial MU1 General Plan Land Use designation, which calls

for commercial uses with structures that have a human scale with pedestrian-friendly streetscapes along with articulated buildings. The proposal is also consistent with several policies from the General Plan's Land Use Element, including Policy LU-1.3, to encourage a wide variety of commercial services, and Policy LU-1.4, to encourage active and inviting pedestrian-friendly street environments that include a variety of uses.

The proposed Site Plan complies with both the spirit and intent of the provisions, conditions, and requirements of the Municipal Code and other applicable ordinances. The proposal complies with the requirements of the GGMU-1 zone to allow a commercial project on the subject site along Garden Grove Boulevard. The design of the site, placement of the buildings, the garden plaza areas, the number of on-site parking spaces, on-site circulation, and the landscape areas are all consistent with the development standards of the GGMU-1 zone.

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

The proposed development has been designed to meet the Code's requirements for vehicular and pedestrian access, on-site vehicular circulation, loading and unloading areas, and off-street parking. The proposed project has been designed with a new "right-in" and "right-out" 30'-0" wide driveway approach designed with a 20'-0" long driveway throat off of Garden Grove Boulevard. The on-site vehicular circulation is designed with a 25'-0" wide drive aisle for two-way vehicle circulation beginning off of Garden Grove Boulevard and meandering through the site providing access to the double-loaded perpendicular parking areas and exiting onto Sonoma Lane. The vehicle circulation accommodates access and radius turns for trash trucks, delivery trucks, and emergency vehicles. The project has been designed to meet the parking requirements of the Municipal Code with a total of 41 parking spaces.

The pedestrian path-of-travel begins at the public right-of-way and onto the subject site via four (4) ADA compliant walkways adjacent to the garden plaza areas and leading directly into the tenants' entrances.

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

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

The streets in the area will be adequate to accommodate the proposed development once the developer provides the necessary improvements for the project. Street improvements to be made as part of the project include one (1) vehicle access point located off of Garden Grove Boulevard at a width of 30'-0", along with a 20'-0" long driveway throat. The proposed commercial project will not adversely affect essential public facilities such as streets and alleys, utilities, and drainage channels. Utilities and drainage channels in the area are existing and adequate to accommodate the development.

The proposed development will provide landscaping and proper grading of the project site to improve on-site drainage.

The City's Public Works Department has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to minimize any adverse impacts to surrounding streets and alleys, utilities and drainage channels.

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

The proposed project requires various on- and off-site improvements, including requiring a new 30-foot driveway and grading improvements. The applicant has worked with the Public Works Department on the location of the water lines, water meters, and sewer line. The Public Work's Department has reviewed the Project and has incorporated conditions of approval that will minimize any adverse impacts.

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

The proposed project has been designed to consider building placement and appearance, access, circulation, landscaping, parking, and other amenities in order to create an attractive environment that will be an enhancement to the commercial area and is compatible with the physical, functional, and visual quality of the commercial area uses and desirable commercial area characteristics. The large storefront windows, multiple archway openings, the front entrance designed with full-height porch supported by Corinthian columns and capped with a decorative triangular gable, and the tall ceiling heights of the commercial storefronts create interest along the sidewalk. The project is located between a medical and a home improvement building and its classic Greek Revival architectural design will enhance the area. All landscaped areas are required to adhere to the landscaping requirements of the Title 9 of the Municipal Code. Through the conditions of approval for the

project, the necessary agreements for the protection and maintenance of all landscaping will be achieved.

6. That 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 has been designed to meet the GGMU-1 zone development standards for a commercial building. The project has been designed with consideration to the building's architectural appearance, building placement, form, function, circulation, landscaping, signage, as well as other amenities, such as garden plaza areas and pedestrian path gateways to achieve an attractive environment. The proposed project will construct a new building and provide a commercial use that will be both modern and productive. The proposed project may be the catalyst to inspire adjacent business or property owners to enhance the commercial area.

All landscaped areas are required to adhere to the landscaping requirements of the Title 9 of the Municipal Code. Through the conditions of approval for the project, the necessary protection and maintenance of all landscaping will be achieved.

TENTATIVE TRACT MAP:

All findings for approval of the proposed Tentative Parcel Map under Section 9.40.060 (Tentative Maps – Findings Required) of the Garden Grove Municipal Code and State law can be made.

1. The proposed map is consistent with the General Plan.

The proposed tentative parcel map will consolidate three (3) contiguous parcels into a single parcel to facilitate a development project consisting of a multi-story building with nine (9) commercial tenant spaces along Garden Grove Boulevard, with a Floor Area Ratio of 0.4. The subject parcels each have a General Plan Land Use designation of Residential/Commercial Mixed Use 1, which is intended to provide for a mix of higher density residential and commercial uses and allows a Floor Area Ratio up to 1.0 for non-residential uses. The size of the lot created by the parcel map will accommodate the new building and provide for sufficient setbacks, landscaping, parking spaces, and adequate vehicular and pedestrian circulation. Land Use designation and is consistent with several policies from the General Plan's Land Use Element including Policy LU-1.3, to encourage a wide variety of commercial services, and Policy LU-1.4, to encourage active and inviting pedestrian-friendly street environments that include a variety of uses.

2. The design and improvement of the proposed subdivision is consistent with the General Plan.

The proposed tentative parcel map will consolidate three (3) contiguous parcels into a single parcel to facilitate a development project consisting of a multi-story building with nine (9) commercial tenant spaces along Garden Grove Boulevard, with a Floor Area Ratio of 0.4. The subject parcels each have a General Plan Land Use designation of Residential/Commercial Mixed Use 1, which is intended to provide for a mix of higher density residential and commercial uses and allows a Floor Area Ratio up to 1.0 for non-residential uses. The proposed use is permitted in the GGMU-1 zone, which is consistent with the Residential/Commercial General Plan Land Use Designation. The design and improvement of the subject site, as conditioned, will be consistent with the spirit and intent of the General Plan provisions for the parcel location, proximity to similar uses, lot width, and overall depth. In addition, the proposed improvements are consistent with several policies from the General Plan's Land Use Element including Policy LU-1.3, to encourage a wide variety of commercial services, and Policy LU-1.4, to encourage active and inviting pedestrian-friendly street environments that include a variety of uses.

3. The site is physically suitable for the type of development and complies with the spirit and intent of the Municipal Code.

The consolidation of three (3) parcels into one (1) parcel will create a new parcel with a total lot size of 23,393 square feet. The new parcel is large enough to ensure that the proposed project meets all applicable provisions of the City of Garden Grove Municipal Code. The project complies with the minimum lot size and lot width required in the GGMU-1 zone. The project also complies with the required building setbacks, the required parking, and the required landscaping for the zone.

4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The subject site is located in a developed urban area, and the proposed improvements are not anticipated to impact any existing fish or wildlife habitat.

5. The requirements of the California Environmental Quality Act have been satisfied.

The proposed project is categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303).

6. The site is physically suitable for the proposed density of the development.

The consolidation of the parcels will create a site that is adequate in size and shape to accommodate the proposed development of a new commercial structure with nine (9) commercial spaces and a Floor Area Ratio of 0.3 and meet all the development standards and City requirements for the GGMU-1 zone. The combined site is large enough to accommodate the proposed project with sufficient parking, street access, landscaping, and pedestrian access.

7. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The proposed parcel map will consolidate three (3) contiguous lots into a single lot. The proposed improvements are typical of similar-sized developments in City. The project has been reviewed by all City Departments to determine that serious public health problems are not likely and the appropriate conditions of approval have been imposed to assist safeguarding the public health.

8. That the design of the subdivision and the proposed improvements will not conflict with easements of record or easements established by court judgement acquired by the public at large for access through or use of property within the proposed subdivision; or, if such easements exist, that alternate easements for access or for use will be provided, and that these will be substantially equivalent to the ones previously acquired by the public.

No such easements for public access are associated with the subject parcels. In addition, the property is not subject to the Williamson Act contract, an open space easement, or conservation easement.

9. The design and improvements of the proposed subdivision are suitable for the uses proposed, and the subdivision can be developed in compliance with the applicable zoning regulations.

The design of the commercial subdivision creates a suitable environment for the proposed professional and medical office uses and meets all applicable zoning regulations. The consolidation of the parcels will enable the project to comply with the required minimum lot size, lot frontage, building setbacks, floor area ratio, landscaping, and parking, and other development standards of the GGMU-1 zone and with the spirit and intent of the zoning regulations.

10. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision (Gov. Code Sec. 66473.1).

The design of the subdivision accommodates a future commercial development that can take advantage of passive or natural heating and cooling opportunities by architectural means such as roof covered public open spaces and the provision of landscaping that includes a variety of tree sizes and canopies.

11. The design, density and configuration of the subdivision strikes a balance between the effect of the subdivision on the housing needs of the region and of public service needs. In addition, the character of the subdivision is compatible with the design of the existing structures and the lot sizes of the subdivision are substantially the same as the lot sizes within the general area.

The subdivision strikes a good balance of providing the Downtown character of interesting façade and streetscape along Garden Grove Boulevard and providing modern commercial tenant spaces within walking distance of residential, retail, restaurants, and parks. The Tentative Parcel Map (PM-2018-150) is to consolidate three underlying parcels into a single parcel and create nine (9) commercial tenant spaces. The lot size is similar to other commercial developments in the area and the unit sizes are typical of current market trends. The subdivision meets the intent of the General Plan and Garden Grove Mixed Use zoning to create an interesting mix of uses in the pedestrian-oriented Downtown district.

12. The subject property is not located within a state responsibility area or a very high fire hazard severity zone, the proposed is served by local fire suppression services, and the proposed subdivision meets applicable design, location, and ingress-egress requirements.

The proposal has been reviewed by the City's Fire Department and meets all applicable design, location, and ingress-egress requirements. The subject property is not located within a state responsibility area or a very high fire hazard severity zone.

13. The discharge of waste from the proposed subdivision into the existing sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board. The conditions of approval for on- and off-site improvements will ensure permitted capacity of the public sewer system is not exceeded.

The proposal has been reviewed by the City's Public Works, Water Services Division, to ensure compliance with applicable requirements by the California Regional Water Quality Control Board. Conditions of Approval have been included to ensure that the sewer system meets all requirements and that all on- and off-site improvements ensure the permitted capacity of the public sewer system is not exceeded.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN 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 (SP-061-2019) and Tentative Parcel Map (PM-2018-150) possess characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.32.030 and 9.40.060.
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-061-2019 and Tentative Parcel Map No. PM-2018-150.

EXHIBIT "A"

Site Plan No. SP-061-2019 Tentative Parcel Map No. PM-2018-150

10862, 10872, and 10882 Garden Grove Boulevard

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Agreement with Conditions of Approval and Discretionary Permit Approval," as prepared by the City Attorney's Office. Proof of such recordation is required within 30 days of this approval. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Darren Nguyen (JC Financial Enterprise, Inc.), the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the Conditions of Approval require approval by the Planning Commission.
2. Approval of this Site Plan and Tentative Parcel Map shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply. Modifications which do not change the intent of the project may be approved by the Community and Economic Development Director.
3. Minor modifications to the Site Plan and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
4. The approved site plan, floor plan, and use of the subject property, as represented by the Applicant, are an integral part of the decision approving this Site Plan and Tentative Parcel Map. If major modifications are made to the approved floor plan, site plan, or other related changes that result in the intensification of the project or create impacts that have not been previously addressed, the proper entitlements shall be obtained reflecting such changes.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Public Works Engineering Division

6. The applicant shall be subject to Traffic Mitigation Fees, 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.
7. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit 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 for 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.
8. 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' 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. Street improvement plan shall conform to all format and design requirements of the City Standard Drawings & Specifications.
9. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
10. 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.
11. A separate street permit is required for work performed within the public right-of-way.
12. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer.

13. The new drive approaches to the site shall be constructed in accordance with Garden Grove Standard B-120, option #2.
14. All parking spaces that abut to sidewalks that are not elevated with a curb face to the stall, if any shall have wheel stops.
15. No parallel curb parking shall be permitted anywhere on the site.
16. 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 plans.
17. 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.
18. 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
19. 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
20. 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.
21. 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 resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls.

22. Prior to the issuance of the street improvements and grading permit, the applicant shall provide improvement bonds (Faithful Performance, Labor & Material and Monument Bond) acceptable to the City guaranteeing that all work constructed under said permits will be completed according to the approved plans, applicable laws, and in compliance with all terms specified in the permit(s). All bonds shall be in a form satisfactory to the City Engineer, City Attorney, and City Finance Department (Risk Management). Alternate forms of security may be considered, solely in the discretion of the City Engineer and with the concurrence of the City Attorney and City Finance Department (Risk Management).

23. TIES TO HORIZONTAL CONTROL:

Prior to recordation of a final parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.

24. DIGITAL MAP SUBMISSION:

Prior to recordation of a final parcel map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.

25. Prior to issuance of a grading permit, the applicant shall submit to planning 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 for review and approval of the parcel map.

26. 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 color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division Prior to installation.
27. 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.
 28. Prior to issuance of a street permit, the applicant shall submit and obtain approval of an off-site traffic control plan, satisfactory to the City Traffic Engineer.
 29. Heavy construction truck traffic and hauling trips should 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.
 30. Any required lane closures should occur outside of peak travel periods.
 31. Construction vehicles should be parked off of traveled roadways in designated parking.
 32. 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 Orange County standard plan 1309, Type B. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
 33. Prior to issuance of a building permit, the applicant shall design and construct the following public improvements fronting the development as identified below:

Garden Grove Boulevard

- a. The three existing substandard driveway approaches and landscape fronting the property along Garden Grove Boulevard shall be removed and curb & gutter, sidewalk shall be constructed in accordance with City Standard;
- b. New 8-inch curb and gutter shall be constructed replacing the existing westerly driveways at 40-feet from the center line of Garden Grove Boulevard according to City of Garden Grove Standard Plan B-113 (Type C-8 Modified).

- c. Construct a 10-foot sidewalk adjacent to the new 8-inch curb and gutter, replacing the existing westerly driveway aprons in accordance to standard B-106.
- d. Remove and replace the easterly drive approach per City Standard Plan B-120 (Option #2). The new easterly driveway approach to the site on Garden Grove Boulevard shall be constructed in accordance with City of Garden Grove Standard Plan B-120 (Options #2 & #3 only). Standard Plan B-120 calls for a minimum width of 30-feet for commercial and multi residential projects, with any deviation from the standard requiring approval by the City Traffic Engineer and detailed on the street improvement plan showing all modifications.
- e. Remove easterly planter boxes and trees next to curb/gutter (total one) fronting the project on Garden Grove Boulevard and replace the lifted sidewalk panels in accordance to City of Garden Grove Standard B-106.
- f. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk area on Garden Grove Boulevard with Planning Division and Water Division.
- g. Any proposed new landscaping in public right of way shall be approved by Planning Division and maintained by the owner.

Sonoma Lane (Alley)

- a. Reconstruct 4'-0" wide alley gutter along the center of the alley where proposed 12" storm drain crosses the gutter per City Standard Plan No. B-118.
- b. Remove and replace the existing 3" A.C. from north to south side of the Alley along the entire alignment of the proposed 12" storm drain.
- c. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk area on Garden Grove Boulevard with Planning Division and Water Division.
- d. Any proposed new landscaping in public right of way shall be approved by Planning Division and maintained by the owner.

Public Works Environmental Compliance Division

34. The applicant shall comply will all National Pollutant Discharge Elimination System (NPDES) protocol during construction.

Public Works Water Services Division

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. If a new water meter and service is required then it will be installed by City forces upon payment of applicable fees. Any existing meter and service located within new driveway(s) shall be relocated at owner's expense.
38. If required, the 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.
39. 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.

Police Department

40. There shall be no gaming tables or gaming machines as outlined in City Code Sections 8.20.010 and 8.20.050 on the premises at any time.
41. In the event security problems occur, and at the request of the Police Department, the permittee, at his own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.
42. All pay phones located adjacent to the premises shall be limited to out-going calls only. This condition shall be complied within 30 days following approval of this application.

Garden Grove Fire Department

43. The Applicant, developer or contractor shall submit fire sprinkler plans, as defined by NFPA 13, 2013 Edition, to the City for review and approval prior to issuance of Building permits.
44. The Applicant, developer, or contractor shall submit a Fire Alarm plan, as defined by NFPA 72, 2013 Edition, to the City for review and approval prior to issuance of a Building permit.
45. If needed, fire hydrants shall meet the specification as outlined by the Fire Chief and the City's Water Department.
46. If needed, fire hydrants shall be spaced in accordance to the California Fire Code and at the directions from the City of Garden Grove's Fire Department.
47. All water mains and fire hydrants shall be installed, accessible and operable prior to any on-site use or storage of combustible materials per California Fire Code Section 8704.3.
48. Applicant, developer, or contractor shall provide Fire Apparatus access on the site prior to any flammable material being placed on-site.

Community and Economic Development Department

49. The approved site plan and floor plan are an integral part of the decision approving this Site Plan and Tentative Parcel Map. There shall be no additional changes in the design of the floor plan without the approval of the Community and Economic Development Department, Planning Division. Any additional changes in the approved floor plan, which have the effect of expanding or intensifying the present use, shall require obtaining the proper entitlement(s).
50. The project is designed with a maximum of 2,170 square feet of medical tenant space. If in the future, the Applicant decides to increase the medical office square footage beyond the 2,170 square feet, the Applicant shall comply with the Municipal Code and satisfy the minimum required parking space per gross floor area for medical use.
51. The public terrace space shall remain as a non-usable space, which is not counted toward parking. If in the future, the Applicant decides to change the public terrace space into usable tenant space, the Applicant shall comply with the Municipal Code and satisfy the minimum required parking space per gross floor area for the proposed use.
52. No outside display of merchandise shall be permitted at any time.

53. A prominent, permanent sign, stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES," shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
54. There shall be no pool tables or incidental amusement devices on the premises at any time.
55. There shall be no uses or activities of an adult-oriented nature permitted as outlined in City Code Section 9.08.070.
56. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
57. Graffiti shall be removed, from the premises and all parking lots under the control of the licensee and/or the property owner, within 120 hours upon notification.
58. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
59. Any satellite dish antennas installed on the premises shall be screened, subject to approval by the Community and Economic Development Department, Planning Division. No advertising material shall be placed thereon.
60. 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. No signs advertising alcoholic beverages shall be placed on the windows or on exterior of the building.
61. Exterior advertisement displays or exterior wall advertisements shall not be allowed.
62. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Section 8.47.010 referred to as the County Noise Ordinance as adopted:
 - a. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).

- b. Sunday and Federal Holidays may work the same hours, but subject to noise restrictions as stipulated in Section 8.47.010 of the Municipal Code.
63. 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.
64. The property owner shall comply with the adopted City Noise Ordinance. During permitted hours of operation, noise generated by the operation shall not exceed 55 dBA as measured at the boundaries of the property lines.
65. The building plans, including grading and development plans and all construction activity shall comply with the current editions of the California Building Regulations as found in the California Code of Regulations (CCR), Title 24, Parts 2 through 12 as adopted by the City of Garden Grove.
66. As a part of the finalized working drawings for Planning Division, Engineering Division and Building Plan Check, the developer shall submit a detailed and dimensioned plot plan, floor plans, exterior elevations, and landscape plans that reflect the above conditions of approval. The plans shall indicate landscape materials, wall materials and building materials proposed for the project.
67. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the Planning Services Division. Lighting adjacent to residential properties shall be restricted to low, decorative type, wall-mounted lights, or ground lighting system. Lighting in the common and parking areas shall be directed, positioned or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences. Parking area lighting shall be provided during the hours of darkness the establishment is open at a minimum of two-foot candles of light, and one-foot candle of light during all other hours of darkness.
68. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department, Planning Division, for review and approval prior to submittal of plans for Building Division, Plan Check. The project shall also be subject to the following:
 - a. All above-ground utility equipment (e.g., electrical, gas, telephone) shall not be located in the street setbacks and shall be screened to the

satisfaction of the Community and Economic Development Department, Planning Division.

- b. No roof or wall mounted mechanical equipment shall be permitted unless the Planning Division Services approves a method of screening complementary to the architecture of the building, prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets, including the surrounding properties.
69. The applicant shall submit a complete and detailed landscaping plan with irrigation systems included for review and approval by the Community and Economic Development Department prior to the issuance of a building permit. Drought tolerant plantings are encouraged. The landscape plan shall include the type (both common and botanical names), size, location, and quantity of all proposed plant material. The proposed landscaping shall be planted prior to the finalization of the building permit. The plan shall be consistent with the landscape requirements set forth and/or incorporated in the Garden Grove Municipal Code. All landscape irrigation shall comply with the City's Landscape Ordinance, associated Water Efficiency Guidelines and all recent applicable revisions from the State of California on water conservation measures shall be to the landscape plans. 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. Subsurface systems are encouraged. The irrigation plan for any new trees shall have a deep-water irrigation system that shall be specified on the landscape plan. A detail of the deep-water irrigation system shall be provided for review. If sprinklers are used, they shall be low flow/precipitation sprinkler heads for water conservation.
 - b. The landscape/irrigation plan shall incorporate benches or other seating in the landscaped garden plaza area. These areas are considered passive areas and as such shall consist of landscape areas that incorporate pathways, waterscape, hardscape (i.e. large rocks or boulders, benches), and unique features that enhance the appearance, desirability, and usability of the area. The intent is to provide landscaped areas that can be utilized for walking, sitting, viewing plants and vegetation, reading, and similar types of activities.
 - c. A bike rack shall be incorporated on the property.
 - d. Trees planted within 10-feet of any public right-of-way shall be planted in a root barrier shield.

- e. Landscaping along Garden Grove Boulevard shall match the landscape requirements of the Garden Grove Mixed Use Zones. Parkway plantings typically include canopy trees at a distance of 30' on center in 4'-0" x 8'-0" landscape planters with underplantings of shrubs, decorative grasses and ground cover. New street trees shall be Liquid Amber *Rotundilobia* or other species as determined by the Public Works Department.
 - f. All landscape areas, including the areas located within the public right-of-way along Garden Grove Boulevard that abuts the subject property, are the responsibility of the applicant/property owner(s).
 - g. 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 also to be inclusive of any applicable Water Quality Management Plan (WQMP), the Orange County Drainage Area Management Plan (DAMP), and/or other water conservation measures applicable to this type of development.
70. Enhanced concrete treatment shall be provided within the front 20-feet of the driveway along Garden Grove Boulevard, subject to the Community and Economic Development Department, Planning Division's approval. Such enhanced concrete treatment includes decorative stamped concrete or interlocking pavers, or other enhanced treatment, excluding scored and/or colored concrete. Also, the two pedestrian paths across the drive aisle shall be delineated by enhanced paving clearly differentiated from the drive aisle paving as well as a painted design. For these paving treatments, the color, pattern, material, and final design and configuration shall be approved by the Community and Economic Development Department, Planning Division, and shall be shown on the final site plan, grading plan, and landscape plans.
71. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with all applicable laws and regulations.
72. 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.
73. Any and all correction notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant and all agents thereof.
74. All on-site curbs, not associated with a parking space, shall be painted red.

75. The site improvements and subsequent operation of the site/business(es) shall adhere to the following:
- a. There shall be no business activities, or storage permitted outside of the building. All business related equipment and material shall be kept inside the building except for loading or unloading purposes.
 - b. Property owners, employees, and business operators shall not store vehicles anywhere on the site.
 - c. The trash enclosure shall match the color and material type used for the block walls and shall be gated. The trash bins shall be kept inside the trash enclosure, and gates closed at all times except during disposal and pick-up. The property owner shall provide sufficient trash bins and pick-up to accommodate the site. The trash shall be picked up at least once per week.
 - d. All drive aisles on the site are considered to be fire lanes and shall remain clear and free of any materials, and/or vehicles.
76. 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).
77. In the event the development cannot accommodate the parking demand, due to impacts generated by the development, at any given time, which causes a nuisance, hindrance, and/or problem with either on-site and off-site parking and circulation, the applicant shall devise and implement a plan approved by the City to relieve the situation.

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

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

78. The applicant shall work with the Planning Division to ensure that the proposed building colors are appropriate, and not overly bright. The

- applicant shall submit the actual chip samples of the proposed paint colors to the Planning Division for review and approval.
79. In the event problems arise where the hours of operation need to be reduced in order to minimize problems, the operator shall change the hours of operation as prescribed by the City.
 80. A copy of the resolution including the conditions approving Site Plan No. SP-061-2019 and Tentative Parcel Map No. PM-2018-150 shall be kept on the premises at all times.
 81. The permittee shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-061-2019 and Tentative Parcel Map No. PM-2018-150, and his/her agreement with all conditions of the approval.
 82. Development shall comply with all applicable requirements of the 2016 CBC (California Building Standards Code), CMC (California Mechanical Code), CPC (California Plumbing Code), CEC (California Electrical Code), CGBC (California Green Building Standards Code), and 2016 T-24 (Title 24) Energy Standards.
 83. 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-061-2019 and Tentative Parcel Map No. PM-2018-150. 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.
 84. It shall be the applicant's responsibility to verify that any building or site improvements do not cross over, encroach into, or cause issue with any recorded easements on the subject property or the adjacent properties.
 85. 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. The applicant is hereby notified that the 90-day protest period, commencing from the effective date of approval of Site Plan No. SP-061-2019 and Tentative Parcel Map No. PM-2018-150, has begun.