



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

MARCH 5, 2020

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

ROLL CALL: CHAIR LEHMAN, VICE CHAIR PEREZ
COMMISSIONERS LE, LINDSAY, NGUYEN, RAMIREZ, SOEFFNER

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

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: February 20, 2020
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. CONDITIONAL USE PERMIT NO. CUP-103-65 (REV. 2020)

APPLICANT: PDS WEST INC.

LOCATION: SOUTHWEST CORNER OF KATELLA AVENUE AND DINO
CIRCLE AT 10802 KATELLA AVENUE

REQUEST: To modify the approved plans under Conditional Use Permit No. CUP-103-65, for an existing car wash, to

allow building and site improvements, which include façade renovation, new landscaping, and a revision to the drive-thru and parking lot layout to improve vehicular access and circulation. The site is in the NMU (Neighborhood Mixed Use) zone. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality act (CEQA) pursuant to Section 15301 – Existing Facilities.

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-103-65 (REV. 2020), subject to the recommended Conditions of Approval.

D. MATTERS FROM COMMISSIONERS

D.1. DISCUSSION ON LIMITING THE NUMBER OF MASSAGE ESTABLISHMENTS IN THE CITY

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, February 20, 2020

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Chair Lehman
Vice Chair Ramirez
Commissioner Le
Commissioner Lindsay
Commissioner Nguyen
Commissioner Perez
Commissioner Soeffner

Absent: Perez.

Commissioner Perez joined the meeting at 7:02 p.m.

PLEDGE OF ALLEGIANCE: Led by Commissioner Ramirez.

ORAL COMMUNICATIONS – PUBLIC – Mr. Craig Durfey provided multiple handouts and spoke on topics such as safe routes to school, safe walking and biking, the need for green space, dog parks, bike racks, climate change, traffic, Measure O, and the need to have a master list on grants available and the status of those awarded to the City.

SELECTION OF CHAIR:

Action: Commissioner Lindsay nominated Commissioner Lehman for Chair.

Action: Motion approved with a 7-0 vote as follows:

Ayes: (7) Le, Lehman, Lindsay, Nguyen, Perez, Ramirez, Soeffner
Noes: (0) None

SELECTION OF VICE CHAIR:

First Nomination:

Action: Commissioner Soeffner nominated himself for Vice Chair.

Action: Motion failed with a 1-0 vote as follows:
Ayes: (1) Soeffner
Noes: (0) None
Abstain: (6) Le, Lehman, Lindsay, Nguyen, Perez, Ramirez

Second Nomination:

Action: Commissioner Lindsay nominated Commissioner Perez for Vice Chair.

Action: Motion approved with a 5-0 vote as follows:
Ayes: (5) Le, Lehman, Lindsay, Nguyen, Ramirez
Noes: (0) None
Abstain: (2) Perez, Soeffner

Commissioner Lehman assumed the duties of Chair. Commissioner

February 6, 2020 MINUTES:

Action: Received and filed.
Motion: Perez Second: Nguyen
Ayes: (7) Le, Lehman, Lindsay, Perez, Nguyen, Ramirez, Soeffner
Noes: (0) None

PUBLIC HEARING – TENTATIVE TRACT MAP NO. TT-17455 (AMENDED 2020) FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF HARBOR BOULEVARD AND TWINTREE LANE, WEST OF CHOISSER ROAD AT 12222, 12252, 12262, 12272, 12292 AND 12302 HARBOR BOULEVARD; 12511, 12531, 12551 AND 12571 HARBOR BOULEVARD; 12233, 12235, 12237 AND 12239 CHOISSER ROAD.

Applicant: DANNY WEI
Date: February 20, 2020

Request: Planning Commission approval of an amendment to Tentative Tract Map No. TT-17455, which was previously approved in 2017, to re-configure fifteen (15) existing parcels to facilitate the development of the Site C Project. The amended Tentative Tract Map will further subdivide the commercial lots for the Site C Project from the previous approval of two (2) commercial lots to four (4) commercial lots for financing purposes.

The potential environmental impacts of the proposed Project were analyzed pursuant to the California Environmental Quality Act (CEQA) in the Subsequent Mitigated Negative Declaration adopted in 2017 and

related Addendum adopted in 2019. Nor further environmental review is required. (Public Resources Code §21166; CEQA Guidelines §15162).

Action: Resolution No. 5977-20 was approved with Supplemental Conditions of Approval distributed to the Commission.

Motion: Ramirez Second: Lindsay

Ayes: (7) Le, Lehman, Lindsay, Nguyen, Perez, Ramirez, Soeffner

Noes: (0) None

PUBLIC HEARING – VARIANCE NO. V-030-2020 FOR PROPERTY LOCATED AT THE END OF THE CUL-DE-SAC ON SORRELL DRIVE, SOUTH OF BANNER DRIVE AT 11831 TRASK AVENUE.

Applicant: GEORGE AND BEVERLY PARAS

Date: February 20, 2020

Request: In order to facilitate the construction of a single-family dwelling on a residential lot (Assessor’s Parcel No. 100-352-33), a request to reinstate the previously approved entitlement under Variance No. V-020-2018, which allowed: (i) a deviation from the minimum lot size requirement of the R-1-7 (Single-Family Residential) zone; (ii) a deviation from the rear yard setback requirement of the R-1-7 zone; and (iii) a deviation from the open space requirement of the R-1-7 zone. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality act (CEQA) pursuant to Sections 15061(b)(3) – Review for Exemption and 15305 – Minor Alterations in Land Use Limitations.

Action: Resolution No. 5979-20 was approved.

Motion: Lindsay Second: Le

Ayes: (7) Le, Lehman, Lindsay, Nguyen, Perez, Ramirez, Soeffner

Noes: (0) None

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-177-2020 FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF GARDEN GROVE BOULEVARD AND GILBERT STREET AT 9446 GARDEN GROVE BOULEVARD.

Applicant: QING GENG

Date: February 20, 2020

Request: Conditional Use Permit approval to operate a new 1,510 square foot massage establishment, Rainbow Massage, within an existing multi-

tenant commercial shopping center. The site is in the GGMU2 (Garden Grove Mixed Use 2) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Resolution No. 5980-20 was approved.

Motion: Ramirez Second: Nguyen

Ayes: (5) Lehman, Lindsay, Nguyen, Perez, Ramirez
Noes: (1) Soeffner
Abstain: (1) Le

ITEM FOR CONSIDERATION - ACKNOWLEDGEMENT OF THE 2019 ANNUAL PROGRESS REPORT ON THE STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT:

Action: Received and filed. Staff report explained the Southern California Association of Governments (SCAG) state law formula for determining the required number of 747 housing units for the seven year period (2014-21) for the Regional Housing Needs Allocation (RHNA). Criteria included population growth, income level, and current housing. In this sixth year, 681 units have been provided.

Motion: Lindsay Second: Soeffner

Ayes: (7) Le, Lehman, Lindsay, Nguyen, Perez, Ramirez, Soeffner
Noes: (0) None

MATTERS FROM COMMISSIONERS: Vice Chair Perez asked if the Planning Commission could ask the City Council to limit the number of massage establishments in the City. Staff replied that the topic could be added to a future Planning Commission agenda, with a memo then transmitted to City Council. With a consensus from the Commission, the item would be added to a future agenda.

Commissioner Soeffner mentioned that the gate was open on Brady Way allowing trucks through to the distribution warehouse. Staff agreed that per the land use approval, the gate should be closed. City staff were aware of the situation and would continue with the follow up.

Commissioner Lindsay also acknowledged the traffic congestion in the area as well as on Stanford Avenue and Lampson Avenue, and noted that construction vehicles for Pacifica High School were using the surrounding neighborhood.

Vice Chair Perez mentioned the approved cell tower, near Harbor Boulevard and the 22 Freeway, was not installed yet and the building was covered in graffiti. She asked staff for the typical time frame for graffiti removal. Staff replied 72 hours.

Commissioner Ramirez expressed that only public property graffiti could be reported on the City's app, and that private property graffiti required a phone call to the City. He asked if all graffiti could be reported on the app. Staff would contact the City's IT department for a possible upgrade to the app.

Commissioner Soeffner asked for an update on the Cottage Industries project. Staff responded that Plans for Phase 2 would be submitted in the next few weeks, with building permits for Phase 1 pulled not long after.

MATTERS FROM STAFF:

2020 GARDEN GROVE ACTIVE DOWNTOWN PLAN (GGADP): Consultants Frank Berrera and Karen Thai gave a general outline of the goals, outreach, and vision of the City Council-approved GGADP. Points included Mobility Access, Art & Downtown Culture, Community Health & Safety, active streets, a master plan for bikes and pedestrians, community input, the online social media campaign, downtown focused corridors (ie., Acacia Parkway, 9th Street, Stanford Avenue, Nelson Street, Main Street, Euclid Street, and Garden Grove Boulevard), enhancing pedestrian visibility, and lastly, the need to ensure the recommendations were feasible as funds, such as grants, become available.

Chair Lehman noted that high-visibility crosswalks were needed throughout the City.

Staff gave a brief description of the items for the March 5th and 19th Planning Commission meetings.

ADJOURNMENT: At 8:18 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, March 5, 2020, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore, Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: Southwest corner of Katella Avenue and Dino Circle, at 10802 Katella Avenue
HEARING DATE: March 5, 2020	GENERAL PLAN: Residential/ Commercial Mixed Use 2
CASE NO.: Conditional Use Permit No. CUP-103-65 (REV. 2020)	ZONE: NMU (Neighborhood Mixed Use)
APPLICANT: PDS West Inc.	CEQA DETERMINATION: Exempt
PROPERTY OWNER: PDS West Inc.	APN: 089-010-50

REQUEST:

A request for modification to the approved plans under Conditional Use Permit No. CUP-103-65, for an existing automatic car wash, Anaheim West Car Wash, located at 10802 Katella Avenue (APN: 089-010-50), to allow building and site improvements, which include facade renovation, new landscaping, and a revision to the drive-thru and parking lot layout to improve vehicular access and circulation.

BACKGROUND:

The subject 0.76-acre site is improved with an existing automatic car wash, located on the southwest corner of Katella Avenue and Dino Circle. The subject property is zoned NMU (Neighborhood Mixed Use) with a General Plan Land Use Designation of Residential/Commercial Mixed Use 2. The property is adjacent to NMU zoned properties to the west, south, and across Dino Circle, to the east, which include uses such as a mobile home park, a restaurant, and commercial shopping center. The properties to the north, across Katella Avenue, are located in the City of Anaheim, and include a mini-storage use and a church.

In 1965, the City of Garden Grove approved Conditional Use Permit No. CUP-103-65 to allow the construction and operation of a new automatic car wash on the subject property. The existing car wash has been in operation since 1965, and is currently in operation today.

DISCUSSION:

Site Design, Circulation & Floor Plan:

Under the original approved plans of Conditional Use Permit No. CUP-103-65, the original site plan layout of the automatic car wash included parking stalls along the westerly property line and three (3) car wash queuing lanes. A fourth car wash queuing lane was subsequently added, with the intent to increase drive-thru queuing space. The applicant/operator is proposing to modify the drive-thru and parking lot layout to significantly improve vehicular access and circulation.

Currently, the property is improved with four (4) driveway approaches providing vehicular access to the site - two (2) driveway approaches off of Katella Avenue and two (2) driveway approaches off of Dino Circle. All four (4) driveway approaches will remain, with the northwestern most driveway approach, off of Katella Avenue, being widened from 28'-0" to 39'-10".

Currently, the site provides thirteen (13) parking spaces along the westerly property line for customer use. Additionally, there are four (4) drive-thru queuing lanes feeding vehicular access to the automatic car wash. The site currently has parking and vehicular queuing space to accommodate 29 vehicles. After vehicles go through the automatic car wash and exit the building, cars are then queued facing Katella Avenue, while customers wait for their cars to be hand dried by employees.

The general intent of the applicant's request is to: (i) modernize the business operation; (ii) improve vehicular circulation to minimize on- and off-site impacts; and (iii) upgrade the overall aesthetics of the business and property through building façade renovation and new landscaping.

In order to accommodate the proposed modifications to the drive-thru and parking lot layout, a portion of the existing building will be demolished, thereby reducing the existing building area by approximately 536 square feet. The resulting building size will be approximately 5,217 square feet. The number of drive-thru queuing lanes will be reduced from four (4) lanes to one (1) lane, which will run along the westerly property line and feed vehicles into the automatic car wash building. At the center of the property, a double row of 22 covered parking stalls will be provided. Said parking spaces will be covered by an arched canopy structure providing canvas shade for customers and vehicles. Each parking stall will be fitted with a vacuum, attached to the canopy structure, for customer use. One (1) additional open parking stall (uncovered and with no vacuum station) will be provided abutting the Katella Street frontage. All parking stalls on-site will be oversized at 12'-6" width and 20'-0" length. By comparison, a standard parking stall is 9'-0" wide by 19'-0" deep. The extra-large sized parking stalls will provide additional space in between vehicles for customer convenience.

The applicant's proposal includes installation of new state-of-the-art vacuum equipment and vacuum stations (vacuum hoses attached to the arched canopy

structure) to replace the existing 30+ year-old vacuum equipment. The primary centrifugal vacuum producer will be housed inside the fully enclosed building. All vacuum piping, airlines, and electrical conduits will be concealed underground and inside stanchions. The existing automatic car wash business has not had any recent code enforcement cases related to noise complaints. Nonetheless, the new vacuum system is expected to produce substantially less noise than the current existing vacuum equipment. The automatic car wash will continue to operate in compliance with the City's Noise Ordinance.

The Municipal Code restricts business hours for automatic car wash businesses, where operation shall not be allowed before 7:00 a.m. and after 10:00 p.m. The Anaheim West Car Wash will continue to maintain its existing business hours of 7:00 a.m. to 8:00 p.m., seven (7) days a week.

Parking:

As previously mentioned, the number of existing parking stalls and available vehicle queuing space on-site currently accommodates 29 vehicles. Based on current Municipal Code parking requirements for automatic car wash uses, the site is required to accommodate a minimum of 38 vehicles, which account for all parking stalls, queued vehicles in the drive-thru, vehicles within the automatic car wash building (along the length of the conveyor), and parking required for employees. The current/existing drive-thru layout has been redesigned to reduce the four (4) short lanes into one (1) extended lane running along the westerly property line. This redesigned single drive-thru lane will make better efficient use of the available space through the revised site plan design, while accommodating approximately 18 vehicles in the queue. Based on the proposed site plan layout, the proposed project will accommodate 39 vehicles, exceeding the minimum required by Code (1 surplus), which is comprised of parking stalls, vehicle queuing space in the drive-thru lane, and vehicles within the automatic car wash building. Through better efficient use of the available space on the property, the redesigned site layout will now accommodate ten (10) additional vehicles, for a total of 39 vehicles, as compared to the existing site layout, which accommodates 29 vehicles.

Landscaping:

The existing site is currently devoid of substantial landscaping and is legal nonconforming to today's minimum landscape requirements of the Municipal Code. The applicant is proposing to significantly improve site landscaping through the installation of approximately 1,000 square feet of new landscaping throughout the site, which includes a variety of live plant material and trees. Existing landscaped areas will also be rehabilitated. The applicant is required to provide a landscape and irrigation plan that complies with the requirements of Title 9 of the Municipal Code. All landscaped areas will be water efficient and fitted with automatic irrigation systems, complying with the City's Water Efficiency Guidelines.

Façade Renovation

The existing building façade will be renovated and the building will be architecturally modern, contemporary, and aesthetically pleasing. The building elevations will consist of varying finishes, colors, and materials including re-painted stucco exteriors, metal panels, extended parapet features, and a roof tower architectural element at the front of the building facing Katella Avenue.

The Community and Economic Development Department and the Police Department have reviewed the request and are supporting the proposal.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 5981-20 approving Conditional Use Permit No. CUP-103-65 (REV. 2020), subject to the recommended Conditions of Approval.



Lee Marino
Planning Services Manager



By: Chris Chung
Urban Planner

ANAHEIM WEST EXPRESS WASH

10802 W. KATELLA AVE., GARDEN GROVE, CA 92843



PROJECT DIRECTORY:
CLIENT:
10802 Katella Ave.
Garden Grove, CA 92843
Phone: (714) 537-7576
Fax: (714) 537-7576

ARCHITECT:
Bundy-Finkel Architects
1120 Bristol Street, Ste. 120
Costa Mesa, CA 92626
Phone: (714) 443-7377
Fax: (714) 443-7377
E-mail: info@bundy-finkel.com

Sheet Index:

- COVER
- A-1 SITE PHOTO
- A-2 NEW CONSTRUCTION SITE PLAN
- A-3 FLOOR PLAN / ELEVATIONS
- A-4 3D IMAGES

BUNDY-FINKEL - Architects
1120 BRISTOL STREET, STE 120
COSTA MESA, CA 92626
TEL 714 443-7376
FAX 714 443-7376

CUP Submittal

Developed By: PDS West Inc.

01-13-20



**ANAHEIM
 WEST
 EXPRESS
 WASH**

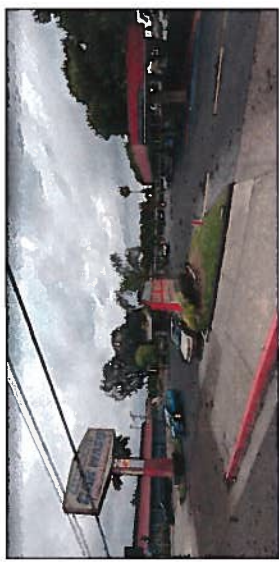
1000 N. Orange Ave.
 Anaheim, CA 92816

SITE PHOTOS

PROJECT NO.: 01-217
 LAST DATE: 08-08-17
 BY: J. CHANG
 CITY: SUBMITTER:



Key Plan



1



2



3



4



5



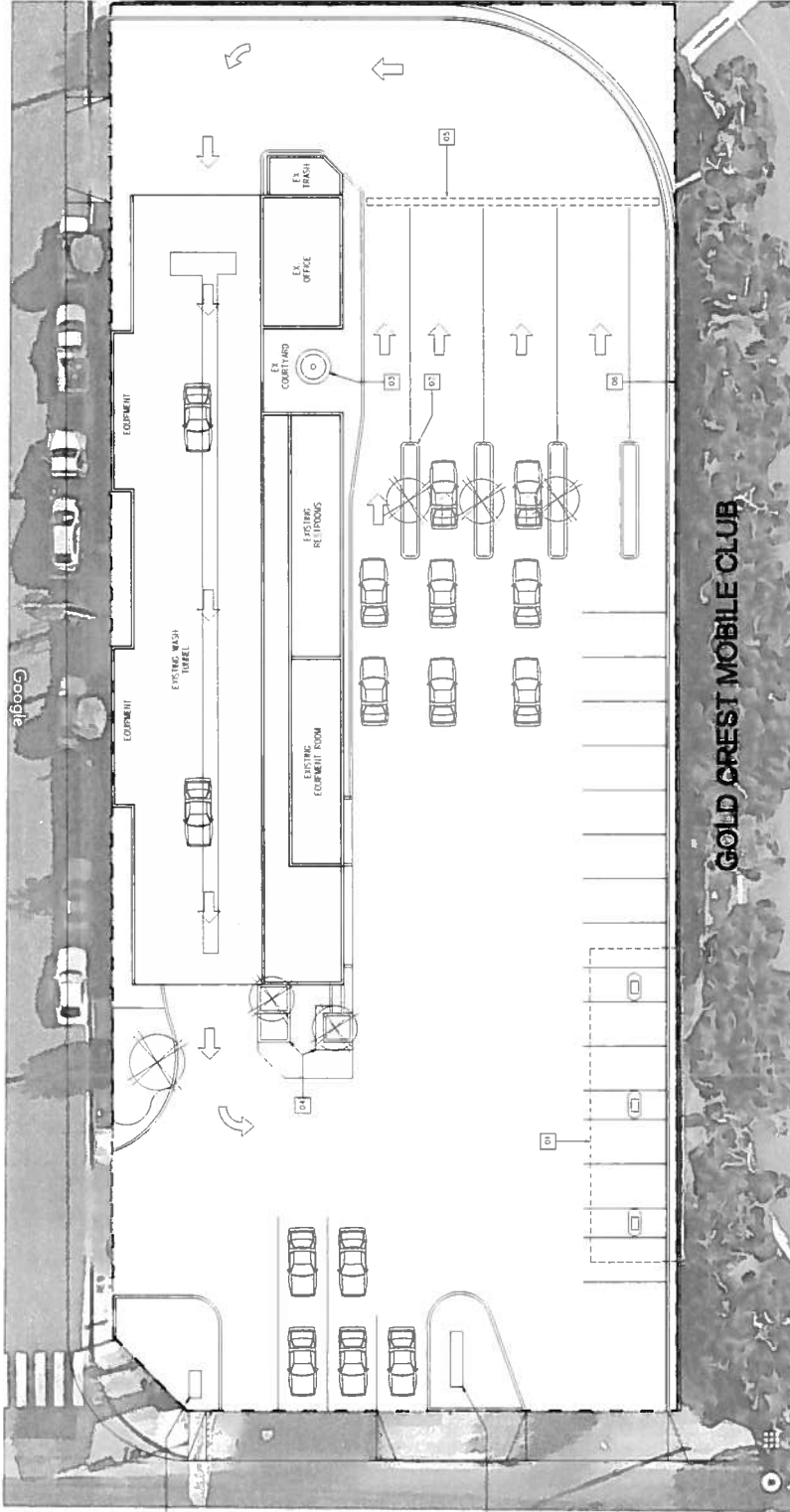
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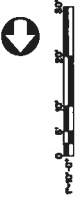
7



DINO CIRCLE



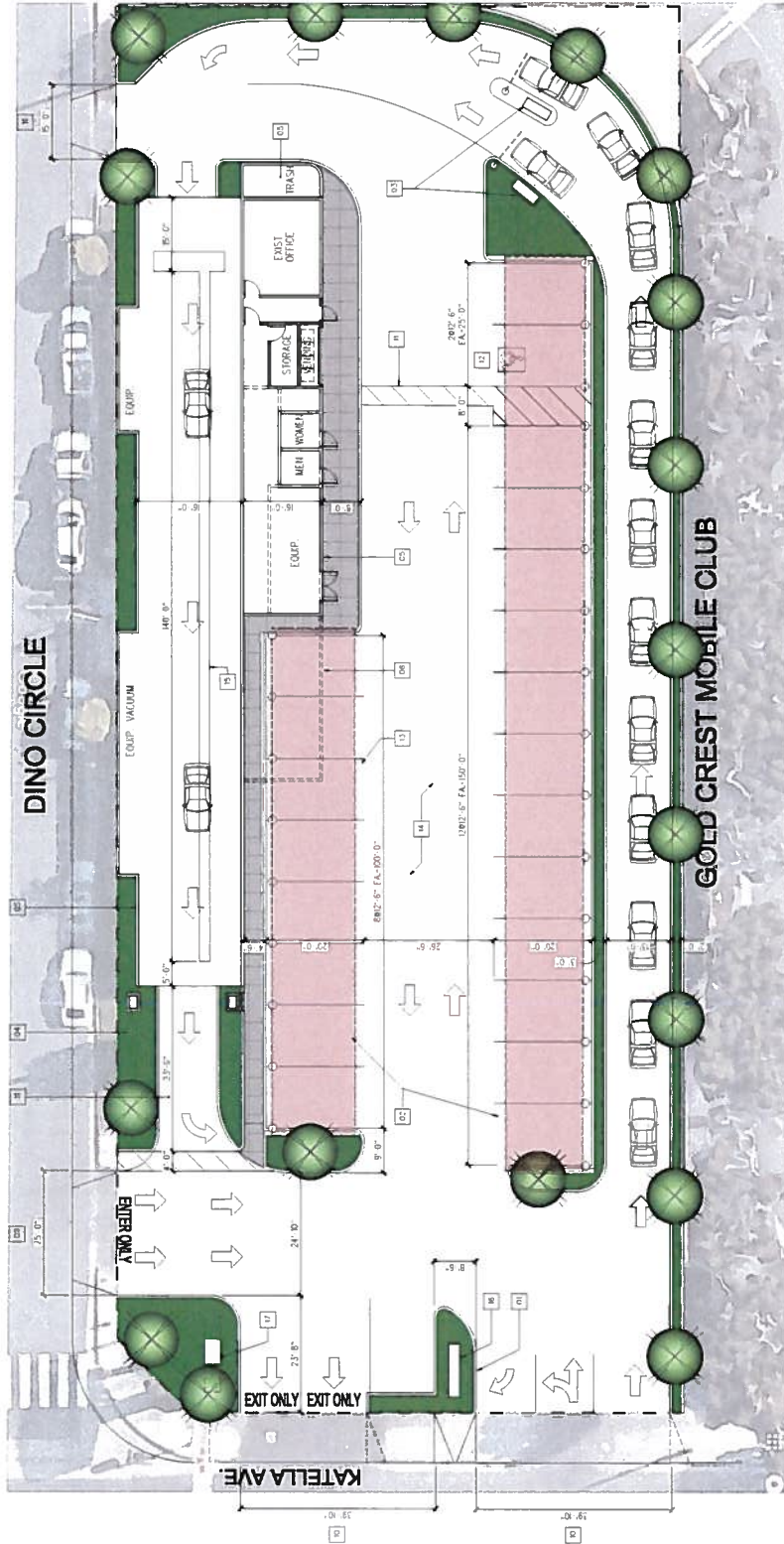
- NO. SYMBOL NUMBER
 EX. EXCEPTION
- 01 EXISTING DETAIL CANNERY TO BE REMOVED
 - 02 EXISTING PLANT/PIPE WALL TO BE REMOVED
 - 03 EXISTING PAVED DRIVEWAY TO BE REMOVED
 - 04 EXISTING PAVED DRIVEWAY, PLANTERS AND PAVING TO BE REMOVED
 - 05 EXISTING OVERHEAD WOOD BEAMS & TRUSS TO BE REMOVED
 - 06 EXISTING SLUMP TIRE WALL TO REMAIN
 - 07 EXISTING SIGNAGE TO REMAIN
 - 08 EXISTING SIGNAGE TO REMAIN
 - 09 EXISTING SIGNAGE TO REMAIN
 - 10 EXISTING POLE SIGN TO REMAIN IN PLACE





PROJECT NO.: 19-217
 DATE: 08.20.19
 CITY: ANAHEIM, CA
 COUNTY: ORANGE

PROJECT NAME: NEW CONSTRUCTION SITE PLAN
 SHEET NO.: A-3
 DATE: 08.20.19

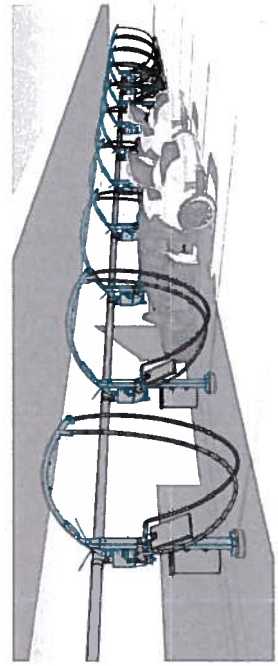


1" = 30'

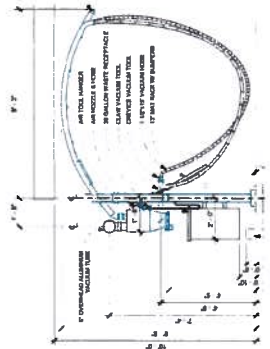
- DESCRIPTION**
- 01 EXISTING CURB AT DRIVE APPROACH TO BE MODIFIED
 - 02 NEW PERM. MANUFACTURING FACILITY CONCEPT ADJUST
 - 03 NEW CONCRETE TRUCK DELIVERY
 - 04 EXISTING PORTION OF BUILDING TO REMAIN IN PLACE
 - 05 EXISTING PORTION OF BUILDING TO BE DEMOLISHED
 - 06 EXISTING CLEAR STAKE WALL TO REMAIN IN PLACE
 - 07 EXISTING DRIVEWAY TO BE REPAIRED
 - 08 EXISTING DRIVEWAY TO BE WIDENED
 - 09 EXISTING DRIVEWAY TO BE REPAIRED
 - 10 EXISTING DRIVEWAY TO BE REPAIRED
 - 11 EXISTING DRIVEWAY TO BE REPAIRED
 - 12 NEW DRIVEWAY FOR CITY STANGROPS
 - 13 NEW DRIVEWAY FOR CITY STANGROPS
 - 14 EXISTING DRIVEWAY TO REMAIN
 - 15 EXISTING DRIVEWAY TO REMAIN
 - 16 EXISTING DRIVEWAY TO REMAIN
 - 17 ACCESSIBLE PATH TO BUILDING
 - 18 ACCESSIBLE PATH TO BUILDING

PROJECT DATA

STALLS REQUIRED: 33
 CONCEPT LENGTH: 140' 0"
 140' 0" x 20' x 1/2" CLEARANCE - 20' 0"
 140' 0" x 20' x 1/2" CLEARANCE - 20' 0"
 140' 0" x 20' x 1/2" CLEARANCE - 20' 0"
 TOTAL STALLS: 33



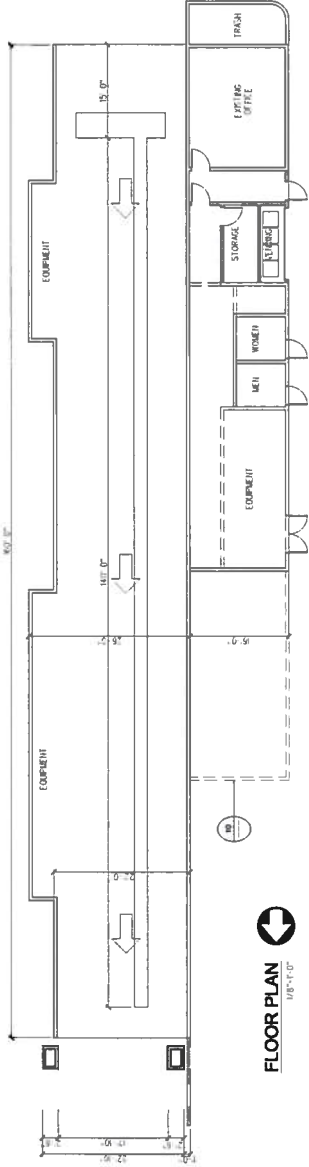
VACUUM CANOPIES



VACUUM CANOPY TYP. SECTION



PROJECT NO. 10-227
 LUMP SUM CONTRACT
 DATE: 08-18-10
 DRAWN BY: J. BLANEY
 CHECKED BY: J. BLANEY
 DATE: 08-18-10

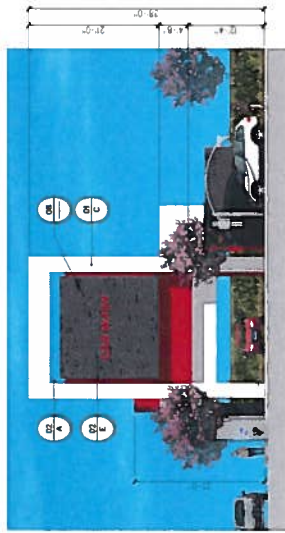


FLOOR PLAN
 1/8" = 1'-0"

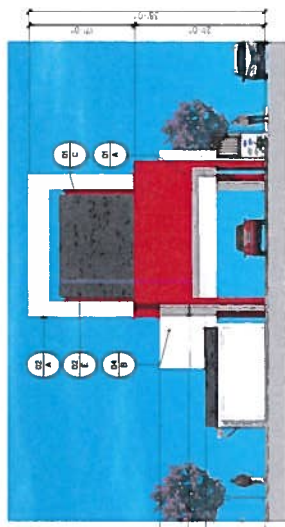
- MATERIAL**
- 01 EXISTING BRICK WALL TO REMAIN
 - 02 NEW FIRE-RATED "BLACK" DOOR
 - 03 NEW METAL PANEL ROOF SCREEN
 - 04 NEW METAL PANEL PARAPET EXTENSION
 - 05 NEW METAL PANEL ROOF EXTENSION
 - 06 NEW PAINTED STEEL WALL WITH EXTERIOR FINISH
 - 07 EXISTING METAL FINISH TO REMAIN
 - 08 NEW LIGHTED SIGNAGE
 - 09 NEW SIGNAGE
 - 10 ALL EXTERIOR WALLS TO BE ENCLOSED WITH
 - 11 EXISTING BRICK WALL TO REMAIN
 - 12 EXISTING METAL PANEL TO REMAIN
 - 13 NEW PAINTED STEEL WALL WITH EXTERIOR FINISH
 - 14 EXISTING BRICK TO REMAIN

- GENERAL**
- 01 EXISTING WALL TO BE RAISED/ROOFED
 - 02 EXISTING BRICK WALL TO REMAIN
 - 03 EXISTING METAL PANEL TO REMAIN
 - 04 EXISTING BRICK WALL TO REMAIN
 - 05 EXISTING METAL PANEL TO REMAIN
 - 06 EXISTING METAL PANEL TO REMAIN
 - 07 EXISTING METAL PANEL TO REMAIN
 - 08 EXISTING METAL PANEL TO REMAIN
 - 09 EXISTING METAL PANEL TO REMAIN
 - 10 EXISTING METAL PANEL TO REMAIN
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 - 13 EXISTING METAL PANEL TO REMAIN
 - 14 EXISTING METAL PANEL TO REMAIN

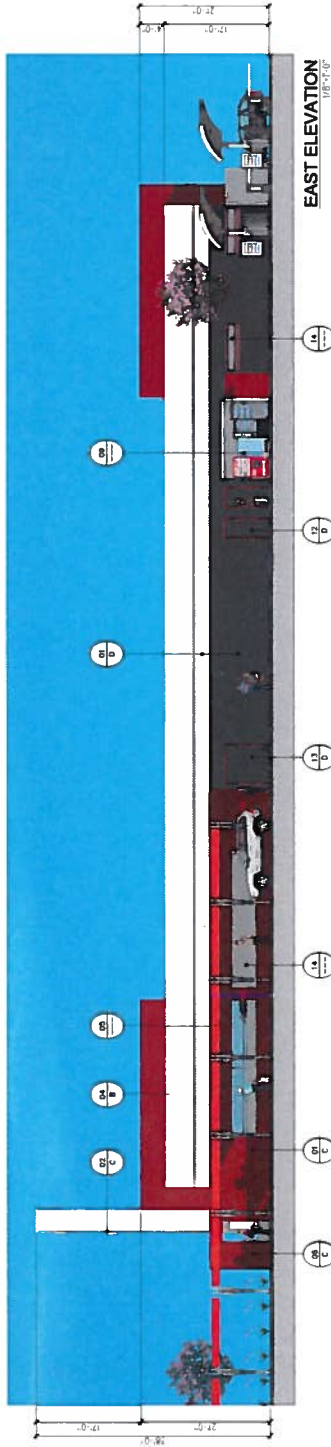
- WALL TYPE LEGEND:**
- EXISTING 100% RATED WALL
 - NEW 100% RATED WALL
 - EXISTING WALL TO BE RAISED/ROOFED



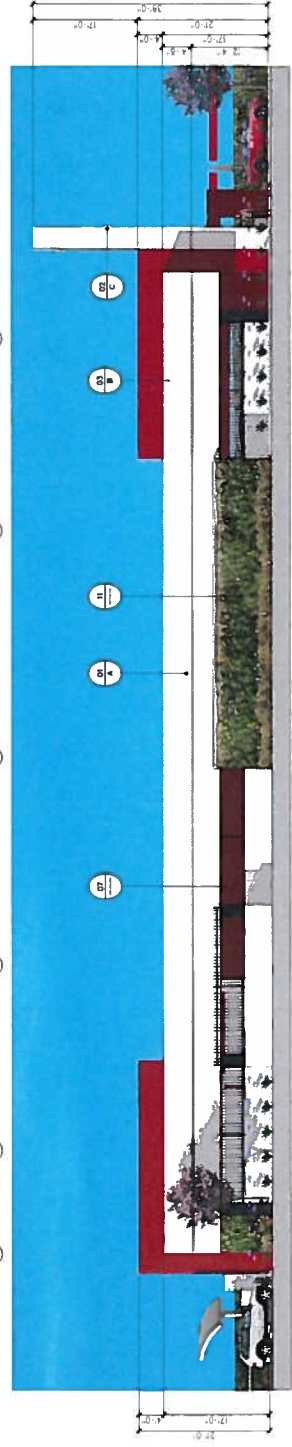
NORTH ELEVATION
 1/8" = 1'-0"



SOUTH ELEVATION
 1/8" = 1'-0"



EAST ELEVATION
 1/8" = 1'-0"



WEST ELEVATION
 1/8" = 1'-0"

RESOLUTION NO. 5981-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-103-65 (REV. 2020) TO ALLOW A MODIFICATION TO THE APPROVED PLANS UNDER CONDITIONAL USE PERMIT NO. CUP-103-65, FOR AN EXISTING CAR WASH, LOCATED AT 10802 KATELLA AVENUE, ASSESSOR'S PARCEL NO. 089-010-50.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on March 5, 2020, does hereby approve Conditional Use Permit No. CUP-103-65 (REV. 2020) for a portion of a parcel of land located on the southwest corner of Katella Avenue and Dino Circle, at 10802 Katella Avenue, Assessor's Parcel No. 089-010-50, subject to the Conditions of Approval attached hereto as "Exhibit A".

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-103-65 (REV. 2020), the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by PDS West Inc., applicant and property owner.
2. A request for modification to the approved plans under Conditional Use Permit No. CUP-103-65, for an existing automatic car wash, Anaheim West Car Wash, located at 10802 Katella Avenue (APN: 089-010-50), to allow building and site improvements, which include facade renovation, new landscaping, and a revision to the drive-thru and parking lot layout to improve vehicular access and circulation.
3. The Planning Commission has determined that the proposed project is 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., Sections 15301 and 15303).
4. The property has a General Plan Land Use Designation of Residential/ Commercial Mixed Use 2, and is zoned NMU (Neighborhood Mixed Use). The subject 0.76-acre site is improved with an existing automatic car wash.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on March 5, 2020, and all interested persons were given an opportunity to be heard.

8. The Planning Commission gave due and careful consideration to the matter during its meeting on March 5, 2020, and considered all oral and written testimony presented regarding the project.

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

FACTS:

The subject 0.76-acre site is improved with an existing automatic car wash, located on the southwest corner of Katella Avenue and Dino Circle. The subject property is zoned NMU (Neighborhood Mixed Use) with a General Plan Land Use Designation of Residential/Commercial Mixed Use 2. The property is adjacent to NMU zoned properties to the west, south, and across Dino Circle, to the east, which include uses such as a mobile home park, a restaurant, and commercial shopping center. The properties to the north, across Katella Avenue, are located in the City of Anaheim, and include a mini-storage use and a church.

In 1965, the City of Garden Grove approved Conditional Use Permit No. CUP-103-65 to allow the construction and operation of a new automatic car wash on the subject property. The existing car wash has been in operation since 1965, and is currently in operation today.

Currently, the property is improved with four (4) driveway approaches providing vehicular access to the site - two (2) driveway approaches off of Katella Avenue and two (2) driveway approaches off of Dino Circle. All four (4) driveway approaches will remain, with the northwestern most driveway approach, off of Katella Avenue, being widened from 28'-0" to 39'-10". The number of drive-thru queuing lanes will be reduced from four (4) lanes to one (1) lane, which will run along the westerly property line and feed vehicles into the automatic car wash building. At the center of the property, a double row of 22 covered parking stalls will be provided. One (1) additional open parking stall (uncovered and with no vacuum station) will be provided abutting the Katella Street frontage. All parking stalls on-site will be oversized at 12'-6" width and 20'-0" length. Based on the proposed site plan layout, the project will accommodate 39 vehicles, which is comprised of parking stalls, vehicle queuing space in the drive-thru lane, and vehicles within the automatic car wash building.

FINDINGS AND REASONS:

Modification to Approved Plans:

1. The change would not require the filing of an application for waiver or variance to the zoning code.

The subject site has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2 and is zoned NMU (Neighborhood Mixed Use). An "automatic car wash" use is conditionally permitted in the NMU zone. The proposed project involves building and site improvements to the existing automatic car wash use/building, which include facade renovation, new landscaping, and a revision to the drive-thru and parking lot layout to improve vehicular access and circulation. All proposed modifications to the site comply with the development standards of the NMU zone and the special operating requirements for automatic car wash uses. Therefore, the proposed project does not require the filing of an application for waiver or variance to the zoning code.

2. The change would not adversely affect the quality or design of the original plan.

The proposed project involves building and site improvements to the existing automatic car wash use/building, which include facade renovation, new landscaping, and a revision to the drive-thru and parking lot layout to improve vehicular access and circulation. All proposed modifications to the site and building design are positive improvements and upgrades to the quality and design of the original plan. Said improvements include, but are not limited to: an increase in the number of parking stalls and vehicle accommodation on-site through better efficient site planning design; rehabilitation of existing landscaping and installation of new landscaping thereby increasing the total landscape area on-site; façade renovation to modernize and improve the existing building elevations; addition of ADA (Americans with Disability Act) compliant upgrades such as accessible parking space and accessible routes, thereby improving pedestrian access; and replacement of the existing outdated vacuum equipment with new state-of-the-art vacuum equipment/technology, thereby significantly reducing the overall noise generated from the business operation to even lower levels.

3. The change would not adversely affect the use or enjoyment of adjacent properties.

The proposed project is a modification to the approved plans under Conditional Use Permit No. CUP-103-65, involving building and site improvements to an existing automatic car wash use, which is the sole use on the subject property. The automatic car wash use will continue to operate in compliance with the City's Noise Ordinance to ensure the business does not generate any noise impacts that create a nuisance to nearby uses. 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.

Conditional Use Permit:

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

The subject site has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2 and is zoned NMU (Neighborhood Mixed Use). The City expressly created the NMU zoning district to implement the Residential/Commercial Mixed Use 2 General Plan Land Use Designation. An "automatic car wash" use is conditionally permitted in the NMU zone. Provided that the conditions of approval are complied with, the use will be consistent with the General Plan.

2. The requested use proposed at the location 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 proposed project is a modification to the approved plans under Conditional Use Permit No. CUP-103-65, involving building and site improvements to an existing automatic car wash use, which is the sole use on the subject property. The automatic car wash use will continue to operate in compliance with the City's Noise Ordinance to ensure the business does not generate any noise impacts that create a nuisance to nearby uses. 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.

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 this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

The proposed project involves building and site improvements to an existing automatic car wash use, which include facade renovation, new landscaping, and a revision to the drive-thru and parking lot layout to improve vehicular access and circulation. The site, with the existing site improvements and proposed modifications, is of adequate size to accommodate the existing automatic car wash use and to ensure it is integrated with the other uses in the surrounding area. The Public Works Department has reviewed the plans and all appropriate conditions of approval to minimize adverse impacts to surrounding areas have been incorporated.

The number of existing parking stalls and available vehicle queuing space on-site currently accommodates 29 vehicles. Based on current Municipal Code parking requirements for automatic car wash uses, the site is required to accommodate a minimum of 38 vehicles, which account for all parking stalls, queued vehicles in the drive-thru, vehicles within the automatic car wash building (along the length of the conveyor), and parking required for employees. The current/existing drive-thru layout has been redesigned to reduce the four (4)

short lanes into one (1) extended lane running along the westerly property line. This redesigned single drive-thru lane will make better efficient use of the available space through the revised site plan design, while accommodating approximately 18 vehicles in the queue. Based on the proposed site plan layout, the proposed project will accommodate 39 vehicles, exceeding the minimum required by Code (1 surplus), which is comprised of parking stalls, vehicle queuing space in the drive-thru lane, and vehicles within the automatic car wash building. Through better efficient use of the available space on the property, the redesigned site layout will now accommodate ten (10) additional vehicles, for a total of 39 vehicles, as compared to the existing site layout, which accommodates 29 vehicles.

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 site is adequately served by Katella Avenue and Dino Circle and has accessible driveways providing both ingress and egress. The site is also adequately served by the public service facilities required such as public utilities: gas, electric, water, and sewer facilities.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. Conditional Use Permit No. CUP-103-65 (REV. 2020) does possess characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.32.030 (Conditional Use Permits).
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-103-65 (REV. 2020).

EXHIBIT "A"

Conditional Use Permit No. CUP-103-65 (REV. 2020)

10802 Katella Avenue
Assessor's Parcel No. 089-010-50

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, on the property within 30 days of approval. This Conditional Use Permit runs with the land and is binding upon the property owner, his/her/its heirs, assigns, and successors in interest.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to the project applicant, the owner(s) and tenant(s) of the property, and each of their respective successors and assigns, including all subsequent purchasers and/or tenants. The applicant and subsequent owner/operators of such business 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. Conditional Use Permit No. CUP-103-65 (REV. 2020) only authorizes modification to the approved plans under Conditional Use Permit No. CUP-103-65, for an existing automatic car wash, located at 10802 Katella Avenue (APN: 089-010-50), to allow building and site improvements, which include facade renovation, new landscaping, and a revision to the drive-thru and parking lot layout to improve vehicular access and circulation, as depicted on the plans submitted by the applicant and made part of the record of the March 5, 2020 Planning Commission proceedings. 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 site plan, floor 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 approved use, floor plan, site plan and/or these Conditions of Approval determined by the Community and Economic Development Director, not to be minor in

nature, shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

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

Police Department

6. The permitted hours of operation shall be between 7:00 a.m. to 8:00 p.m., seven (7) days a week. The applicant shall install an automatic, electric arm gate, or other device as approved by the Planning Services Division, at the entrance of the car wash drive-thru lane(s) to prevent vehicles from accessing the car wash queuing lane(s) during the non-operating hours. In the event that problems arise concerning the operation of this business, the hours of operation may be reduced by order of the Chief of the Police Department.
7. There shall be no customers or patrons in or about the premises when the establishment is closed.
8. 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.
9. In the event security problems occur, and at the request of the Police Department, the permittee, at his/her own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.
10. The sale of alcohol for consumption on or off the premises is prohibited. There shall be no consumption of alcoholic beverages on the premises.
11. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation up to \$1,000 pursuant to GGMC 1.22.010(a).
12. A sign shall be posted on the exterior of the building noticing that there shall be no illegal dumping around the premises of the establishment.

Public Works Engineering Division

13. A separate street permit is required for work performed within the public right-of-way.

14. All parking spaces that abut to sidewalks that are not elevated with a curb face to the stall, shall have wheel stops in order to prevent vehicle overhang into sidewalk. Minimum 6-foot width sidewalk is required for parking spaces that are utilizing elevated sidewalk curb face as a wheel stop and must maintain 4-foot minimum from the overhang of the vehicle bumper for ADA pathway.
15. 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.
16. The applicant shall identify a temporary parking site(s) for construction crew prior to issuance of a grading permit. No construction parking is allowed on local streets.
17. Heavy construction truck traffic and hauling trips should occur outside peak travel periods. Peak travel periods are considered to be from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.
18. Any required lane closures should occur outside of peak travel periods.
19. Construction vehicles should be parked off traveled roadways in a designated parking.
20. Prior to issuance of certificate of occupancy, the applicant shall construct street frontage improvements as identified below.

Katella Avenue

- a. Remove and replace existing substandard driveway approaches on Katella Avenue per City of Garden Grove Standard Plan B-120 (option #2). Standard Plan B-120 calls for a minimum width of 30-feet for commercial and multi-residential projects, with any deviation from the standard to be approved by the City Traffic Engineer and detailed on the plan showing all modifications.
- b. Any proposed new landscaping in public right of way shall be approved by Planning Division and maintained by the owner.
- c. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk

area on Katella Avenue or Dino Circle with Planning Division and Water Division.

Public Works Water Services Division

21. New water service installations 2" and smaller, shall be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services 3" and larger, shall be installed by developer/owner's contractor per City Standards.
22. Water meters shall be located within the City right-of-way. Fire services and large water services 3" and larger, shall be installed by contractor with Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.
23. 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.
24. It shall be the responsibility of owner/developer to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.
25. There shall be a minimum 15-foot clearance of building footings from water main. Clearances less than 15 feet shall be reviewed and approved by Water Engineering.
26. New utilities shall have a minimum 5-foot horizontal and a minimum 1-foot vertical clearance from water main and appurtenances.
27. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.

28. City shall determine if existing water services(s) is/are usable and meets current City Standards. Any existing meter and service located within new driveway(s) shall be relocated at owner's expense.
29. If required, fire service shall have above-ground backflow device with a double-check valve assembly per City standard B-773. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the property owner. The above-ground assembly shall be screened from public view as required by the Planning Division.
30. Water meters and boxes shall be installed by City forces upon payment of applicable fees and after new water system (including water services) pass all bacteriological and pressure tests.
31. No permanent structures, trees or deep-rooted plants shall be placed over sewer main or water main.
32. Location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.
33. If needed, owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be 6" min. dia., extra strength VCP with wedgelock joints.
34. Contractor shall abandon any existing unused sewer lateral(s) at street right-of-way on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete. Only one sewer connection is allowed per lot.

Community and Economic Development Department

35. The approved site plan and floor plan are an integral part of the decision approving this Conditional Use Permit. There shall be no additional changes in the design of the site plan or floor plan without the approval of the Community and Economic Development Department, Planning Division. Any additional changes in the approved floor plan, which have the effect of expanding or intensifying the present use, shall require obtaining the proper entitlement(s).
36. No outside display of merchandise shall be permitted at any time.

37. 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.
38. No live entertainment, i.e., dancing, karaoke, live music, sport bar or disc-jockey entertainment, etc., shall be permitted on the premises. Amplified music may be permitted, but the sound emitted from the premises shall not be audible outside the boundaries of the establishment. No intercom or music is permitted in any outdoor areas of the premises.
39. If, at any time, the subject property cannot accommodate the parking demand generated by the automatic car wash resulting in a nuisance, hindrance, and/or problem with either on-site and off-site parking and circulation, the applicant shall devise and implement a plan, prepared by a licensed traffic engineer and approved by the City, to relieve the situation.

Upon written request by the City, the applicant shall submit a plan to manage the 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 facility and/or revocation of Conditional Use Permit No. CUP-103-65 (REV. 2020).

40. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.16.020.070.
41. There shall be no deliveries to or from the premises between the hours of 10:00 p.m. and 7:00 a.m., seven days a week.
42. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.

43. The applicant shall submit a complete landscape plan governing the entire development for review and approval by the Community and Economic Development Department prior to building permit issuance. The landscaping plan shall comply with all the landscaping requirements as specified in Title 9 of the City of Garden Grove Municipal Code, including the City's Water Efficiency Guidelines, as well as recently adopted provisions by the State of California concerning drought tolerant landscape measures. Said plan shall include type, size, location and quality of all plant material. This includes enhanced landscaping for the walkway areas. The plan shall include an irrigation plan, and staking and planting specification. The landscape plan is subject to the following:
- a. A complete, permanent, automatic remote control irrigation system shall be provided for all common area landscaping shown on the plan. The sprinklers shall be of low flow/precipitation sprinkler heads for water conservation.
 - b. All above-ground utilities (e.g., water backflow devices, electrical transformers, irrigation equipment, etc.) shall be shown on the landscape plan in order to ensure proper landscape screening and will be provided around each of these equipment/apparatus.
 - c. The applicant shall be responsible for the installation and maintenance of all landscaping on the property during and after the construction period. Said responsibility shall extend to within the public right-of-way.
 - d. No trees shall be planted closer than five feet (5') from the public right-of-way. Trees planted within fifteen feet (15') of any public right-of-way shall be planted in a root barrier shield. All landscaping along street frontages, adjacent to driveways, shall be of the low-height variety to ensure safe sight clearance. All proposed trees, planted within fifteen feet (15') of any public right-of-way, shall be non-fruit bearing, evergreen trees that require minimal maintenance.
44. 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.
45. All trash bins shall be kept inside the trash enclosure(s), and gates closed at all times, except during disposal and pick-up. The applicant shall provide

- sufficient trash bins and pick-up to accommodate the site. Trash pick-up shall be at least once per week.
46. The applicant shall abate all graffiti vandalism within the premises. The applicant shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
 47. 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 actual chip samples of the proposed materials and paint colors to the Planning Division for review and approval.
 48. 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.
 49. No roof-mounted mechanical equipment, including exhaust vents, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department, Planning Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
 50. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community and Economic Development Department, Planning Division. No advertising material shall be placed thereon.
 51. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
 52. 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. Any opaque material applied to the store front, such as a window shall count toward the maximum window coverage area.

53. Any modifications to existing signs or the installation of new signs shall require approval by the Community and Economic Development Department, Planning Services Division prior to issuance of a building permit.
54. The applicant and automatic car wash operation shall comply with the adopted City Noise Ordinance.
55. The dryer unit of the automatic car wash shall be fitted with a noise reduction package to reduce any potential noise problems.
56. 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. No pole mounted lights shall be allowed along the north and east property lines in order to minimize impacts to the abutting residential uses.
57. The applicant shall ensure the subject tenant space and improvements, including restrooms and parking, comply with all applicable requirements of the 2019 California Building Standards Code, as determined by the Building and Safety Division.
58. 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., direct roof rain gutter's downspouts to permeable areas such as landscape planters).
59. 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 Conditional Use Permit No. CUP-103-65 (REV. 2020). 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.

60. A copy of the decision approving Conditional Use Permit No. CUP-103-65 (REV. 2020) shall be kept on the premises at all times.
61. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-103-65 (REV. 2020), and his/her agreement with all conditions of the approval.
62. This Conditional Use Permit may be called for review by City Staff, the City Council, or the Planning Commission for any reason, including if noise or other complaints are filed and verified as valid by the Code Enforcement office or other city department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.
63. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-103-65 (REV. 2020) 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.