



AGENDA

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

MARCH 15, 2018

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

ROLL CALL: CHAIR BRIETIGAM, 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: March 1, 2018
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. SITE PLAN NO. SP-045-2018
CONDITIONAL USE PERMIT NO. CUP-121-2018
CONDITIONAL USE PERMIT NO. CUP-122-2018
CONDITIONAL USE PERMIT NO. CUP-123-2018

APPLICANT: CHRIS BENNETT (COTTAGE INDUSTRIES, LLC.)

LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD, BETWEEN CIVIC CENTER DRIVE AND 9TH STREET, AT 12951 7TH STREET, 12932 AND 12942 8TH STREET, 12931 AND 12941 9TH STREET, AND 11421, 11461, AND 11301 GARDEN GROVE BOULEVARD

REQUEST: A request by Cottage Industries, LLC for approval of a Site Plan and three (3) Conditional Use Permits for the Cottage Industries project. The proposed Site Plan would allow the conversion of four (4) existing residential structures and two (2) existing accessory structures into commercial restaurant and retail use; the construction of two (2) new commercial buildings with a combined square footage of approximately 2,284 square feet to accommodate a communal lounge area, a restaurant, restrooms, and facility storage for the project; construction of accessory trellis and patio shade structures with a combined square footage of approximately 4,900 square feet; and the conversion of two parcels into a surface parking lot to serve the development. One of the proposed Conditional Use Permits would allow for the outdoor consumption/sales of alcohol within the communal area of the development and outdoor entertainment. The other two proposed Conditional Use Permits would allow for the operation of a new restaurant, located at 12932 8th Street, with an Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General) License, and a new restaurant, located 12941 9th Street, with Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General) License and entertainment. Each proposed Conditional Use Permit includes a request pursuant to Garden Grove Municipal Code Section 9.18.090.040.f.9 for waiver of distance and location provisions to allow the proposed uses within 200 feet of properties containing residential uses. The Planning Commission will also consider a determination that the Cottage Industries project is categorically exempt from review under the California Environmental Quality Act ("CEQA") pursuant to the CEQA guidelines, including, but not limited to, Section 15332 thereof. The site is in the CC-1 (Civic Center East) zone. This project is exempt pursuant to CEQA Section 15332 - In-Fill Development Project.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-045-2018, Conditional Use Permit No. CUP-121-2018, Conditional Use Permit No. CUP-122-2018, and Conditional Use Permit No. CUP-123-2018, subject to the recommended Conditions of Approval.

C.2. MITIGATED NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT NO. PUD-008-2018
GENERAL PLAN AMENDMENT NO. GPA-001-2018
SITE PLAN NO. SP-048-2018

APPLICANT: AMG & ASSOCIATES, LLC

LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,
WEST OF BROOKHURST STREET AT 10080 GARDEN
GROVE BOULEVARD AND 9860 LARSON AVENUE

REQUEST: To repurpose an existing 8-Story, unfinished, steel structure to a 400-unit senior housing project by amending the General Plan Land Use designation from Residential/Commercial Mixed Use 1 to Community Residential to increase the residential density from 42 dwelling units per acre to 60 dwelling units per acre specifically for senior housing; to rezone the site from Garden Grove Boulevard Mixed Use 1 (GGMU1) to Planned Unit Development (PUD) to implement the new General Plan designation; and Site Plan review for the proposed senior housing project, which includes additional building mass and an increase in developable site area to 5.09 acres from 3.09 acres. The Developer is also requesting a density bonus of 35% under the State Density Bonus allowance and three concessions: a reduction in unit size from minimum requirements; a reduction in the required overall open space; and an increase in the number of allowable compact spaces. The site is in the GGMU1 (Garden Grove Boulevard Mixed Use 1) zone.

The Planning Commission will also consider adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the modified project.

STAFF RECOMMENDATION: Recommend adoption of the Mitigated Negative Declaration, Planned Unit Development No. PUD-008-2018, and General Plan Amendment No. GPA-001-2018 to City Council, and approve of Site Plan No. SP-048-2018, subject to the recommended Conditions of Approval, and subject to the approval and effectiveness

of the Mitigated Negative Declaration, General Plan Amendment No. GPA-001-2018, and Planned Unit Development No. PUD-008-2018 by the City Council.

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, March 1, 2018

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: Kanzler, Salazar

SELECTION OF CHAIR:

Action: Commissioner Lehman nominated Commissioner Brietigam for Chair, seconded by Commissioner Truong.

Action: Motion approved with a 5-0 vote as follows:

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

Noes: (0) None

Absent: (2) Kanzler, Salazar

SELECTION OF VICE CHAIR:

Action: Chair Brietigam nominated Commissioner Truong for Vice Chair, seconded by Commissioner Lehman.

Action: Motion approved with a 5-0 vote as follows:

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

Noes: (0) None

Absent: (2) Kanzler, Salazar

Commissioner Brietigam assumed the duties of Chair.

PLEDGE OF ALLEGIANCE: Led by Commissioner Truong.

ORAL COMMUNICATIONS – PUBLIC – Ms. Greta and Mr. Mark Corona, and Ms. Nicole Varner expressed their concerns with traffic on 9th Street, which has a high number of pedestrians with a high school, elementary school, and church in the area. They

stated that people do not see children crossing and that a crossing guard is needed. They had reached out to the school district, but to no avail. They added that people, as well as animals, fences, and telephone poles have been hit by cars, however, no one is pulled over to be cited. Staff responded that safety seemed to be the real issue, not traffic, and that the concerns would be forwarded to the Traffic division. Staff mentioned that typical methods to slow down traffic to bring an awareness of pedestrians include speed bumps, the use of flashing lights, or a HAWK Pedestrian Signal (High-Intensity Activated CrossWalk Beacon).

NOVEMBER 16, 2017 MINUTES:

Action: Received and filed.

Motion: Lehman Second: Lazenby

Ayes: (5) Brietigam, Lazenby, Lehman, Nguyen, Truong
Noes: (0) None
Absent: (2) Kanzler, Salazar

PUBLIC HEARING – SITE PLAN NO. SP-046-2018, LOT LINE ADJUSTMENT NO. LLA-013-2018, VARIANCE NO. V-018-2018. FOR PROPERTY LOCATED ON THE WEST SIDE OF 9TH STREET, BETWEEN COLLEGE AVENUE AND STANFORD AVENUE, AT 12671 9TH STREET.

Applicant: ANH PHAN
Date: March 1, 2018

Request: Site Plan approval to demolish all existing on-site improvements, which include three (3) existing one-story apartment units, and to construct four (4) new three-story apartment units on a 12,564 square foot site. Also, a request for Lot Line Adjustment approval to eliminate an existing property line to consolidate the two (2) existing parcels into one (1) lot, along with a request for Variance approval to deviate from the minimum lot size requirement of the CCSP-PR61 (Community Center Specific Plan – Peripheral Residential, Area 61) zone, to develop the site with a multiple-family residential development. The site is in the CCSP-PR61 (Community Center Specific Plan – Peripheral Residential, Area 61) zone. This project is exempt pursuant to CEQA Section 15303 – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): (Applicant) Anh Phan, (In opposition) Cynthia Beltran, Greta Corona, Darrin Pedersen, Nicole Varner, Joe Lee, Charlotte Bryant, Lizbeth Gonzalez, (In favor) Vivian Cao.

Those in opposition cited concerns in regard to insufficient on-site and off-site parking, existing traffic safety issues on 9th Street that would be exacerbated, including a dangerous sight line for pulling out of College Avenue onto 9th, aggressive drivers in a small area, and car accidents,

concerns for the current tenants in apartments to be demolished, adverse impacts on privacy of adjacent properties, loss of views and sunlight by adjacent properties due to the size and orientation of the proposed buildings, a decrease in property values, street sweeping, loitering, construction debris, construction noise, and quality of life.

The person in favor stated that the project would improve Garden Grove and fix unpleasant surroundings, noting that the high obscure windows and inward facing balconies would solve any privacy issues.

The public hearing was closed.

Action: After considering the testimony and information provided at the public hearing, the Planning Commission directed staff to bring back a Resolution of Denial for its adoption at the March 15th meeting denying applicant's the request on the basis that the Planning Commission had determined it was unable to make all required findings for approval of the request, including Finding Nos. 3 and 5 for Site Plan approval, because the proposed project would adversely affect essential public facilities such as adjacent streets, and because the project was not compatible with the physical, functional, and visual quality of the neighboring uses and desirable neighborhood characteristics as the project was inconsistent in height and massing for the area

Motion: Truong **Second:** Lazenby

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

Noes: (0) None

Absent: (2) Kanzler, Salazar

Chair Brietigam called for a ten minute recess at 8:41 p.m. The meeting resumed at 8:55 p.m.

PUBLIC HEARING - CONDITIONAL USE PERMIT NO. CUP-126-2018 FOR PROPERTY LOCATED ON THE EAST SIDE OF KNOTT STREET, SOUTH OF CHAPMAN AVENUE AT 12072 KNOTT STREET #A.

Applicant: QUAN NGUYEN

Date: March 1, 2018

Request: Conditional Use Permit approval to modify the approved floor plan and approved hours of operation, as well as increase the number of occupants from 45 to 79 for an existing 2,400 square foot tutoring tenant space, in conjunction with the revocation of Conditional Use Permit No. CUP-333-11 and Minor Modification No. MM1. The site is in

the PUD-105-71 Rev. 90 (Planned Unit Development) zone. This project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing held. Speaker(s): Quan Nguyen

Action: Resolution No. 5912-18 was approved.

Motion: Lazenby Second: Lehman

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

Noes: (0) None

Absent: (2) Kanzler, Salazar

PUBLIC HEARING – SITE PLAN NO. SP-033-2017TE1 (TIME EXTENSION) FOR PROPERTY LOCATED ON THE EAST SIDE OF HARBOR BOULEVARD, SOUTH OF GARDEN GROVE BOULEVARD AT 13200-13220 HARBOR BOULEVARD.

Applicant: ROIC CALIFORNIA, LLC

Date: March 1, 2018

Request: One-year time extension for approved entitlement under Site Plan No. SP-033-2017 for construction of an approximately 4,954 square foot commercial pad building within the parking lot of an existing multi-tenant shopping center, Harbor Place Center. The site is in the HCSP-TS (Harbor Corridor Specific Plan-Transition Zone South) zone. This project is exempt pursuant to CEQA Section 15303 – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Doug Bergman

Action: Resolution No. 5913-18 was approved.

Motion: Lehman Second: Lazenby

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

Noes: (0) None

Absent: (2) Kanzler, Salazar

MATTERS FROM COMMISSIONERS: Commissioner Lazenby asked Traffic staff if a 'keep clear' area could be painted at the intersection of Euclid Street and Woodbury Road, for the southbound lanes, stating that it was a danger trying to get across to the other side of Woodbury Road. Staff would look into the matter. Commissioner Lazenby then asked who to speak to at the City to obtain clearance to change out fluorescent lights to LEDs in hotel stairways. Staff would speak to the Building Official.

Chair Brietigam mentioned an on-line City poll in regard to spending priorities. Referring to the Police Department, the only option was to maintain the number of Garden Grove Police officers at the current size, with no option to increase or decrease, which should have been included. He also challenged the City Council to

increase the number of police officers to 200 sworn by the year 2020, especially with the homeless issue and the need for law enforcement to protect the City.

MATTERS FROM STAFF: Staff gave a brief description of the agenda items for the Thursday, March 15th Planning Commission meeting and noted that the groundbreaking event for SteelCraft was Monday, March 5th at 10:00 a.m.

ADJOURNMENT: At 9:29 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, March 15, 2018, 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, Lehman, Nguyen, Truong

Noes: (0) None

Absent: (2) Kanzler, Salazar

Judith Moore
Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: North side of Garden Grove Boulevard, between Civic Center Drive and 9 th Street at 12951 7 th Street, 12932 and 12942 8 th Street, 12931 and 12941 9 th Street, 11421, 11461 and 11301 Garden Grove Boulevard
HEARING DATE: March 15, 2018	GENERAL PLAN: Civic Center Mixed Use
CASE NO.: Site Plan No. SP-045-2018, Conditional Use Permit Nos. CUP-121-2018, CUP-122-2018, and CUP-123-2018	ZONE: CC-1 (Civic Center Core)
APPLICANT: Chris Bennett for Cottage Industries, LLC	CEQA DETERMINATION: Exempt
PROPERTY OWNERS: Cottage Industries, LLC., City of Garden Grove, and Garden Grove Housing Authority	APN: 090-172-15, 31; 090-174-05, 06, 07, 10, 11, 19

REQUEST:

Planning Commission approval of a Site Plan and three (3) Conditional Use Permits for the Cottage Industries Project. The proposed Site Plan would allow the conversion of four (4) existing residential structures and two (2) existing accessory structures into commercial restaurant and retail use; the construction of two (2) new commercial buildings with a combined square footage of approximately 2,284 square feet to accommodate a communal lounge area, a restaurant, restrooms, and facility storage for the project; the construction of accessory trellis and patio shade structures with a combined square footage of approximately 4,900 square feet; and the conversion of two parcels into a surface parking lot to serve the development. One of the proposed Conditional Use Permits would allow for the outdoor sales/consumption of alcohol within the outdoor communal area of the development and outdoor entertainment. The other two proposed Conditional Use Permits would allow for the operation of a new restaurant (Healthy Junk), located at 12932 8th Street, with an Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) license, and a new restaurant (Ball Bar), located 12941 9th Street, with Alcoholic Beverage Control (ABC) Type "47" (On-sale, General, Public Eating Place) license and entertainment. Each proposed Conditional Use Permit includes a request pursuant to Garden Grove Municipal Code Section

9.18.090.040.F.9 for waiver of distance and location provisions to allow the proposed uses within 200 feet of properties containing residential uses.

BACKGROUND:

The subject project parcels are located on the north side of Garden Grove Boulevard, between Civic Center Drive and 9th Street. The subject parcels are located in the Civic Center area and have a General Plan Land Use designation of Civic Center Mixed Use and are zoned CC-1 (Civic Center East). The Civic Center Mixed Use is intended to provide a mix of civic, institutional, commercial, higher density residential, and open space uses. The Civic Center area is recognized as the City's historic core and a public gathering place. Proposed uses within the Civic Center area should contribute to the sense that this area is the heart and soul of the community. The CC-1 zone is intended to allow for uses and developments that maintain the character and form of the established neighborhood, which includes allowing the conversion of existing single-family homes and structures to adaptive commercial uses. The CC-1 zone also allows for a variety of commercial and retail uses, such as restaurants, restaurants with entertainment and alcohol sales, and communal outdoor dining with entertainment and alcohol sales.

The developer, Cottage Industries, LLC, proposes to establish a unique commercial development that will revitalize, preserve, and repurpose existing residential buildings in the Civic Center area through a project called Cottage Industries. The concept of Cottage Industries is to create a true neighborhood environment that invites residents and visitors to experience the "true comforts of home." The project includes preserving and repurposing existing residential structures into retail businesses operated by local independent operators and artisans. The project will connect the backyards of the project properties to create an inviting and lively outdoor communal space that will serve as a gathering place for dining, outdoor programming, community gardens, and art installations.

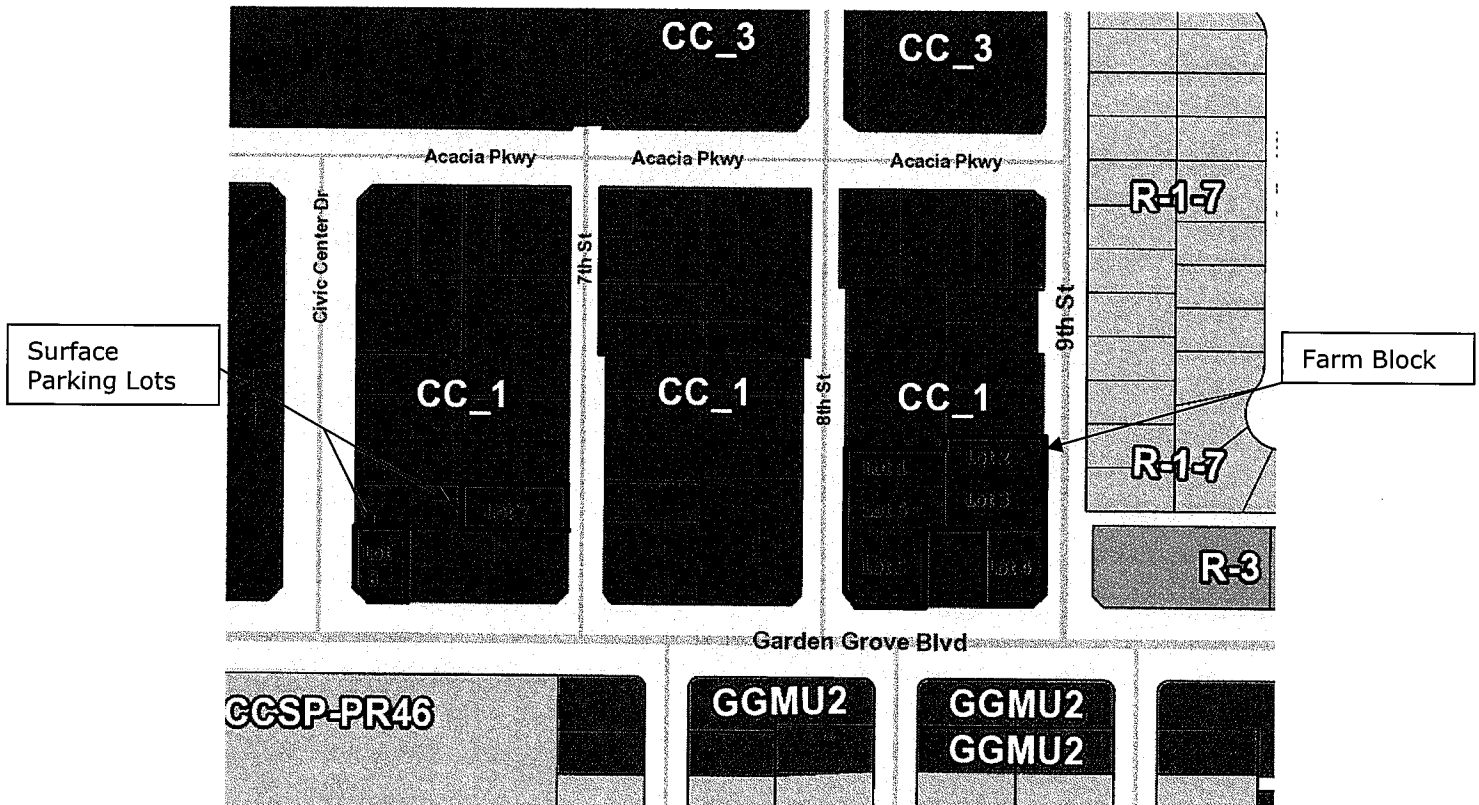
Cottage Industries LLC, is a subsidiary of LAB Holding, LLC. LAB Holding LLC, established in 1991, is renowned for revitalizing, preserving, and repurposing existing buildings and creating unique retail spaces that support local independent operators and artisans. The LAB is an acronym for Little American Business. The LAB has a series of successful repurposing projects in Orange County, including the Lab Anti-Mall and the CAMP in Costa Mesa, the Anaheim Packing District, including the Packing House, and the Anaheim MAKE in Anaheim. The LAB also operates several restaurants on Center Street in downtown Anaheim, and has also restored the historic Casino in San Clemente into an event space. The LAB will bring their artistic vision, which has proven to be successful in other Orange County communities, to the City of Garden Grove.

The parcels for the Cottage Industries project are located within two (2) blocks of the Civic Center area (see Figure 1). Six (6) parcels are bounded by 8th Street to the

east, 9th Street to the west, and Garden Grove Boulevard to the north; this block is called the Farm Block. Two (2) parcels are bounded by Civic Center Drive to the east, 7th Street to the west, and Garden Grove Boulevard to the north, and will serve as surface parking lots for the project. The combined gross land area for the entire project site is approximately 68,339 square feet (1.5 acres), which includes 52,514 square feet for the Farm Block and 15,825 square feet for the two (2) surface parking lots. Due to a required 10-foot street right-of-way dedication along 9th Street for future street widening purposes, the total net land size of the project will be 66,064 square feet, which includes 50,239 square feet for the Farm Block. Nevertheless, while full street improvements are not required along 9th Street in conjunction with this project, the developer is required to maintain this portion right-of-way, and will continue to maintain the landscaping.

The subject project is located in an area of the Civic Center improved with single-family and multiple-family residential uses, and the project directly abuts properties improved with residential uses. The project site is also located in close proximity to City Hall, the Fire and Police Department Stations, other civic institutions, and office professional buildings.

Figure 1: Project Site Area Map
(subject parcels outlined in bold)



Three of the parcels, located at 12932 8th Street (Lot 1), 12931 9th Street (Lot 2), and 12941 9th Street (Lot 3) are improved with single-family homes with garage structures. The properties located at 12942 9th Street (Lot 6) and 11421 Garden Grove Boulevard (Lot 5) are being used by the City as the Garden Grove Community Garden, the property located at 11461 Garden Grove Boulevard (Lot 4) is improved with a basketball court, and the properties located at 12951 7th Street (Lot 7) and 11301 Garden Grove Boulevard (Lot 8) are vacant and unimproved parcels. The properties improved with the existing residential structures are owned by the developer, while the vacant lots and the community garden lots are owned by the City of Garden Grove and the Garden Grove Housing Authority; these parcels are being leased to the developer. Table 1 below provides an overview of the existing site conditions of each parcel.

Table 1: Existing Site Condition

LOT	Parcel Address	Gross Lot Size	Existing Site Improvements	Property Ownership
Lot 1	12932 8 th Street	7,190 S.F.	Single-family home with attached garage built in 1950	Cottage Industries, LLC
Lot 2	12931 9 th Street	7,196 S.F.	Single-Family home with detached garage built in 1949	Cottage Industries, LLC
Lot 3	12941 9 th Street	10,179 S.F.	Two (2) residential structures with detached garage built in 1950	Cottage Industries, LLC
Lot 4	11461 Garden Grove Blvd.	8,725 S.F.	Basketball court	City of Garden Grove
Lot 5	11421 Garden Grove Blvd.	11,655 S.F.	Community Garden	Garden Grove Housing Authority
Lot 6	12942 8 th Street	7,569 S.F.	Community Garden	Garden Grove Housing Authority
Lot 7	12951 7 th Street	8,739 S.F.	Vacant and unimproved lot	Garden Grove Housing Authority
Lot 8	11301 Garden Grove Blvd.	7,086 S.F.	Vacant and unimproved lot	City of Garden Grove

In 2016, the City Council adopted Resolution No. 9353-16 approving a Disposition and Development Agreement ("DDA") with LAB Holding, LLC to develop the Cottage Industries Project. In addition, the City Council adopted Resolution No. 9354-16 approving a lease and sublease agreement for the five unimproved parcels owned by the City of Garden Grove and the Garden Grove Housing Authority to the developer to facilitate the Cottage Industries Project.

On November 16, 2017, Director's Review No. DR-031-2017 was approved to allow a minor land use deviation for the temporary conversion of the four (4) existing single-family homes and accessory garage structures to commercial structures, while the applicant prepared the necessary plans to submit to the City for Site Plan and Conditional Use Permit approval for the project. The Director's Review approval did not authorize the use, occupancy, or operation of the converted structures until the applicant obtained all Site Plan and Conditional Use Permit approvals. At the time, notices were mailed to adjacent properties owners about the project. Staff received one (1) letter from a resident raising concerns about the number of traffic accidents

at the intersection of Garden Grove Boulevard and 9th Street due to a lack of a controlled left turn-signal. The City's Traffic Engineering Division has indicated that an upcoming Public Works project will install left-turn signals at the 9th Street and Nina Street intersection with the anticipated completion of the project by the end of July 2018.

In order to facilitate the proposed project, Site Plan approval is required to convert the existing residential structures and garage structures into commercial uses for restaurant and retail use; to construct two (2) new commercial buildings; to construct accessory trellis and patio shade structures; and to convert two (2) parcels into surface parking lots to serve the development. Also, Conditional Use Permit approval is required to allow for the outdoor communal sales/consumption of alcohol and entertainment within the communal area, and to allow two (2) new restaurants to operate with an Alcoholic Beverage Control (ABC) Type 47 (On-Sale, General, Public Eating Place) license and/or with entertainment. A waiver to the distance and location provisions of Section 9.18.090.040.F.9 of the Garden Grove Municipal is required to allow entertainment and sales of alcohol within 200 feet of properties containing residential uses.

PROJECT STATISTICS:

	Provided	Required
Total Project Area:	Gross: 68,339 S.F. (1.5 acres) Net ¹ : 66,064 S.F. (1.5)	N/A
Farm Block (6 parcels)	Gross: 52,514 S.F. Net ² : 50,239 S.F.	N/A
Surface Parking Lots (2 parcels)	15,825 S.F.	N/A
Parking	56	56
Setback to New Buildings³:		
Barn Shed Building		
North (Side)	5'-0"	5'-0"
South (Side)	12'-0"	5'-0"
East (Rear)	6'-0"	25'-0" ³
West (Front)	73'-9"	15'-0"
Greenhouse Building		
North (Rear)	20'-0"	21'-0" ³
South (Front)	30'-11"	7'-0"
East (Interior Side)	5'-0"	5'-0"
West (Side Street)	15'-0"	83'-7"
Landscaping		
Farm Block	7,994 (15.9%)	5,023.9 (10%)
Parking Lot	1,630 S.F. (13.64%)	1,194.5 S.F. (10%)

¹ The net lot size refers to the land area that remains after any required street dedication. The City is requiring a 10-foot street dedication along 9th Street that will reduce the development lot area from 68,332 S.F. to 66,064 S.F.

- ² The net lot size refers to the land area of the Farm Block that remains after any required 10-foot street dedication along 9th Street.
- ³ A lot tie will be recorded for the project to combine the lots of the Farm Block together to allow the new buildings and patio covers to be constructed closer to and/or over existing property lines of the project parcels.

DISCUSSION:

Site Design:

Farm Block

The Farm Block is comprised of six (6) parcels located between 8th Street, 9th Street, and Garden Grove Boulevard. The Farm Block is inspired by the agricultural heritage of the area with a focus on rustic architecture, community garden, edible plantings, farm focused restaurants, and programming that includes markets and gardening lecture series. The Farm Block is designed as an integrated development with outdoor communal areas that connect the yards of each parcel to create an inviting gathering place for dining, outdoor programming, and art installations.

The Farm Block includes the conversion of four existing (4) residential structures and two (2) accessory garage structures into commercial restaurant and retail uses, the construction of two (2) new buildings with a combined square footage of 2,284 square feet that will serve as a communal lounge area, a restaurant, restrooms, and facility storage for the project, and the construction of new trellis and shade structures with a combined square footage of 4,900 square feet. The project will be accessed from three (3) pedestrian access points: one (1) located on 9th Street and two (2) located on 8th Street along with direct street access to the building at 12932 8th Street (Lot 1) (see Exhibit A). The project area will be secured by fencing along the street frontages on 8th Street, 9th Street, and Garden Grove Boulevard, excluding the front area of the building at 12932 8th Street, which will not be fenced. Parking for the development will be provided along 8th Street as angle parking and on two (2) surface parking lots located on 7th Street and Civic Center Drive.

A detailed discussion of each lot and the existing and proposed site improvements are discussed below.

Lot 1

Lot 1 (12932 8th Street) is currently improved with a vacant one-story, 1,349 square foot, single-family home with an attached 272 square foot garage constructed in 1950. The developer proposes to convert the residential structure into a full-service restaurant, and the garage into a retail garden shop.

The restaurant will consist of a 684 square foot customer dining area and a 665 square foot kitchen. Outdoor patios will be constructed at the front (west side) and

rear (east side) of the building to accommodate outdoor dining. A new, 408 square foot, shade patio structure will be constructed over the rear patio area. Appropriate handicap ramps will be constructed to access the patio areas and the restaurant building from 8th Street and from within the project site. The building will also have a restroom that is accessed directly from the exterior of the building. At this time, the developer has identified the tenant as a vegan restaurant named Healthy Junk, which will be discussed in detail in the Conditional Use Permit section of this staff report. Glass accordion doors will be installed on the east and south elevations of the restaurant to open the interior space to the outdoor communal area to create an indoor-outdoor connection between the two spaces. This will be a key design feature of the project that will be used throughout all the buildings.

The 272 square foot garage will be converted into a retail garden shop that will be leased by a separate tenant. A large glass wooden door will be installed at the front of the tenant space, along the 8th Street frontage, and reclaimed wood barn doors will be installed on the south side of the tenant space that will open the space to the outdoor communal area.

The exterior of the building will be enhanced by the repainting of the existing stucco, the installation of a new standing seam metal roof, and the painting of a garden art mural on the east building elevation.

A new, single-story, 1,257 square foot, building will be constructed at the rear of the existing building. The building is called the Barn Shed and the building will serve as an open air pavilion, with public restrooms, and storage/janitor/service rooms for the development. The open air pavilion area, 665 square feet, will function as a communal space that will be used as a communal lounge area for patrons that will also be used to hold outdoor programming and entertainment. The pavilion will have three large openings on the south side of the building that open directly to the outdoor communal area. The building's architecture will be complimentary in design to the existing buildings, and the exterior will consist of shiplap wood siding and a standing seam metal roof. An art mural will also be painted on the south building elevation. The building complies with the required 5'-0" side yard setback. As part of the project, a lot tie will be recorded to combine the Farm Block lots together, which will allow the new buildings and patio covers to be constructed over the property lines.

Lot 2

Lot 2 (12931 9th Street) is currently improved with a one-story, 1,173 square foot, single-family home with a detached 340 square foot garage constructed in 1949. The developer proposes to convert a portion of the residential structure into an 965 square foot restaurant, which will consist of a 423 customer service/dining area and a 542 square foot kitchen. Outdoor patios will be constructed at the front (east side) and rear (west side) of the building to accommodate outdoor dining, including

the construction of a 255 square foot patio cover over the rear patio area. Appropriate handicap ramps will be constructed to access the restaurant. The remaining portion of the building will be converted into a 200 square foot office that will be leased separately. The exterior improvements to the building include the installation of a new unruled galvanized roof, the installation of unruled galvanized siding to complement the existing stucco finish, and the installation of sliding glass commercial doors that open the interior space to the outdoor communal area.

The detached 340 square foot garage will be converted into a retail food use with an outdoor patio area. The schematic floor plan shows a service counter with counter seating and two (2) dining tables. Glass accordion doors will be installed on the east and west building elevations to open the interior space to the outdoor communal area. The exterior of the building will be enhanced by repainting the existing stucco, adding a new art mural on the south building elevation, installing a new standing seam metal roof, and windows.

Lot 3

Lot 3 (12941 9th Street) is currently improved with two (2) residential structures (1,632 square feet and 573 square feet) and a 436 square foot detached garage constructed in 1950.

The developer proposes to convert the 1,632 square foot building into a full-service restaurant that consists of a 1,152 square foot dining area, a 480 square foot kitchen, and two (2) outdoor patios for dining located at the rear (west side) and interior (south side) of the building. Each patio area will have a new shade structure installed, which includes a 487 square foot patio at the rear of the building and a 600 square foot patio on the interior side of the building. Appropriate handicap ramps will be constructed in order to access the restaurant from within the project site. At this time, the developer has announced that the building will be occupied by a new gastropub named Ball Bar, which will be discussed further in the Conditional Use Permit section of this staff report.

The exterior building enhancements include repainting the existing shiplap wood siding, installing a new unruled galvanized roof, and installing new doors, including galvanized barn doors and glass accordion doors, and new windows.

The second residential structure (573 square feet) will be converted into a retail food use, potentially a wine bar. The interior of the space will include a dining area and a kitchen/service area. An outdoor patio for dining is also proposed. The exterior building enhancements include repainting the existing stucco, installing a new standing steam metal roof, and new windows and doors.

The detached garage (436 square feet) will be converted into a retail food use, potentially an ice cream shop. The interior of the tenant space will consist of a

service area and customer seating area with an outdoor patio. The proposed exterior building improvements include repainting the existing stucco and installing new glass accordion doors.

A new, 1,151 square foot, shade structure will be constructed at the rear of the property that encroaches into Lot 4. The shade structure will double as an art feature, while providing shade to the outdoor dining areas of the project.

Lot 4

Lot 4 (11461 Garden Grove Boulevard) is City-owned property that is being leased to the developer. The property is currently improved with a basketball court. The developer proposes to maintain the playground concept of the existing lot and create a "play yard." The "play yard" will provide recreational games that can be played by all visitors, such as outdoor ping pong, shuffleboard, and skeet ball. An 847 square foot steel cable vine trellis structure will be constructed to house an outdoor service area with seating. The existing 6'-0" wrought iron fence that currently secures the property will remain along 9th Street and Garden Grove Boulevard.

Lots 5 and 6

Lots 5 and 6 (12942 8th Street and 11421 Garden Grove Boulevard) are owned by the Garden Grove Housing Authority and are being leased to the developer. The properties are currently part of the Garden Grove Community Garden. The developer proposes to maintain the community garden, but will enhance the community garden design by installing wood and metal raised planters and incorporating art installations. The existing chain link fence will be removed and replaced with a 3'-0" high wood and wire mesh fence.

A new one-story, 1,027 square foot, building will be constructed on Lot 5 that will be called the Greenhouse. The building will house a new, 879 square foot restaurant, possibly a café, which consists of a 300 square foot customer dining area, a 579 square foot kitchen, and an outdoor patio area. The building will also have a 148 square foot storage area that will be used to store tools and equipment for the community garden.

The proposed exterior building finishes will consist of reclaimed wood siding, a glass roof, and barn doors that will allow the space to open to the community garden.

Outdoor Communal Area

The Farm Block will have an outdoor communal area that connects the yards of all the parcels to create an integrated development. The outdoor communal area will allow for shared dining with alcohol sales and consumption, entertainment, and

other outdoor programming. A Conditional Use Permit is required to allow the outdoor entertainment and alcohol sales and consumption, which is being processed in conjunction with this request, and will be discussed in further detail in the Conditional Use Permit Section of this staff report. The outdoor communal area will be secured by fencing that will be installed along the street frontages of 8th Street, 9th Street, and Garden Grove Boulevard. Pedestrian access to the site will be provided via three access points located on 8th Street and 9th Street. The developer will develop a security plan for the project, which includes the installation of security cameras within the communal area. The developer is responsible for monitoring the entrances and exits within the communal area, and is responsible for monitoring, managing, and controlling the outdoor communal dining areas.

Outdoor Programming and Activities

The developer has indicated it intends to sponsor an outdoor programming series that will occur on a weekly, monthly and quarterly basis within the communal area. Weekly outdoor activities are proposed twice a week and include yoga in the garden, garden lectures, and plein air classes; monthly activities are proposed twice a month and include a farmer's market, music in the garden, and outdoor movies; and quarterly activities proposed include garden art festivals, and arts and craft fairs. Outdoor entertainment is also proposed, and will include jazz, folk, and acoustic performances, which will be discussed in more detail under the Conditional Use Permit section of this staff report.

The areas proposed for the outdoor programming activities are identified in Exhibit A, and include the open air pavilion (Building 2), under an existing avocado tree in the garden in Lot 5 (adjacent to Building 7), and in the corner of the "play yard" in Lot 4. The applicant has indicated that the outdoor communal areas, including outdoor dining and activities, will operate from 10:00 a.m. to 10:00 p.m., seven days a week, although the restaurants will be allowed to operate with earlier and later hours and patrons of the restaurant will have access to communal areas.

Sculpture Garden, Art Installations, and Landscaping

A unique feature of the Cottage Industries project is that art is an integral part of the project's landscape that not only enhances the aesthetics of the environment, but also enhances the experience for patrons. The Farm Block will have a series of art pieces placed throughout the communal areas, see Exhibit B. The project will have a Sculpture Garden that is intended to be used for rotating installations, which may be displayed from 6 months to 1 year. The rotating installations are meant to be interactive and encourage user participation. Kiosks and unique seating installations are also proposed.

The landscaping throughout the Farm Block will also be enhanced. As previously mentioned, the community garden will be redesigned to include new wood and metal raised planters with similar raised planters installed in the front yard of Lot 2

along 9th Street. Existing trees will be maintained and new shade trees will be planted throughout the project site, including new hedges and other perimeter plantings to buffer and screen adjacent residential uses from possible noise impacts.

The project is required to comply with the landscaping and irrigation requirements of the Municipal Code. All landscaping is required to be watered by means of an automatic irrigation system meeting the City’s requirements for water conservation, and as required in the City’s Landscape Water Efficiency Guidelines.

Parking

The developer has designed the project to comply with the parking requirements of the Municipal Code. Based on the proposed uses, a total of 56 parking spaces are required for the project. Table 2 provides a breakdown of the parking calculations for the development based on the proposed aggregate square footage of the proposed uses.

Table 2: Parking Calculations

Proposed Uses	Area (In square feet)	Parking Ratio	# of Parking Spaces Required
Restaurant (Full Service) (Bldgs 1A and 6)	2,981	1:100	29.8
Retail Food (Bldgs 1B, 3, 4A, 5, 7, 8)	3,465	1:200	17.3
Open Air Pavilion	665	1:200	3.3
PlayPub Yard	500	1:100	5.0
Office (Blg 4B)	200	1:250	0.8
Total # of Parking Spaces Required (Minimum) =			56
# of Parking Spaces Provided On-Site =			56

Furthermore, in determining the total number of required parking spaces, it should be noted that the Municipal Code allows each eating establishment to maintain an outdoor dining area where the first 500 square of the outdoor dining area is not counted in the calculation of required parking. The applicant has designed the project so that each eating establishment complies with this requirement.

Parking for the project will be provided in the form of 40 standard parking spaces and 16 compact spaces. The project’s compact parking spaces exceed the general allowance of 20% compact parking spaces by providing 27% compact parking spaces. Section 9.18.140.040B.1. of the Municipal Code allows the Planning Commission to determine the percentage of compact parking allowed above 20% through the site plan review process. In this instance, the support for the 27% compact spaces is warranted due to the narrow width of Lot 7 that impedes the developer from being able to provide two (2) rows of standard parking spaces, each with a depth of 19 feet per stall, while still continuing to maintain the required drive aisle. Due to the width of the lot, the developer is only able to provide one row of

standard parking spaces with a depth of 19 feet, and one row of compact spaces with the depth of 18 feet, while maintaining the required drive aisle.

As previously mentioned, parking for the development will be provided as angle parking spaces along 8th Street and on two (2) surface parking lots located on 7th Street and Civic Center Drive.

The developer proposes to reconfigure the existing on-street parallel parking spaces located along 8th Street into thirteen (13) angle parking spaces. The angle parking spaces will encroach into a portion of the project site, and as such, the parking spaces are considered on-site parking spaces for the purpose of this project. The appropriate street and sidewalk improvements will be constructed to provide the necessary pedestrian path-of-travel access from the public right-of-way to the project site. The City's Engineering Division has reviewed and approved the design of the angle parking spaces. As more properties are converted into commercial uses, the angle parking design will be carried throughout the area to create uniformity.

The proposed surface parking lots are located on Lots 7 and 8, which are located on 7th Street and on Civic Center Drive. These two parking lots are considered off-site parking; however, the CC-1 zone allows off-site parking when residential structures are converted for commercial use. Each parking lot will have its separate driveway entrance from either 7th Street or Civic Center Drive. The parking lot on 7th Street will have a total of 29 parking spaces, while the parking lot on Civic Center will have 14 parking spaces. High quality decorative paving will be installed at the entrance to each parking lot. New landscaping and trees will be installed within each parking lot. The landscaping and irrigation for the parking lots are required to comply with the requirements of the Municipal Code, including the City's Landscape Water Efficiency Guidelines.

Reasonable Accommodation

The project is required to meet all code requirements for handicap accessibility, including providing the appropriate handicap ramps to access the existing buildings. A reasonable accommodation will be granted for the project to allow the developer to construct handicap ramps and path-of-travel access within the required front yard setback areas to meet the required handicap accessibility requirement.

Signage

All proposed signage for the project is required to adhere to Section 9.20, Sign Standards, of Title 9 of the Municipal Code. Conditions of approval will require the applicant to submit a detailed and comprehensive sign program for the entire site to the Planning Division for review and approval. A separate sign application will be submitted and separate building permits will be obtained for on-site signage.

CONDITIONAL USE PERMITS:

The developer requests approval of three (3) Conditional Use Permits to facilitate the proposed project. Conditional Use Permit No. CUP-121-2018 will allow for the communal dining with entertainment and alcohol sales/consumption within the outdoor communal area. Conditional Use Permit No. CUP-122-2018 will allow a new restaurant, Healthy Junk, located at 12932 8th Street, to operate with an Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) license. Conditional Use Permit No. CUP-123-2018 will allow a new restaurant, Ball Bar, located 12941 9th Street, to operate with an Alcoholic Beverage Control (ABC) Type "47" (On-sale, General, Public Eating Place) License and with entertainment. Each proposed Conditional Use Permit includes a request, pursuant to Garden Grove Municipal Code Section 9.18.090.040.F.9, for a waiver of distance and location provisions to allow the proposed entertainment and alcohol sales for each use to occur within 200 feet of properties containing residential uses.

CUP-121-2018 (Farm Block)

The Farm Block will use the outdoor grounds as a communal area for dining that allows entertainment and alcohol sales/consumption. The CC-1 zone allows for communal dining with the entertainment and alcohol within a confined outdoor space, subject to approval of a Conditional Use Permit. The CC-1 zone also requires that uses with entertainment and alcohol sales maintain a distance of 200 feet from properties containing residential uses; however, the developer may ask for, and the Hearing Body may grant, a waiver to the distance or location requirements of the Code to allow for the entertainment and alcohol sales to be located within 200 feet of properties containing residential uses, provided specified findings are made to support the waiver, such as, but not limited to, the use is not contrary to the public interest, the use will not interfere with the use and enjoyment of the neighboring properties, and the use will not interfere with the operation of other businesses. The developer has discussed the project, and intended use of the communal space, with the Garden Grove Police Department, including the consumption of alcohol and entertainment with this outdoor communal area, and the Police Department is supportive of the request.

As previously mentioned, the project site will be secured by fencing along 8th Street, 9th Street, and Garden Grove Boulevard. The fence is primarily 3 feet high along the majority of the street frontages, with the exception of the "play yard" (Lot 4), which has an existing 6-foot high wrought iron fence that will remain. This perimeter fence creates the confined outdoor space that allows this area to be considered communal, and that would allow for live entertainment and alcohol sales/consumption. The site will be accessed from three (3) pedestrian access entries located on 8th Street and 9th Street (see Exhibit A).

Alcohol Consumption

Within the communal outdoor area, customers will be able to dine and consume alcohol (beer and wine only) throughout the shared grounds and gardens. The consumption of alcohol within this outdoor communal space does not require a separate license from the State Department of Alcoholic Beverage Control (ABC), but rather, each individual business that will serve alcohol will be required to obtain an individual alcohol license from ABC. The ABC license will identify the areas where alcohol sales and consumption will occur, which is referred to as the "premise." The communal outdoor area will be considered part of the "premise" where alcohol can be served and consumed. The State Department of ABC will impose conditions on each respective ABC license that will regulate the alcohol sales and consumption areas within the licensed premise, including the outdoor communal area. The typical requirements from ABC for the consumption of alcohol within communal areas include that each business must have specific glassware with a logo that clearly identifies the business; that only beer and wine can be consumed within the communal area with spirits (hard liquor) limited to the outdoor patio area of each respective business; and the licensed premise is required to have signage and controlled entrances. The developer is responsible for monitoring the entrances and exits within the communal area, and is responsible for monitoring, managing, and controlling the outdoor communal dining areas and spaces for the life of the project. In addition, each business that will sell alcohol will be required to obtain a separate Conditional Use Permit from the City.

Entertainment

The developer proposes to have entertainment within the outdoor communal area Fridays, Saturdays, and Sundays. The entertainment will consist of jazz, folk, and acoustic music performed by singer-songwriters, which can range from a solo performer to a 5-piece band. Amplified entertainment will be permitted from 12:00 p.m. to 8:00 p.m., with non-amplified entertainment permitted until 9:00 p.m. In addition to the live entertainment, piped ambient background music will be played throughout the communal area from 10:00 a.m. to 10:00 p.m., seven days week. Nevertheless, the project is required to comply with the adopted Noise Ordinance of Chapter 8.47 of the Municipal Code.

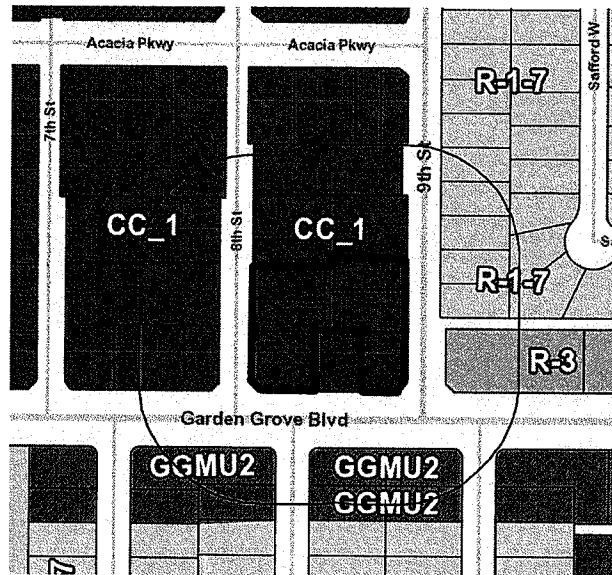
The entertainment is proposed in the same areas where the outdoor activities and programming will occur, as identified in Exhibit A. This includes the open air pavilion (Building 2), under an existing avocado tree in the garden that will have a new deck on Lot 5 (adjacent to Building 7), and in the corner of the playground of the "play yard" on Lot 4.

In order to allow the entertainment and the sale of alcohol, a waiver from the distance and location provisions of Section 9.18.090.040.F.9 of the Municipal Code

is required to allow these proposed uses within 200 feet of properties containing residential uses.

Figure 2 below is a 200-foot radius map that identifies the properties located within 200 feet of the Farm Block, that contain residential uses.

Figure 2: Properties with Residential Uses Located 200 feet from the Farm Block (Farm Block properties identified with bold outline)



Approval of the waiver is justified since the CC-1 zone allows for the conversion of single-family homes to commercial uses. Furthermore, the project will incorporate sound attenuation design features to minimize impacts to surrounding properties, such as installing new landscaping along the perimeter of the project site adjacent to the residential uses. The conditions of approval will ensure that the Project will provide proper sound attenuation and will not create any noise nuisances to nearby properties/uses.

Proposed findings required for the waiver to allow the entertainment and alcohol sales to be located within 200 feet from properties containing residential uses are included in Resolution No. 5908-18.

CUP-122-2018 (Healthy Junk)

The developer is requesting approval of a Conditional Use Permit to operate a new restaurant, Healthy Junk, with an original Alcoholic Beverage Control (ABC) Type "47" (On-sale, General, Public Eating Place) license. The request also includes a waiver of the distance and location provisions of Section 9.18.090.040.F.9 of the Municipal Code to allow the sale of alcohol within 200 feet of properties containing residential uses.

Healthy Junk is a highly acclaimed vegan restaurant that has been operating on Center Street in downtown Anaheim since 2012. The restaurant focuses on healthy eating and living. Healthy Junk offers vegan, vegetarian, and gluten-free options, and will serve organic and vegan beer, wine, and cocktails mixed with fresh pressed juices. This will be the second location for the popular eatery in Orange County. The restaurant will operate from the converted building located at 12932 8th Street (Lot 1). The building has a total area of 1,621 square feet, and the restaurant will occupy 1,349 square feet of the building with the remaining 272 square feet of the building occupied by a garden shop, which will be leased by a separate tenant.

The restaurant will consist of an interior customer dining area of 684 square feet and a 665 square foot kitchen. Two (2) outdoor patio areas for dining will be located at the front (west side) and at the rear (east side) of the restaurant. The restaurant will be allowed to serve alcohol on the premises, which includes the outdoor patio and within the outdoor communal area. The consumption of alcohol within the communal area is limited to beer and wine only, and all hard liquor must be served within the building or within the outdoor patio. The patio area will be required to be secured with a 3 foot high railing to delineate the area where the hard liquor must remain, and appropriate signage posted.

The restaurant will operate from 7:00 a.m. to 11:00 p.m., Sunday through Thursday, and Friday and Saturday from 7:00 a.m. to 12:30 a.m. Due to the restaurant's proximity to adjacent residential uses, outdoor patio dining will be required to cease by 10:00 p.m., seven days a week.

The restaurant is located in a high-crime district, and in an area with an under-concentration of Alcoholic Beverage Control off-sale licenses. A summary of the district and findings for Public Convenience or Necessity can be found in Resolution No. 5909-18 for Conditional Use Permit No. CUP-122-18.

In addition, proposed findings required to allow the waiver to the distance or location provisions of Section 9.18.090.040.F.9 Municipal Code to allow the entertainment and alcohol sales/consumption to be located within 200 feet of properties containing residential uses can be found in Resolution No. 5909-18.

CUP-123-2018 (Ball Bar)

The developer requests approval of a Conditional Use Permit to operate a new restaurant, Ball Bar, with an original Alcoholic Beverage Control (ABC) Type "47" (On-sale, General, Public Eating Place) license and with entertainment. The request also includes a waiver from the distance and location provision of Section 9.18.090.040.F.9 of the Municipal Code to allow the entertainment and alcohol sales within 200 feet of properties containing residential uses.

Ball Bar will operate from the converted building located at 12941 9th Street (Lot 3). Ball Bar is a gastropub with a unique concept that focuses on sport oriented "play"

that is inspired by the existing basketball court playground located on Lot 4. The restaurant will incorporate design features from reclaimed gymnasiums and sports fields into the decor, such as flooring and using vintage leather pommel horses for seats. The restaurant will be a complimentary use to the "play yard", which will have outdoor recreational games, such as bocce ball, outdoor ping pong, and other similar games.

The restaurant will have a total area of 1,632 square feet, and will consist of an interior customer dining area of 1,152 square feet, a 480 square foot kitchen, and two (2) outdoor patio dining areas located at the rear (west side) and interior side (south side) of the restaurant. The restaurant will be allowed to serve alcohol within the outdoor patio areas, and customers will be allowed to consume alcohol within the outdoor communal area. The consumption of alcohol within the communal area is limited to beer and wine only, and the service and consumption of hard liquor will be limited to the inside of the restaurant and to the outdoor patios. The patio areas will be required to be secured with a 3 foot high railing to delineate the area where the hard liquor must remain, and appropriate signage will be posted.

The restaurant will also operate with indoor and outdoor live entertainment in the form of acoustic live music. The outdoor live music will occur Friday, Saturday, and Sunday on the outdoor patio area between 7:00 p.m. and 9:00 p.m., and the indoor music will occur between 12:00 p.m. and 10:00 p.m., Thursday through Sunday. The restaurant is required to comply with the City's adopted Noise Ordinance of Chapter 8.47 of the Municipal Code.

The restaurant will operate with the standard hours of operation that apply to other establishments that operate with a Type "47" License, which are 8:00 a.m. to 11:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:30 a.m. Friday and Saturday. Due to the restaurant's proximity to adjacent residential uses, outdoor patio dining will be required to cease by 10:00 p.m., seven days a week.

The restaurant is located in a high-crime district, and in an area with an under-concentration of Alcoholic Beverage Control off-sale licenses. A summary of the district and findings for Public Convenience and Necessity can be found in Resolution No. 5910-18 for Conditional Use Permit No. CUP-123-18.

In addition, proposed findings required to allow the waiver to the distance or location provisions of Section 9.18.090.040.F.9 of the Municipal Code to allow the entertainment and alcohol sales to be located within 200 feet of properties containing residential uses can be found in Resolution No. 5910-18.

The Community and Economic Development Department and the Police Department have reviewed the proposed project and are in support. All standard conditions of approval have been incorporated in the respective entitlements to regulate the

CASE NOS. SP-045-2018, CUP-121-2018, CUP-122-2018, CUP-123-2018

proposed conversion and new construction, the outdoor communal dining with entertainment and alcohol sales, and the new ABC Type "47" (On-Sale, General, Public Eating) licenses and entertainment.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

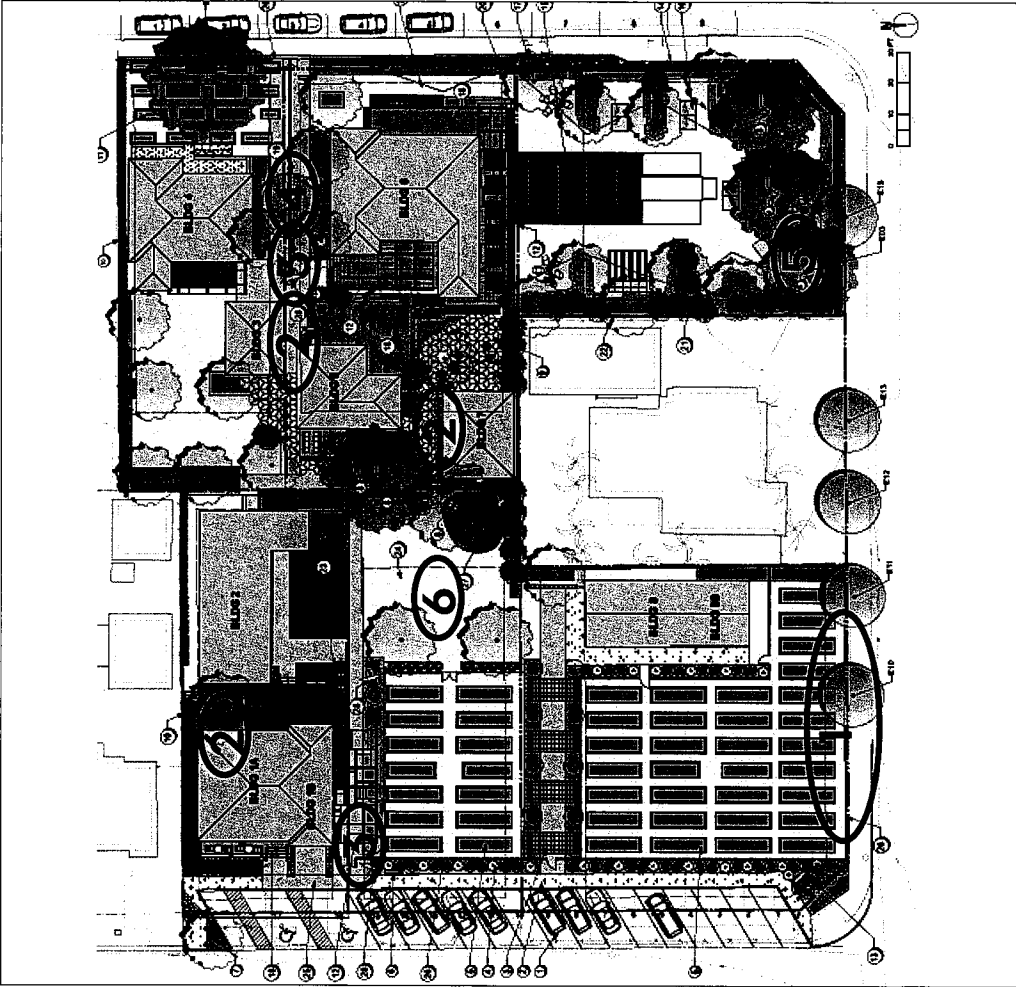
1. Adopt Resolution No. 5908-18 approving Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018, subject to the recommended Conditions of Approval;
2. Adopt Resolution No. 5909-18 approving Conditional Use Permit No. CUP-122-2018, subject to the recommended Conditions of Approval; and,
3. Adopt Resolution No. 5910-08 approving CUP-123-2018, subject to the recommended Conditions of Approval.



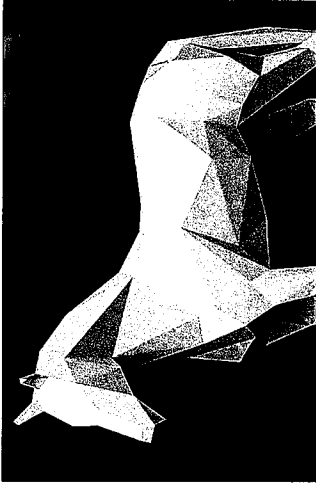
LEE MARINO
Planning Services Manager



By: Maria Parra
Senior Planner



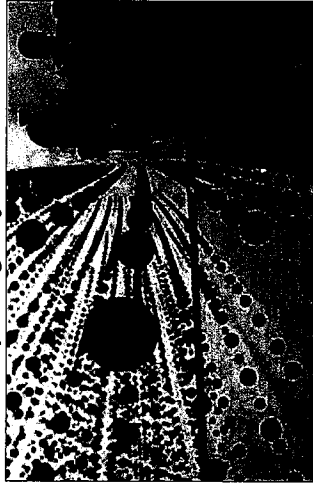
Initial Art Installation Locations



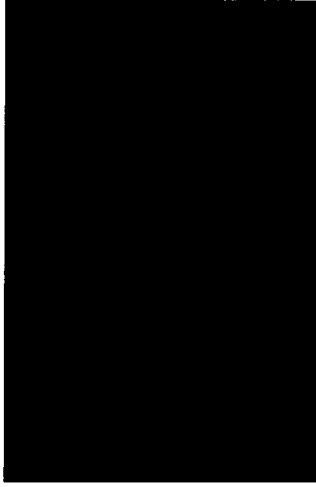
1- Animal Sculptures at Ends of Planting Beds



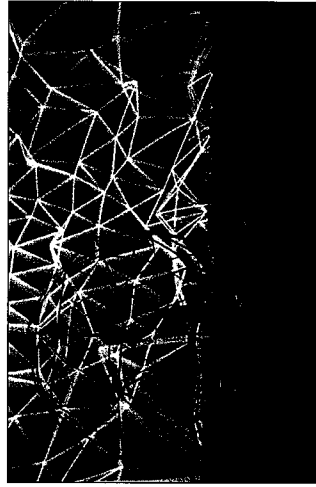
3- Speaking Projection Installation



5- Hanging Ball Installation



2- Garden Vegetation Murals



4- Sound Installation Dome

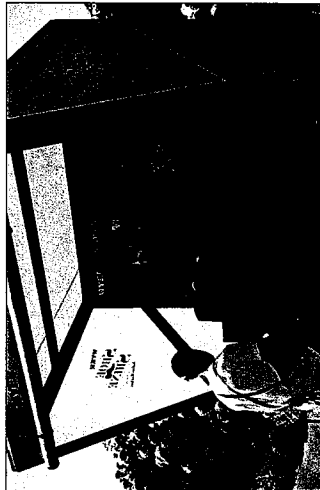
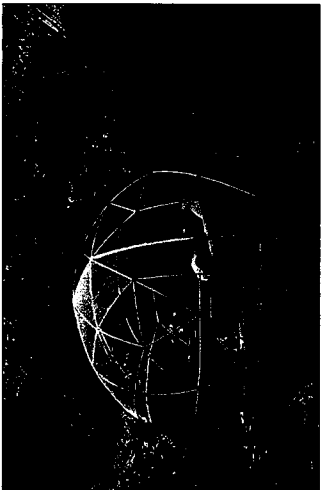
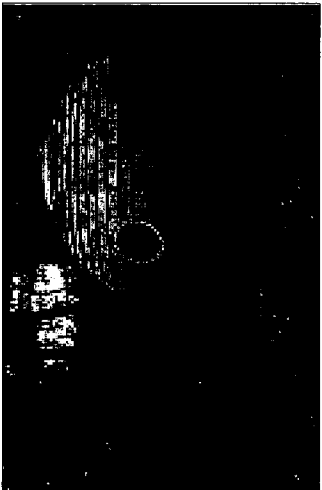
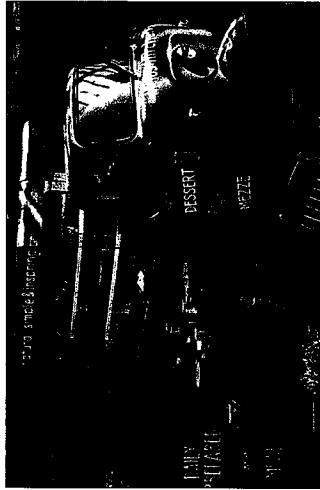
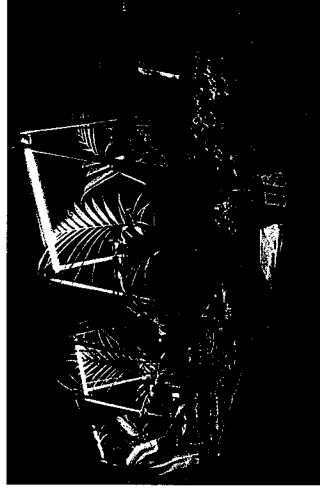
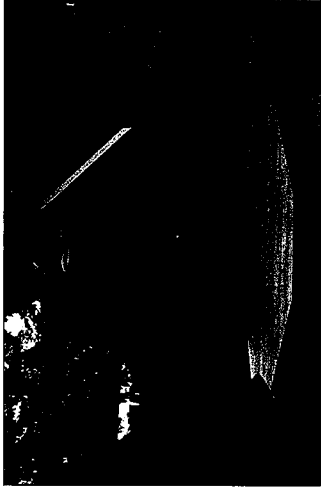
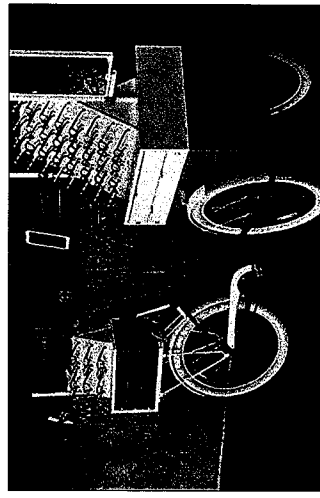
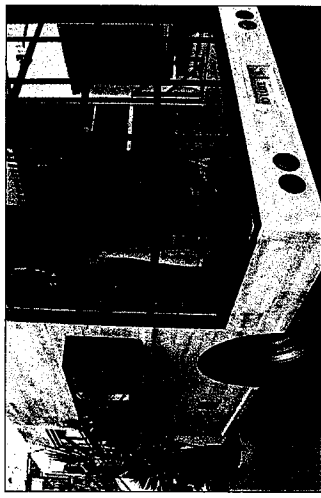
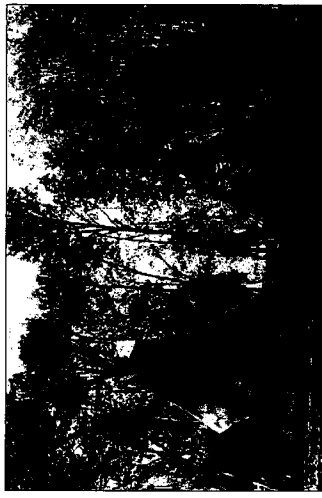


6- Picnic Table Installation

Exhibit "B"-1

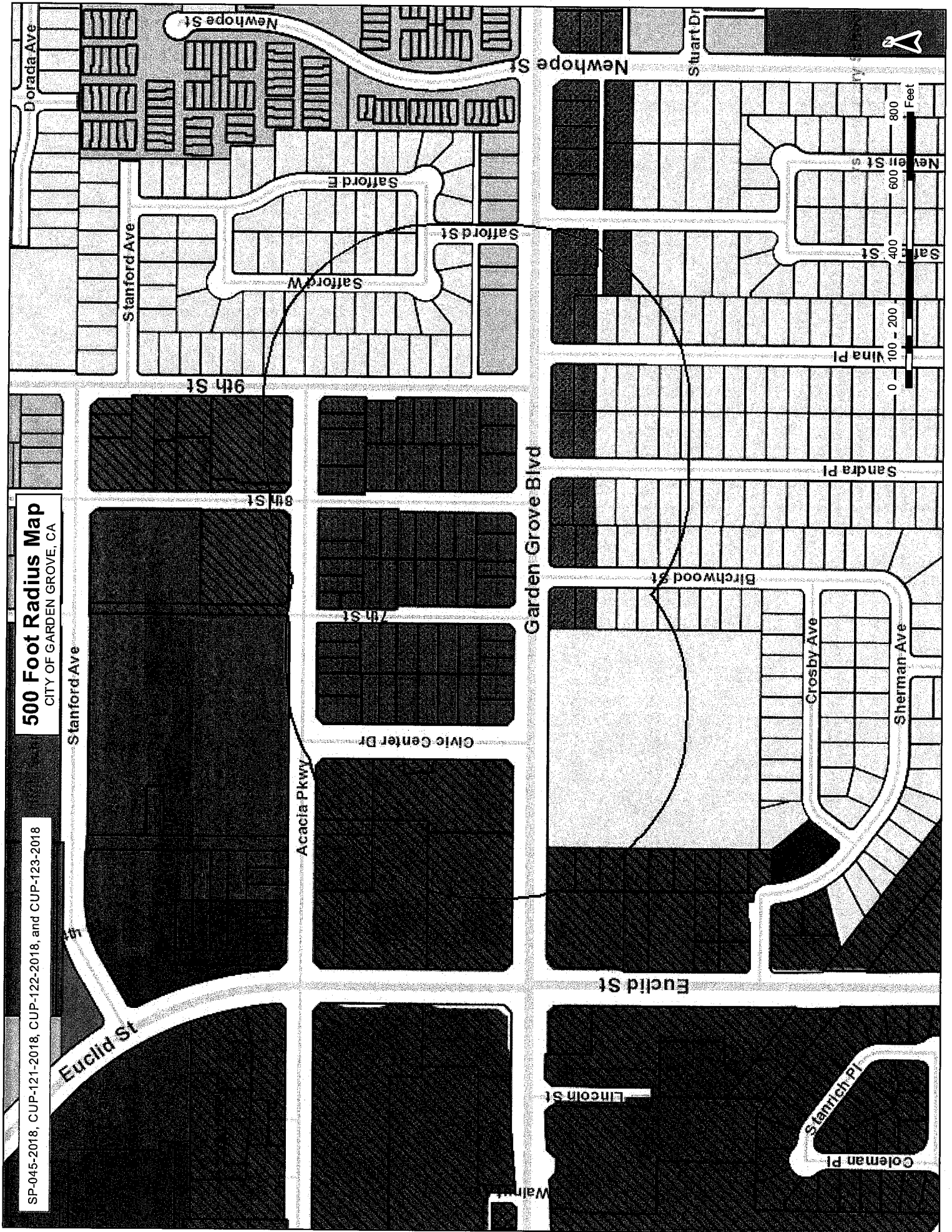
ART INSTALLATIONS

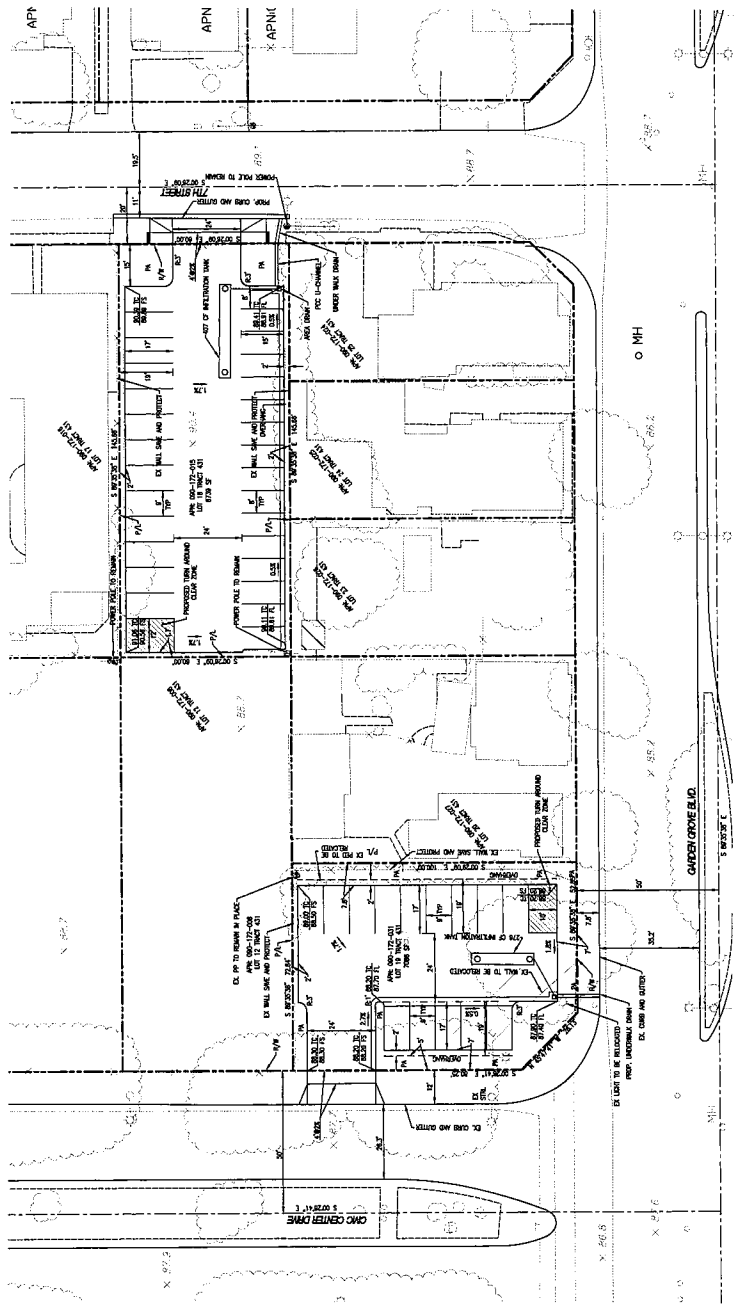
KIOSKS and SEATING INSTALLATIONS



500 Foot Radius Map
CITY OF GARDEN GROVE, CA

SP-045-2018, CUP-121-2018, CUP-122-2018, CUP-123-2018, and CUP-123-2018





CITY OF GARDEN GROVE
CONDITIONAL USE PERMIT
THE COTTAGES

DATE: 09/17/13
 DESIGN: RK
 DRAWN: DK
 CHECKED: AM

PERMIT NO. _____
 SHEET NO. **1 OF 2**

I hereby certify that:
 1. These plans have been prepared under my supervision;
 2. The information and data upon which these plans were obtained by field survey performed on AUGUST 18, 2013.

ENGINEER: **ALI MANSOURI** R.C.C. NO. 61574 DATE: 8-30-13



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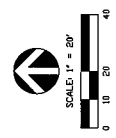
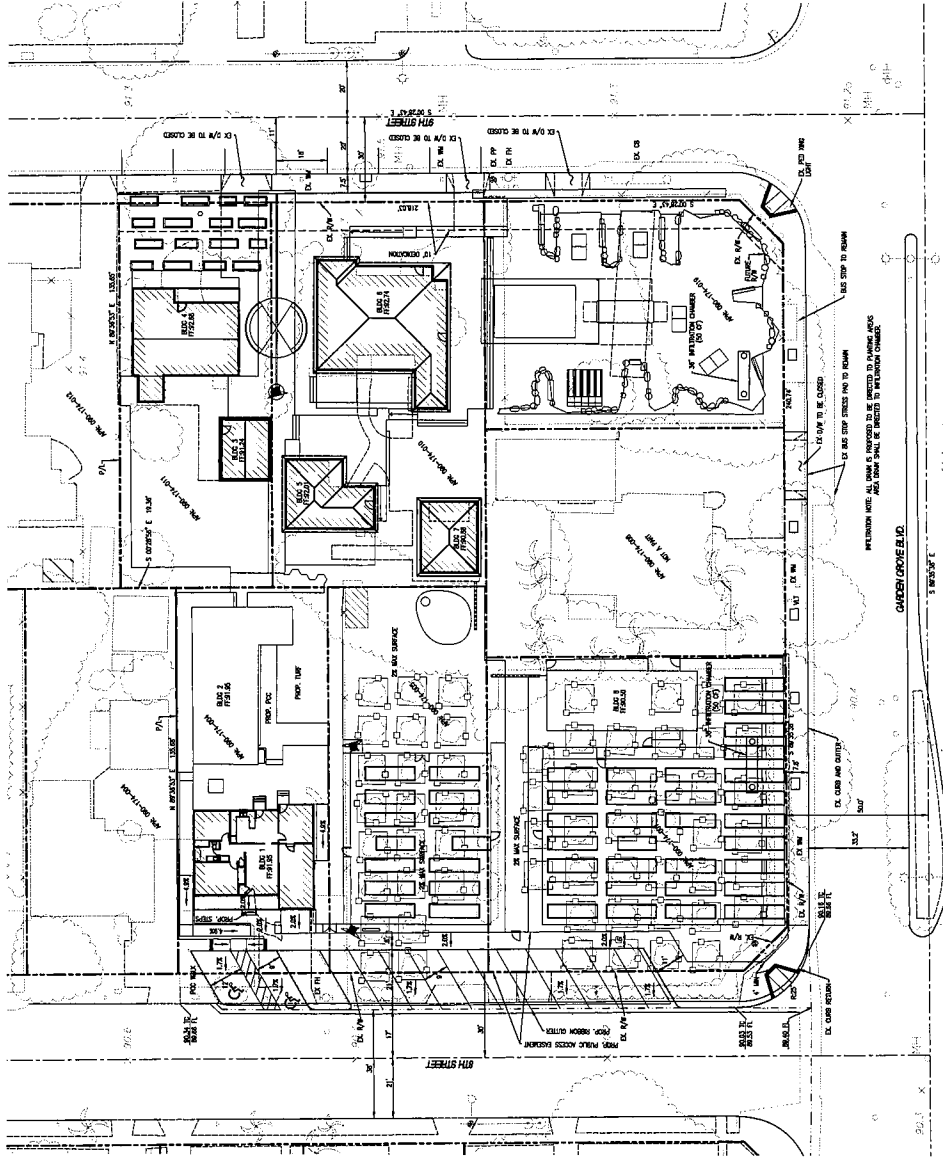
DEVELOPER:
COTTAGE INDUSTRIES LLC
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SOLE ENGINEER:

REVISIONS

NO.	DATE	INITIAL	DESCRIPTION

REVISION MARKS: CITY OF GARDEN GROVE RESOLUTION NO. 127111, APPROVED ON 08/18/13, IS THE BASIS OF THESE PLANS. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF GARDEN GROVE AND THE STATE OF CALIFORNIA. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF GARDEN GROVE AND THE STATE OF CALIFORNIA.



CITY OF GARDEN GROVE
CONDITIONAL USE PERMIT
THE COTTAGES

DATE: 09/17/17
 SCALE: 1"=20'
 DESIGN: DK
 DRAWING: DK
 CHECKED: AM

PERMIT NO. _____
 SHEET NO. **2 OF 2**

I hereby certify that:
 1. These plans have been prepared under my supervision;
 2. The information and conditions were obtained by field survey performed on AUGUST 18, 2017.

ENGINEER: **ALL INFORMATION** R.C.L. NO. 07074 DATE: 6-28-19
 EXP. DATE: _____



PREPARED BY:
KES TECHNOLOGIES INC.
 CIVIL ENGINEERING
 LAND PLANNING AND SURVEYING
 10000 CALIFORNIA ST.
 SUITE 200
 IRVINE, CALIFORNIA 92618
 PHONE 949 39-2281
 FAX 949 39-2282

DEVELOPER:
COTTAGE INDUSTRIES LLC
 10000 CALIFORNIA ST.
 SUITE 200
 IRVINE, CALIFORNIA 92618

SCALE ENGINEER: _____

REVISIONS

NO.	DATE	INITIAL	DESCRIPTION

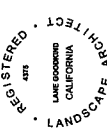
REVISION MARKS: CITY OF GARDEN GROVE, IRVINE, CALIFORNIA. THE CITY ENGINEER'S REVIEW AND APPROVAL OF THESE PLANS DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT EXTEND TO THE LEGAL ASPECTS OF THE PROJECT. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT EXTEND TO THE LEGAL ASPECTS OF THE PROJECT.

REVISIONS

NO.	DATE	INITIAL	DESCRIPTION

**COTTAGE INDUSTRIES
FARMBLOCK**

8th St. & Garden Grove Blvd.
Garden Grove, CA



**LANE GOODKIND
LANDSCAPE ARCHITECT**
P: 955-845-5707
C: 955-837-7985
www.landscapekind.com

The SITE PLAN

ISSUED FOR: Concept Design
DATE: 11/14/17
SCALE: 1/8" = 1'

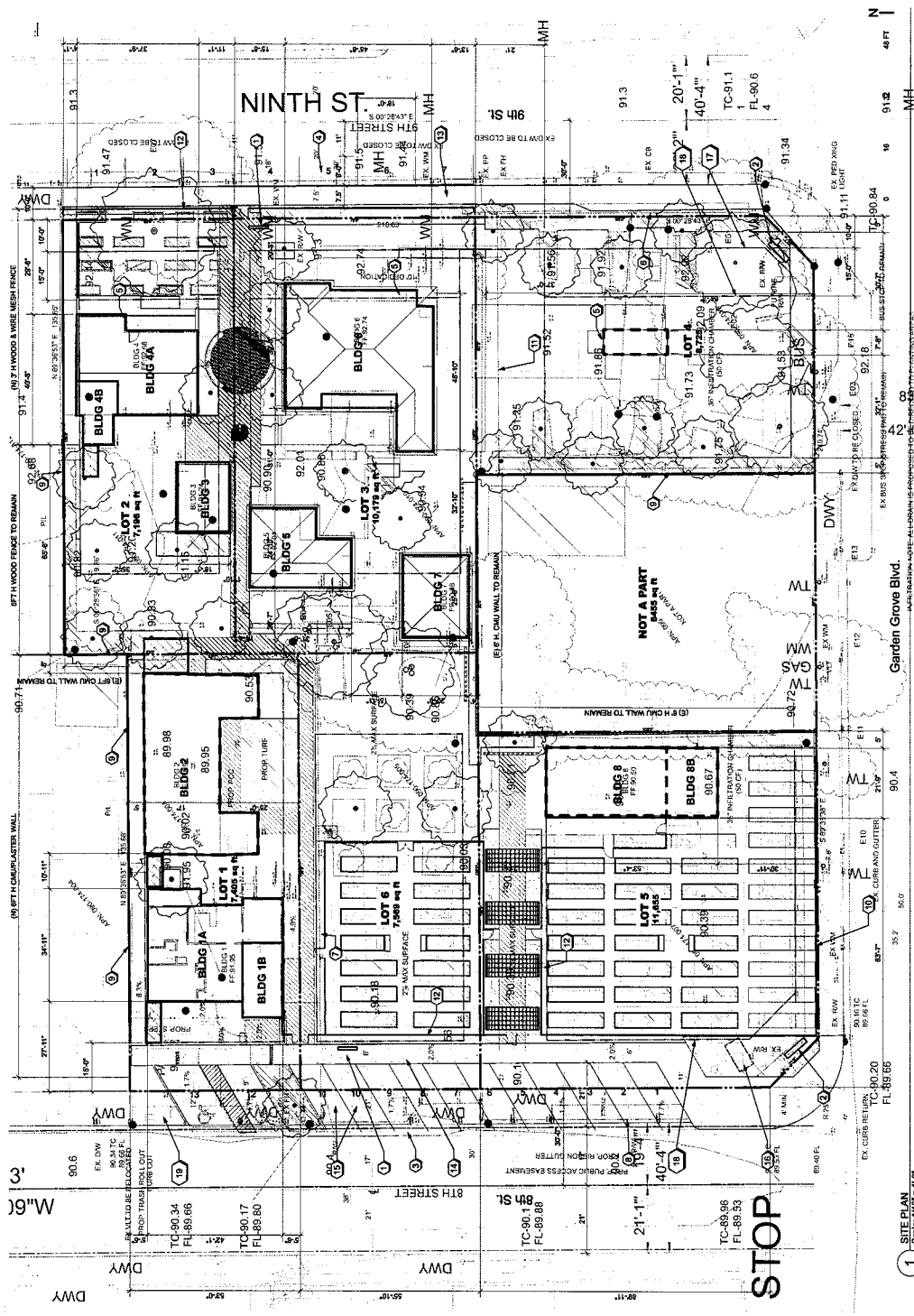
REV	DATE	ISSUED FOR	PROJECT NUMBER
1	11/14/17	CONCEPT DESIGN	15-14
2			
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16			
17			
18			
19			

L0.00

- Proposed Permeable Parking
- Proposed Parking
- Proposed Structure
- Proposed Planting Area
- Proposed Trash/Dumpster Enclosure (Per City Standard)

NOTES

1. PROPOSED SIGN: 8' X 4' MAX, 42" HT
2. PROPOSED SIGN: 8' X 6' MAX, 6' HT
3. PROPOSED BOOGEY ANGLE PARKING, SEE CIVIL
4. EXISTING PARALLEL STREET PARKING
5. PROPOSED BUILDING-MOUNTED SIGN: 4' X 2' MAX.
6. EXISTING FENCE TO REMAIN, STEEL PICKET WITH CONCRETE BLACK POSTS, MODIFIED WITH WOOD INFILL
7. EXISTING 8' H CHAIN LINK FENCE TO BE REMOVED
8. EXISTING 7' H CHAIN LINK FENCE TO BE REMOVED
9. EXISTING 8' H CONCRETE BLOCK WALL TO REMAIN
10. EXISTING 7' H CHAIN LINK FENCE TO BE REMOVED AND WIRE MESH OF SAME HEIGHT
11. EXISTING FENCE TO BE REMOVED
12. 80' X 7' H WOOD AND WIRE MESH FENCE, TYPE
13. EXISTING CONCRETE SIDEWALK TO REMAIN
14. PROPOSED 8FT WIDE SIDEWALK
15. DESIGNATED ELECTRIC VEHICLE PARKING (2) SPACES
16. DESIGNATED BICYCLE PARKING FOR (6) BICYCLES
17. 10FT STREET DEDICATION
18. 10FT SETBACK
19. NO CURB CUT FOR TRASH SERVICE



Existing Tree Report

ID#	Species	DBH	Height	Health	Notes
E11	Acacia saligna	30	30	Good	Remove
E12	Acacia saligna	30	30	Good	Remove
E13	Acacia saligna	25	25	Good	Remove
E14	Acacia saligna	23	23	Good	Remove
E15	Acacia saligna	35	35	Good	Remove
E16	Acacia saligna	28	28	Good	Remove
E17	Acacia saligna	45	45	Good	Remove
E18	Acacia saligna	20	20	Good	Remove
E19	Acacia saligna	15	15	Good	Remove
E20	Acacia saligna	18	18	Good	Remove
E21	Acacia saligna	20	20	Good	Remove
E22	Acacia saligna	15	15	Good	Remove
E23	Acacia saligna	18	18	Good	Remove
E24	Acacia saligna	15	15	Good	Remove
E25	Acacia saligna	18	18	Good	Remove

1 SITE PLAN
Scale: 1/8" = 1'

COTTAGE INDUSTRIES FARMBLOCK

8th St. & Garden Grove Blvd.
Garden Grove, CA

REGISTERED ARCHITECT
LANE GOODKIND
CALIFORNIA
4075

LANE GOODKIND
LANDSCAPE ARCHITECT
P: 949-845-5707
C: 949-837-7895
www.lanegoodkind.com

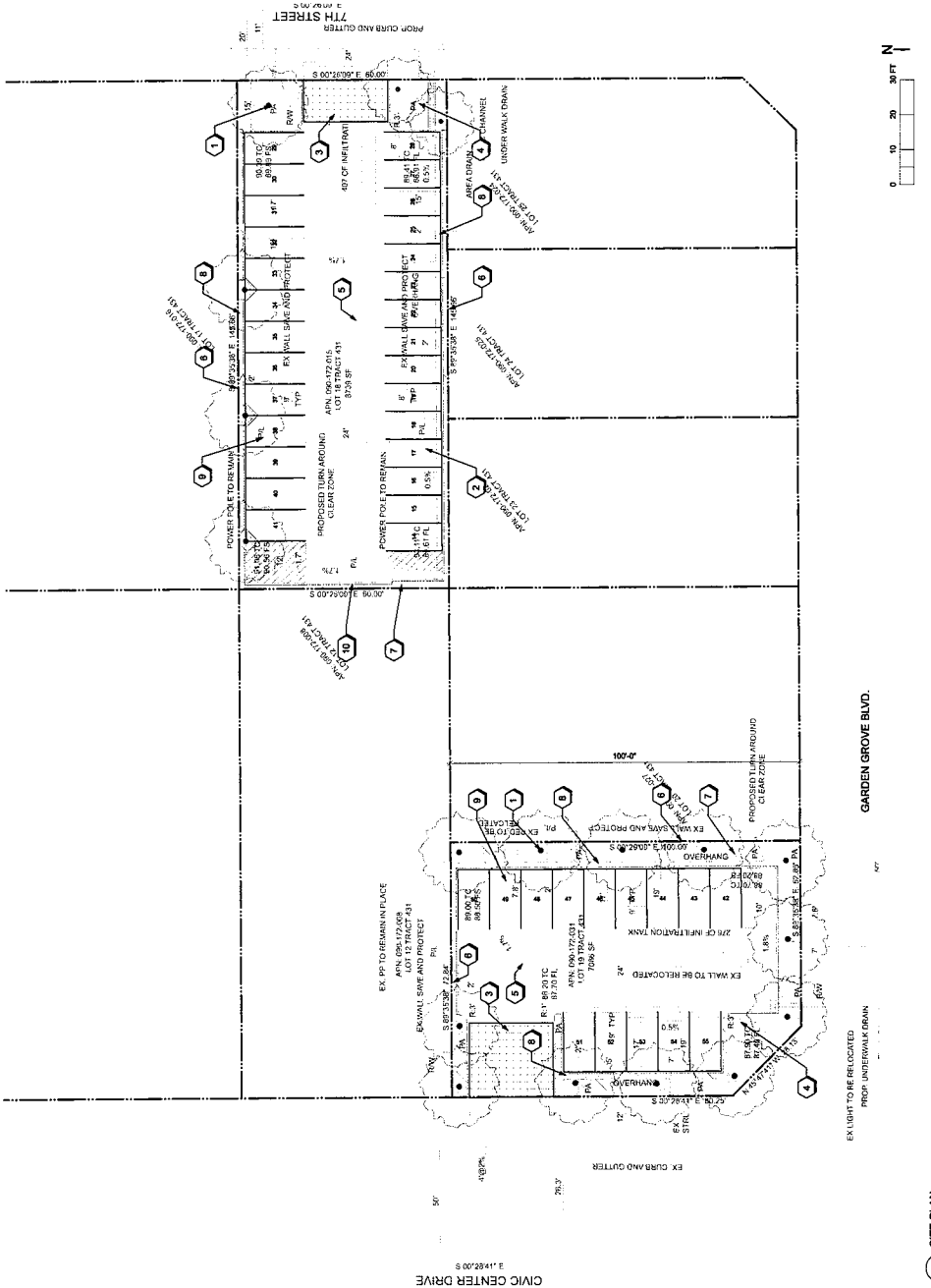
The SITE PLAN

REVISION DATE ISSUED FOR
1. 11/09 CIP RE-SUBMIT.
Concept Design

REV	DATE	ISSUED FOR
1	11/09	CIP RE-SUBMIT.
2		
3		
4		
5		
6		
7		
8		
9		
10		

L0.02

- NOTES**
- 1.) PROPOSED SHADE TREE, TYP.
 - 2.) PROPOSED COMPACT PARKING STALLS, TYP. SEE CIVIL
 - 3.) PROPOSED HIGH QUALITY PAVING
 - 4.) DRAINAGE AND UTILITIES, SEE CIVIL DWGS
 - 5.) PROPOSED ASPHALT PAVING, SEE CIVIL DWGS
 - 6.) EXISTING WALL TO REMAIN
 - 7.) PROPOSED PLANTING AREA, TYP.
 - 8.) PROPOSED 2FT OVERHANG, SEE CIVIL
 - 9.) PROPOSED STANDARD PARKING STALLS, TYP. SEE CIVIL
 - 10.) PROPOSED 6" CONCRETE CURB, SEE CIVIL



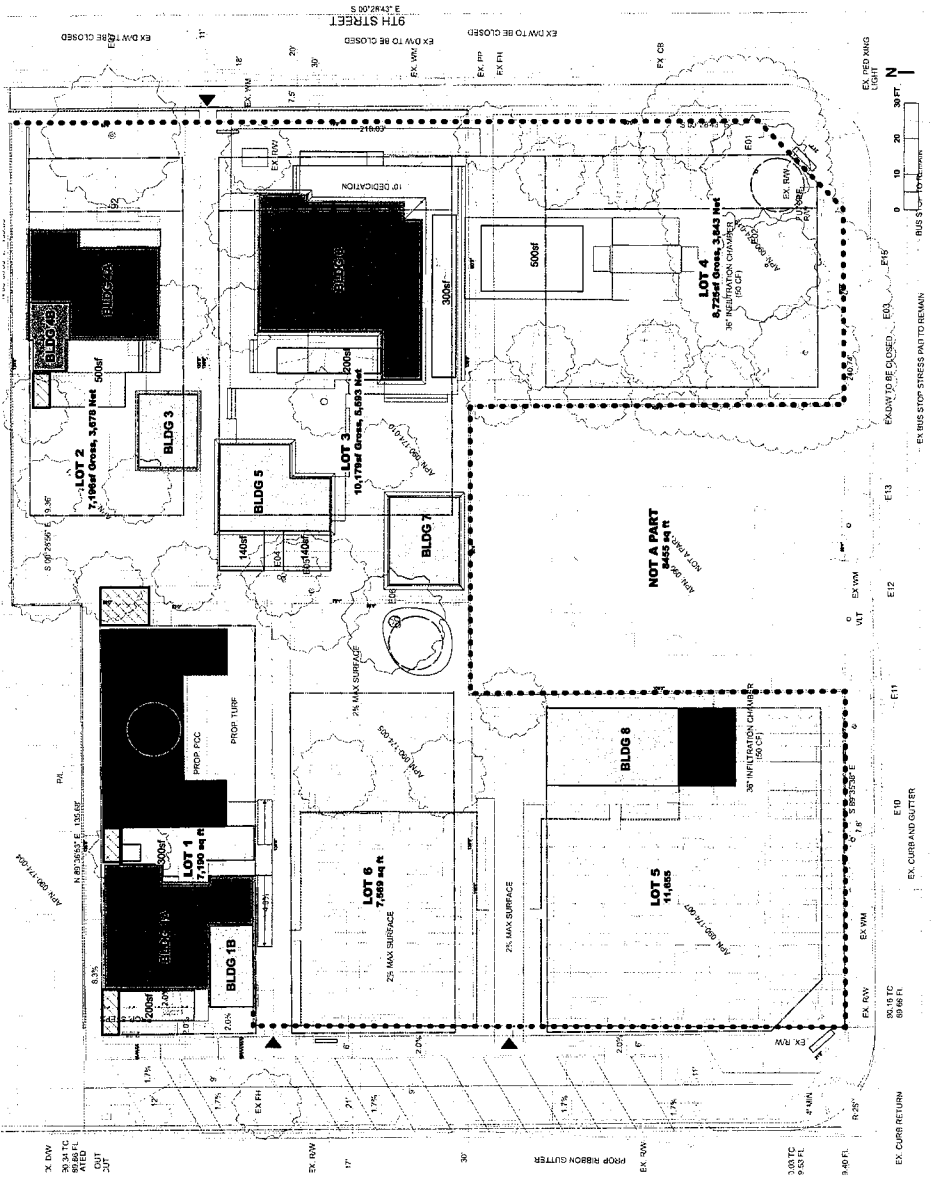
1 SITE PLAN
Scale: 1/16" = 1'-0"

REV	DATE	ISSUED FOR
6	2/20/15	CUP RESUBMIT
5		Concept Design
4		
3		
2		
1		

DATE: 10-14
SCALE: 1" = 20'-0"
SHEET NUMBER: L0.03

USE LEGEND

[Symbol]	Full Service Restaurant
[Symbol]	Full Service Restaurant Patio
[Symbol]	Retail/Resale Food
[Symbol]	Retail/Resale Food Patio
[Symbol]	Common Area Facilities
[Symbol]	Office
[Symbol]	10' Street Dedication (Per City Standard)
[Symbol]	Trash/Chips/Other Enclosures (Per City Standard)
[Symbol]	Perimeter Fence/Wall
[Symbol]	Public Entrances
[Symbol]	Entertainment Areas



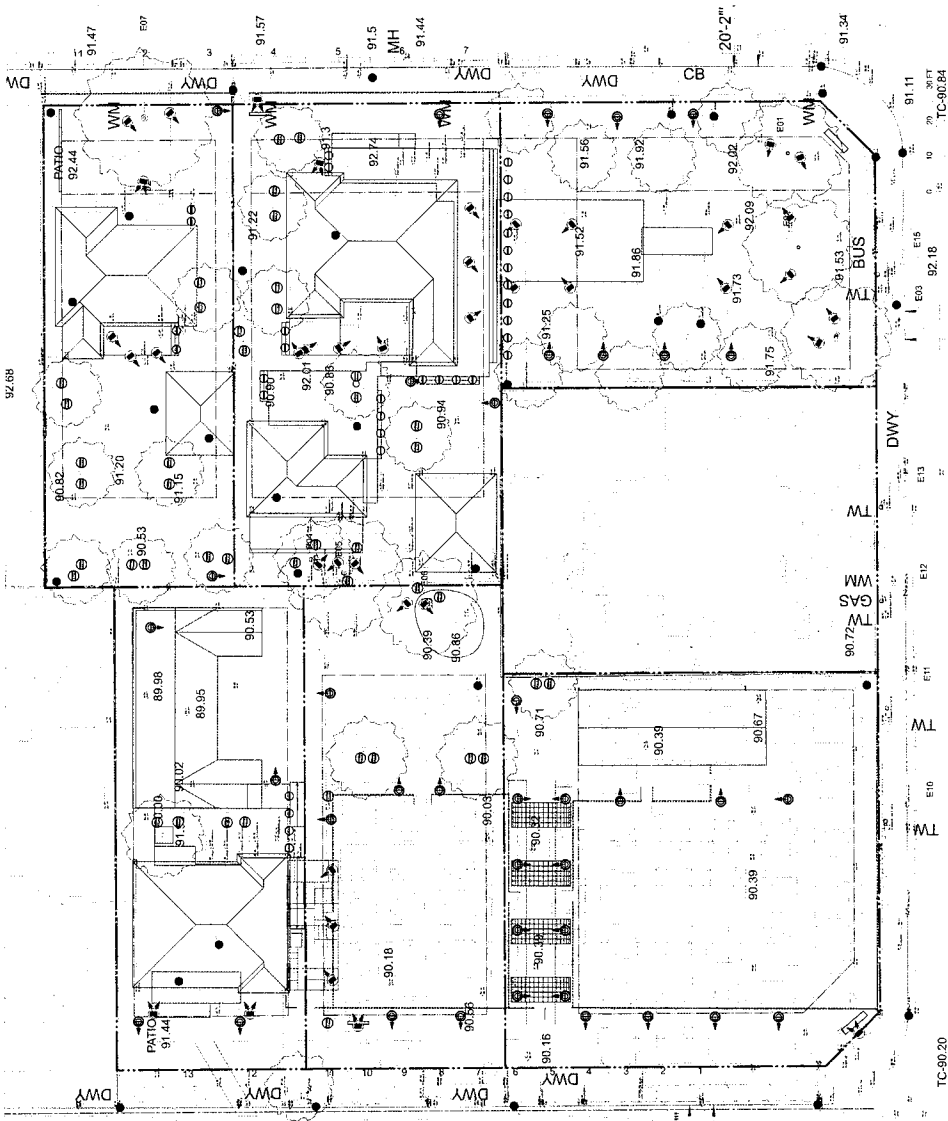
COTTAGE INDUSTRIES (GARDEN) BLDG. USE LIST

BLDG. #	BLDG. NAME	POTENTIAL TENANT	ADDRESS	BLDG. SIZE (SQ. FT.)	PATIO S.F.	Ratio Size Res. Sig.	Lot Size Gross	Lot Size Net	Lot Density	Proposed Use	Max. Floor Area	Max. Floor Area	ABC REQ.
1	BLDG 1A	Restaurant (open)	13032 9th St. A	1,340	500	500	7,100	4,900	1.43	Full Service Restaurant	1,340	1,340	Type 4.7
2	BLDG 2	Restaurant (open)	13032 9th St. B	2,271	690	690	7,100	3,800	0.93	Full Service Restaurant	2,271	2,271	Type 4.7
3	BLDG 3	Small Food (open)	13031 9th St. A	340	0	0	7,100	5,500	0.38	Small Food (open)	340	340	None
4	BLDG 4	Small Food (open)	13031 9th St. B	896	0	0	7,100	5,500	0.38	Small Food (open)	896	896	None
5	BLDG 5	Small Food (open)	13031 9th St. A	1,471	0	0	10,177	5,500	0.38	Small Food (open)	1,471	1,471	None
6	BLDG 6	Small Food (open)	13041 9th St.	270	0	0	10,177	5,500	0.38	Small Food (open)	270	270	None
7	BLDG 7	Small Food (open)	13041 9th St.	1,000	0	0	10,177	5,500	0.38	Small Food (open)	1,000	1,000	None
8	BLDG 8	Small Food (open)	13041 9th St.	2,271	0	0	10,177	5,500	0.38	Small Food (open)	2,271	2,271	None
<p>TOTALS: Bldg. Size: 11,867 sq ft; Patio S.F.: 0; Ratio Size Res. Sig.: 0; Lot Size Gross: 101,777 sq ft; Lot Size Net: 67,800 sq ft; Lot Density: 1.50</p>													

Concept Design

DATE	ISSUED FOR
PROJECT NUMBER	CUP RESUBMIT.
SCALE	
DRAWN BY	
1/8" = 1'	
LCO	
SHEET NUMBER	

NOTES



LANDSCAPE LIGHTING SCHEDULE

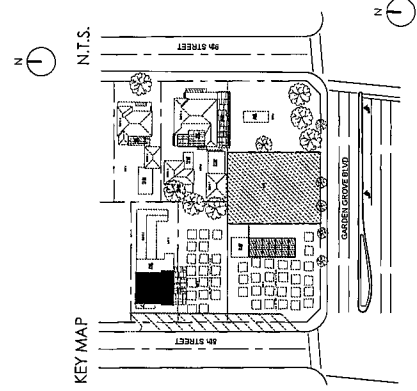
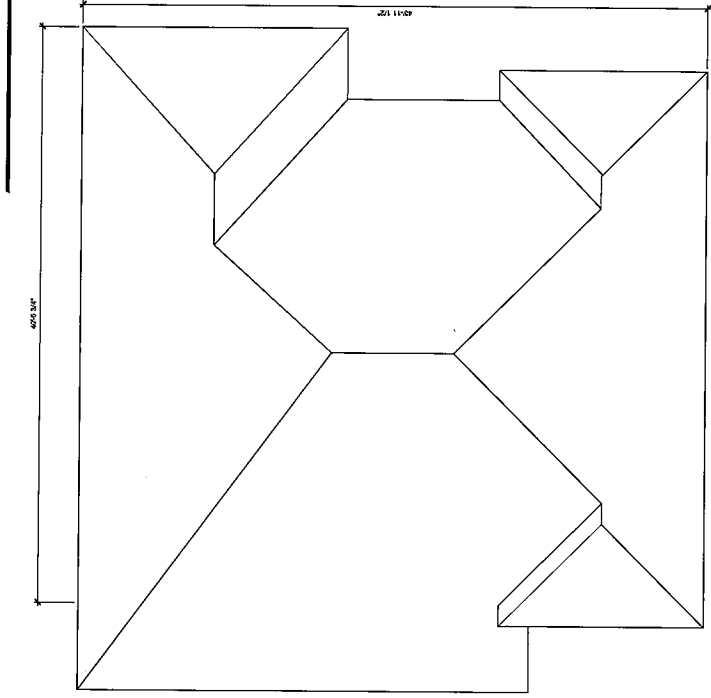
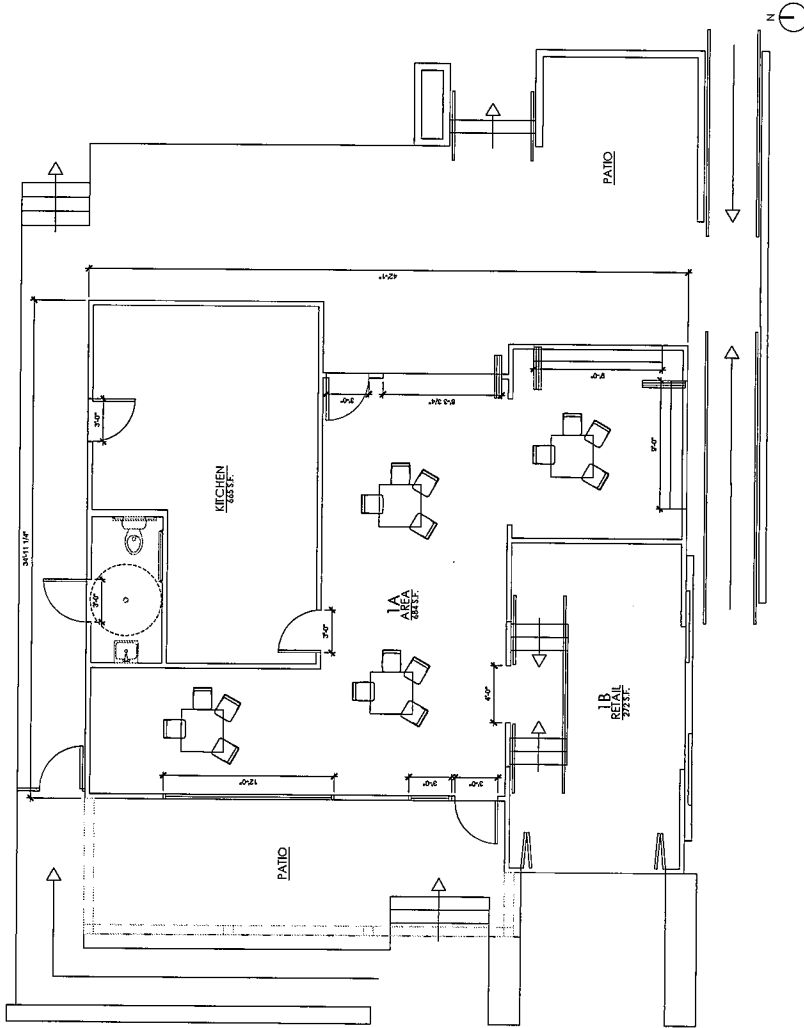
SYMBOL	LAMP	QUANT	NOTES
⊙	POST MOUNT AREA LIGHT	155	36 12FT HIGH WOOD POST MOUNT, LOW CUTOFF
⊙	SIGN UPLIGHT	37	7 STANCHION MOUNT AT GRADE IN CONCRETE
⊙	LV DOWNLIGHT	10.1	32 TO BE MOUNTED UNDER PERGOLA BEAM WITH MIN JACK ON IN MATURE TREES
⊙	IN-GRADE	10.1	44 TREE UPLIGHT IN PAVED AND LANDSCAPE AREAS
⊙	RECESSED WALL	2	35 STEP LIGHT, LOW CUTOFF, LOUVERED

1.6

3.4

0.2
 19'-4"
 1'-4"

TC-90.20
 FL-89.66



ERIN MORRIS
 949.346.5539 / erinmorris.com

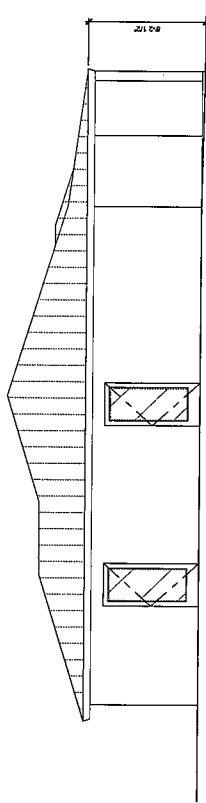
JPS D2C
 CONSULTANTS

COTTAGE INDUSTRIES
 12932 8th St
 Garden Grove, CA

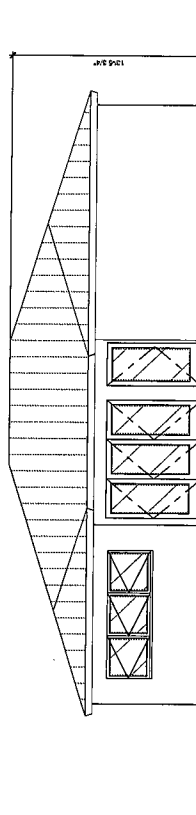
COTTAGE INDUSTRIES
 1974 ARCHITECTS

BLDG 1A & 1B (LOT 1)
 FLOOR & ROOF PLAN

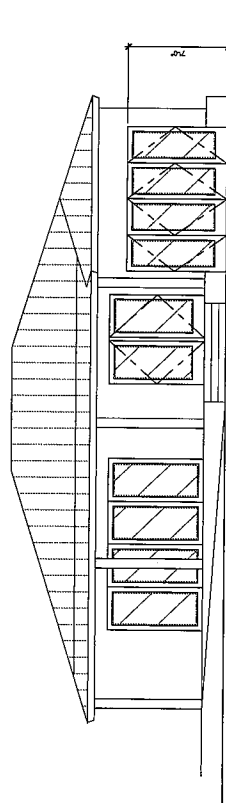
JOB NO: 17131 SCALE: 1/4"=1'0" DATE: 170918



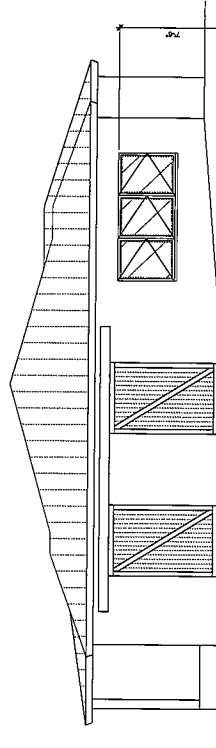
NORTH ELEVATION
SCALE: 1/4" = 1'-0"
0 4



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



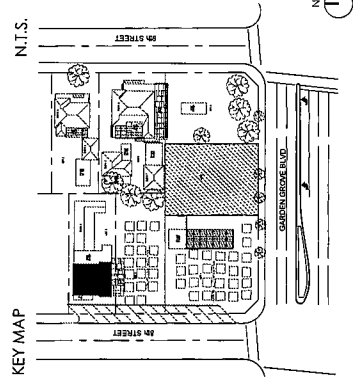
WEST ELEVATION
SCALE: 1/4" = 1'-0"
0 4



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

◇ EXTERIOR ELEVATION NOTES

- 1 Rusted Steel Siding
- 2 Reclaimed Steel Landscape Walls
- 3 Rusted Steel Planters
- 4 Unrusted Galvanized Roof
- 5 Unrusted Galvanized Siding to be painted -
- 6 Unrusted Galvanized Barn Doors
- 7 Stucco to be Painted -
- 8 Ship-lap wood to be Painted
- 9 Reclaimed Wood Siding
- 10 Reclaimed Wood Landscape Walls
- 11 Reclaimed Wood Plantern
- 12 Reclaimed Wood Barn Doors
- 13 Casement Windows, Doors and Landscape Elements to be Black Painted Angle Iron
- 14 Glass Siding
- 15 Glass Roof
- 16 Art Treatment - Mural
- 17 Art Treatment - Mural
- 18 Art Treatment - Mural
- 19 Reclaimed Wood Barn Door Frame
- 20 Reclaimed Wood Frame



ERIN MORRIS
949.346.5539/erinmorrisc.com

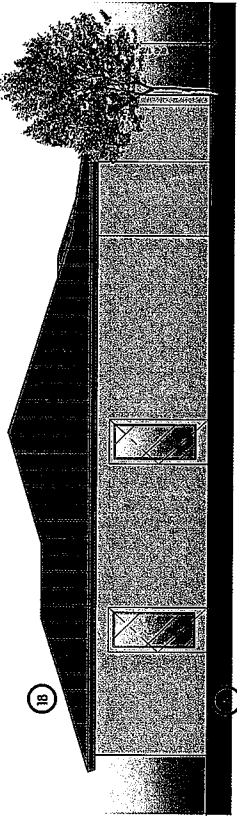
JPS D2C
DESIGN

Cottage Industries
THE ARCHITECTS

COTTAGE INDUSTRIES
12932 8th St
Garden Grove, CA

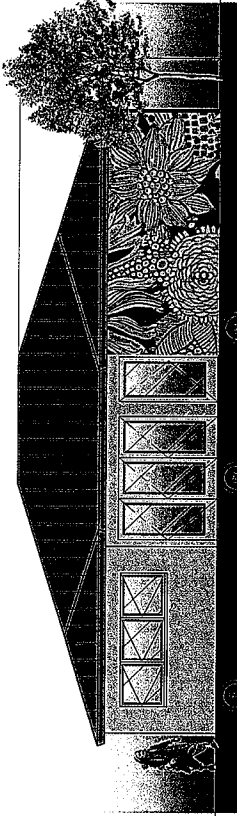
BLDG 1A & 1B (LOT 1)
ELEVATIONS

JOB NO: 17131 SCALE: 1/4"=10' DATE: 170918



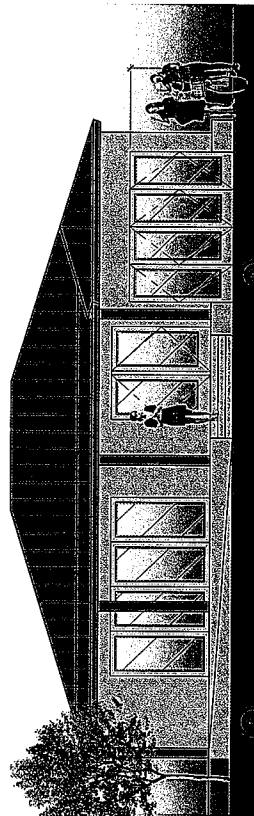
NORTH ELEVATION
1/4" = 1'-0"
DETAIL 0 4'

4



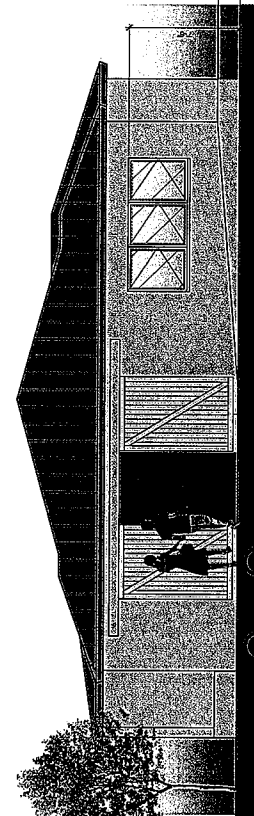
EAST ELEVATION
1/4" = 1'-0"
DETAIL 0 4'

2



WEST ELEVATION
1/4" = 1'-0"
DETAIL 0 4'

3



SOUTH ELEVATION
1/4" = 1'-0"
DETAIL 0 4'

1

EXTERIOR ELEVATION NOTES

- | | | | |
|----|--|----|---|
| 1 | Rusted Steel Siding | 11 | Reclaimed Wood Planter |
| 2 | Rusted Steel Landscape Walls | 12 | Reclaimed Wood Barn Doors |
| 3 | Rusted Steel Planters | 13 | Casement Windows, Doors and Landscape Elements to be Black Painted Angle Iron |
| 4 | Unrusted Galvanized Roof | 14 | Glass Sliding |
| 5 | Unrusted Galvanized Siding to be painted - | 15 | Glass Roof |
| 6 | Unrusted Galvanized Barn Doors | 16 | Art Treatment -- Mural |
| 7 | Stucco to be Painted -- | 17 | Wooden Door/Window System Standing Seam Metal Roofing |
| 8 | Shiplap wood to be Painted | 18 | Reclaimed Wood Barn Door Frame |
| 9 | Reclaimed Wood Siding | 19 | Reclaimed Wood Door Frame |
| 10 | Reclaimed Wood Landscape Walls | 20 | Reclaimed Wood Frame |

ERIN MORRIS
949.346.5539/erinmorriss.com

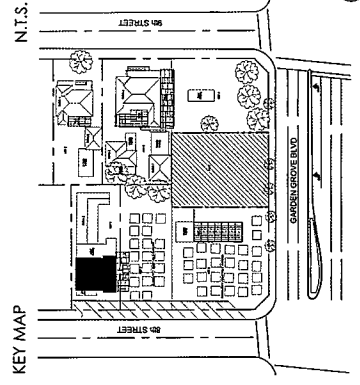


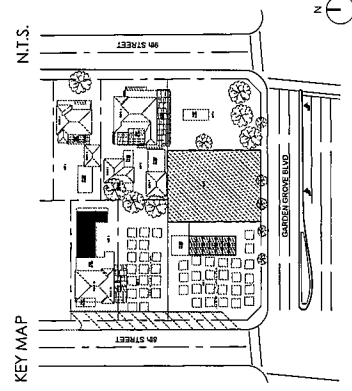
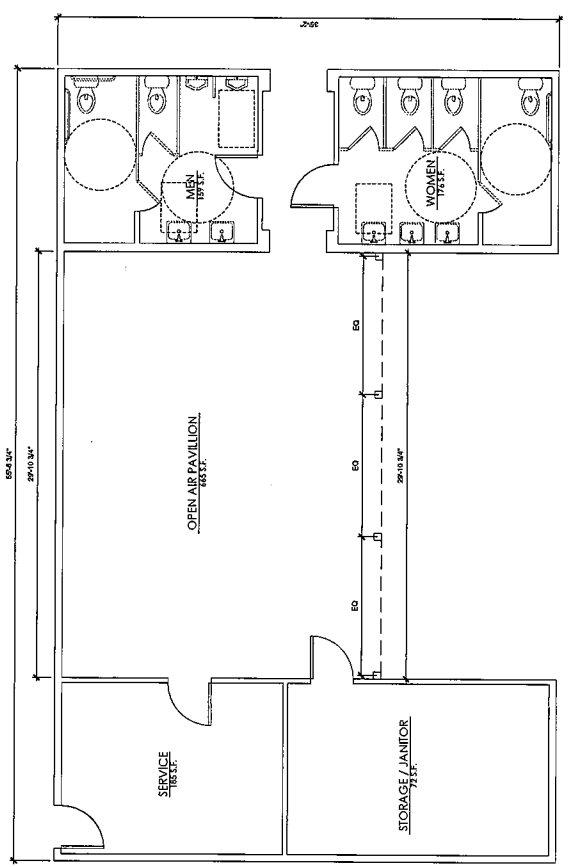
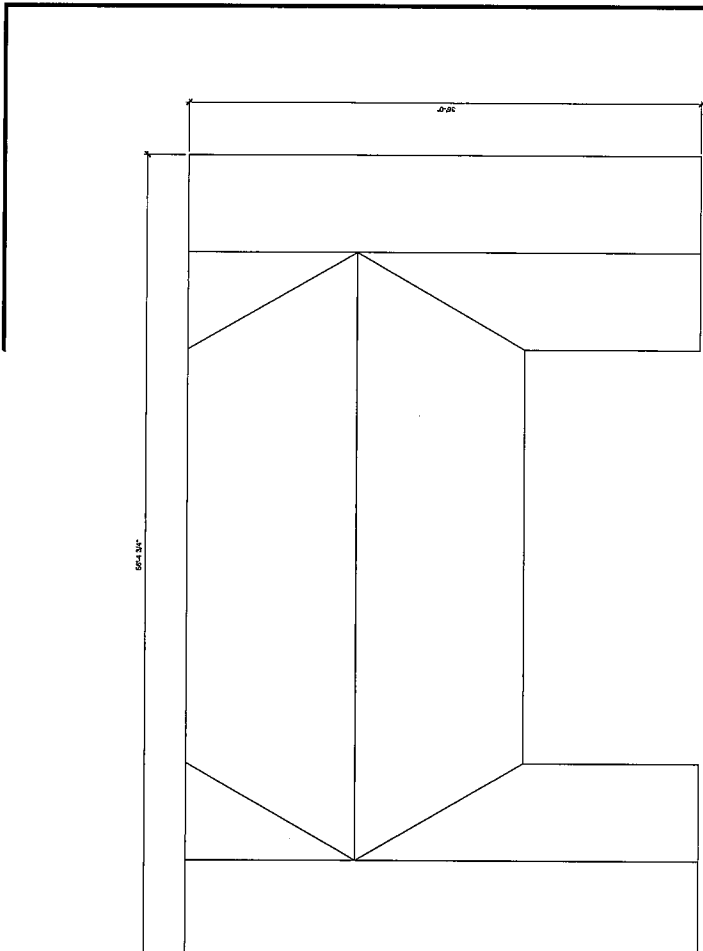
COTTAGE INDUSTRIES
12932.8th St
Garden Grove, CA



BLDG 1A & 1B (LOT 1)
ELEVATIONS

JOB NO: 17131 SCALE: 1/4"=1'0" DATE: 170912





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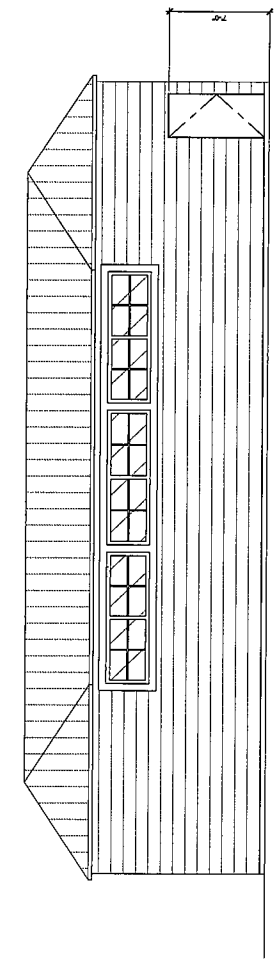


COTTAGE INDUSTRIES
 12932 8th St
 Garden Grove, CA

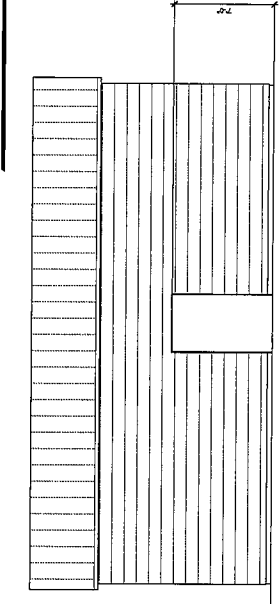


BLDG 2 (LOT 1)
 FLOOR & ROOF PLAN

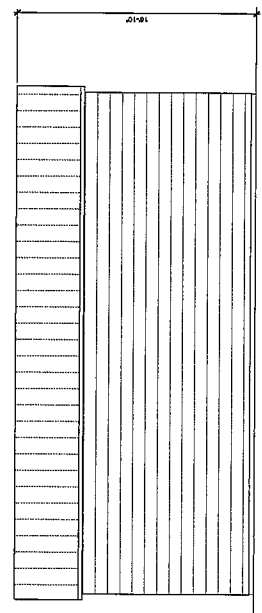
JOB NO: 17131 SCALE: 1/4"=10' DATE: 171027



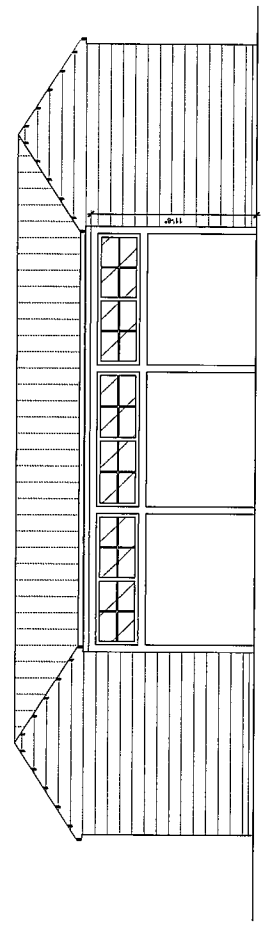
NORTH ELEVATION
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DETAIL 0 4' 8"



EAST ELEVATION
SCALE: 1/4" = 1'-0"
DETAIL 0 4' 8"



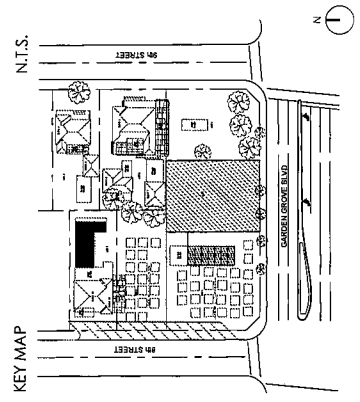
WEST ELEVATION
SCALE: 1/4" = 1'-0"
DETAIL 0 4' 8"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
DETAIL 0 4' 8"

EXTERIOR ELEVATION NOTES

- 1 Rustic Steel Siding
- 2 Rustic Steel Landscape Walls
- 3 Rustic Steel Planters
- 4 Unrusted Galvanized Roof
- 5 Unrusted Galvanized Siding to be painted -
- 6 Unrusted Galvanized Barn Doors
- 7 Stucco to be Painted -
- 8 Shipap wood to be Painted
- 9 Reclaimed Wood Siding
- 10 Reclaimed Wood Landscape Walls
- 11 Reclaimed Wood Plantern
- 12 Reclaimed Wood Barn Doors
- 13 Casement Windows, Doors and Landscape Elements to be Black Painted Angle Iron
- 14 Glass Siding
- 15 Glass Roof
- 16 Art Treatment - Mural
- 17 Art Treatment - Mural
- 18 Art Treatment - Mural
- 19 Reclaimed Wood Barn Door Frame
- 20 Reclaimed Wood Frame



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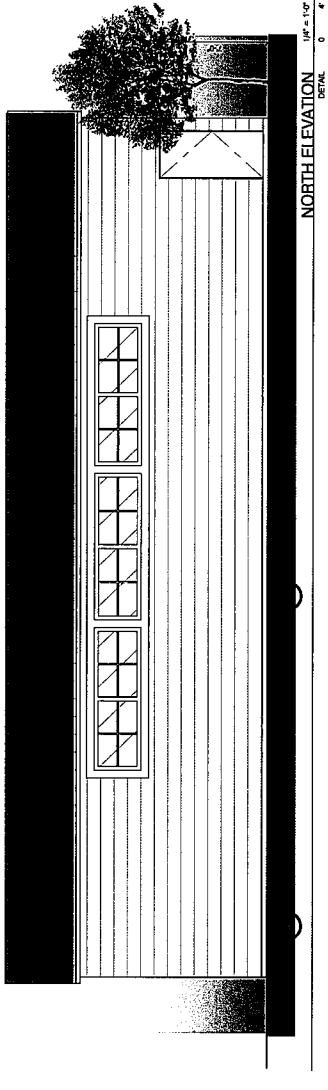


COTTAGE INDUSTRIES
12932 8th St
Garden Grove, CA

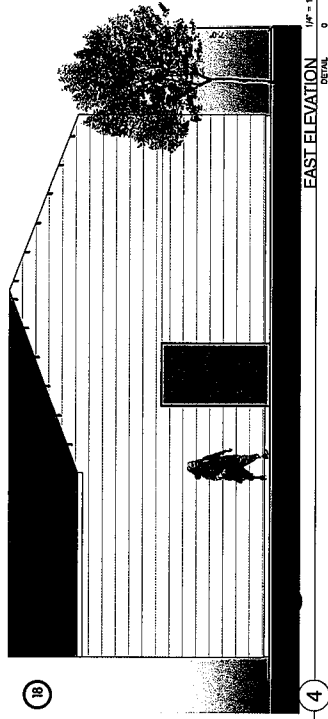


BLDG 2 (LOT 1)
ELEVATIONS

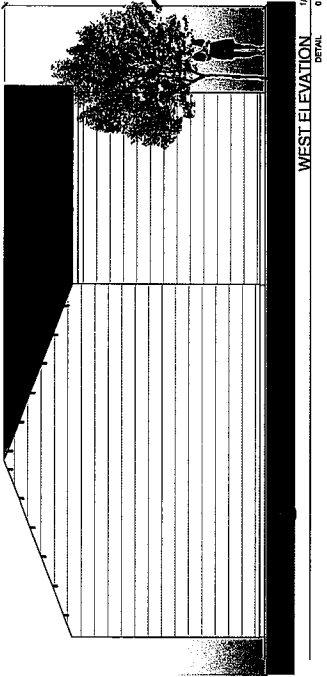
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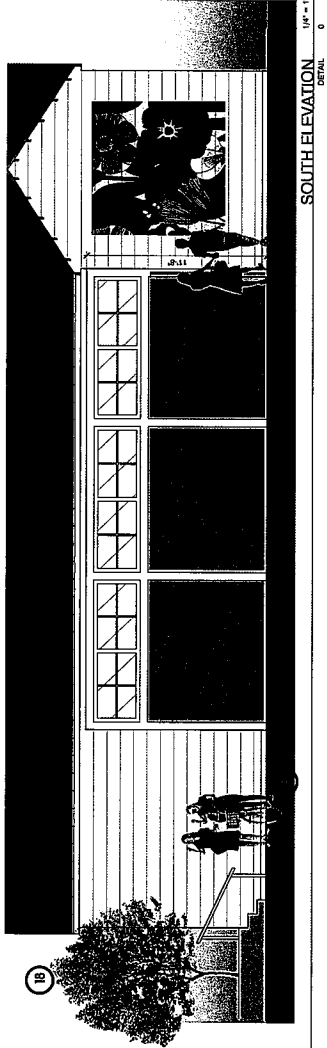
NORTH ELEVATION
DETAIL 1/4" = 1'-0"
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EAST ELEVATION
DETAIL 1/4" = 1'-0"
0 4



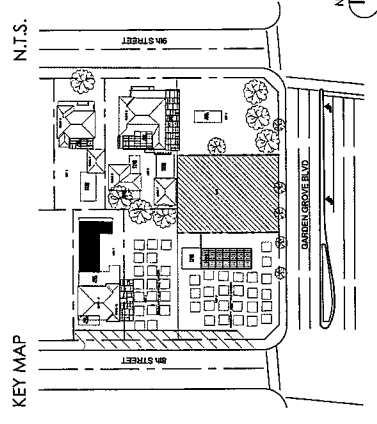
WEST ELEVATION
DETAIL 1/4" = 1'-0"
0 4



SOUTH ELEVATION
DETAIL 1/4" = 1'-0"
0 4

EXTERIOR ELEVATION NOTES

- 1 Rusted Steel Siding
- 2 Reclaimed Steel Landscape Walls
- 3 Rusted Steel Planters
- 4 Unrusted Galvanized Roof
- 5 Unrusted Galvanized Siding to be painted --
- 6 Unrusted Galvanized Barn Doors
- 7 Stucco to be Painted --
- 8 Shiplap wood to be Painted --
- 9 Reclaimed Wood Siding
- 10 Reclaimed Wood Landscape Walls
- 11 Reclaimed Wood Planter
- 12 Reclaimed Wood Barn Doors
- 13 Casement Windows, Doors and Landscape Elements to be Black Painted Angle Iron
- 14 Glass Siding
- 15 Glass Roof
- 16 Art Treatment -- Mural
- 17 Wooden Door/Window System
- 18 Standing Seam Metal Roofing
- 19 Reclaimed Wood Barn Door Frame
- 20 Reclaimed Wood Frame



ERIN MORRIS
DESIGNS

949.346.5539/erinmorriss.com

JPS D2C
DESIGNS

Cottage Industries
TEST LABORATORY

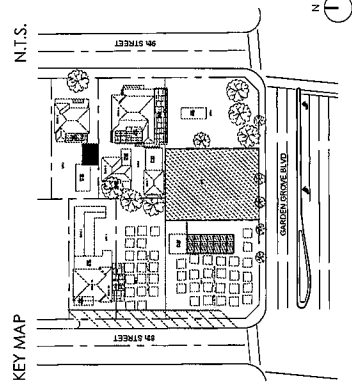
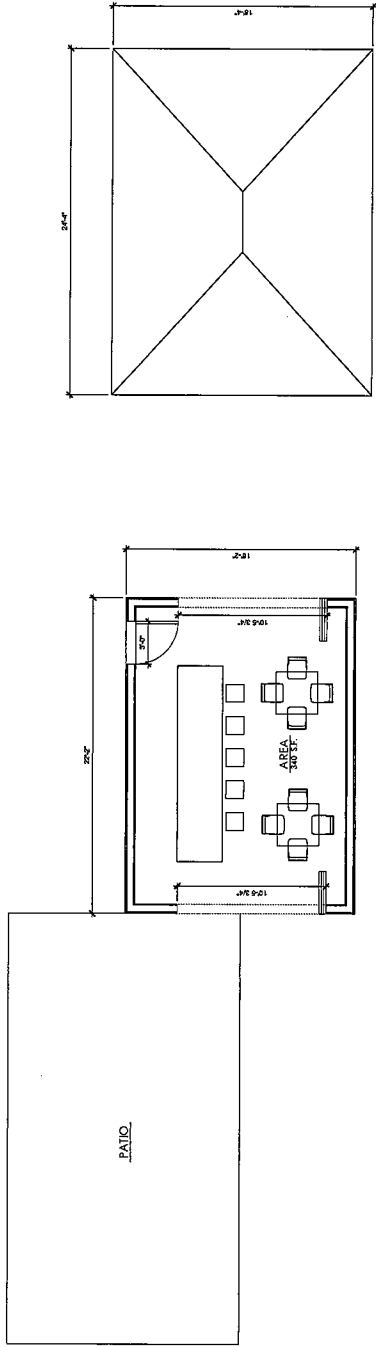
COTTAGE INDUSTRIES
12932 8th St
Garden Grove, CA

BLDG 2 (LOT 1)
ELEVATIONS

JOB NO: 17131

SCALE: 1/4"=1'0"

DATE: 170912



ERIN MORRIS
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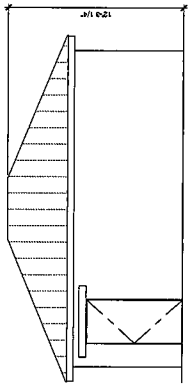


COTTAGE INDUSTRIES
 12931 9th St
 Garden Grove, CA



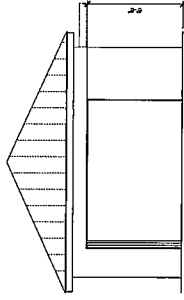
BLDG 3 (LOT 2)
 FLOOR & ROOF PLAN

JOB NO: 17131 SCALE: 1/4" = 10' DATE: 170918



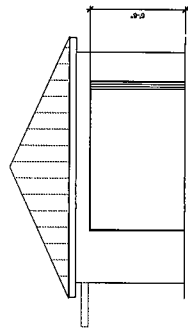
NORTH ELEVATION
1/4" = 1'-0"
DETAIL 0' 4"

4



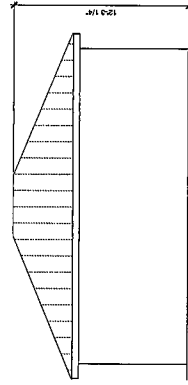
EAST ELEVATION
1/4" = 1'-0"
DETAIL 0' 4"

2



WEST ELEVATION
1/4" = 1'-0"
DETAIL 0' 4"

3



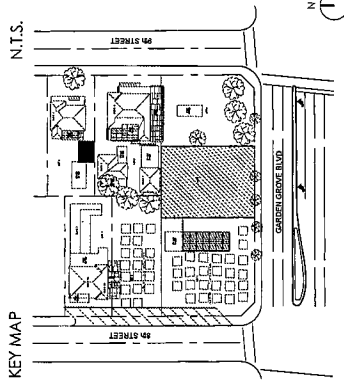
SOUTH ELEVATION
1/4" = 1'-0"
DETAIL 0' 4"

1

◇ EXTERIOR ELEVATION NOTES

- | | | | |
|----|--|----|---|
| 1 | Rusted Steel Siding | 11 | Reclaimed Wood Plantern |
| 2 | Rusted Steel Landscape Walls | 12 | Reclaimed Wood Barn Doors |
| 3 | Rusted Steel Planters | 13 | Casement Windows, Doors and Landscape Elements to be Black Painted Angle Iron |
| 4 | Unrusted Galvanized Roof | 14 | Glass Siding |
| 5 | Unrusted Galvanized Siding to be painted - | 15 | Glass Roof |
| 6 | Unrusted Galvanized Barn Doors | 16 | Art Treatment - Mural |
| 7 | Stucco to be Painted - | 17 | Art Treatment - Mural |
| 8 | Shiplap wood to be Painted | 18 | Art Treatment - Mural |
| 9 | Reclaimed Wood Siding | 19 | Reclaimed Wood Barn Door Frame |
| 10 | Reclaimed Wood Landscape Walls | 20 | Reclaimed Wood Frame |

KEY MAP



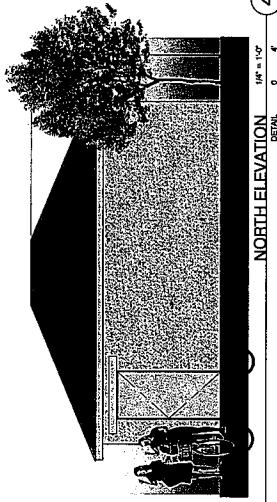
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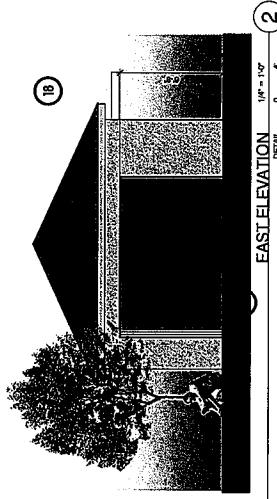
BLDG 3 (LOT 2)
ELEVATIONS

JOB NO: 17131 SCALE: 1/4"=10' DATE: 170918



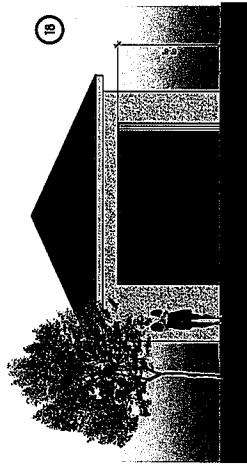
NORTH ELEVATION 1/4" = 1'-0"
DETAIL 0 4

4



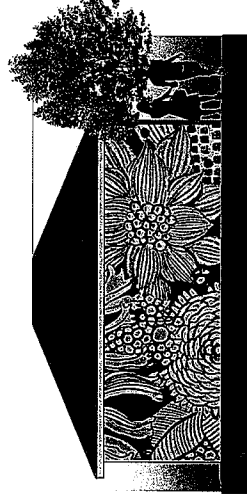
EAST ELEVATION 1/4" = 1'-0"
DETAIL 0 4

2



WEST ELEVATION 1/4" = 1'-0"
DETAIL 0 4

3

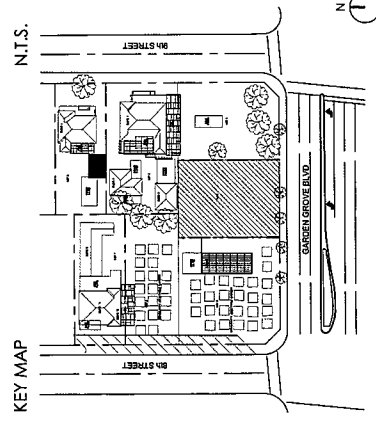


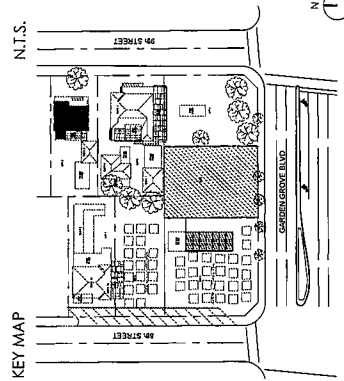
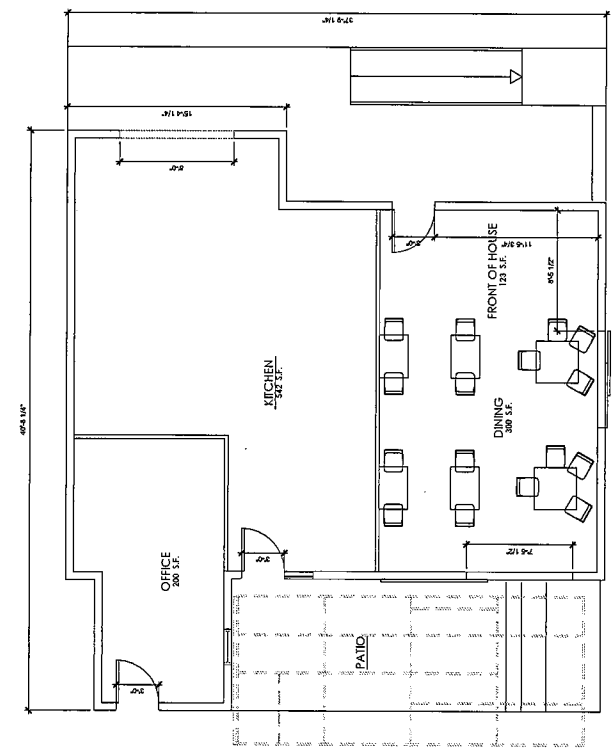
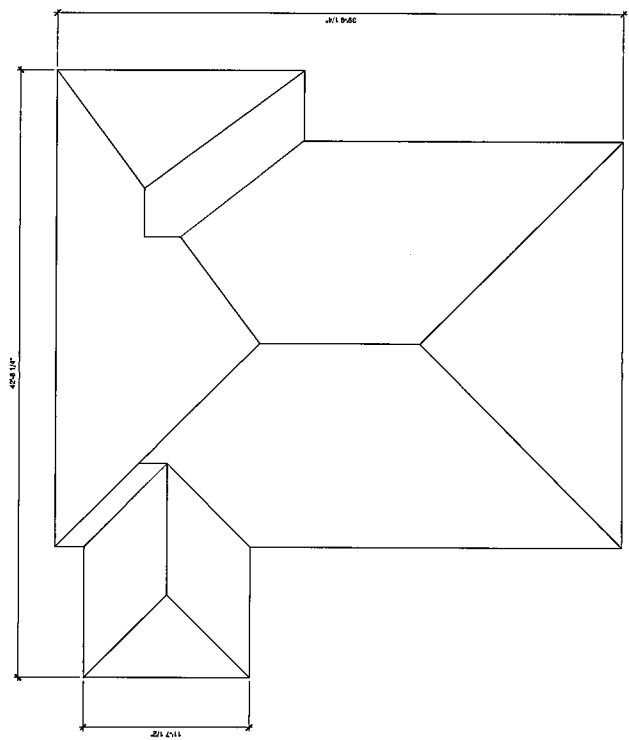
SOUTH ELEVATION 1/4" = 1'-0"
DETAIL 0 4

1

EXTERIOR ELEVATION NOTES

- 1 Rusted Steel Siding
- 2 Reclaimed Wood Landscape Walls
- 3 Rusted Steel Planters
- 4 Unrusted Galvanized Roof
- 5 Unrusted Galvanized Siding to be painted --
- 6 Unrusted Galvanized Barn Doors
- 7 Stucco to be Painted --
- 8 Shiplap wood to be Painted
- 9 Reclaimed Wood Siding
- 10 Reclaimed Wood Landscape Walls
- 11 Reclaimed Wood Planter
- 12 Reclaimed Wood Barn Doors
- 13 Casement Windows, Doors and Landscape Elements to be Black Painted Angle Iron
- 14 Glass Siding
- 15 Glass Roof
- 16 Art Treatment -- Mural
- 17 Wooden Door/Window System
- 18 Standing Seam Metal Roofing
- 19 Reclaimed Wood Barn Door Frame
- 20 Reclaimed Wood Frame
- 21 Glass Storefront
- 22 Glass Accordion Door/Slider





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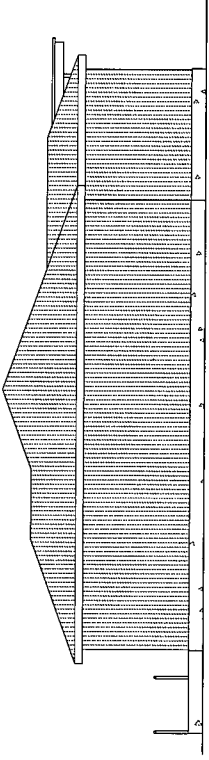


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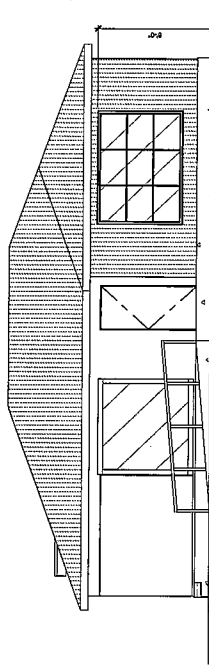
BLDG 4 (LOT 2)
FLOOR & ROOF PLAN

JOB NO: 17131 SCALE: 1/4"=10" DATE: 171030



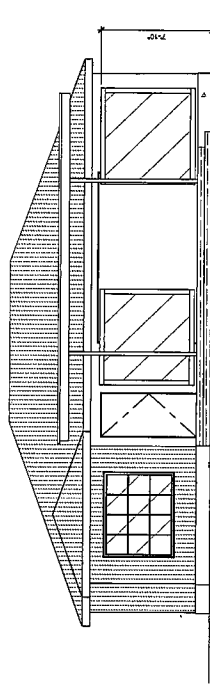
NORTH ELEVATION
DETAIL 1/4" = 1'-0"
0 6'

4



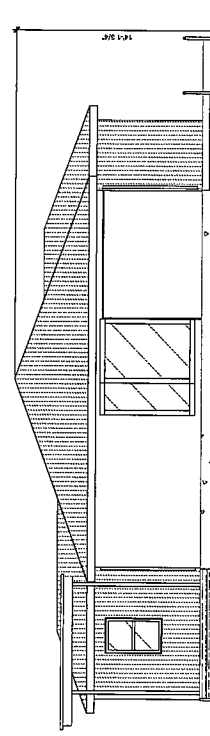
EAST ELEVATION
DETAIL 1/4" = 1'-0"
0 6'

2



WEST ELEVATION
DETAIL 1/4" = 1'-0"
0 6'

3

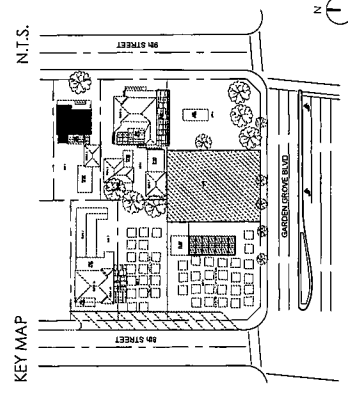


SOUTH ELEVATION
DETAIL 1/4" = 1'-0"
0 6'

1

◆ EXTERIOR ELEVATION NOTES

- | | | | |
|----|--|----|--|
| 1 | Rusted Steel Siding | 11 | Reclaimed Wood Plantern |
| 2 | Rusted Steel Landscape Walls | 12 | Reclaimed Wood Barn Doors |
| 3 | Rusted Steel Planters | 13 | Caseament Windows, Doors and Landscape Elements to be Black Painted Angle Iron |
| 4 | Unrusted Galvanized Roof | 14 | Glass Siding |
| 5 | Unrusted Galvanized Siding to be painted - | 15 | Glass Roof |
| 6 | Unrusted Galvanized Barn Doors | 16 | Art Treatment - Mural |
| 7 | Stucco to be Painted - | 17 | Art Treatment - Mural |
| 8 | Shiplap wood to be Painted | 18 | Reclaimed Wood Barn Door Frame |
| 9 | Reclaimed Wood Siding | 19 | Reclaimed Wood Barn Door Frame |
| 10 | Reclaimed Wood Landscape Walls | 20 | Reclaimed Wood frame |



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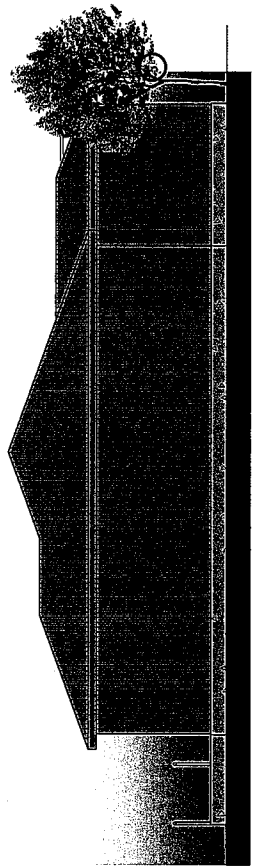


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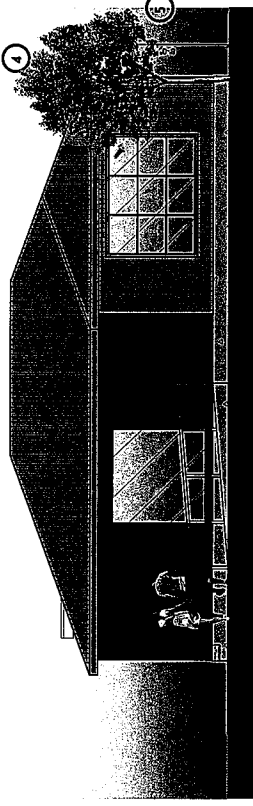


BLDG 4 (LOT 2)
ELEVATIONS

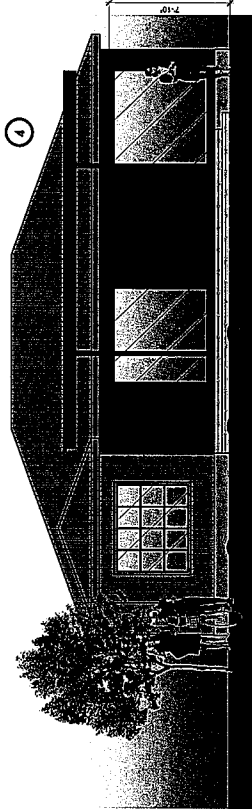
JOB NO: 17131 SCALE: 1/4"=10' DATE: 1/7/09/18



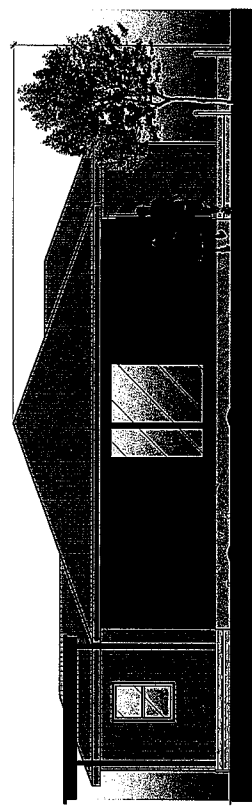
NORTH ELEVATION
DETAIL 1/4" = 1'-0"
0 4



EAST ELEVATION
DETAIL 1/4" = 1'-0"
0 4



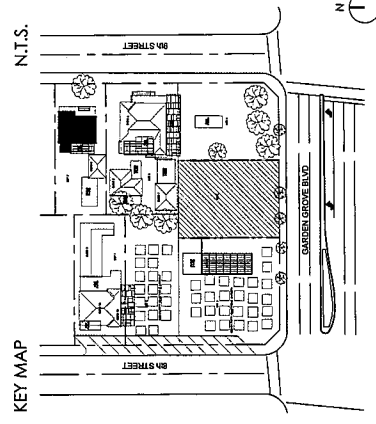
WEST ELEVATION
DETAIL 1/4" = 1'-0"
0 4



SOUTH ELEVATION
DETAIL 1/4" = 1'-0"
0 4

◇ EXTERIOR ELEVATION NOTES

- 1 Rusted Steel Siding
- 2 Rusted Steel Landscape Walls
- 3 Rusted Steel Planters
- 4 Unrusted Galvanized Roof
- 5 Unrusted Galvanized Siding to be painted --
- 6 Unrusted Galvanized Barn Doors
- 7 Stucco to be Painted --
- 8 Shiplap wood to be Painted
- 9 Reclaimed Wood Siding
- 10 Reclaimed Wood Landscape Walls
- 11 Reclaimed Wood Planter
- 12 Reclaimed Wood Barn Doors
- 13 Casement Windows, Doors and Landscape Elements to be Black Painted Angle Iron
- 14 Glass Siding
- 15 Glass Roof
- 16 Art Treatment -- Mural
- 17 Wooden Door/Window System
- 18 Standing Seam Metal Roofing
- 19 Reclaimed Wood Barn Door Frame
- 20 Reclaimed Wood Frame
- 21 Glass Storefront
- 22 Glass Accordion Door/Slider



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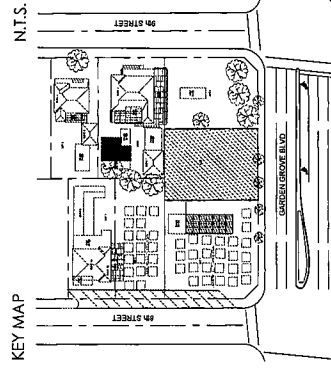
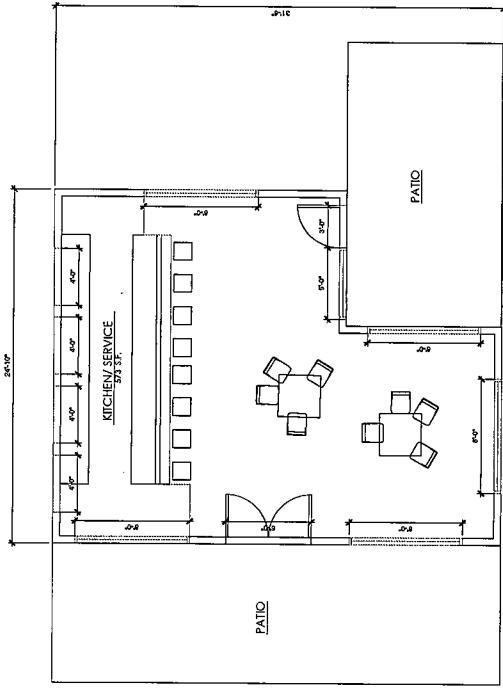
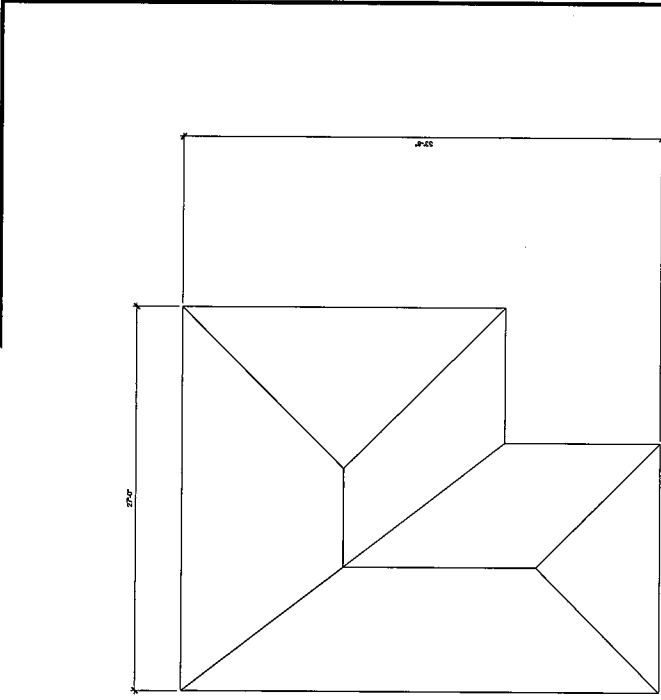
JPS D2C
DESIGNS

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College Industries
THE ARCHITECT GROUP

BLDG 4 (LOT 2)
ELEVATIONS

JOB NO: 17131 SCALE: 1/4"=1'0" DATE: 170912



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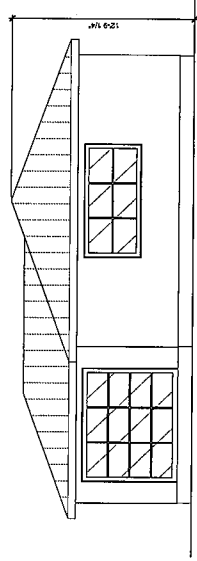
JPS D2C
 316.521.8155

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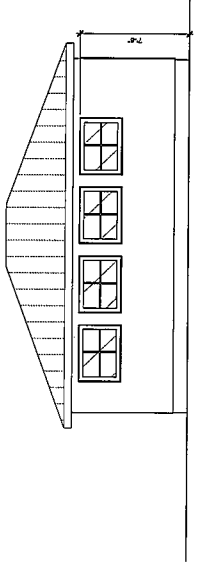
BLDG 5 (LOT 3)
 FLOOR & ROOF PLAN

JOB NO: 17131 SCALE: 1/4"=10' DATE: 171027



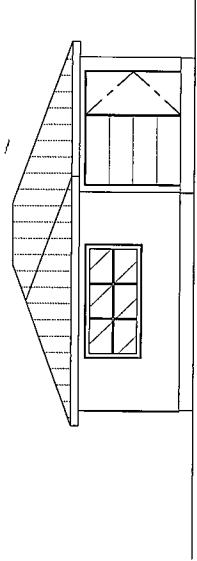
NORTH ELEVATION
SCALE: 1/4" = 1'-0"
DETAIL 0 4'

4



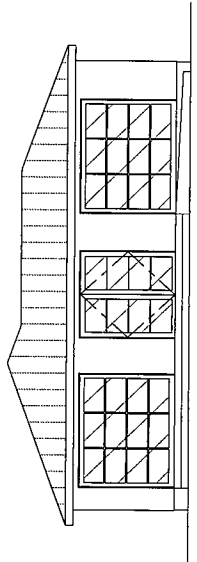
EAST ELEVATION
SCALE: 1/4" = 1'-0"
DETAIL 0 4'

2



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
DETAIL 0 4'

1

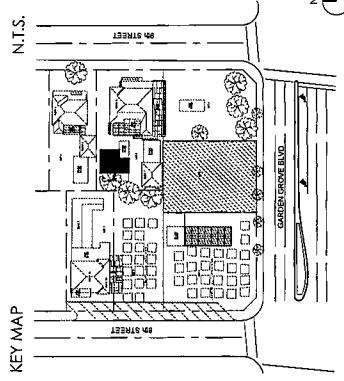


WEST ELEVATION
SCALE: 1/4" = 1'-0"
DETAIL 0 4'

3

EXTERIOR ELEVATION NOTES

- 1 Rustic Steel Siding
- 2 Rustic Steel Landscape Walls
- 3 Rustic Steel Planters
- 4 Unrustic Galvanized Roof
- 5 Unrustic Galvanized Siding to be painted -
- 6 Unrustic Galvanized Barn Doors
- 7 Stucco to be Painted -
- 8 Shiplap wood to be Painted
- 9 Reclaimed Wood Siding
- 10 Reclaimed Wood Landscape Walls
- 11 Reclaimed Wood Plantern
- 12 Reclaimed Wood Barn Doors
- 13 Casement Windows, Doors and Landscape Elements to be Black Painted Angle Iron Glass Siding
- 14 Glass Roof
- 15 Art Treatment - Mural
- 16 Art Treatment - Mural
- 17 Art Treatment - Mural
- 18 Reclaimed Wood Barn Door Frame
- 19 Reclaimed Wood Landscape Walls
- 20 Reclaimed Wood Frame



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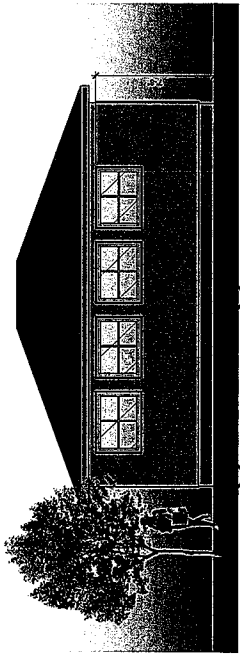


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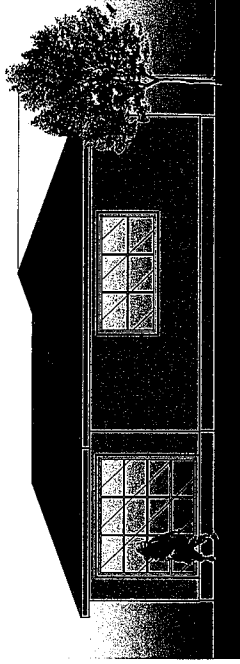
BLDG 5 (LOT 3)
ELEVATIONS

JOB NO.: 17131 SCALE: 1/4" = 10'
DATE: 170918



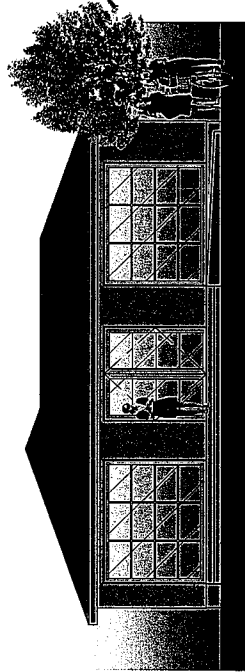
NORTH ELEVATION
DETAIL 1/4" = 1/8"
0 4

4



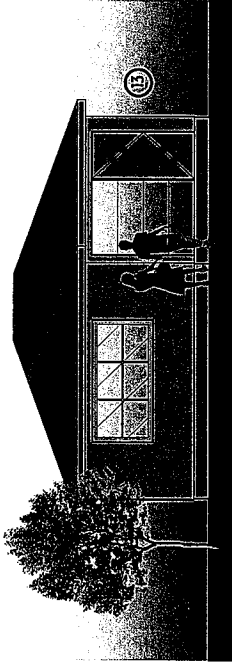
EAST ELEVATION
DETAIL 1/4" = 1/8"
0 4

2



WEST ELEVATION
DETAIL 1/4" = 1/8"
0 4

3

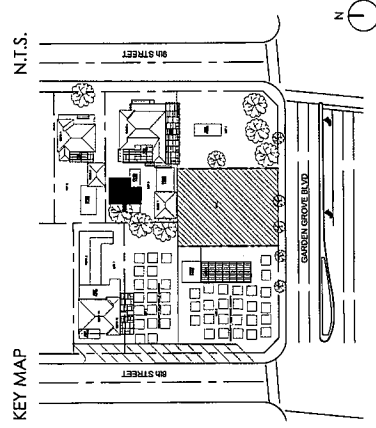


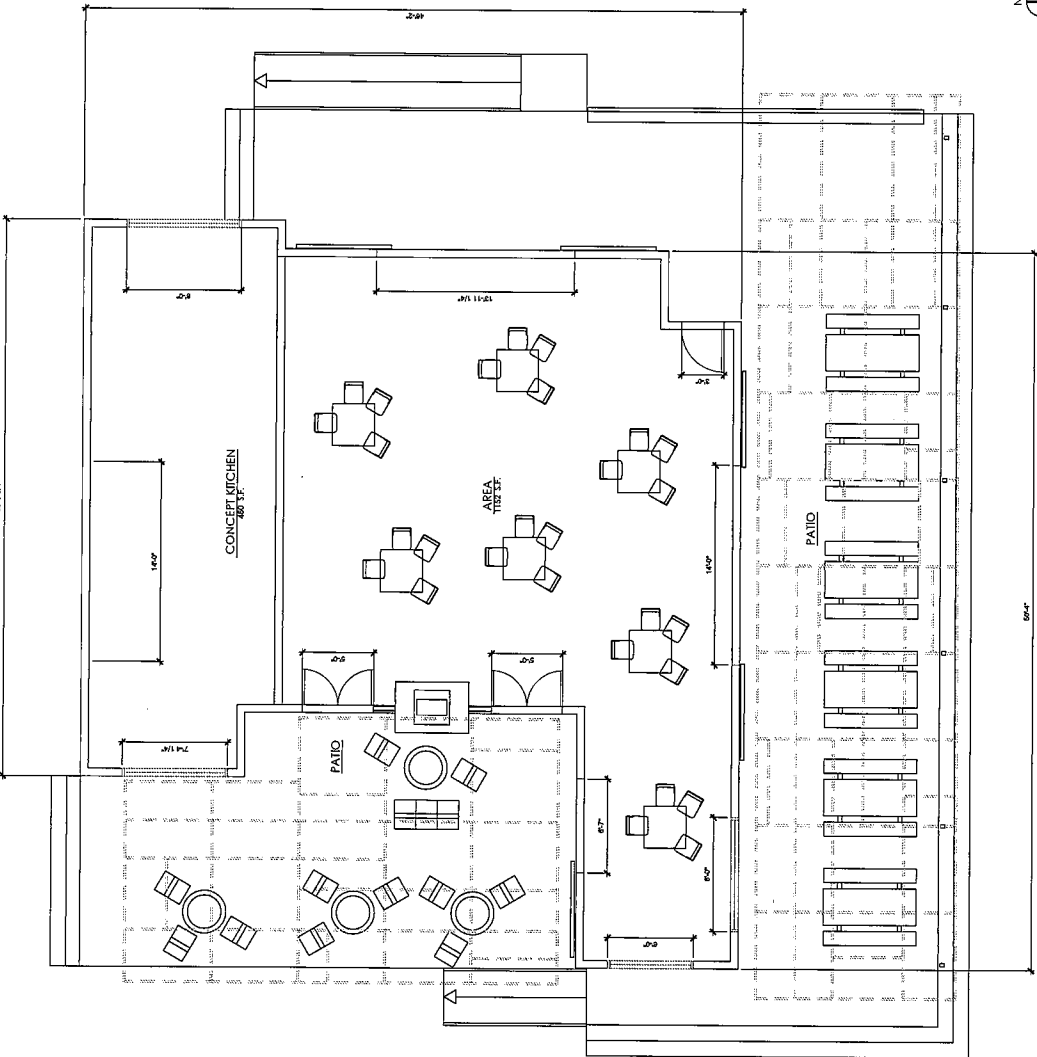
SOUTH ELEVATION
DETAIL 1/4" = 1/8"
0 4

1

EXTERIOR ELEVATION NOTES

- | | | | |
|----|---|----|-----------------------------|
| 1 | Rusted Steel Siding | 21 | Glass Storefront |
| 2 | Rusted Steel Landscape Walls | 22 | Glass Accordion Door/Slider |
| 3 | Rusted Steel Planters | | |
| 4 | Unrusted Galvanized Roof | | |
| 5 | Unrusted Galvanized Siding to be painted -- | | |
| 6 | Unrusted Galvanized Barn Doors | | |
| 7 | Stucco to be Painted -- | | |
| 8 | Shiplap wood to be Painted | | |
| 9 | Reclaimed Wood Siding | | |
| 10 | Reclaimed Wood Landscape Walls | | |
| 11 | Reclaimed Wood Planter | | |
| 12 | Reclaimed Wood Barn Doors | | |
| 13 | Casement Windows, Doors and Landscape Elements to be Black Painted Angle Iron | | |
| 14 | Glass Siding | | |
| 15 | Glass Roof | | |
| 16 | AFI Treatment -- Mural | | |
| 17 | Wooden Door/Window System | | |
| 18 | Standing Seam Metal Roofing | | |
| 19 | Reclaimed Wood Barn Door Frame | | |
| 20 | Reclaimed Wood Frame | | |



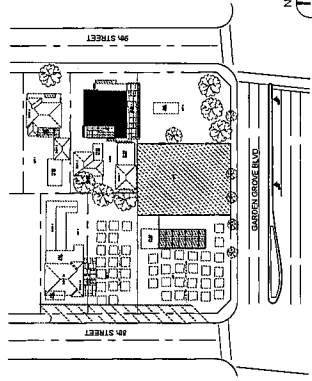


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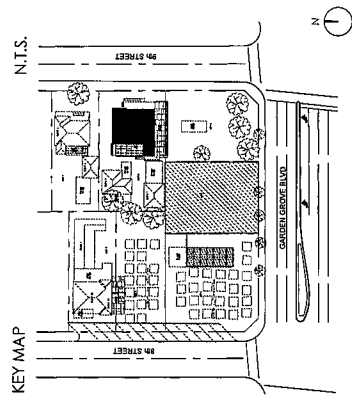
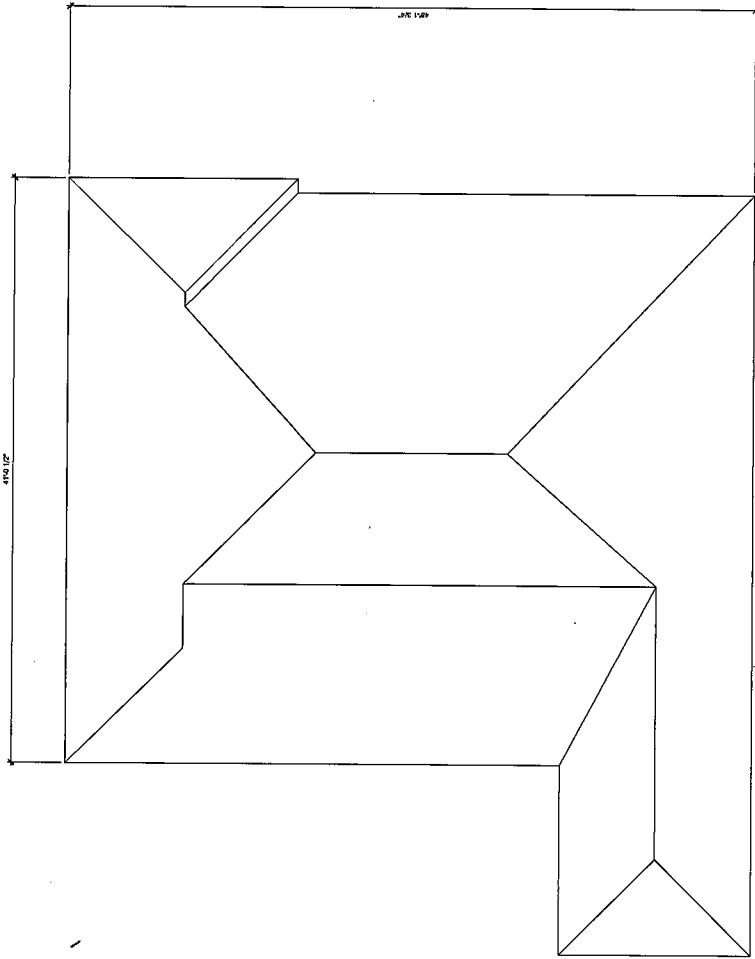
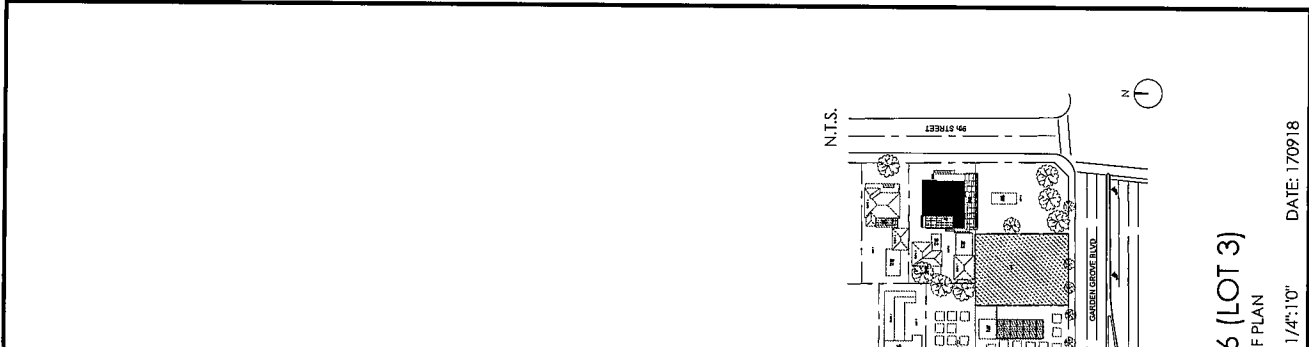
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KEY MAP



BLDG 6 (LOT 3)
 FLOOR PLAN

JOB NO: 17131 SCALE: 1/4"=10' DATE: 170918



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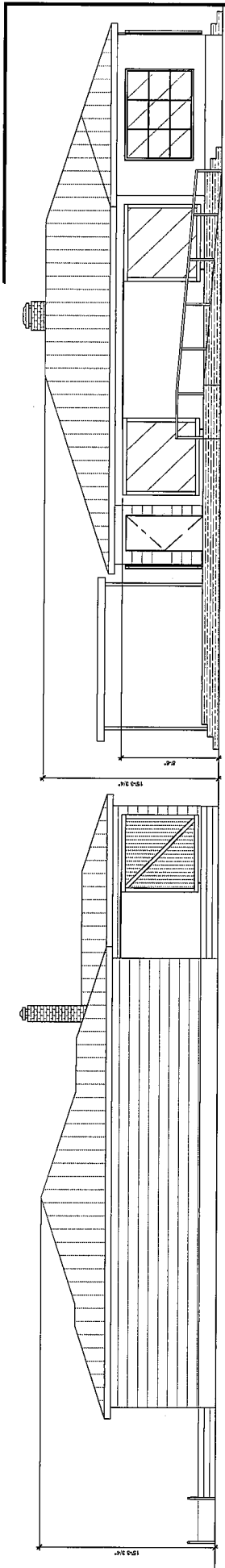
JPS D2C
 CONSULTING ENGINEERS

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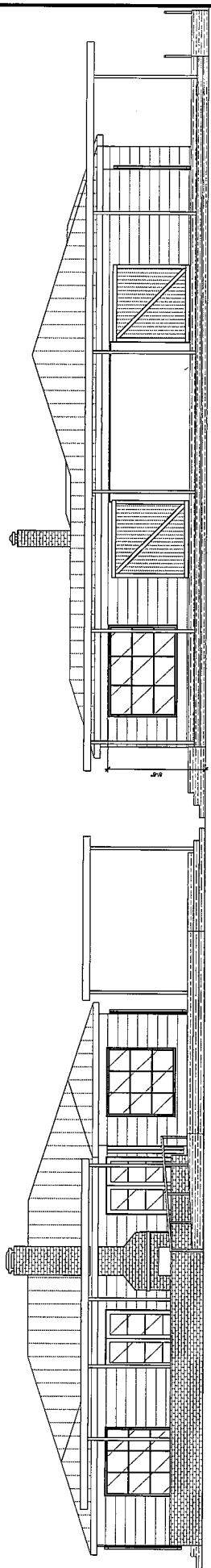
BLDG 6 (LOT 3)
 ROOF PLAN

JOB NO: 17131 SCALE: 1/4"=1'0" DATE: 170918



NORTH ELEVATION 1/4" = 1'-0" DETAIL 0 4' 8'

EAST ELEVATION 1/4" = 1'-0" DETAIL 0 4' 8'

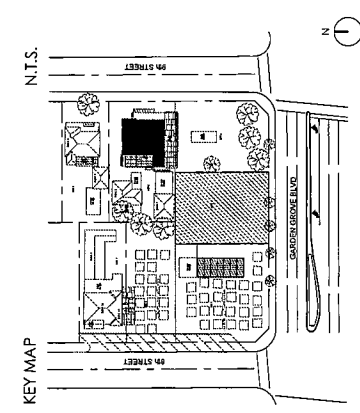


WEST ELEVATION 1/4" = 1'-0" DETAIL 0 4' 8'

SOUTH ELEVATION 1/4" = 1'-0" DETAIL 0 4' 8'

EXTERIOR ELEVATION NOTES

- 1 Reclaimed Wood Plantern
- 2 Reclaimed Wood Barn Doors
- 3 Casement Windows, Doors and Landscape Elements to be Black Painted Angle Iron
- 4 Glass Siding
- 5 Glass Roof
- 6 Art Treatment - Mural
- 7 Art Treatment - Mural
- 8 Art Treatment - Mural
- 9 Reclaimed Wood Barn Door Frame
- 10 Reclaimed Wood Frame
- 11 Reclaimed Wood Plantern
- 12 Reclaimed Wood Barn Doors
- 13 Casement Windows, Doors and Landscape Elements to be Black Painted Angle Iron
- 14 Glass Siding
- 15 Glass Roof
- 16 Art Treatment - Mural
- 17 Art Treatment - Mural
- 18 Art Treatment - Mural
- 19 Reclaimed Wood Barn Door Frame
- 20 Reclaimed Wood Frame



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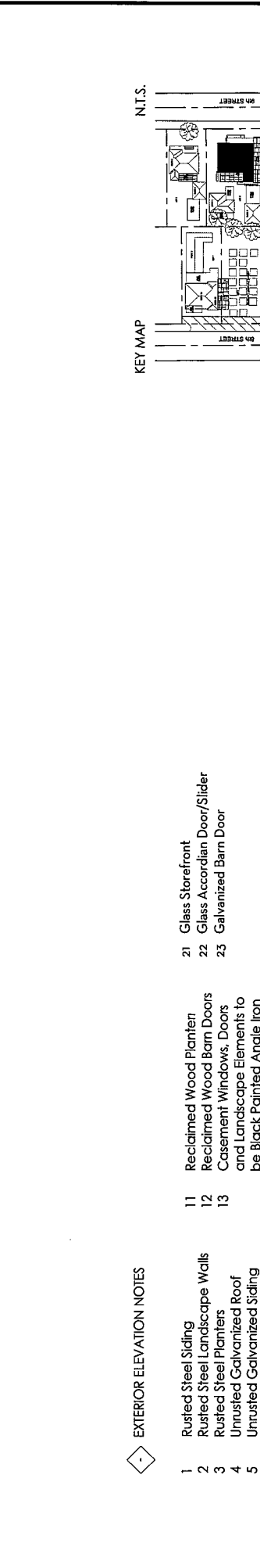
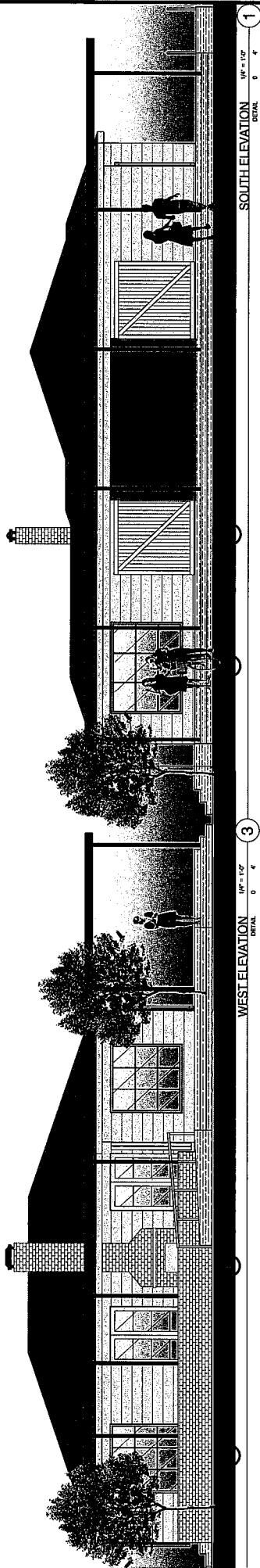
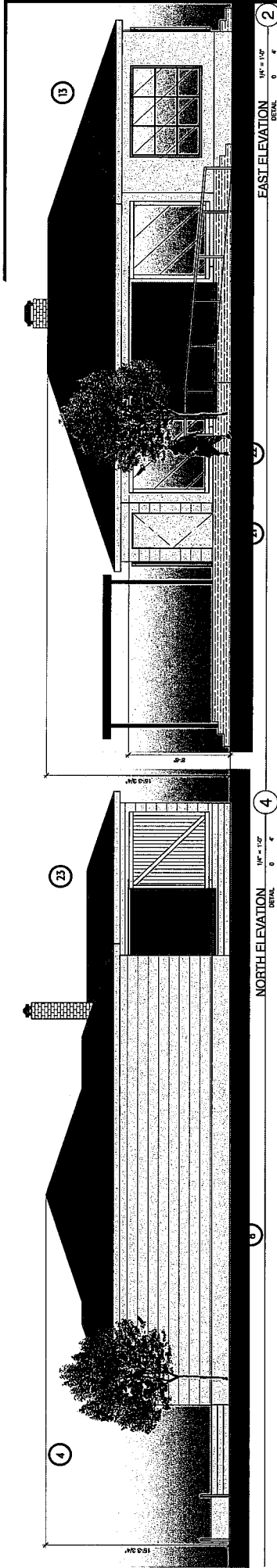


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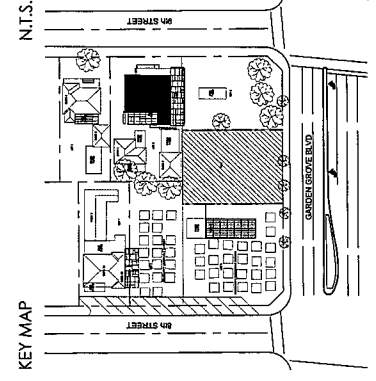
BLDG 6 (LOT 3)
 ELEVATIONS

JOB NO: 17131 SCALE: 1/4"=1'0" DATE: 170918



EXTERIOR ELEVATION NOTES

- 1 Rusted Steel Siding
- 2 Rusted Steel Landscape Walls
- 3 Rusted Steel Planters
- 4 Unrusted Galvanized Roof
- 5 Unrusted Galvanized Siding to be painted --
- 6 Unrusted Galvanized Barn Doors
- 7 Stucco to be Painted --
- 8 Shiplap wood to be Painted
- 9 Reclaimed Wood Siding
- 10 Reclaimed Wood Landscape Walls
- 11 Reclaimed Wood Planter
- 12 Reclaimed Wood Barn Doors
- 13 Casement Windows, Doors and Landscape Elements to be Black Painted Angle Iron
- 14 Glass Siding
- 15 Glass Roof
- 16 A/E Treatment -- Mural
- 17 Wooden Door/Window System
- 18 Standing Seam Metal Roofing
- 19 Reclaimed Wood Barn Door Frame
- 20 Reclaimed Wood Frame
- 21 Glass Storefront
- 22 Glass Accordion Door/Slider
- 23 Galvanized Barn Door



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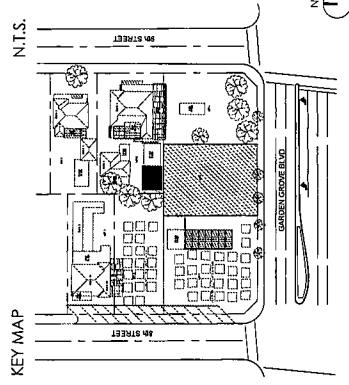
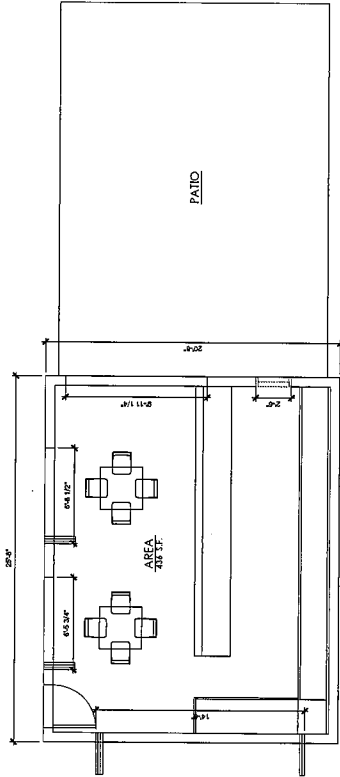
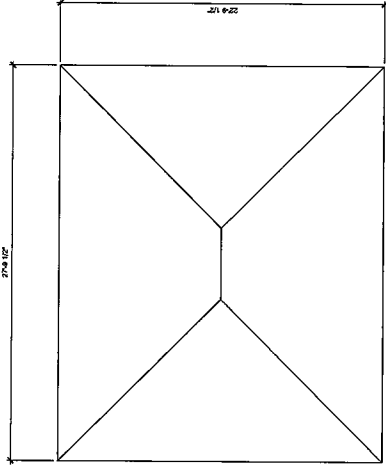
JPS D2C
 DESIGNS

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BLDG 6 (LOT 3)
 ELEVATIONS

JOB NO: 17131 SCALE: 1/4"=10" DATE: 1/7/2012



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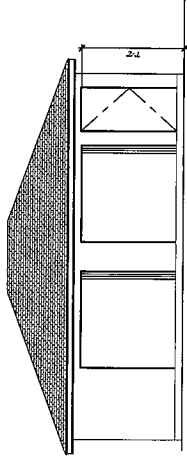


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 12941 9th St
 Garden Grove, CA



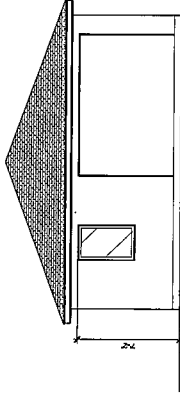
BLDG 7 (LOT 3)
 FLOOR & ROOF PLAN

JOB NO: 17131 SCALE: 1/4"=10' DATE: 1/7/2018



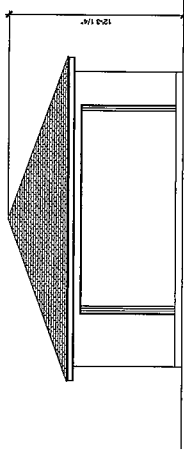
NORTH ELEVATION
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DETAIL: 0" = 4"

4



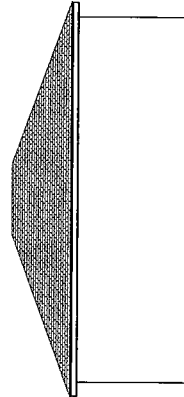
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DETAIL: 0" = 4"

2



WEST ELEVATION
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DETAIL: 0" = 4"

3

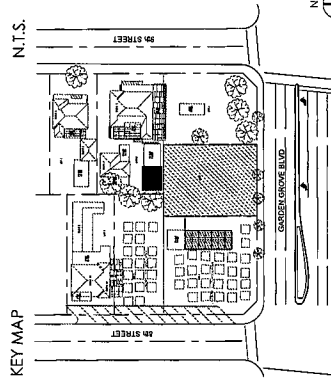


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
DETAIL: 0" = 4"

1

EXTERIOR ELEVATION NOTES

- | | | | |
|----|--|----|---|
| 1 | Rusted Steel Siding | 11 | Reclaimed Wood Plantern |
| 2 | Rusted Steel Landscape Walls | 12 | Reclaimed Wood Barn Doors |
| 3 | Rusted Steel Planters | 13 | Casement Windows, Doors and Landscape Elements to be Black Painted Angle Iron |
| 4 | Unrusted Galvanized Roof | 14 | Glass Siding |
| 5 | Unrusted Galvanized Siding to be painted - | 15 | Glass Roof |
| 6 | Unrusted Galvanized Barn Doors | 16 | Art Treatment - Mural |
| 7 | Stucco to be Painted - | 17 | Art Treatment - Mural |
| 8 | Shiplap wood to be Painted | 18 | Art Treatment - Mural |
| 9 | Reclaimed Wood Siding | 19 | Reclaimed Wood Barn Door Frame |
| 10 | Reclaimed Wood Landscape Walls | 20 | Reclaimed Wood Frame |



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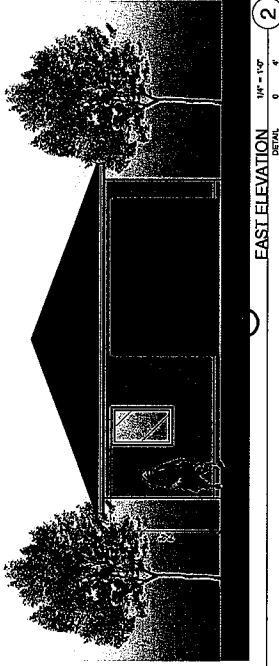


COTTAGE INDUSTRIES
12941 9th St
Garden Grove, CA

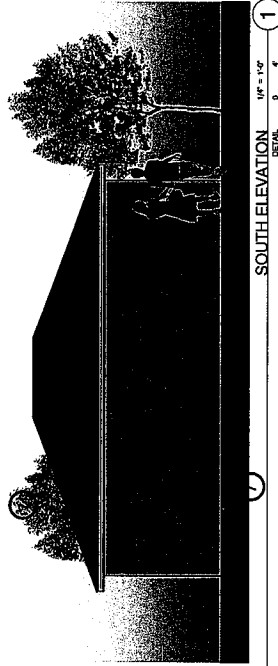


BLDG 7 (LOT 3)
ELEVATIONS

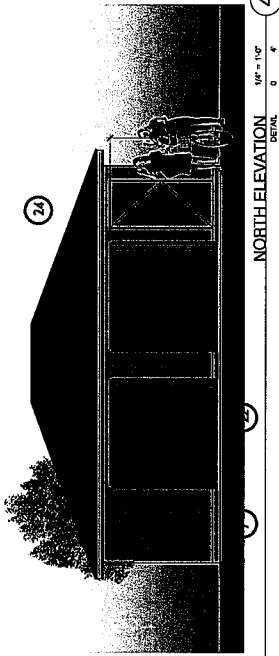
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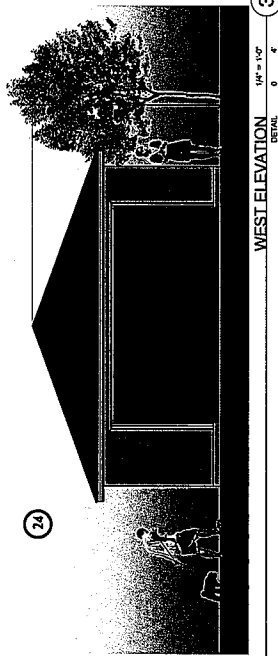
2 EAST ELEVATION
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DETAIL 0 4



1 SOUTH ELEVATION
1/4" = 1'-0"
DETAIL 0 4



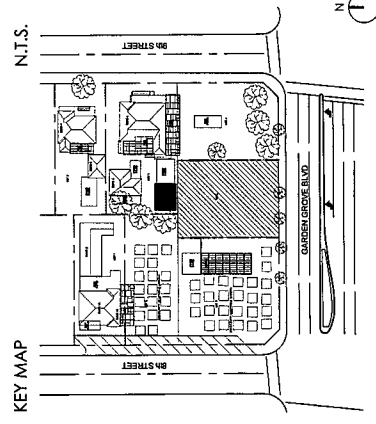
4 NORTH ELEVATION
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DETAIL 0 4

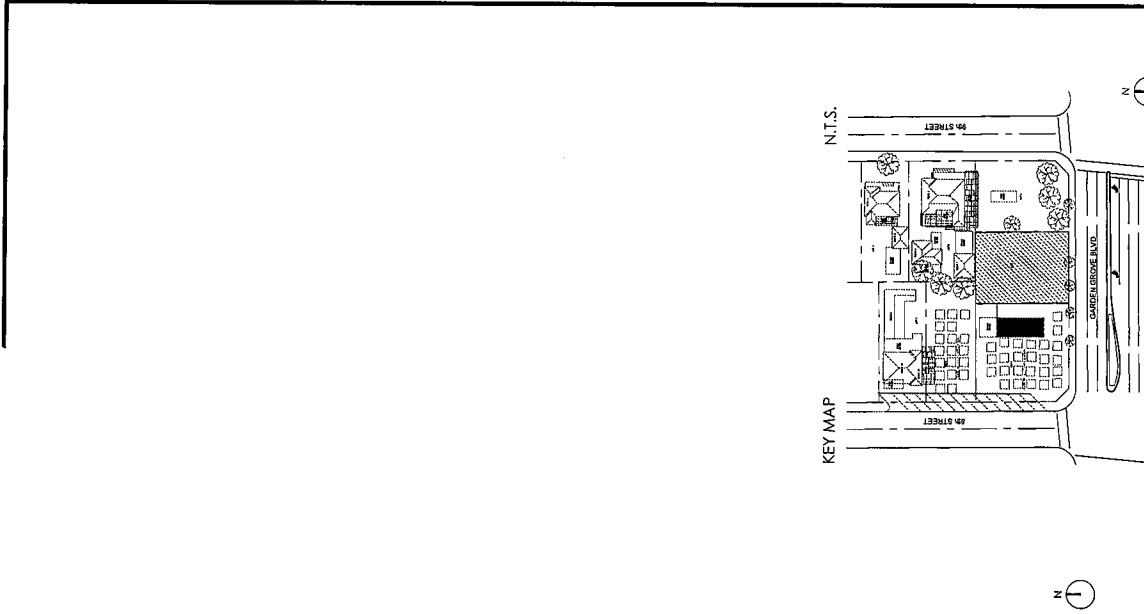
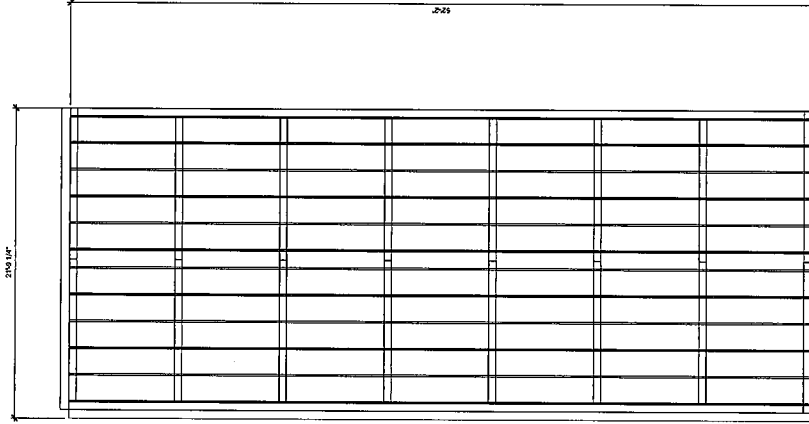
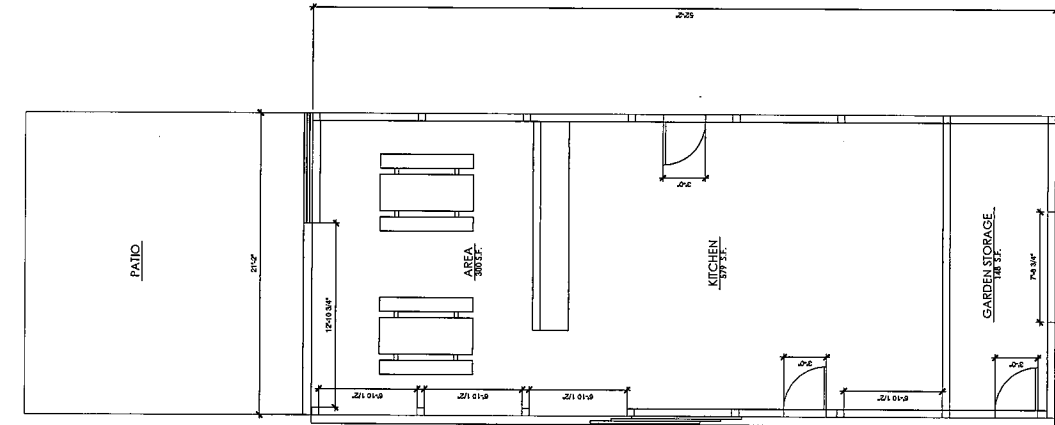


3 WEST ELEVATION
1/4" = 1'-0"
DETAIL 0 4

EXTERIOR ELEVATION NOTES

- 1 Rusted Steel Siding
- 2 Rusted Steel Landscape Walls
- 3 Rusted Steel Planters
- 4 Unrusted Galvanized Roof
- 5 Unrusted Galvanized Siding to be painted --
- 6 Unrusted Galvanized Barn Doors
- 7 Stucco to be Painted --
- 8 Shipap wood to be Painted
- 9 Reclaimed Wood Siding
- 10 Reclaimed Wood Landscape Walls
- 11 Reclaimed Wood Planter
- 12 Reclaimed Wood Barn Doors
- 13 Casement Windows, Doors and Landscape Elements to be Black Painted Angle Iron
- 14 Glass Siding
- 15 Glass Roof
- 16 Art Treatment -- Mural
- 17 Wooden Door/Window System
- 18 Standing Seam Metal Roofing
- 19 Reclaimed Wood Barn Door Frame
- 20 Reclaimed Wood Frame
- 21 Glass Storefront
- 22 Glass Accordion Door/Slider
- 23 Galvanized Barn Door
- 24 Asphalt Shingle Roof





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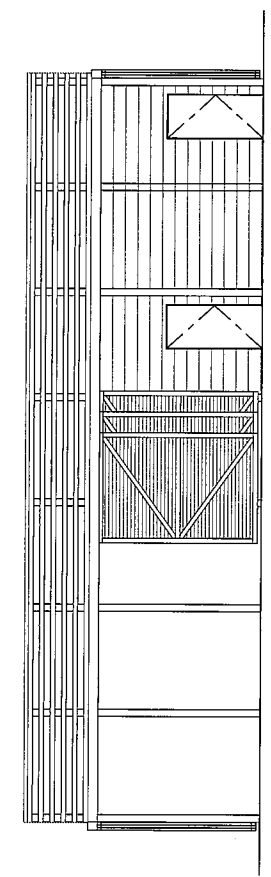
JPS D2C
 3.0.2.16.15

COTTAGE INDUSTRIES
 12942 8th St
 Garden Grove, CA



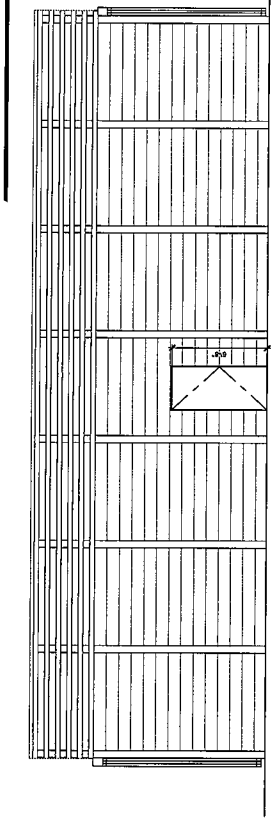
BLDG 8 (LOT 5)
 FLOOR & ROOF PLAN

JOB NO: 17131 SCALE: 1/4"=10'
 DATE: 171027



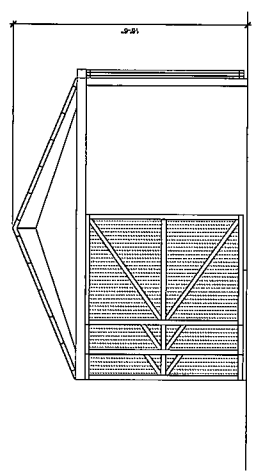
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DETAIL: 0" = 4"

3



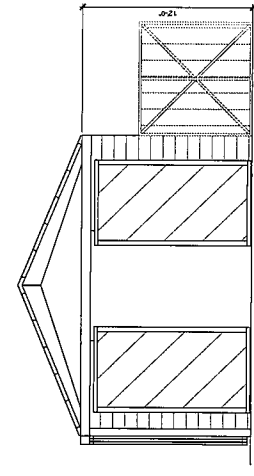
EAST ELEVATION
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DETAIL: 0" = 4"

2



NORTH ELEVATION
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DETAIL: 0" = 4"

4

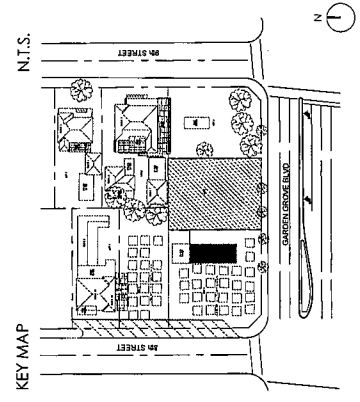


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
DETAIL: 0" = 4"

1

◆ EXTERIOR ELEVATION NOTES

- 1 Rustled Steel Siding
- 2 Rustled Steel Landscape Walls
- 3 Rustled Steel Planters
- 4 Unrustled Galvanized Roof
- 5 Unrustled Galvanized Siding to be painted -
- 6 Unrustled Galvanized Barn Doors
- 7 Stucco to be Painted -
- 8 Ship lap wood to be Painted
- 9 Reclaimed Wood Siding
- 10 Reclaimed Wood Landscape Walls
- 11 Reclaimed Wood Plantern
- 12 Reclaimed Wood Barn Doors
- 13 Casement Windows, Doors and Landscape Elements to be Black Painted Angle Iron
- 14 Glass Siding
- 15 Glass Roof
- 16 Art Treatment - Mural
- 17 Art Treatment - Mural
- 18 Art Treatment - Mural
- 19 Reclaimed Wood Barn Door Frame
- 20 Reclaimed Wood Frame



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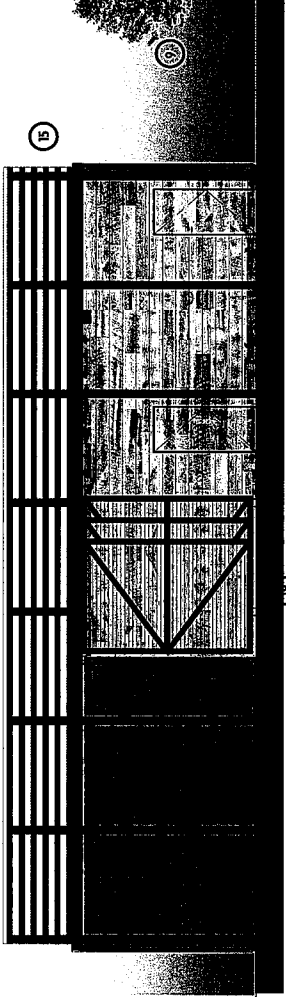
JPS D2C
CORPORATION

Garage Structures
THE ASSOCIATION

COTTAGE INDUSTRIES
12942 8th St
Garden Grove, CA

BLDG 8 (LOT 5)
ELEVATIONS

JOB NO: 17131 SCALE: 1/4"=10' DATE: 170918



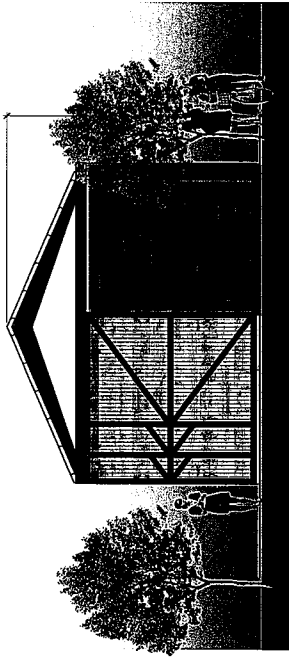
WEST ELEVATION
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DETAIL: 0 4

3



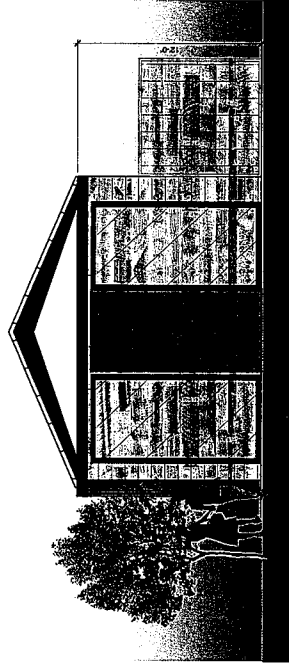
EAST ELEVATION
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DETAIL: 0 4

2



NORTH ELEVATION
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DETAIL: 0 4

4

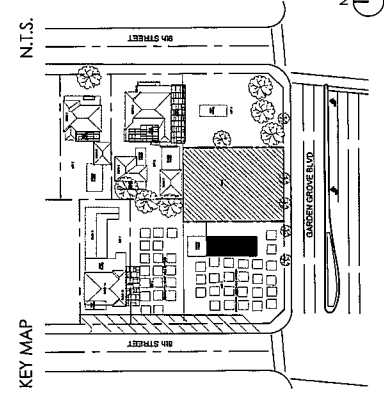


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
DETAIL: 0 4

1

EXTERIOR ELEVATION NOTES

- 1 Rusted Steel Siding
- 2 Rusted Steel Landscape Walls
- 3 Rusted Steel Planters
- 4 Unrusted Galvanized Roof
- 5 Unrusted Galvanized Siding to be painted --
- 6 Unrusted Galvanized Barn Doors
- 7 Stucco to be Painted --
- 8 Shiplap wood to be Painted
- 9 Reclaimed Wood Siding
- 10 Reclaimed Wood Landscape Walls
- 11 Reclaimed Wood Planter
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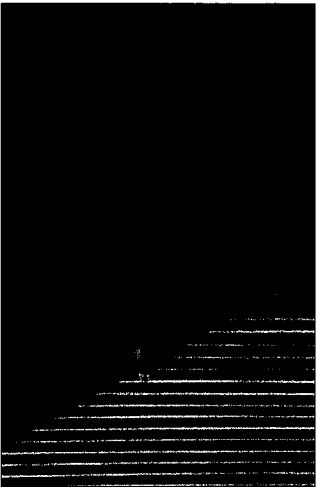
JPS D2C
DESIGNS

COTTAGE INDUSTRIES
12942 8th St
Garden Grove, CA

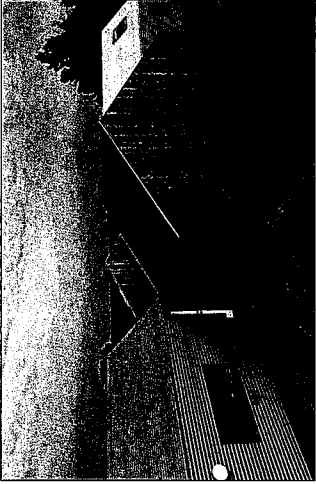
Cottage Industries
1941-1942-1943-1944

BLDG 8 (LOT 5)
ELEVATIONS

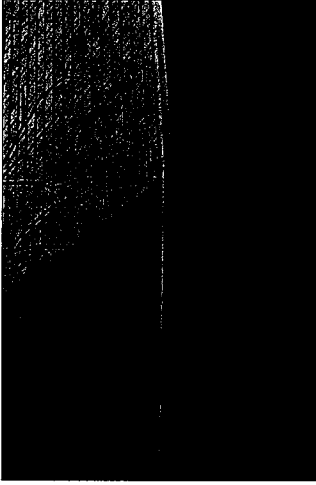
JOB NO: 17131 SCALE: 1/4" = 1'-0" DATE: 170912



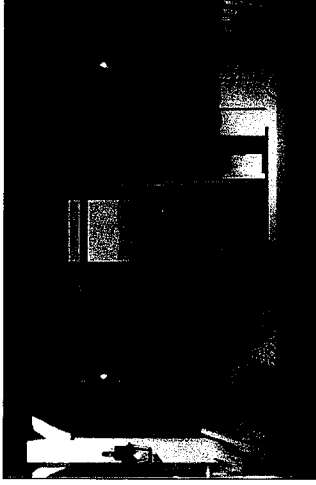
Standing Seam Metal Roof



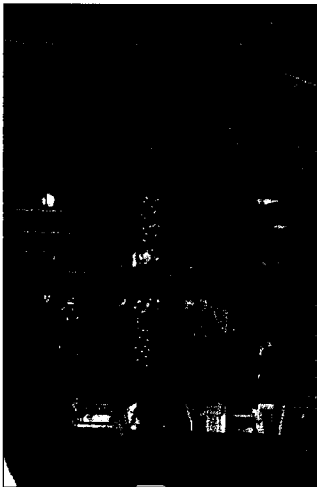
Corrugated Metal Roofing and Siding



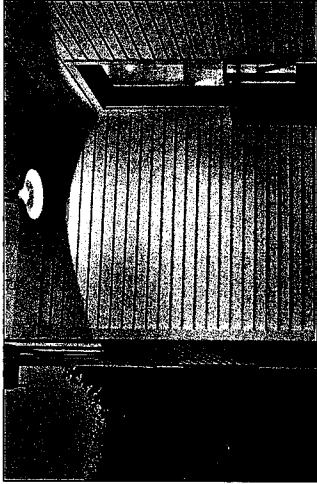
Asphalt Shingle Roofing



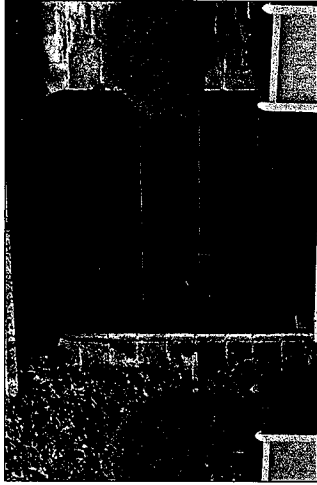
Board and Batten Wood Siding



Painted Stucco and Wood Windows



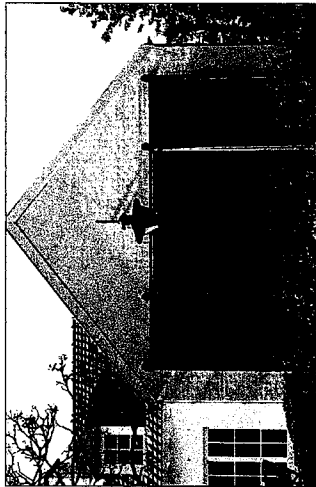
Painted Wood Shiplap Siding



Steel Casement Doors and Windows



Glass Storefront



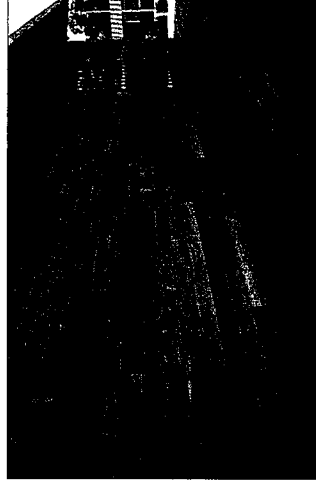
Wood Barn Doors



Corrugated Barn Doors



Glass Greenhouse Roof



Weathered Wood Siding

MATERIALS

RESOLUTION NO. 5908-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-045-2018 AND CONDITIONAL USE PERMIT NO. CUP-121-2018 FOR PROPERTIES LOCATED ON THE NORTH SIDE OF GARDEN GROVE BOULEVARD, BETWEEN CIVIC CENTER DRIVE AND 9TH STREET AT 12951 7TH Street, 12932 AND 12942 8TH STREET, 12931 AND 12941 9TH STREET, 11421, 11461 AND 11301 GARDEN GROVE BOUELVARD, ASSESSOR'S PARCEL NOS. 090-172-15, 31; 090-174-05, 06, 07, 10, 11, 19.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on March 15, 2018, does hereby approve Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018, for land located on the north side of Garden Grove Boulevard, between Civic Center and 9th Street at 12951 7th Street, 12932 and 12942 8th Street, 12931 and 12941 9th Street, 11421, 11461 and 11301 Garden Grove Boulevard, Assessor's Parcel Nos. 090-172-15, 31; 090-174-05, 06, 07, 10, 11, 19 (collectively, the "Site").

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Chris Bennett for Cottage Industries, LLC.
2. The applicant is requesting Site Plan approval to allow the conversion of four (4) existing residential structures and two (2) existing accessory structures into commercial restaurant and retail use; the construction of two (2) new commercial buildings with a combined square footage of approximately 2,284 square feet to accommodate a communal lounge area, a restaurant, restrooms, and facility storage for the project; the construction of accessory trellis and patio shade structures with a combined square footage of approximately 4,900 square feet; and the conversion of two parcels into a surface parking lot to serve the development. The applicant is also requesting Conditional Use Permit approval for sale/consumption of alcohol and entertainment within the communal outdoor area of the development, which also includes a waiver of distance and location provisions of Section 9.18.090.040.F.9 of the Municipal Code to allow the proposed use to be located within 200 feet of properties containing residential uses.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the proposed project is categorically exempt from the CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable general plan polices as well as with applicable zoning designation and regulations; (2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban

- uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services. The project is therefore exempt from CEQA review.
4. The project site has a General Plan Land Use designation of Civic Center Mixed Use, and is zoned CC-1 (Civic Center-East). The subject project consists of eight (8) lots with a combined gross land area of 68,339, and a net lot area of 66,064 after the required street dedication. Three (3) properties are improved with single-family homes with accessory garage structures, two (2) properties are used by the City for the Garden Grove Community Garden, one (1) property is improved with a playground with a basketball court, and two (2) lots are vacant and unimproved.
 5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
 6. Report submitted by City staff was reviewed.
 7. Pursuant to a legal notice, a public hearing was held on March 15, 2018, 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 March 15, 2018, 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 project site consists of eight (8) parcels with a combined gross land area of 68,339 square feet and a net lot area of 66,064 square feet after the required street dedication along 9th Street. The subject parcels are located in the Civic Center area and have a General Plan Land Use designation of Civic Center Mixed Use and are zoned CC-1 (Civic Center East). The project is located in an area improved with single-family and multiple-family residential uses. The project site is also located in close proximity to City Hall, the Fire and Police Department Stations, other civic institutions, and office professional uses.

The developer proposes a commercial development that will revitalize, preserve, and repurpose existing residential buildings in the Civic Center area through a project called Cottage Industries. The project includes the conversion of four (4) existing residential structures and two (2) existing accessory garage structures into

commercial restaurant and retail use; the construction of two (2) new commercial buildings with a combined square footage of approximately 2,284 square feet to accommodate a communal lounge area, a restaurant, restrooms, and facility storage for the project; the construction of accessory trellis and patio shade structures with a combined square footage of approximately 4,900 square feet; and the conversion of two parcels with a surface parking lot to serve the development. A Conditional Use Permit is also proposed to allow the sales/consumption of alcohol within the outdoor communal area of the development and outdoor entertainment, along with a waiver from the distance and location requirements of the Municipal Code to allow the alcohol sales/consumption and entertainment to occur within 200 feet of a property containing a residential use.

The project includes preserving and repurposing existing residential structures into retail businesses operated by local independent operators and artisans. The project will connect the backyards of the properties, with the exception of the two parking lots, to create an inviting and lively communal outdoor space that will serve as a gathering place for dining, outdoor programming, community gardens, and art installations.

The project will provide a total of 56 parking spaces, including 13 angle parking spaces in front of the project site along 8th Street and 43 parking spaces on two parking lots located on Civic Center Drive and 7th Street.

The project proposes outdoor communal dining with entertainment and alcohol sales/consumption. Appropriate hours of operation have been incorporated to minimize impacts to adjacent residential uses due to the outdoor dining, entertainment, and alcohol sales/consumption. Outdoor activities within the communal area, including outdoor dining and alcohol consumption, will operate from 10:00 a.m. to 10:00 p.m., seven days a week. Amplified outdoor entertainment will occur Friday, Saturday, and Sunday from 10:00 a.m. to 8:00 p.m., with non-amplified entertainment permitted until 9:00 p.m. Piped background ambient music within the communal area will be permitted from 10:00 a.m. to 10:00 p.m., seven days a week. The project is also required comply with the City's Noise Ordinance of Chapter 8.47 of the Municipal Code.

Also, appropriate landscaping will be installed along the perimeter of the project to provide sufficient sound attenuation to buffer, screen, and minimize noise impacts adjacent residential uses. The consumption of alcohol with the communal area will be limited to beer and wine only. The developer is responsible for monitoring the entrances and exits within the communal area, and is responsible for monitoring, managing, and controlling the outdoor communal dining area, along with complying with all conditions of approval and other requirements of the State Department of Alcoholic Beverage Control. The appropriate conditions of approval have been incorporated to minimize impacts to adjacent properties.

In addition, in order to allow the outdoor entertainment and the sales of alcohol, a waiver from the distance and location provisions of Section 9.18.090.040.F.9 of the Municipal Code is required to allow the proposed entertainment and alcohol sales within 200 feet of properties containing residential uses.

A reasonable accommodation request will be granted for the project to allow the developer to construct handicap ramps and the appropriate path-of-travel improvements within the required front yard setback areas to meet all code requirements for ADA access.

FINDINGS AND REASONS:

SITE PLAN:

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

The Project parcels are located in the Civic Center area and have a General Plan Land Use designation of Civic Center Mixed Use and are zoned CC-1 (Civic Center East). The Civic Center Mixed Use is intended to provide a mix of civic, institutional, commercial, higher density residential, and open space uses. The Civic Center area is recognized as the City's historic core and a public gathering place. Proposed uses within the Civic Center area should contribute to the sense that this area is the heart and soul of the community. The CC-1 zone is intended to allow for uses and developments that maintain the character and form of the established neighborhood, which includes allowing the conversion of existing single-family homes and structures into adaptive reuse commercial uses. The CC-1 zone also allows for a variety of commercial and retail uses, such as restaurants, restaurants with entertainment and alcohol sales, and communal dining with entertainment and alcohol sales.

The developer proposes to revitalize, preserve, and repurpose existing residential buildings in the Civic Center area to facilitate a development called Cottage Industries. The proposed project consists of eight (8) parcels with a gross land area of 68,339 square feet, and a net lot area of 66,064 square feet after the required street dedication along 9th Street. The proposed project will repurpose and convert existing residential buildings into restaurant and retail commercial uses that will be operated by local independent operators and artisans. The parcels include six (6) continuous parcels that are bounded by 8th Street, 9th Street, and Garden Grove Boulevard, known as the Farm Block, and two (2) parcels located on Civic Center Drive and 7th Street that will serve as surface parking for the project. The Farm Block improvements include converting four (4) residential structures and two (2) garage structures into

restaurant and retail uses, construction of two (2) new structures with a combined building area of 2,284 square feet that will be used as a communal lounge area, restaurant, restroom, and facility storage, and 4,900 square feet of accessory patio and shade structures. The project will connect the yards of these parcels to create a outdoor communal space that will serve as a gathering place for dining, outdoor programming, community gardens, and art installations. The proposed project will create a sense of place within the Civic Center area that will further the goals of the General Plan.

The proposed project has been designed to comply with the development standards of the CC-1 zone, including parking, setbacks for the new buildings and structures, and landscaping, with exception of the waiver from the distance and location provisions of the Municipal Code to allow entertainment and alcohol sales to be located within 200 feet of properties containing residential uses.

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

On-site and off-site improvements will be performed to accommodate the proposed project. The project will be accessed from three (3) pedestrian access points located on 8th Street and 9th Street. Parking for the development will be provided along 8th Street as angle parking and on two (2) surface parking lots located on 7th Street and Civic Center Drive.

The project has been designed to meet the parking requirements of the Municipal Code, and will provide a total of 56 parking spaces. Thirteen (13) parking spaces will be provided as angle parking spaces along 8th Street in front of the development, and 43 parking spaces within the two surface parking lots.

The project includes reconfiguring existing on-street parallel parking spaces located along 8th Street into thirteen (13) angle parking spaces. The angle parking spaces will encroach into a portion of the project site, and as such, the parking spaces are considered as on-site parking spaces. The appropriate street and sidewalk improvements will be constructed to provide the necessary pedestrian path-of-travel access from the public right-of-way to the project site. The City's Engineering Division has reviewed and approved the design of the angle parking spaces.

Additionally, 43 off-site parking spaces will be provided within two (2) new surface parking lots located on 7th Street and Civic Center Drive. The CC-1 zone allows off-site parking when residential structures are converted for

commercial use. The parking lots have been designed to comply with the required drive aisle widths and the parking stall sizes.

Adequate trash enclosures/bins will be provided. As such, the proposed development will not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation and points of vehicular and pedestrian access.

The City's Traffic Engineering Division has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to minimize 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 are proposed along 8th Street that include reconfiguring existing parallel parking spaces into angle parking spaces and constructing new sidewalks to provide the required path-of-travel. In addition, the City's Engineering Division is requiring a 10-foot right-of-way street dedication along the properties on 9th Street for future street improvements. At this time, street improvements are not required along 9th Street in conjunction with this project; however, the developer is responsible for maintaining this portion of the right-of-way. The proposed development will also provide landscaping and proper grading of the project site to improve adequate on-site drainage. Utilities and drainage channels in the area are existing and adequate to accommodate the development.

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 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 neighborhood characteristics.

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

characteristics. The CC-1 zone allows the conversion of existing residential structures into commercial uses, and also requires that new buildings and structures are compatible with the character of the existing neighborhood. The proposed project will revitalize, preserve, and repurpose existing residential buildings into commercial uses for restaurant and retail use. The project will create a neighborhood environment that is inspired by the agricultural heritage of the area, and will include rustic architecture, gardens, and an outdoor communal space that will serve as a gathering place for dining, outdoor programming, community gardens, and art installations.

The existing residential structures will continue to retain their residential appearance, but the exterior will be enhanced through new building materials, such as, but not limited to, repainting, installation of new standing seam metal roofs, installation of art murals, installation of new glass accordion doors and reclaimed wood barn doors and windows. The two (2) proposed buildings will be compatible in scale and design as the existing buildings in the neighborhood, including using compatible exterior finishes.

The landscaping throughout the project will be enhanced, including planting new trees and other landscape material and irrigation. The existing community garden will remain and will be enhanced by installing wood and metal raised planters and incorporating art installations.

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

The overall project design will create an attractive and pedestrian-oriented environment. The building architecture, the communal grounds, the community garden, the outdoor dining, entertainment, and programming and the art installations are essential elements that will create a sense of place that will encourage pedestrian-oriented activities. Existing landscaping will be maintained and will be enhanced through the installation of new trees and other landscape materials. All landscaped areas are required to adhere to the landscaping requirements of 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.

CONDITIONAL USE PERMIT:

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

The Project parcels are located in the Civic Center area and have a General Plan Land Use designation of Civic Center Mixed Use and are zoned CC-1

(Civic Center East). The Civic Center Mixed Use is intended to provide a mix of civic, institutional, commercial, higher density residential, and open space uses. The Civic Center area is recognized as the City's historic core and a public gathering place. Proposed uses within the Civic Center area should contribute to the sense that this area is the heart and soul of the community. Goal CD 8 of the Community Design Element encourages gathering places that are lively, attractive and enhance the experience of the users, including incorporating interesting design features, quality seating, and shade. The CC-1 zone implements the Civic Center Mixed Use General Plan land use designation, and is intended to allow for uses and developments that maintain the character and form of the established neighborhood, which includes allowing the conversion of existing single-family homes and structures into adaptive reuse commercial uses. The CC-1 zone also allows for a variety of commercial and retail uses, such as restaurants, restaurants with entertainment and alcohol sales, and communal dining with entertainment and alcohol sales.

The proposed outdoor communal dining with entertainment and alcohol sales will create a gathering place that allows patrons to be part of an outdoor environment that allows for dining, entertainment, outdoor programming and art installation that are meant to create a lively and attractive environment and experiences of the users. The proposed outdoor communal dining area is consistent with the goals of the General Plan.

2. That 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 nor will the use 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 CC-1 zone allows for the conversion of existing single-family homes into commercial uses, and allows for communal dining with entertainment and/or alcohol. The project will have outdoor communal dining with entertainment and alcohol sales/consumption within the confined outdoor area of the project. The project site abuts adjacent residential uses; however, the hours of operation for the communal dining, entertainment, and alcohol consumption have been conditioned to minimize potential impacts. The project has been designed to incorporate design features along with

operating characteristics that will minimize impacts from the outdoor entertainment and alcohol sales/consumption to surrounding uses.

The project will comply with the City's Noise Ordinance of Chapter 8.47 of the Municipal Code. The hours of operation for the outdoor activities, including the outdoor entertainment and alcohol sales/consumption, have been conditioned to minimize impacts to adjacent uses. Outdoor activities within the communal area, including outdoor dining and alcohol consumption, is permitted between 10:00 a.m. to 10:00 p.m., seven days a week. The amplified outdoor entertainment will occur Friday, Saturday, and Sunday between 12:00 p.m. to 8:00 p.m. with non-amplified entertainment allowed to 9:00 p.m. Piped background ambient music within the communal area is permitted between 10:00 a.m. to 10:00 p.m., seven days a week. Appropriate landscaping will be installed along the perimeter of the project site to provide additional buffering and screening to minimize noise impacts to adjacent residential uses. The consumption of alcohol within the communal area will be limited to beer and wine only. The developer is responsible for monitoring the entrances and exits within the communal area, and is responsible for monitoring, managing, and controlling the outdoor communal dining areas for the life of the project, and is required to comply with all the City's conditions of approval and the requirements of the State Department of Alcoholic Beverage Control. The appropriate conditions of approval have been incorporated to minimize impacts to adjacent properties.

The City's Departments have reviewed the plans, and all appropriate conditions of approval have been incorporated. The conditions of approval will ensure the public health, safety, and welfare. 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. That 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 project site consists of eight (8) parcels with a gross lot size of 68,339 square feet, and a net lot size of 66,064 square after the required street dedication along 9th Street. The proposed project will repurpose and convert existing residential buildings into restaurant and retail uses that will be operated by local independent operators and artisans. On-site and off-site improvements will be performed to accommodate the proposed project, including installing new fencing along the street frontages along 8th Street, 9th Street, and Garden Grove Boulevard, and enhancing and/or maintain existing perimeter fencing.

The landscaping throughout the project will also be enhanced. The existing community garden will be redesigned to include new wood and metal raised planters. Existing trees will be retained, and new shade trees will be planted throughout the project site, including new hedges and other perimeter plantings to buffer and provide screening to the adjacent residential uses. The project includes that installation of art features throughout the outdoor communal area to enhance the aesthetics of the environment.

The project has been designed to meet the parking requirements of the Municipal Code and will provide a total of 56 parking spaces. Thirteen (13) parking spaces will be provided as angle parking spaces along 8th Street in front of the development, and 43 parking spaces within the two surface parking lots. Appropriate street improvements will be performed along 8th Street to provide handicap parking and sidewalk access to the project site.

Additionally, adequate trash enclosures/bins will be provided. As such, the proposed development is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features.

4. That the proposed site is adequately served: by highways or streets of 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 existing public streets. The project includes street improvements along 8th Street to reconfigure existing parallel parking spaces into angle parking spaces and construct new sidewalks to provide the required path-of-travel to the site. The site is also adequately served by the public service facilities required such as public utilities: gas, electric, water, and sewer facilities. The proposal has been reviewed by City Departments responsible for traffic, water services, environmental services, and safety. These Departments have determined that the site will be adequately served by existing infrastructure, circulation, and other facilities to allow its operation.

Waiver from Distance and Location:

1. That the proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this section will be observed.

The CC-1 zone allows for the conversion of residential structures into commercial uses, and also allows for communal dining with entertainment and alcohol sales/consumption. The CC-1 zone also allows a waiver from the

distance and location requirements of the Municipal Code to allow entertainment and alcohol sales/consumption to be located within 200 feet of properties containing residential uses. The proposed waiver will allow the project to have outdoor communal dining with entertainment and alcohol sales/consumption within 200 feet from properties improved with residential uses. The project is required to comply with the City's adopted Noise Ordinance of Chapter 8.47 of the Municipal Code. The project will include installation of additional landscaping along the perimeter of the project site to buffer and screen the adjacent residential uses from potential noise impacts. Hours of operation for the outdoor entertainment, alcohol sales/consumption and other outdoor activities have also be incorporated. Outdoor entertainment within the outdoor communal area is allowed on Friday, Saturday, and Sundays from 12:00 p.m. to 8:00 p.m., while non-amplified entertainment is allowed until 9:00 p.m. Piped ambient background music is allowed from 10:00 a.m. to 10:00 p.m. seven days a week. Furthermore, activities within the outdoor communal area, including dining and alcohol consumption, is permitted from 10:00 a.m. to 10:00 p.m., seven days a week. The appropriate conditions of approval have been incorporated to minimize potential impacts to surrounding uses.

2. That the proposed use will not unreasonably interfere with the use and enjoyment of neighboring property or cause or exacerbate the development of urban blight.

The proposed development will revitalize, preserve, and repurpose existing residential buildings to facilitate a project where restaurants and retail businesses will be operated by independent owners and artisans, and where the project's outdoor communal space will serve as a gathering place for dining, outdoor programming, community gardens, and art installations. All outdoor activities, including the outdoor entertainment and alcohol sales/consumption, are required to comply with the City's adopted Noise Ordinance of Chapter 8.47 of the Municipal Code. The hours of operation for the outdoor activities have been conditioned to minimize impacts to adjacent uses. Outdoor activities within the communal area, including outdoor dining and alcohol consumption, is permitted from 10:00 a.m. to 10:00 p.m., seven days a week. Amplified outdoor entertainment within the communal area is permitted Friday, Saturday, and Sunday from 12:00 p.m. to 8:00 p.m., while non-amplified outdoor entertainment is permitted until 9:00 p.m. Piped ambient background music is permitted from 10:00 a.m. to 10:00 p.m., seven days a week. Appropriate landscaping will be installed along the perimeter of the project site to buffer, screen, and minimize potential noise impacts to adjacent residential properties. The consumption of alcohol within the communal area is limited to beer and wine only. The developer is responsible for monitoring the entrances and exits within the communal area, and is responsible for monitoring, managing, and controlling the outdoor communal

dining areas and activities for the life of the project, including complying with all conditions of approval of the City and all requirements of the State Department of Alcoholic Beverage Control. The appropriate conditions of approval have been incorporated to minimize impacts to adjacent properties.

3. That the use will not interfere with operation of other businesses or uses within the area.

The proposed project will not interfere with the operation of other businesses or uses in the area. The project will comply with the City's Noise Ordinance of Chapter 8.47 of the Municipal Code. The hours of operation for the outdoor activities, including the outdoor entertainment and alcohol sales/consumption, have been conditioned to minimize impacts to adjacent uses. Outdoor activities within the communal area, including outdoor dining and alcohol consumption, is permitted from 10:00 a.m. to 10:00 p.m., seven days a week. The amplified outdoor entertainment is permitted Friday, Saturday, and Sunday from 12:00 p.m. to 8:00 p.m., while the non-amplified entertainment is permitted until 9:00 p.m. Piped background ambient music within the communal area is permitted from 10:00 a.m. to 10:00 p.m., seven days a week. Appropriate landscaping will be installed along the perimeter of the project to provide additional buffering and screening to minimize noise impacts to adjacent residential uses. The consumption of alcohol with the communal area will be limited to beer and wine only. The developer is responsible for monitoring the entrances and exits within the communal area, and is responsible for monitoring, managing, and controlling the outdoor communal dining areas for the life of the project, and comply with all conditions of approval of the City, and all requirements of the State Department of Alcoholic Beverage Control. The appropriate conditions of approval have been incorporated to minimize impacts to adjacent properties.

4. That the establishment of an additional regulated use in the area will not be contrary to any program of neighborhood conservation or revitalization.

The City has no established neighborhood conservation or revitalization program. Nevertheless, the proposed development will revitalize, preserve, and repurpose existing residential buildings to facilitate a project that creates a destination that includes an outdoor communal space that will serve as a gathering place for dining, outdoor programming, community gardens, and art installations, and businesses that are operated by independent owners and artisans. The project will further the goals of the General Plan that recognizes that the Civic Center area is a City's historic core and a public gathering place.

5. That the establishment complies with all other distance and pedestrian and vehicular requirements of this code.

The project has been designed to comply with the parking requirements of the Municipal Code and will provide a total of 56 parking spaces. The project will provide all appropriate on-site and off-site improvements for pedestrian access to the site, including construction of a new sidewalk, and handicap accessibility to the site and to all buildings.

6. That all applicable regulations of this code will be observed.

With approval of the proposed waiver from the distance and location requirements of Section 9.18.090.040.F.9 of the Municipal Code to allow the entertainment and alcohol sales within 200 feet of properties containing residential uses, the project has been designed to comply with the development standards of the CC-1 zone, including parking, landscaping, and setbacks to the new buildings.

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 and Conditional Use Permit possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.
2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the following conditions of approval, attached as "Exhibit A," shall apply to Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018.

EXHIBIT "A"

Site Plan No. SP-045-2018 Conditional Use Permit No. CUP-121-2018

12951 7th Street, 12932 and 12942 8th Street, 12931 and 12941 9th Street, and
11421, 11461 and 11301 Garden Grove Boulevard

CONDITIONS OF APPROVAL

General Conditions

1. The applicant shall execute, and unless waived by the City Attorney, shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval" as prepared by the City Attorney's Office, on the property. Proof of such recordation is required prior to issuance of building permits.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Cottage Industries, LLC, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. 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. Notwithstanding the foregoing or any other provisions herein, these Conditions of Approval are not intended to apply to, and shall not be binding on or enforceable against, the City of Garden Grove or the Garden Grove Housing Authority. When the term "owner" or "property owner" is used in these Conditions of Approval, it shall refer to Cottage Industries, LLC or its permitted assignee with respect to those parcels it leases from the City of Garden Grove and/or the Garden Grove Housing Authority. Any changes of the conditions of approval require approval by the Planning Commission, except as otherwise provided herein.
3. Approval of this Site Plan and 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. The rights granted the applicant pursuant to Conditional Use Permit No. CUP-121-2018 shall continue in effect for only so long as the improvements authorized and contemplated by Site Plan No. SP-045-2018 and these Conditions of Approval (as they may be amended from time to time) continue to exist on the Site and the entire Site is held and operated as an integrated development under common operational control. In the event the improvements authorized and contemplated by Site Plan No. SP-045-2018 are not constructed or are demolished and not re-established, or any portion

of the Site ceases to be held and operated as part of the integrated development subject to common operational control with the rest of the Site, Conditional Use Permit No. CUP-121-2018 shall cease to be effective or grant the applicant any rights to construct other improvements inconsistent with the then-currently applicable development standards.

5. Minor modifications to the approved 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 floor plan, 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.
6. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Public Works Engineering Division

7. The applicant shall be subject to Traffic Mitigation Fees, Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.
8. All parking spaces that abut to sidewalks that are not elevated with a curb face to the stall, if any shall have wheel stops.
9. Prior to the issuance of any grading permit, the applicant shall enter into a recordable agreement with the City of Garden Grove, which is acceptable to the City Engineer and City Attorney, to establish a public access easement and to provide for long term maintenance by the applicant of the parking spaces and pedestrian sidewalk on the east side of 8th Street.
10. If the applicant acquires fee title to the property located at 12951 7th Street, the applicant shall dedicate ten (10) feet of road right-of-way along the 7th Street frontage to provide an ultimate half-road right-of-way width of 30 feet from the center line for future ultimate street improvements on 7th Street.
11. Prior to issuance of a grading permit, the applicant shall design overhead street lighting within and frontage area of the development in a manner meeting the approval of the City Engineer. Location of lighting poles shall be shown on the precise grading and street improvement plans.

12. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design of the interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including potential infiltration alternatives, soil compaction, saturation, permeability, and groundwater levels.
13. A separate street permit is required for work performed within the public right-of-way.
14. Grading/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.
15. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
16. 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.
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 BMP.
 - 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 its contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal; relocation or resetting, the Contractor shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and 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 its contractor shall be liable for, at his expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls.
22. Any new or required block walls and/or retaining walls shall be shown on the grading plans. Cross sections shall show vertical and horizontal relations of improvements and property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer. In addition, the following shall apply:
- a. The color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division Prior to installation.
23. 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.
24. Prior to issuance of a grading permit, the applicant submit and obtain approval of a work-site traffic control plan, satisfactory to the City Traffic Engineer.

25. 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.
26. Any required lane closures should occur outside of peak travel periods.
27. Construction vehicles should be parked off traveled roadways in a designated parking.
28. 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.
29. Prior to issuance of the a building permit, the applicant shall design and construct street frontage improvements as identified below:

9th Street

- a. Remove all substandard driveway approaches (three total) fronting the project on 9th Street and construct new curb, gutter and sidewalk in accordance with City Standard.
- b. Construct 6-inch curb and gutter replacing the driveway approaches along the property frontage at 20' from centerline in accordance with City Standard Plan B-114 (Type D-6).
- c. Construct 7.5-foot sidewalk adjacent to the new curb per City Standard B-106 replacing the driveway approaches on 9th street.
- d. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk/landscape area on 9th Street with Planning Division and Water Division.
- e. Any proposed new landscaping in public right of way shall be approved by Planning Division and maintained by the owner.
- f. Applicant shall coordinate with the City's Street Lighting Administrator to upgrade the existing street light on east side of 9th Street to LED.
- g. Prior to the issuance of building permits, the applicant shall dedicate ten (10) feet of road right-of-way along the 9th Street frontage for the properties located at 12931 and 12941 9th Street to provide an ultimate half-road right-of-way width of 40 feet for future street

improvements. The 10-foot right-of-way shall be landscaped and maintained in a manner meeting the approval of the Planning Manager in concert with the Engineering Division and the Streets Division Manager. If the applicant acquires fee title to the property at 11461 Garden Grove Boulevard, the applicant shall dedicate ten (10) feet of road right-of-way along the 9th Street frontage to provide an ultimate half-road right-of-way width of 40 feet for future street improvements on 9th Street.

8th Street

- a. Remove all substandard driveway approaches (three total), sidewalk landing and cross gutter spandrel (northeast corner of Garden Grove Boulevard and 8th Street) and fencing fronting the project on 8th Street and construct new street section, curb, gutter and sidewalk landing in accordance with City Standard.
- b. Construct 4-foot cross/ribbon gutter per City of Garden Grove Standard Plan B-119 fronting the project on 8th Street. The proposed deviation of 4-feet is acceptable by the City Engineer.
- c. Construct 19 feet of local street section between the proposed ribbon gutter and new curb/gutter on the east side of 8th Street per City of Garden Grove Standard Plan B-104.
- d. Construct sidewalk landing and wheelchair access ramp with a curb radius of 25-feet per City of Garden Grove Standard Plan B-107 and latest Caltrans Standard Plan A88A at the northeast corner of Garden Grove Boulevard and 8th Street.
- e. Construct spandrel (east side only) section of cross gutter per City Standard B-119.
- f. Construct 6-inch curb and gutter, replacing the existing driveways and fence at 38-feet from the center line of 8th Street according to City of Garden Grove Standard Plan B-114 (Type D-6).
- g. Construct 6-foot sidewalk adjacent to the new curb per City Standard B-106 fronting the project on 8th street.
- h. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk area on 8th Street with Planning Division and Water Division.
- i. Any proposed new landscaping in public right of way shall be approved by Planning Division and maintained by the owner.

- j. Applicant shall coordinate with the City's Street Lighting Administrator to upgrade the existing street light on west side of 8th Street to LED.

7th Street

- a. Remove all substandard driveway approach, sidewalk, asphalt and fencing fronting the project on 7th Street and construct new pavement section.
- b. Remove and replace the pavement of the street from the edge of the easterly curb to the westerly property line along the property frontage per City of Garden Grove Standard Plan B-104 and the direction of City Engineer.
- c. Any proposed new landscaping in public right of way shall be approved by Planning Division and maintained by the owner.
- d. Applicant shall coordinate with the City's Street Lighting Administrator to upgrade the existing street light fronting the proposed parking lot on west side of 7th Street to LED.

Civic Center Drive

- a. Remove sidewalk, and fencing fronting the project on Civic Center Drive and construct new driveway approach at the northwest corner of proposed parking lot on Civic Center Drive in accordance with City Standard Plan B-120. The proposed deviation of 24-feet is acceptable by the City Traffic Engineer.
- 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 with the City's Street Lighting Administrator to upgrade the existing street lights fronting the proposed parking lot on east side of Civic Center Drive Street to LED.
- d. Applicant shall coordinate with the City's Building Maintenance Division to relocate the existing decorative street lights, planter boxes, and Civic Center sign at the northeast corner of Garden Grove Boulevard and Civic Center Drive.

Public Works Water Services Division

30. The applicant is advised that several of the existing 4-inch water mains may not be adequately sized for commercial fire-flow protection and may need to be upgraded to a 6-inch or looped.

31. New water meter and service installations 2-inch and smaller, and meter upgrades, shall be installed by the City of Garden Grove at applicant's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services 3-inch and larger, shall be installed by developer/owner's contractor per City Standards.
32. New water meters and services shall be located within the City right-of-way. Fire services and large water services 3-inch 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.
33. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection on any new or existing water meter and services that will be used for commercial use. 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.
34. 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.
35. There shall be no structures or utilities built on, or crossing water, or sewer main easements.
36. New utilities shall have a minimum 5-foot horizontal and a minimum 1-foot vertical clearance from water main and appurtenances.
37. There shall be a minimum clearance from sewer main and water main of 10 feet from outside of pipe to outside of pipe.
38. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
39. 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. Also meter upgrades will be at owner's expense.
40. If a fire service is required, it shall have above ground backflow device with a double check detector 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.

41. No permanent structures, trees or deep-rooted plants shall be placed over sewer main or water main.
42. Location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.
43. The applicant is advised that the project site contains a private sewer main between 8th and 9th Street. Any new sewer tie-in shall be taken off of the existing sewer mains located in 8th Street and 9th Street.
44. A properly sized grease control device (GDC) shall be installed on the waste line and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease trap. All other waste lines shall be drained through the grease trap. Grease trap may be located inside of the building per County Health Department requirements. Prior to City permit issuance, trap location must be approved by the Orange County Health Department as evidenced by their stamp on the plans. Owner shall maintain comprehensive grease trap maintenance records and shall make them available to the City of Garden Grove upon demand.
45. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Existing units are to be removed.
46. 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.
47. 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.

Fire Department

48. The applicant shall comply with the current requirements of the California Fire Code.

Building and Safety Division

49. The project shall comply with the requirements of the California Building Code, the California Green Building Code, and all California Model Codes,

including, but not limited to, parking for bicycles, electric and clean air vehicles, accessible routes from public sidewalks to buildings and within the site, and occupant load and existing.

50. The Farm Block shall be held together and operated as one parcel for the purpose of constructing new structures over existing property lines. One or more agreements, restrictive covenants or similar documents approved by the City Attorney shall be executed and recorded by the applicant prior to issuance of building permits to effectuate this requirement. A copy of the agreement(s), recorded covenant(s), or similar document(s) shall be submitted to the Building and Safety Division as part of the plan check.

Police Department

51. 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.
52. In the event security problems occur, and at the request of the Police Department, the applicant shall establish a security plan and, at its own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as prescribed by the Police Department. The security plan shall be submitted to the Police Department for review and approval. The security plan shall include the number of security personnel that will be provided, job duties and descriptions, procedures on communication, procedures on ID check, maximum occupancy load, and a detailed description of how problems and problem guests will be handled. Should additional security problems occur, the applicant shall modify the security plan at the request and to the satisfaction of the Police Department.
53. The applicant/operator of the Cottage Industries development is required to install, maintain, and operate a camera/surveillance security system which monitors all communal areas. A daily recorded library, with digitally recorded footage, shall be archived for at least 30 days, and be made available to the Garden Grove Police Department at the Police Chief's request.
54. Outdoor dining, alcohol consumption, and organized events and activities within the outdoor communal area are permitted to occur between 10:00 a.m. to 10:00 p.m., seven days a week, except as further restricted pursuant to Condition No. 55, below. The City of Garden Grove reserves the right to reduce the hours of operation, including the hours for the entertainment, by order of the Chief of the Police Department, in the event problems arise due to noise, disturbances or other problems that may be resolved by modifying the business hours.

55. In addition, outdoor entertainment anywhere within the Site shall be further subject to the following limits on hours of operation and operating characteristics:
- a. Outdoor amplified entertainment within the outdoor communal area is permitted to occur Friday, Saturday and Sunday from 12:00 p.m. to 8:00 p.m. with non-amplified entertainment permitted until 9:00 p.m.
 - b. Piped background ambient music emitted from amplified stereo system shall be permitted from 10:00 a.m. to 10:00 p.m., seven days a week.
 - c. Any raised platform or stage shall require approval of the appropriate building permits.
 - d. All entertainment within the outdoor communal area is the sole responsibility of Cottage Industries, LLC, which is solely responsible for all bookings and contractual arrangements for any type of live entertainment. Entertainment within the outdoor communal area is intended to be incidental to the primary activity of dining.
 - e. The owner/operator shall not lease space to promoters, enter into any agreements with promoters or otherwise allow the facility to be used by promoters for the purpose of promotional events such as live bands, flier events, promoter parties, exotics dancers, multiple person bands or any other type of similar entertainment.
 - f. No dancing, nightclub or D.J. (disc jockey) shall be permitted.
56. There shall be no cover charge required for any entertainment or other type of event to gain access into the Cottage Industries development.
57. Each business that sells alcoholic beverages shall receive approval of a Conditional Use Permit. Alcoholic beverages sold and served within the outdoor communal area shall be limited to beer and wine only, which shall be served in distinctive cups with a logo from the business it has been dispensed from. No other cups may be used for the dispensing of alcoholic beverages. Said containers shall be distinct and different than containers of non-alcoholic beverages.
58. Adjacent to, or on the interior of, any pedestrian gate/door along the perimeter barriers of the project site that leads to the public right-of-way, including public sidewalks of the Cottage Industries development, a clearly visible sign(s) stating "No alcohol beyond this point" shall be installed. Said gate(s)/door(s) shall be self-closing.

59. Outdoor entertainment and/or or other similar incidental events or activities, within the Cottage Industries development, shall be incidental in nature, and secondary to the primary activity of outdoor dining.
60. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation of up to \$1,000 pursuant to GGMC 1.22.010 (a).

Community and Economic Development Department

61. The applicant shall submit detailed plans, showing the proposed location of utilities and mechanical equipment, to the Community and Economic Development Department for review and approval prior to submitting plans into the Building Division Plan Check process. The project shall also be subject to the following:
 - a. All on-site and off-site utilities pertaining to the improvements proposed under this Site Plan shall be installed or relocated underground.
 - b. All above-ground utility equipment (e.g., electrical, gas, telephone, cable TV, water meters, electrical transformer) shall not be located in the street setback and shall be screened to the satisfaction of the Community and Economic Development Director.
 - c. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
 - d. All ground or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
 - e. No exterior piping, plumbing, or mechanical ductwork shall be permitted on any exterior façade and/or be visible from any public right-of-way or adjoining property. All roof access ladders shall be accessed from inside the building.
62. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Title Sections 8.47.040 to 8.47.060 referred to as the Noise Control Ordinance as adopted:
 - a. Monday through Saturday - not before 7:00 a.m. and not after 8:00 p.m. (of the same day).

- b. Sunday and Federal Holidays – may work the same hours, but be subject to the restrictions as stipulated in Sections 8.47.040 to 8.47.060 of the Municipal Code.
63. The property owner shall comply with the adopted City Noise Ordinance.
64. All landscaping shall be consistent with the landscape requirements of Title 9 of the Municipal Code. The developer shall submit a complete landscape plan governing the entire development. The landscape irrigation plans shall include type, size, location and quantity of all plant material. The landscape plan shall include irrigation plans and staking and planting specifications. All landscape irrigation shall comply with the City's Landscape Ordinance and associated Water Efficiency Guidelines. The landscape plan is also subject to the following:
 - a. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaping areas shown on the plan. The sprinklers shall be of drip or microspray system sprinkler heads for water conservation.
 - b. The plan shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch box, fifteen percent (15%) of the trees at 24-inch box and sixty percent (60%) of the trees at 15-gallon, the remaining five percent (5%) may be of any size. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, drought tolerant vines shall be used.
 - c. Trees planted within ten feet (10') 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.
 - d. All landscape areas, including the areas located within the public right-of-way, are the responsibility of the applicant.
 - e. The landscape plan shall incorporate and maintain for the life of the project those means and methods to address water run-off also identified as Low Impact Development provisions, which address water run-off. This is to also be inclusive of any application of Water Quality Management Plans (WQMP), Drainage Area Management Plans (DAMP) and any other water conservation measures applicable to this type of development.
 - f. The applicant shall maintain all landscaped areas in a neat and healthy condition. Landscaping maintenance shall include pruning or removal of overgrown weeds and vegetation.

- g. At the time of irrigation installation, the irrigation system shall comply with all applicable provisions of the City's Water Conservation Ordinance, the City's Municipal Code landscape provisions, and all applicable state regulations.
65. Litter shall be removed daily from the project site, including adjacent public sidewalks and all parking areas under the control of the applicant. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
66. 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.
67. Deliveries may occur during all hours of the day 8:00 a.m. to 10:00 p.m., seven days a week. Delivery trucks shall be shut off and shall not remain idle during deliveries. However, in the event problems arise where the delivery hours need to be reduced or restricted in order to minimize noise issues, the operator shall modify the delivery hours as prescribed by the City.
68. 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 City's Planning Section. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Any new lighting that is provided within the revised parking lot area shall maintain a minimum of two foot-candles of light on the parking areas during business hours. Lighting in the parking areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the windows of adjacent properties.
69. The applicant shall submit a light plan (photometric plan) to Planning Services for review. The lighting shall be provided throughout the parking area at a minimum of two-foot candle of light during the hours of darkness when the businesses are open, and a one-foot candle of light during all other hours of darkness.
70. The project site, including the proposed parking lots, shall provide solid perimeter walls, at a minimum height of 6'-0", along any perimeter property line that abuts a property with a residential use. The new perimeter walls, shall be developed to City Standards or designed by a Registered Engineer,

and shall be measured from the on-site finished grade, and shall be shown on the grading plan.

71. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, the use of methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible, the use of solar or low-emission water heaters, and the use of low-sodium parking lot lights, to ensure compliance with Title 24.
72. During construction, if paleontological or archeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with applicable laws and regulations.
73. The proposed trash enclosure shall be designed to comply with the City's B-502 trash enclosure standard, or with an alternative design approved by the Public Works Engineering Division, which includes that installation of corrugated metal gates. The applicant shall contract with the City's approved trash disposal company for solid waste processing.
74. The trash enclosure shall match the color and exterior finish of the adjoining building (s). The proposed roof design of the trash enclosure shall also be architecturally compatible with the design of the adjoining building (s). The Planning Services Division shall review and approve the design of the proposed roof and the material(s). The proposed roof and materials shall also comply with the building code requirements.
75. The trash bins shall be kept inside the trash enclosures, and gates closed at all times, except during disposal and pick-up. All trash bins shall be promptly placed back within the trash enclosure after pick-up. The property owner shall provide sufficient trash bins and pick-up to accommodate the site. If noise or other complaints are received by the City due to the location of the trash enclosure and bin pick-up route, the applicant shall resolve the issue to the satisfaction of the Community and Economic Development Director.
76. As part of the finalized working drawings for Planning Division, Engineering Division, and Building Plan Check, the applicant 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.
77. Any and all corrections notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant and all agents thereof.

78. The applicant shall post prominent and permanent No Loitering signs within the outdoor communal area that include language that prohibits loitering with the communal area when the area is closed. The signs shall be posted in locations throughout the communal area that are visible to the public. No Loitering signs shall also be posted within each of the surface parking lots, and shall be posted in a location that is visible to the public.
79. The applicant is advised that the Cottage Industries development, including all tenants of the Cottage Industries development, are subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995. Smoking is prohibited anywhere on the site, except in designated smoking areas in compliance with applicable law.
80. 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.
81. There shall be no uses or activities of an adult-oriented nature permitted as outlined in City Code Section 9.08.070.
82. The applicant shall ensure that appropriate building permits are obtained for any art installation or other similar structures that require a building permit. Signs shall comply with the City of Garden Grove sign requirements.
83. 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 the exterior of the buildings.
84. All proposed signage shall adhere to Section 9.20, Sign Standards, of Title 9 of the Municipal Code. A detailed signage program governing the entire site that includes the height, size, color and locations of all signs, shall be approved by the Community and Economic Development Department, Planning Services Division prior to installation of any signage.
85. All new driveway approaches for the parking lots shall be treated with decorative stamped concrete or interlocking pavers or other enhanced treatment, excluding scored and/or colored concrete. Color, pattern and material shall be approved by the Community and Economic Development Department, Planning Services Division, and shall be shown on the final site plan and the grading plan.
86. There shall be no business storage permitted outside of the building. All business related equipment and material shall be kept inside the building except for loading or unloading purposes.

87. The applicant shall work with the Planning Services 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.
88. Outdoor entertainment, alcohol sales or consumption, or other similar incidental events or activities secondary to the primary dining uses shall only be permitted to occur within the confines of the development. Sound emitted from any such entertainment, events or activities secondary to the primary activity of dining shall be within the limits of the City's Noise Ordinance. In the event the entertainment or other similar incidental events or activities secondary to the primary activity of dining create a noise nuisance to nearby properties/uses, as reasonably determined by the City's Community and Economic Development Director, the applicant shall implement additional sound attenuation measures acceptable to the City. Outdoor communal dining areas, where alcohol is served and/or consumed, must be located in a controlled area or group of areas with monitored entrances and exits and enclosed by a perimeter barrier.
89. Conditional Use Permit No. CUP-121-2018 permits "Communal Dining with Entertainment and/or Alcohol" to take place within the outdoor communal area of the Cottage Industries. A "Communal Dining with Entertainment and/or Alcohol" is a communal dining area or areas serving more than one business, either within a wholly enclosed building or within a confined outdoor space, in which "entertainment" and/or other similar incidental events or activities secondary to the primary activity of dining are provided or conducted and/or alcohol is served and/or consumed. A "confined outdoor space" is a controlled area or group of areas with monitored entrances and exits that are enclosed by a perimeter barrier.
90. The applicant shall ensure the Cottage Industries development operates in compliance with all applicable requirements, development standards, and operating conditions as specified in the Municipal Code, which includes, but is not limited to, those prescribed in Section 9.18.090.060, Additional Regulations Specific to the CC-1 zone, as it relates to uses involving entertainment and/or alcohol sales or consumption in communal dining areas.
91. Cottage Industries, LLC shall be the responsible party for monitoring, managing and controlling the communal dining area(s) of the development, which shall include, but is not limited to: ensuring any activity within the Farm Block of the Cottage Industries development does not create any noise nuisances to nearby properties/uses; ensuring all entrances and exits are monitored by the applicant ensuring alcoholic beverages do not leave the communal dining areas within the confined space of the Farm Block; and ensuring that all applicable requirements of the Municipal Code are complied

with. The applicant may designate a different responsible party upon written approval of the City's Community and Economic Development Director.

92. Any tenant within and/or part of the Cottage Industries development, either as a lessee, sub-lessee, or provider of a service/good, which intends to sell alcohol, whether for on- or off-site consumption within the Cottage Industries development, shall obtain all required permits and/or approvals, which include, but may not be limited to, a Conditional Use Permit, State Department of Alcoholic Beverage Control (ABC) license(s), and business license.
93. The applicant shall maintain full compliance with all applicable laws, State Department of Alcoholic Beverage Control (ABC) laws, ordinances, and stated conditions. In the event a conflict between the requirements of these Conditions of Approval and any ABC license required of the applicant and/or any tenants or operators, the more stringent regulation shall apply.
94. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Building Services Division. These conditions must be printed on the site plan or a subsequent reference page.
95. The parking spaces and parking lots approved pursuant to Site Plan No. SP-045-2018 are intended to serve the Farm Block. The applicant shall be responsible for ensuring that the minimum required number of on-site and off-site parking spaces remain available for users and patrons of the Farm Block integrated development. In the event there is insufficient parking to serve the development as a result of these parking spaces being repeatedly utilized by persons other than visitors or patrons of the Farm Block, the applicant shall prepare and implement a remedial action plan approved by the City's Community and Economic Development Director designed to ensure the parking spaces remain available for visitors and patrons of the Farm Block.
96. A copy of the resolution including the conditions approving Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018, shall be kept on-site by the project's management team at all times.
97. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, 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.

98. The permittee shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018, and his/her agreement with all conditions of the approval.
99. If deemed necessary by the Community and Economic Development Director, the Conditional Use Permit may be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.
100. 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.
101. 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-045-2018 and Conditional Use Permit No. CUP-121-2018. 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.
102. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018 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.

RESOLUTION NO. 5909-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-122-2018 FOR A PROPERTY LOCATED ON THE EAST SIDE OF 8TH STREET, NORTH OF GARDEN GROVE BOUELVARD AT 12932 8TH STREET, ASSESSOR'S PARCEL NO. 090-174-05.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on March 15, 2018, does hereby approve Conditional Use Permit No. CUP-122-2018, for land located on the east side of 8th Street, north of Garden Grove Boulevard at 12932 8th Street, Assessor's Parcel No. 090-174-05 (the "Property"), and hereby determines that public convenience or necessity would be served by issuance of an Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) license for the proposed new restaurant.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-122-2018, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Chris Bennett of Cottage Industries, LLC.
2. The applicant is requesting a Conditional Use Permit to allow a new restaurant, Healthy Junk, to operate with an Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) license.
3. The City of Garden Grove has determined that Pursuant to the California Environmental Quality Act ("CEQA"), the proposed project is categorically exempt from the CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable general plan polices as well as with applicable zoning designation and regulations; (2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services. The project is therefore exempt from CEQA review.
4. The property has a General Plan Land Use Designation of Civic Center Mixed Use and is zoned CC-1 (Civic Center East). The property is part of the Cottage Industries Farm Block project. The property is improved with a 1,349 square foot single-family home with an attached 272 square foot garage. The single-family home will be converted into a restaurant, and the garage will be converted in a retail garden shop pursuant to Site Plan No. SP-045-2018.

5. Concurrently with the adoption of this Resolution, the City of Garden Grove Planning Commission adopted Resolution No. 5908-18 approving Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018 for the Cottage Industries Farm Block project.
6. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
7. Report submitted by City Staff was reviewed.
8. Pursuant to a legal notice, a public hearing was held on March 15, 2018, and all interested persons were given an opportunity to be heard.
9. The Planning Commission gave due and careful consideration to the matter at its meeting on March 15, 2018, 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 9.24.030, are as follows:

FACTS:

The applicant proposes to operate a new restaurant, Healthy Junk, with an Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) license. Healthy Junk is a new vegan restaurant that will be part of the Cottage Industries Farm Block project. Healthy Junk was established in 2012 and currently operates from a location on Center Street in downtown Anaheim. This will be the second location for the eatery in Orange County. Healthy Junk will operate as a full-service, sit-down restaurant that specializes in vegan, vegetarian, and gluten-free cuisine options.

The restaurant will occupy a 1,349 square foot building that will be converted from a single-family home into a restaurant through Site Plan No. SP-045-2018. The Cottage Industry project will also have an outdoor communal area where customers from each business can dine and consume beer and wine as approved through Conditional Use Permit No. CUP-121-2018. Operation of the proposed restaurant would be subject to the applicable conditions of approval for Site Plan No. SP 045-2018 and Conditional Use Permit No. CUP-121-2018.

The restaurant will consist of an interior customer dining area of 684 square foot and a 665 square feet kitchen. The restaurant will have two (2) outdoor patio areas for dining with one located at the front and one at the rear of the tenant space. The restaurant will be allowed to serve beer and wine within the outdoor communal area; however, hard liquor must be contained within the restaurant or within the outdoor patio. The patio area will be required to be secured with a 3 foot high

railing to delineate the area where the hard liquor must remain, along with posting appropriate signage.

The restaurant may operate from 7:00 a.m. to 11:00 p.m., Sunday through Thursday, and Friday and Saturday from 7:00 a.m. to 12:30 a.m. Due to the restaurant's proximity to the adjacent residential uses, the outdoor patio dining is required to cease by 10:00 p.m., seven days a week. In the event problems arise concerning the operation of this business, the hours of operation may be reduced by order of the Chief of the Police Department.

Approval of a Conditional Use Permit will allow the restaurant to operate with an original Alcoholic Beverage Control (ABC) Type "47" (On-sale, General, Public Eating Place) License. The restaurant will be located within 200 feet of properties containing residential uses. The nearest property containing a residential use is located directly north of the subject property. Therefore, a waiver pursuant to Section 9.18.090.040.F.9 of the Municipal Code is required to allow the sale of alcohol.

The restaurant is located in a high-crime district, and in an area with an under-concentration of Alcoholic Beverage Control Licenses. A summary of the district is as follows:

- The subject site is located in Crime Reporting District No. 124.
- The crime count for the District is 605.
- Average crime count per district in the City is 176.
- A District is considered high when it exceeds the Citywide average by 20%.
- The subject District has a crime count of 244% below the citywide average; therefore, it is considered a high crime area.
- The subject site is located in Alcoholic Beverage Control (ABC) Census Report District No. 886.02.
- ABC Census Reporting District No. 886.02 allows for five (5) on-sale licenses within the District. Currently, there are three (3) on-sale licenses in the District. Approval of this CUP will increase the number of on-sale licenses in the district to four (4).

FINDING OF PUBLIC CONVENIENCE OR NECESSITY

Because the proposed establishment is located within a high-crime district, pursuant to Business and Provisions Code Sections 23958 and 23958.4, ABC may not issue a new on-sale beer and wine license to the applicant unless the Planning Commission determines that the public convenience or necessity would be served by issuance of the license.

Although the proposed establishment is located in a high-crime area with an under-concentration of on-sale ABC licenses, a finding for public convenience or

necessity is warranted given the potential community benefit through the addition of a beer, wine, and spirits, which would provide an additional amenity that would enhance the dining experience at Healthy Junk. In addition, the use and associated alcohol sales 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.

Furthermore, the establishment shall provide an assortment of foods normally offered in restaurants, and the kitchen shall be open, and preparing food, during all hours that the establishment is open. At all times the establishment is open, the sale of alcohol shall be incidental to the sale of food; and the quarterly gross sales of alcoholic beverages shall not exceed 35% of the total gross sale of food during the same period. Lastly, no live entertainment, (karaoke, one-man band, solo performer, live music, etc.), shall be permitted on the premises. Amplified ambient background music may be permitted provided the sound emitted from the premises shall not be audible outside of the establishment.

Further, the high-crime rate in the district is due to the proximity of the project to the Garden Grove Police Department. Reports filed by the public at the police station are reported to the area's district even if the incident occurred in a different district.

The Community and Economic Development Department and the Police Department have reviewed the request and are supporting the proposal. All standard conditions of approval for a Type "47" (On-Sale, General, Public Eating Place) License will apply.

FINDINGS AND REASONS

Conditional Use Permit:

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

Approval of this request will allow a new restaurant within the Cottage Industries Farm Block to operate with an Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) license. The Property has a General Plan Land Use Designation of Civic Center Mixed Use and is zoned CC-1 (Civic Center East). The Civic Center Mixed Use is intended to provide a mix of civic, institutional, commercial, higher density residential, and open spaces uses. The Civic Center Mixed Use General Plan Land Use Designation is implemented by the zoning provisions for the CC-1 zoning district for the subject Property. Eating establishments with alcohol sales are expressly contemplated and conditionally permitted in the CC-1 zone. Policy LU-1.3 of

the General Plan's Land Use Element provides for the encouragement of a wide variety of retail and commercial services, such as restaurants, in appropriate locations. The Cottage Industries Farm Block project is an integrated development with a mix of uses in which the sale and consumption of alcohol in conjunction with dining is contemplated. The restaurant will operate as a family-style restaurant, and the restaurant is conditioned to have food available to customers during all the hours of operation, and the sale of alcohol is required to remain incidental to the sale of food. Other conditions of approval intended to minimize the impact to adjacent uses will also apply. Although the restaurant will be located within 200 feet of properties containing residential uses, the required findings for a waiver of the general 200 foot distance limitation have been made in accordance with Section 9.18.090.040.F.9 of the Municipal Code. Therefore, the proposed use will be consistent with the City's adopted General Plan.

2. That 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 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 restaurant will operate with typical hours of operation that apply to other restaurants that operate with a Type "47" license, and will operate from 7:00 a.m. to 11:00 p.m., Sunday through Thursday, and 7:00 a.m. to 12:30 a.m., Friday and Saturday. Outdoor patio dining is limited to 10:00 p.m., seven days a week. The business is required to comply with the City's adopted Noise Ordinance of Chapter 8.47 of the Municipal Code.

The restaurant will be allowed to serve beer and wine within the outdoor communal area; however, the sale and service of hard alcohol is limited to the interior of the restaurant and to the outdoor patio area. The appropriate railing and signage is required for the outdoor patio area to contain the hard liquor to these areas of the restaurant. The restaurant is required to comply with all the conditions of approval of the City and the requirements of the State Department of Alcoholic Beverage Control, including having specific glassware with a logo that clearly identifies the business. While the developer of the Cottage Industries project is responsible for proper monitoring of entrances and exits within the outdoor communal area, and is responsible for monitoring, managing, and controlling the outdoor communal dining areas for the life of the project, the restaurant operator is also responsible for ensuring at all requirements for the consumption of alcohol

within the outdoor communal area are complied with. The appropriate conditions of approval have been incorporated to minimize impacts to adjacent properties. Provided the restaurant operates as a bona-fide public eating-place with ancillary alcohol sales, the proposed use will be compatible with the surrounding uses. Provided the conditions of approval are adhered for the life of the project, the use will be harmonious with the persons who work and live in the area.

3. That 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 site improvements to convert the space into a restaurant to facilitate the Cottage Industries project will be performed and completed under a separate land use entitlement, Site Plan No. SP-045-2018, which includes the installation of new fencing and landscaping, and creating new parking to accommodate the proposed project. The site is adequate in size to accommodate the proposed improvements and to integrate the proposed use within the surrounding area.

4. That 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 property is adequately served by existing public streets. The site is also adequately served by the public service facilities required such as public utilities: gas, electric, water, and sewer facilities.

Waiver from Distance and Location:

1. That the proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this section will be observed.

The CC-1 zone allows restaurants with alcohol sales, subject to a Conditional Use Permit. The CC-1 zone also allows a waiver from the distance and location requirements of the Municipal Code to allow restaurants with alcohol sales/consumption to be located within 200 feet of properties containing residential uses. The proposed waiver will allow the restaurant to operate with an Alcohol Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) license. The restaurant will operate as a full-service restaurant where the sale and consumption of alcohol will be incidental to the service of food. The restaurant will operate with typical hours of operation that apply to

other Type "47" restaurants, which will allow the operation of the restaurant to from 7:00 a.m. to 11:00 p.m., Sunday through Thursday, and from 7:00 a.m. to 12:30 a.m., Friday and Saturday. Furthermore, outdoor patio dining is limited to 10:00 p.m., seven days a week.

The restaurant is required to comply with the City's adopted Noise Ordinance of Chapter 8.47 of the Municipal Code. In addition, as part of the Cottage Industries project approved under Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018, appropriate sound attenuation improvements will be performed to buffer and screen the adjacent residential uses from potential noise impacts created from the proposed restaurant use, such as installing hedges and other landscaping along the perimeter of the project site adjacent to the residential uses. The appropriate conditions of approval have been incorporated to minimize potential impacts to surrounding uses.

2. That the proposed use will not unreasonably interfere with the use and enjoyment of neighboring property or cause or exacerbate the development of urban blight.

The proposed restaurant is part of an integrated project called Cottage Industries. The Cottage Industries project will revitalize, preserve, and repurpose existing residential buildings to facilitate a project where restaurants and retail uses will be operated by independent owners and artisans along with having an outdoor communal space that will serve as a gathering place for dining, outdoor programming, community gardens, and art installations. The restaurant will operate as a full-service restaurant, and the sale and consumption will be incidental to the service of food. The restaurant will operate with typical hours of operation that apply to other ABC Type "47" licensed restaurants, which will allow the operation of the restaurant to operation from 7:00 a.m. to 11:00 p.m., Sunday through Thursday, and 7:00 a.m. to 12:30 a.m., Friday and Saturday. Furthermore, outdoor patio dining is limited to 10:00 p.m., seven days a week.

The restaurant is required to comply with the City's adopted Noise Ordinance of Chapter 8.47 of the Municipal Code. In addition, as part of the Cottage Industries project approved under Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018, appropriate sound attenuation improvements will be performed to buffer and screen the adjacent residential uses from potential noise impacts created from the proposed restaurant use, such as installing hedges and other landscaping along the perimeter of the project site. The appropriate conditions of approval have been incorporated to minimize potential impacts to surrounding uses.

3. That the use will not interfere with operation of other businesses or uses within the area.

The proposed project will not interfere with the operation of other businesses or uses in the area. The proposed project is part of the Cottage Industries project. The restaurant will operate as a full-service restaurant with incidental alcohol sales. The restaurant will operate with standards hours of operation that apply to other restaurants that operate with a Type "47" license. The restaurant will operate from 7:00 a.m. to 11:00 p.m., Sunday through Thursday, and 7:00 a.m. to 12:30 a.m., Friday and Saturday. Outdoor dining within the patio area is permitted until 10:00 p.m. The project will comply with the City's Noise Ordinance of Chapter 8.47 of the Municipal Code.

Once all the on-site and off-site improvements are completed for the Cottage Industries project as approved by Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018, the project will have the appropriate sound attenuation design features installed, including landscaping, to minimize impacts to surrounding uses. The consumption of alcohol with the communal area will be limited to beer and wine only, and any dining or consumption of alcohol within the outdoor communal area will be permitted from 10:00 a.m. to 10:00 p.m., seven days a week. While the developer of the Cottage Industries project is responsible for monitoring the entrances and exits within the outdoor communal area, and responsible for monitoring, managing, and controlling the outdoor communal dining areas for the life of the project, the operator of the restaurant is also responsible for ensuring at all conditions of the City and the State Department of Alcoholic Beverage Control are complied with for sale/consumption of alcohol within the communal outdoor area. The appropriate conditions of approval have been incorporated to minimize impacts to adjacent properties.

4. That the establishment of an additional regulated use in the area will not be contrary to any program of neighborhood conservation or revitalization.

The City of Garden Grove has no established neighborhood conservation or revitalization program. Nevertheless, the CC-1 zone encourages the conversion of existing residential structures into commercial uses as a mechanism to preserve the existing structures and continue to maintain the character of the established neighborhood. The proposed restaurant will operate from a structure converted from a single-family home.

5. That the establishment complies with all other distance and pedestrian and vehicular requirements of this code.

Once all the on-site and off-site improvements approved under Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018 are completed to accommodate the Cottage Industries project, the project will comply with all

the pedestrian and vehicular requirements of the code, including parking and pedestrian access to the building and to the site.

6. That all applicable regulations of this code will be observed.

With exception of the proposed waiver from the distance and location requirements of Section 9.18.090.040.F.9 for the entertainment and alcohol sales to be located within 200 feet of properties containing residential uses, the project will comply with the development standards of the CC-1 zone once all the required on-site and off-site improvements approved under Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018 are completed.

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 does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.24.030 (Conditional Use Permit).
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-122-2018.

BE IT FURTHER RESOLVED that this Resolution and Conditional Use Permit No. CUP-122-2018 shall only take effect if Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018 take effect. In the event Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018 do not take effect, Conditional Use Permit No. CUP-122-2018 shall not take effect, shall be deemed null and void, and shall confer no rights on the applicant.

EXHIBIT "A"

Conditional Use Permit No. CUP-122-2018

12932 8th Street

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, 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 each of the following: the project applicant, Cottage Industries, LLC, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. 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. 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, 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 floor plan, 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. Conditional Use Permit No. CUP-122-2018 authorizes the operation of a new restaurant with an Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) license on property located on the east side of 8th Street, north of Garden Grove Boulevard at 12932 8th Street, Assessor's

Parcel No. 090-174-05, within the Cottage Industries Farm Block integrated development. It is intended that the subject restaurant operate as part of the integrated Cottage Industries Farm Block integrated development approved pursuant to Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018. Therefore, in the event the site comprising the Cottage Industries Farm Block, as approved pursuant to Site Plan No. SP-045-2018, fails or ceases to operate as an integrated development subject to common operational control, and/or Conditional Use Permit No. CUP-121-2018 is rescinded or ceases to be effective, this Conditional Use Permit No. CUP-122-2018 shall also cease to be effective and may be rescinded or rendered void. In addition to these Conditions of Approval, the property and operation of the restaurant shall also be subject to the conditions of approval for Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018, to the extent applicable.

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

Police Department

7. 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.
8. Hours of operation shall be permitted only between the hours of 7:00 a.m. to 11:00 p.m., Sunday through Thursday, and 7:00 a.m. to 12:30 a.m., Friday and Saturday. Outdoor patio dining is allowed between 8:00 a.m. to 10:00 p.m., seven days a week. The City of Garden Grove reserves the right to reduce hours of operation, by order of the Chief of the Police Department, in the event problems arise due to noise, disturbances or other problems that may be resolved by modifying the hours of operation.
9. There shall be no customers or patrons in or about the premises when the establishment is closed.
10. 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.
11. As licensed by the State Department of Alcoholic Beverage Control, the restaurant shall be allowed to serve beer and wine within the outdoor communal area. Alcoholic beverages sold and served within the outdoor communal area shall be limited to beer and wine, and shall be served in

distinctive cups with a logo from the business it has been dispensed from. No other cups may be used for the dispensing of alcoholic beverages. Said containers shall be distinct and different than containers of non-alcoholic beverages. Hard liquor shall be confined to the restaurant building and within the outdoor patio area. The appropriate patio railing and signage shall be posted on the outdoor patio to restrict hard liquor from going beyond that confined space.

12. The applicant shall maintain full compliance with all applicable laws, State Department of Alcoholic Beverage Control (ABC) laws, ordinances, and stated conditions. In the event of a conflict between the requirements of these Conditions of Approval and any ABC license required of the applicant and/or any tenants or operators, the more stringent regulation shall apply.
13. The restaurant operator shall work with the developer of the Cottage Industries Project, Cottage Industries, LLC, or a designated successor approved by the City, to ensure that proper monitoring, managing and controlling of the outdoor communal dining area(s) are maintained and that all entrances and exits are monitored by the developer to ensure that alcoholic beverages do not leave the communal dining areas within the confined space of the Farm Block.
14. The sale of alcoholic beverages for consumption off the premises is prohibited, except to the extent permitted within the communal area of the Cottage Industries Farm Block.
15. There shall be no enclosed booths on the premises at any time. Walls and/or partitions exceeding thirty-six (36) inches in height, which partially enclose or separate booths, shall be of a clear and transparent material. No item shall be placed in the area of the booths that would limit or decrease the visibility of the interior of the business from any location within the business.
16. The business shall show proof to the Police Department that all members of the business staff have completed the LEAD training (Licensee Education on Alcohol and Drugs) through Alcoholic Beverage Control (ABC) or an ABC approved "Responsible Beverage Service (RBS) Training" program.
17. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation of up to \$1,000 pursuant to GGMC 1.22.010(a).
18. In the event that an Alcoholic Beverage Control (ABC) License is suspended for any period of time and/or fined for any ABC violation as a result of

disciplinary action, the Conditional Use Permit shall be presented to the Hearing Body for review or further consideration.

19. The sale and service of alcohol shall cease thirty (30) minutes prior to the required closing time.

Community and Economic Development Department

20. The establishment shall be operated as a "Bona Fide Public Eating Place" as defined by Alcoholic Beverage Control License. The restaurant shall contain sufficient space and equipment to accommodate a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open. The establishment shall provide an assortment of foods normally offered in restaurants. The service of only appetizers, sandwiches and/or salads shall not be deemed in compliance with this requirement.
21. At all times when the establishment is open for business, the sale of alcoholic beverages shall be incidental to the sale of food. The quarterly gross sales of alcoholic beverages shall not exceed 35% of the sales of food.
22. Food service shall be provided during all hours the restaurant is open, and shall also be available at all times when alcoholic beverages are being served.
23. Food shall accompany any sales and service of alcoholic beverages in the restaurant area.
24. The owner of the establishment shall, upon request, provide the City of Garden Grove with an audited report of sales ratio of food to alcoholic beverages.
25. The sale of alcoholic beverages for consumption off the premises is prohibited.
26. No outside storage or displays shall be permitted at any time.
27. 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 restaurant's entrance, and shall also be visible to the public.

28. There shall be no live entertainment, dancing, karaoke, sports bar, or disc jockey entertainment permitted on the premises at any time. Amplified background music emitted from a jukebox or other amplified stereo system, may be permitted, but the sound emitted from the premises shall not be audible outside of the establishment.
29. There shall be no raised platform, stage or dance floor allowed on the premises at any time.
30. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.16.020.070.
31. There shall be no deliveries to or from the premises before 8:00 a.m. and after 10:00 p.m., seven days a week.
32. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
33. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
34. The trash bin shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least three (3) times a week.
35. 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 or application.
36. 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.
37. 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.

38. 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.
39. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
40. 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. Any opaque material applied to the store front, such as window shall count toward the maximum window coverage area.
41. 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.
42. A copy of the decision approving Conditional Use Permit No. CUP-122-2018 shall be kept on the premises at all times.
43. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, 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.
44. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-122-2018, and his/her agreement with all conditions of the approval.
45. If deemed necessary by the Community and Economic Development Director, the Conditional Use Permit may be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.
46. The applicant is advised that if the use of the establishment ceases to operate for more than 90 days, then the existing Conditional Use Permit will become null and void and the new applicant shall be required to apply for a new Conditional Use Permit subject to the approval by the Community and Economic Development Department, Planning Services Division.

47. 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-122-2018 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.
48. 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-122-2018. 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.

Water Services Division

49. Any carbonation dispensing equipment shall have a Reduced Pressure Principal Device (RPPD). Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
50. Commercial food use of any type shall require the installation of an approved grease control device (GDC) prior to obtaining a business license.
51. A properly sized Grease Control Device (GCD) shall be installed on the waste line and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease trap. All other waste lines shall be drained through the GCD. The GCD may be locate inside of the building per County Health Department requirements. If a grease interceptor is require that shall be installed outside

the building Owner shall maintain comprehensive GCD maintenance records and shall make them available to the City of Garden Grove upon demand.

52. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations.

RESOLUTION NO. 5910-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-123-2018 FOR A PROPERTY LOCATED ON THE WEST SIDE OF 9TH STREET, NORTH OF GARDEN GROVE BOUELVARD AT 12941 9TH STREET, ASSESSOR'S PARCEL NO. 090-174-10.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on March 15, 2018, does hereby approve Conditional Use Permit No. CUP-123-2018, for land located on the west side of 9th Street, north of Garden Grove Boulevard at 12941 9th Street, Assessor's Parcel No. 090-174-10 (the "Property"), and hereby determines that public convenience or necessity would be served by issuance of an Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) license for the proposed new restaurant.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-123-2018, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Chris Bennett of Cottage Industries, LLC.
2. The applicant is requesting a Conditional Use Permit to allow a new restaurant, Ball Bar, to operate with an Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) license and with entertainment.
3. The City of Garden Grove has determined that Pursuant to the California Environmental Quality Act ("CEQA"), the proposed project is categorically exempt from the CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable general plan polices as well as with applicable zoning designation and regulations; (2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services. The project is therefore exempt from CEQA review.
4. The property has a General Plan Land Use Designation of Civic Center Mixed Use and is zoned CC-1 (Civic Center East). The property is part of the Cottage Industries Farm Block project. The property is improved with two (2) residential structures, 1,632 square feet and 573 square feet, and a 436 square foot detached garage, that will be converted into restaurant and retail uses pursuant to Site Plan No. SP -045-2018. Ball Bar is a new restaurant that will occupy the 1,632 square foot building.

5. Concurrently with the adoption of this Resolution, the City of Garden Grove Planning Commission adopted Resolution No. 5908-18 approving Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018 for the Cottage Industries Farm Block project.
6. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
7. Report submitted by City Staff was reviewed.
8. Pursuant to a legal notice, a public hearing was held on March 15, 2018, and all interested persons were given an opportunity to be heard.
9. The Planning Commission gave due and careful consideration to the matter at its meeting on March 15, 2018, 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 9.24.030, are as follows:

FACTS:

The applicant proposes to operate a new restaurant, Ball Bar, with an Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) license and entertainment. Ball Bar is a new restaurant that will be part of the Cottage Industries Farm Block project. Ball Bar is a gastropub with a unique concept that focuses on sport-oriented "play" that is inspired by the existing basketball court playground located on the adjacent lot, at 11461 Garden Grove Boulevard, referred to as the "play yard." The restaurant will incorporate design features from reclaimed gymnasiums and sports fields into the interior décor. The restaurant will be a complimentary use to the "play yard", which will have outdoor recreational games, such as bocce ball, outdoor ping pong, and other similar games.

The restaurant will occupy a 1,632 square foot building that will be converted from single-family home into a restaurant through Site Plan No. SP-045-2018. The Cottage Industry project will also have an outdoor communal area, which is shared by all of the businesses, where customers will be allowed to dine and consume beer and wine as approved through Conditional Use Permit No. CUP-121-2018. Operation of the proposed restaurant would be subject to the applicable conditions of approval for Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018.

The restaurant will consist of an interior customer dining area of 1,152 square feet and a 480 square foot kitchen. The restaurant will have two (2) outdoor patio dining areas located at the rear (west side) and interior (south side) of the

restaurant. The restaurant will be allowed to serve alcohol within the outdoor patio areas and customers will be allowed to consume alcohol within the communal outdoor area. The consumption of alcohol within the communal area is limited to beer and wine only, and the service and consumption of hard liquor will be limited to within the restaurant and within the outdoor patio areas. The patio areas will be required to be secured with a 3 foot high rail and appropriate signage posted to delineate the area where the hard liquor must remain.

The restaurant may operate with the standard hours of operation that apply to other establishments that operate with a Type "47" License, which are 8:00 a.m. to 11:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:30 a.m. Friday and Saturday. Due to the proximity to the adjacent residential uses, outdoor patio dining is required to cease by 10:00 p.m., seven days a week. In the event problems arise concerning the operation of this business, the hours of operation may be reduced by order of the Chief of the Police Department.

The restaurant will also operate with indoor and outdoor entertainment in the form of acoustic live music. The outdoor live music will occur Friday, Saturday, and Sunday on the outdoor patio area between 7 p.m. and 9:00 p.m., and the indoor music will occur between 12:00 p.m. to 10:00 p.m., Thursday through Sunday. Through the on-site improvements performed to accommodate the Cottage Industries project, appropriate sound attenuation measures will be required to minimize noise to adjacent residential properties, such as installation of landscaping along the project's perimeter to buffer and screen the project.

Approval of a Conditional Use Permit will allow the restaurant to operate with an original Alcoholic Beverage Control (ABC) Type "47" (On-sale, General, Public Eating Place) license and entertainment. The restaurant will be located within 200 feet of properties containing residential uses. The nearest property containing a residential use is located directly southwest of the subject property. Therefore, a waiver pursuant Section 9.18.090.040.F.9 of the Municipal Code is required to allow the entertainment and the sale of alcohol within 200 feet of properties containing residential uses.

The restaurant is located in a high-crime district, and in an area with an under-concentration of Alcoholic Beverage Control Licenses. A summary of the district is as follows:

- The subject site is located in Crime Reporting District No. 124.
- The crime count for the District is 605.
- Average crime count per district in the City is 176.
- A District is considered high when it exceeds the Citywide average by 20%.
- The subject District has a crime count of 244% below the citywide average; therefore, it is considered a high crime area.

- The subject site is located in Alcoholic Beverage Control (ABC) Census Report District No. 886.02.
- ABC Census Reporting District No. 886.02 allows for five (5) on-sale licenses within the District. Currently, there are three (3) on-sale licenses in the District. Approval of this CUP will increase the number of on-sale licenses in the district to five (5), following the approval of CUP-122-2018 for a new ABC Type "47" (On-Sale, General, Public Eating Place) license.

FINDING OF PUBLIC CONVENIENCE OR NECESSITY

Because the proposed establishment is located within a high-crime district, pursuant to Business and Provisions Code Sections 23958 and 23958.4, ABC may not issue a new on-sale beer and wine license to the applicant unless the Planning Commission determines that the public convenience or necessity would be served by issuance of the license.

Although the proposed establishment is located in a high-crime area with an under-concentration of on-sale ABC licenses, a finding for public convenience or necessity is warranted given the potential community benefit through the addition of a beer, wine, and spirits, which would provide an additional amenity that would enhance the dining experience at Bar Ball. In addition, the use and associated alcohol sales 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.

Furthermore, the establishment shall provide an assortment of foods normally offered in restaurants, and the kitchen shall be open, and preparing food, during all hours that the establishment is open. At all times the establishment is open, the sale of alcohol shall be incidental to the sale of food; and the quarterly gross sales of alcoholic beverages shall not exceed 35% of the total gross sale of food during the same period. Lastly, live entertainment will be permitted and the appropriate conditions of approval have been incorporated to minimize potential impacts to adjoining uses. The restaurant is required to comply with the City' adopted Noise Ordinance of Chapter 8.47.

Further, the high-crime rate in the district is due to the proximity of the project site to the Garden Grove Police Department. Reports filed by the public at the police station are reported to the area's crime district even if the incident occurred in a different crime district.

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

of approval for a Type "47" (On-Sale, General, Public Eating Place) license and with entertainment will apply.

FINDINGS AND REASONS:

Conditional Use Permit:

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

Approval of this request will allow a new restaurant within the Cottage Industries Farm Block to operate with an Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) license and with entertainment. The property has a General Plan Land Use Designation of Civic Center Mixed Use and is zoned CC-1 (Civic Center East). The Civic Center Mixed Use is intended to provide a mix of civic, institutional, commercial, higher density residential, and open spaces uses. The Civic Center Mixed Use General Plan Land Use Designation is implemented by the zoning provisions for the CC-1 zoning district for the subject Property. Eating establishments with alcohol sales and entertainment are expressly contemplated and conditionally permitted in the CC-1 zone. Policy LU-1.3 of the General Plan's Land Use Element provides for the encouragement of a wide variety of retail and commercial services, such as restaurants, in appropriate locations. The Cottage Industries Farm Block project is an integrated development with a mix of uses in which the sale and consumption of alcohol, along with entertainment, in conjunction with dining is contemplated. The restaurant will operate as a family-style restaurant, and the restaurant is conditioned to have food available to customers during all the hours of operation, and the sale of alcohol and entertainment is required to remain incidental to the sale of food. Other conditions of approval intended to minimize the impact to adjacent uses will also apply. Although the restaurant will be located within 200 feet of properties containing residential uses, the required findings for a waiver of the general 200 foot distance limitation have been made in accordance with Section 9.18.090.040.F.9 of the Municipal Code. Therefore, the proposed uses will be consistent with the City's adopted General Plan.

2. That 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 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 restaurant will operate with typical hours that apply to other restaurants that operate with a Type "47" license, and will operate from 8:00 a.m. to 11:00 p.m., Sunday through Thursday, and 8:00 p.m. to 12:30 a.m., Friday and Saturday. Outdoor patio dining is allowed to 10:00 p.m., seven days a week.

The restaurant is permitted to operate with live entertainment in the form of acoustic live music. The outdoor live entertainment will occur Friday, Saturday, and Sunday on the outdoor patio area between 7:00 p.m. and 9:00 p.m., and the indoor music will occur between 12:00 p.m. to 10:00 p.m., Thursday through Sunday. The business is required to comply with the City's adopted Noise Ordinance of Chapter 8.47 of the Municipal Code.

The restaurant will be allowed to serve beer and wine within the outdoor communal area; however, the sale and service of hard alcohol is limited to the interior of the restaurant and to the outdoor patio areas. The appropriate railing and signage is required for the outdoor patio areas to contain the hard liquor to these areas of the restaurant. The restaurant is required to comply with all the conditions of approval of the City and the requirements of the State Department of Alcoholic Beverage Control, including having specific glassware with a logo that clearly identifies the business. While the developer of the Cottage Industries project is responsible for proper monitoring of entrances and exits within the outdoor communal area, and is responsible for monitoring, managing, and controlling the outdoor communal dining areas for the life of the project, the restaurant operator is also responsible for ensuring that all of the requirements for the consumption of alcohol within the outdoor communal area are complied with. The appropriate conditions of approval have been incorporated to minimize impacts to adjacent properties. Provided the restaurant operates as a bona-fide public eating-place with ancillary alcohol sales, the proposed use will be compatible with the surrounding uses. Provided the conditions of approval are adhered for the life of the project, the use will be harmonious with the persons who work and live in the area.

3. That 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 site improvements to convert the space into a restaurant and to facilitate the Cottage Industries project will be performed and completed under a separate land use entitlement, Site Plan No. SP-045-2018, which includes the installation of new fencing and landscaping and creating new parking to accommodate the proposed project. The site is adequate in size

to accommodate the proposed improvements and to integrate the proposed use within the surrounding area.

4. That 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 property is adequately served by existing public streets. The site is also adequately served by the public service facilities required such as public utilities: gas, electric, water, and sewer facilities.

Waiver from Distance and Location:

1. That the proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this section will be observed.

The CC-1 zone allows restaurants with alcohol sales and entertainment, subject to a Conditional Use Permit. The CC-1 zone also allows a waiver from the distance and location requirements of the Municipal Code to allow restaurants with entertainment and alcohol sales to be located within 200 feet of properties containing with residential uses. The proposed waiver will allow the restaurant to operate with an Alcohol Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) license with entertainment. The restaurant will operate as a full-service restaurant where the sale of alcohol will be incidental to the service of food. The restaurant will operate with typical hours of operation that apply to other Type "47" restaurants, which will allow the operation of the restaurant between 8:00 a.m. to 11:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:30 a.m., Friday and Saturday. Furthermore, outdoor patio dining is required to cease by 10:00 p.m., seven days a week. The restaurant will also operate with indoor and outdoor live entertainment in the form of acoustic live music. The outdoor live music will occur Friday, Saturday, and Sunday on the outdoor patio area between 7:00 p.m. and 9:00 p.m., and the indoor music will occur between 12:00 p.m. to 10:00 p.m., Thursday through Sunday.

The restaurant is required to comply with the City's adopted Noise Ordinance of Chapter 8.47 of the Municipal Code. In addition, as part of the Cottage Industries project approved under Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018, appropriate sound attenuation improvements will be performed to buffer and screen the adjacent residential uses from potential noise impacts created from the proposed restaurant use, such as installing hedges and other landscaping along the perimeter of the project

site adjacent to the residential uses. The appropriate conditions of approval have been incorporated to minimize potential impacts to surrounding uses.

2. That the proposed use will not unreasonably interfere with the use and enjoyment of neighboring property or cause or exacerbate the development of urban blight.

The proposed restaurant is part of an integrated project called Cottage Industries. The Cottage Industries project will revitalize, preserve, and repurpose existing residential buildings to facilitate a project where restaurants and retail uses are operated by independent owners and artisans and includes a communal outdoor space that will serve as a gathering place for dining, outdoor programming, community gardens, and art installations. The restaurant will operate as a full-service restaurant, and the sale of alcohol and entertainment will remain incidental to the service of food. The restaurant will operate with typical hours of operation that apply to other Type "47" licensed restaurants, which will allow the operation of the restaurant from 8:00 a.m. to 11:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:30 a.m., Friday and Saturday. Furthermore, outdoor patio dining is limited to 10:00 p.m., seven days a week. The restaurant will also be allowed to operate with indoor and outdoor entertainment in the form of acoustic live music. The outdoor live music will occur Friday, Saturday, and Sunday on the outdoor patio area between 7:00 p.m. and 9:00 p.m., and the indoor music will occur between 12:00 p.m. to 10:00 p.m., Thursday through Sunday.

The restaurant is required to comply with the City's adopted Noise Ordinance of Chapter 8.47 of the Municipal Code. In addition, as part of the Cottage Industries project approved under Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018, appropriate sound attenuation improvements will be performed to buffer and screen the adjacent residential uses from potential noise impacts created from the proposed restaurant use and entertainment, such as installing hedges and other landscaping along the perimeter of the project site. The appropriate conditions of approval have been incorporated to minimize potential impacts to surrounding uses.

3. That the use will not interfere with operation of other businesses or uses within the area.

The proposed project will not interfere with the operation of other businesses or uses in the area. The proposed project is part of the Cottage Industries project. The restaurant will operate as a full-service restaurant with incidental alcohol sales and entertainment. The restaurant will operate with standards hours of operation that apply to other restaurants that operate with a Type "47" license, and the hours for the entertainment will also be

conditioned. The restaurant will operate from 8:00 a.m. to 11:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:30 a.m., Friday and Saturday. Outdoor dining within the patio areas is permitted until 10:00 p.m., seven days a week. The outdoor live music is permitted Friday, Saturday, and Sunday on the outdoor patio area between 7:00 p.m. and 9:00 p.m., and indoors between 12:00 p.m. to 10:00 p.m., Thursday through Sunday. The project will comply with the City's Noise Ordinance of Chapter 8.47 of the Municipal Code.

Once all the on-site and off-site improvements are completed for the Cottage Industries project as approved by Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018, the project will have the appropriate sound attenuation design features installed, including landscaping, to minimize impacts to surrounding uses. The consumption of alcohol within the communal area will be limited to beer and wine only, and any dining or consumption of alcohol within the outdoor communal area is permitted to operate from 10:00 a.m. to 10:00 p.m., seven days a week. While the developer of the Cottage Industries project is responsible for monitoring the entrances and exits within the outdoor communal area, and responsible for monitoring, managing, and controlling the outdoor communal dining areas for the life of the project, the operator of the restaurant is also responsible for ensuring that at all of the conditions of the City and the State Department of Alcoholic Beverage Control are complied with for consumption of alcohol within the communal outdoor area. The appropriate conditions of approval have been incorporated to minimize impacts to adjacent properties.

4. That the establishment of an additional regulated use in the area will not be contrary to any program of neighborhood conservation or revitalization.

The City has no established neighborhood conservation or revitalization program. Nevertheless, the CC-1 zone encourages the conversion of existing residential structures into commercial uses as a mechanism to preserve the existing structures and to continue to maintain the character of the established neighborhood. The proposed restaurant will operate from a structure converted from a single-family home.

5. That the establishment complies with all other distance and pedestrian and vehicular requirements of this code.

Once all the on-site and off-site improvements approved under Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018 are completed to accommodate the Cottage Industries project, the project will comply with all the pedestrian and vehicular requirements of the code, including parking and pedestrian access to the building and to the site.

6. That all applicable regulations of this code will be observed.

With exception of the proposed waiver from the distance and location requirements of Section 9.18.090.040.F.9 for the entertainment and alcohol sales to be located within 200 feet of properties containing residential uses, the project will comply with the development standards of the CC-1 zone once all the required on-site and off-site improvements approved under Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018 are completed.

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 does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.24.030 (Conditional Use Permit).
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-123-2018.

BE IT FURTHER RESOLVED that this Resolution and Conditional Use Permit No. CUP-123-2018 shall only take effect if Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018 take effect. In the event Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018 do not take effect, Conditional Use Permit No. CUP-123-2018 shall not take effect, shall be deemed null and void, and shall confer no rights on the applicant.

EXHIBIT "A"

Conditional Use Permit No. CUP-123-2018

12941 9th Street

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, 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 each of the following: the project applicant, Cottage Industries, LLC, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. 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. 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, 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 floor plan, 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. Conditional Use Permit No. CUP-123-2018 authorizes the operation of a new restaurant with an Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) license and with entertainment on property located on the the west side of 9th Street, north of Garden Grove Boulevard

at 12941 9th Street, Assessor's Parcel No. 090-174-10, within the Cottage Industries Farm Block integrated development. It is intended that the subject restaurant operate as part of the integrated Cottage Industries Farm Block integrated development approved pursuant to Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018. Therefore, in the event the site comprising the Cottage Industries Farm Block, as approved pursuant to Site Plan No. SP-045-2018, fails or ceases to operate as an integrated development subject to common operational control, and/or Conditional Use Permit No. CUP-121-2018 is rescinded or ceases to be effective, this Conditional Use Permit No. CUP-123-2018 shall also cease to be effective and may be rescinded or rendered void. In addition to these Conditions of Approval, the property and operation of the restaurant shall also be subject to the conditions of approval for Site Plan No. SP-045-2018 and Conditional Use Permit No. CUP-121-2018, to the extent applicable.

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

Police Department

7. 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.
8. Hours of operation shall be permitted only between the hours of 7:00 a.m. to 11:00 p.m., Sunday through Thursday, and 7:00 a.m. to 12:30 a.m., Friday and Saturday. Outdoor patio dining is allowed between 8:00 a.m. to 10:00 p.m., seven days a week. The City of Garden Grove reserves the right to reduce hours of operation, including the hours for the entertainment, by order of the Chief of the Police Department, in the event problems arise due to noise, disturbances or other problems that may be resolved by modifying the hours of operation.
9. There shall be no customers or patrons in or about the premises when the establishment is closed.
10. 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.
11. As licensed by the State Department of Alcoholic Beverage Control, the restaurant shall be allowed to serve beer and wine within the outdoor communal area. Alcoholic beverages sold and served within the outdoor

communal area shall be limited to beer and wine only which shall be served in distinctive cups with a logo from the business it has been dispensed from. No other cups may be used for the dispensing of alcoholic beverages. Said containers shall be distinct and different than containers of non-alcoholic beverages. Hard liquor shall be confined to the restaurant building and within the outdoor patio. The appropriate patio railing and signage shall be posted on the outdoor patio to restrict hard liquor from going beyond that confined space.

12. The applicant shall maintain full compliance with all applicable laws, State Department of Alcoholic Beverage Control (ABC) laws, ordinances, and stated conditions. In the event of a conflict between the requirements of these Conditions of Approval and any ABC license required of the applicant and/or any tenants or operators, the more stringent regulation shall apply.
13. The restaurant operator shall work with the developer of the Cottage Industries Project, Cottage Industries, LLC, or a designated successor approved by the City, to ensure that proper monitoring, managing and controlling of the outdoor communal dining area(s) are maintained and that all entrances and exits are monitored by the developer to ensure that alcoholic beverages do not leave the communal dining areas within the confined space of the Farm Block.
14. The sale of alcoholic beverages for consumption off the premises is prohibited, except to the extent permitted within the communal area of the Cottage Industries Farm Block.
15. There shall be no enclosed booths on the premises at any time. Walls and/or partitions exceeding thirty-six (36) inches in height, which partially enclose or separate booths, shall be of a clear and transparent material. No item shall be placed in the area of the booths that would limit or decrease the visibility of the interior of the business from any location within the business.
16. The business shall show proof to the Police Department that all members of the business staff have completed the LEAD training (Licensee Education on Alcohol and Drugs) through Alcoholic Beverage Control (ABC) or an ABC approved "Responsible Beverage Service (RBS) Training" program.
17. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation of up to \$1,000 pursuant to GGMC 1.22.010(a).

18. In the event that an Alcoholic Beverage Control (ABC) License is suspended for any period of time and/or fined for any ABC violation as a result of disciplinary action, the Conditional Use Permit shall be presented to the Hearing Body for review or further consideration.
19. The sale and service of alcohol shall cease thirty (30) minutes prior to the required closing time.
20. Entertainment shall be limited to the following hours of operation and operating requirements:
 - a. Outdoor live music may occur Friday, Saturday, and Sunday on the outdoor patio area between 7:00 p.m. and 9:00 p.m.
 - b. Indoor music may occur between 12:00 p.m. to 10:00 p.m., Thursday through Sunday. Amplified music is permitted to 8:00 p.m., and non-amplified music is permitted to 9:00 p.m.
 - c. All entertainment shall comply with the City's adopted Noise Ordinance.
 - d. All live entertainment at the establishment is the sole responsibility of the owner/operator of the establishment. The owner/operator of the establishment shall be solely responsible for all bookings and contractual arrangements for any type of live entertainment allowed. Live entertainment is intended to be incidental to the primary activity of dining within the restaurant.
 - e. The owner/operator shall not lease space to promoters, enter into any agreements with promoters or otherwise allow the facility to be used by promoters for the purpose of promotional events such as live bands, flier events, promoter parties, exotics dancers, multiple person bands or any other type of similar entertainment.
 - f. No dancing, nightclub or D.J. (disc jockey) shall be permitted.
 - g. Amplified background music emitted from a jukebox or other amplified stereo system may be permitted time, but the sound emitted from the premises shall not be audible outside of the establishment.
 - h. Any raised platform or stage shall require approval of the appropriate building permits. The entertainment shall be centrally located within the restaurant's dining area, and shall be heard and/or viewed by

customers sitting at regular dining tables and booths. Customers shall not be allowed to stand for the purpose of hearing and/or viewing the entertainment.

- i. At all times that the business is operating, the dining tables and chairs shall remain in place to accommodate dining within the restaurant area. At no time shall the restaurant's dining area be converted into a dance floor, nightclub area or other entertainment area by removing or reconfiguring the dining tables and chairs. The applicant shall submit a revised floor plan that shows the location of the entertainment area and the dining tables during entertainment hours as specified in Condition of Approval No. 8.
 - j. Entertainment shall be incidental to the restaurant, and shall not be utilized as a primary use or as an attraction to draw customers to the establishment.
 - k. No payment (entrance fee/cover charge) shall be charged to gain access to the business at any time.
 - l. No "B-girl" or "hostess" activity (as defined in Penal Code Section 303) shall occur within the establishment at any time.
 - m. No employee or agent shall, be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the establishment, nor shall the business provide or permit, or make available either gratuitous or for compensation, male or female persons who act as escorts, companions, or guests of and for the customers.
 - n. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while in the business.
21. No low level lighting shall be provided so that it is difficult or impossible to clearly see or identify individuals inside the restaurant and bar areas.

Community and Economic Development Department

22. The establishment shall be operated as a "Bona Fide Public Eating Place" as defined by Alcoholic Beverage Control License. The restaurant shall contain sufficient space and equipment to accommodate a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open. The establishment shall provide an assortment of

- foods normally offered in restaurants. The service of only appetizers, sandwiches and/or salads shall not be deemed in compliance with this requirement.
23. At all times when the establishment is open for business, the sale of alcoholic beverages shall be incidental to the sale of food. The quarterly gross sales of alcoholic beverages shall not exceed 35% of the sales of food.
 24. Food service shall be provided during all hours the restaurant is open, and shall also be available at all times when alcoholic beverages are being served.
 25. Food shall accompany any sales and service of alcoholic beverages in the restaurant area.
 26. The owner of the establishment shall, upon request, provide the City of Garden Grove with an audited report of sales ratio of food to alcoholic beverages.
 27. The sale of alcoholic beverages for consumption off the premises is prohibited.
 28. No outside storage or displays shall be permitted at any time.
 29. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the restaurant's entrance, and shall also be visible to the public.
 30. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.16.020.070.
 31. There shall be no deliveries to or from the premises before 8:00 a.m. and after 10:00 p.m., seven days a week.
 32. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
 33. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.

34. The trash bin shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least three (3) times a week.
35. 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 or application.
36. 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.
37. 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.
38. 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.
39. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
40. 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. Any opaque material applied to the store front, such as window shall count toward the maximum window coverage area.
41. 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.
42. A copy of the decision approving Conditional Use Permit No. CUP-123-2018 shall be kept on the premises at all times.
43. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, 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.

44. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-123-2018, and his/her agreement with all conditions of the approval.
45. If deemed necessary by the Community and Economic Development Director, the Conditional Use Permit may be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.
46. The applicant is advised that if the use of the establishment ceases to operate for more than 90 days, then the existing Conditional Use Permit will become null and void and the new applicant shall be required to apply for a new Conditional Use Permit subject to the approval by the Community and Economic Development Department, Planning Services Division.
47. 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-123-2018 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.
48. 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-123-2018. 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.

Water Services Division

49. Any carbonation dispensing equipment shall have a Reduced Pressure Principal Device (RPPD). Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
50. Commercial food use of any type shall require the installation of an approved grease control device (GDC) prior to obtaining a business license.
51. A properly sized Grease Control Device (GCD) shall be installed on the waste line and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease trap. All other waste lines shall be drained through the GCD. The GCD may be locate inside of the building per County Health Department requirements. If a grease interceptor is require that shall be installed outside the building Owner shall maintain comprehensive GCD maintenance records and shall make them available to the City of Garden Grove upon demand.
52. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.2	SITE LOCATION: South side of Garden Grove Boulevard, west of Brookhurst Street at 10080 Garden Grove Boulevard and the property adjacent to the south at 9860 Larson Avenue
HEARING DATE: March 15, 2018	GENERAL PLAN: Residential/Commercial Mixed Use 1 and Parks and Open Space PROPOSED: Community Residential
CASE NOS.: General Plan Amendment No. GPA-001-2018, Planned Unit Development No. PUD-008-2018, Site Plan No. SP-048-2018	ZONE: GGMU1 (Garden Grove Boulevard Mixed Use 1) and O-S (Open Space) PROPOSED: PUD (Planned Unit Development)
APPLICANT: AMG & Associates, LLC	APN NOS.: 098-070-72 & 098-070-73
PROPERTY OWNER: Emlen W. Hoag Foundation, a Corporation	CEQA DETERMINATION: Subsequent Mitigated Negative Declaration

REQUEST:

The applicant is requesting entitlements to repurpose an existing 8-story, unfinished, steel structure into a 394-unit affordable senior housing project with 12,938 square feet of commercial retail space by amending the General Plan land use designations from Residential/Commercial Mixed Use 1 (prior Galleria, "Project" site) and Parks/Open Space (2-acre portion of Garden Grove Boys & Girls Club) to Community Residential to increase the residential density from 42 dwelling units per acre to 60 dwelling units per acre specifically for senior housing; to rezone the site from Garden Grove Boulevard Mixed Use 1 (GGMU1) and Open Space (O-S) to Planned Unit Development (PUD) to implement the new General Plan designation and the unique mix of uses; and Site Plan review for the proposed senior housing and commercial project, which includes changes to the massing of the building and an increase in developable site area to 5.09 acres from 3.09 acres. The developer is also requesting a density bonus of 35% under the State Density Bonus allowance and three concessions: a reduction in unit size from minimum requirements; a reduction in the required overall open space; and an increase in the number of allowable compact spaces.

PROJECT STATISTICS:

	ORIGINAL GALLERIA Approved 2005	GGMU1 ZONING (Adopted 2012)	GARDEN BROOK SENIOR VILLAGE (2018 Proposal with GPA and PUD)
Lot Size	3.09 Acres – 134,805 s.f.	3.09 Acres	5.09 Acres (With addtl 2 Acres from GGBGC)
Density	21 units/acre	42 units/acre	78 units/acre (60 du/acre + 35% State Density bonus)
Uses	Residential – 66 units Commercial - 126,510 s.f.	Residential – 130 units (42 units x 3.09 acres) Commercial - 40,380 s.f. (0.5 FAR on 3.09 acres)	Senior Housing – 394 units (60 units x 5.09 Acres + 35% Density Bonus) Commercial – 12,938 s.f.
Open Space	19,800 s.f. required (300 sq. ft. x 66 units) 28,316 s.f. provided	39,000 s.f. required (300 sq. ft. x 130 units) 43,200 s.f. provided	118,200 s.f. required (300 s.f. x 394 units) 31,844 s.f. provided (concession request/81 s.f. per unit)
Parking	810 spaces (as built 786) > 612 Commercial > 198 Residential	623 spaces > 215 Commercial > 408 Residential	300 spaces >65 commercial (65 required, 1 space for 200 s.f. commercial floor area – retail use only) >235 residential (.5 spaces per unit .5 x 394 units = 197 spaces + extra)
Size of Units		0 Bdrm – 500 s.f. 1 Bdrm – 750 s.f. 2 Bdrm – 900 s.f. 3+ Bdrm – 1,000 s.f.	0 Bdrm – 400-424 s.f. 1 Bdrm – 528 -567 s.f. 2 Bdrm – 820 s.f.
Setbacks	North (front) 12 feet East (side) 5 feet South (rear) 5 feet West (side) 20 feet	Same as Original	Same as Original

<u>Unit Type Summary</u>	<u>Number of Bedrooms/Baths</u>	<u>Unit Size</u>	<u>Total</u>
Unit S1	Studio – 1 Bath	400 s.f.	1
Unit S2	Studio – 1 Bath	402 s.f.	119
Unit S3	Studio – 1 Bath	424 s.f.	9
Unit A1	1 Bdrm – 1 Bath	528 s.f.	16
Unit A2	1 Bdrm – 1 Bath	588 s.f.	12
Unit A3	1 Bdrm – 1 Bath	559 s.f.	80
Unit A4	1 Bdrm – 1 Bath	567 s.f.	106
Unit A5	1 Bdrm – 1 Bath	567 s.f.	5
Unit B1	2 Bdrm – 1 Bath	820 s.f.	46
(Studios – 129, 1-Bdrm – 219, 2-Bdrm – 46)		TOTAL	394

BACKGROUND:

The Project site (prior Galleria) is located on the south side of Garden Grove Boulevard, west of Brookhurst Street. The Ramada Plaza Hotel is adjacent to the west of the project site and the "Festival Plaza" a two-story commercial center is to the east. The Brookhurst Triangle is across Garden Grove Boulevard to the north and construction on the first phase of residential units is almost complete. The parking lot for the Boys & Girls Club abuts the site to the south. Both the project site and the Boys & Girls Club site are owned by the Emlen W. Hoag Foundation. The site with the existing steel structure is comprised of a single lot, 10080 Garden Grove Boulevard (APN 098-070-72).

The original project was approved in 2005 and was an ambitious, groundbreaking, mixed use concept spearheaded by the then President of the Hoag Foundation, Sheldon Singer. At the time, the site contained the vacant buildings from a prior car dealership that closed in 2004. The Hoag Foundation intended the redevelopment of the site to be a major contributor to its long term economic viability. The proposed 8-story mixed-use building included two double-height levels of retail shopping mall and 66 residential units above. Four floors of parking garage were at the rear of the commercial shopping mall. The 5th floor was entirely used for parking. Above the parking level, on each of the 6th, 7th, and 8th floors were 22 residential condominiums for a total of 66 units. The 6th Floor included the large, open space courtyard for the residences. The original Galleria was the first mixed-use proposal in the City of Garden Grove.

To accommodate the first mixed-use proposal, the General Plan Land Use designation was changed from Heavy Commercial (HC) to Mixed Use (MU). The Heavy Commercial designation had allowed for a wide range of commercial uses, primarily more intensive services and wholesale/retail combinations. Over time, Garden Grove Boulevard had changed to more residential planned unit developments and neighborhood-serving commercial uses. The project received approval of the General Plan Amendment (GPA-2-05) to allow for a mixed-use combination of commercial uses (mainly retail and restaurant) in the proposed shopping mall and residential units above. The Mixed Use designation was implemented by approving a Planned Unit Development (PUD) zoning designation for the property (PUD-107-05).

Construction on the project began in 2007. Building permit records show there was a slab installed in 2007. Grading continued through 2008 and a rough plumbing permit was pulled in 2009. The site was graded, foundations were built, and the steel structure was erected.

In 2008, the new General Plan 2030 was adopted and Mixed Use land use designations were an important change to Garden Grove's land use pattern. Corridors such as Garden Grove Boulevard were changed from commercial designations to mixed-use designations that allowed residential uses. This focused growth on under-utilized commercial corridors, preserved older residential neighborhoods from increased

densities, and provided commercial property owners additional development opportunities to incentivize redeveloping their sites. The subject property was included in the Residential/Commercial Mixed Use 1 Land Use designation (R/CMU1), which allowed for projects with residential densities up to 42 dwelling units per acre mixed with a commercial component of 0.5 FAR.

Construction on the Galleria site ceased. In March 2010, the developer sent a letter to the City advising that work on the project had stopped due to the economic climate and funding problems. After that, the project and property were tied up in litigation between the developer, the property owner, and the bank financing the development.

In 2011, the City undertook the creation of new Mixed Use Zones to implement the General Plan adopted in 2008. Garden Grove Boulevard had three (3) mixed-use zones: Garden Grove Boulevard Mixed Use 1, 2, and 3 (GGMU1, 2, & 3). The subject site was included in the GGMU1 with a residential density of 42 dwelling units per acre (du/acre) and more intense development standards for taller, more urban, mixed-use projects. The Galleria site, along with the Brookhurst Triangle site, created a node of higher density residential and commercial uses with standards to encourage vibrant, urban-scale districts near key intersections.

Still, the Galleria site remained the same; a stark steel structure and no further construction. The Hoag Foundation Board reached out to a second developer to work on the project. The City spent a year in pre-application review with the second developer, who was proposing a different project of 130 residential condominiums and 43,000 square feet of commercial space. The proposed changes in the project were allowable under the new GGMU1 mixed-use zoning. Ultimately, the Hoag Foundation Board decided not to continue with the second proposal at the end of 2014.

In September 2016, the current developer, AMG & Associates, met with City staff to discuss a revised proposal for the site, an affordable senior housing project with approximately 400 units called the Garden Brook Senior Village. The developer and City staff have been working on the project since that time. The proposal includes an expansion of the overall site to include a 2-acre portion to the south of the Galleria site. These 2 acres are on a larger 6.92-acre parcel that is also owned by the Emlen W. Hoag Foundation and includes the Garden Grove Boys & Girls Club, Kiwanisland, and a baseball playing field. The Boys & Girls Club of Garden Grove's Main Branch located at 9860 Larson Avenue was originally built in 1956 through the support of the Emlen W. Hoag Foundation.

DISCUSSION:

General Plan Amendment:

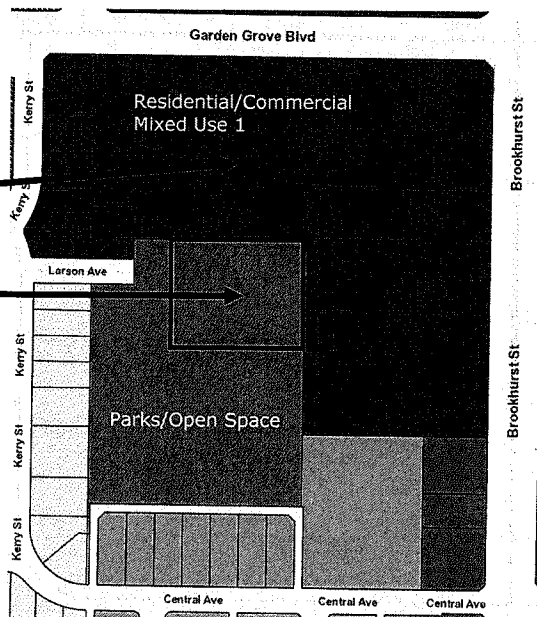
The Project site (prior Galleria) has a General Plan designation of Residential/Commercial Mixed Use 1 (R/CMU1) and a maximum residential density of 42

dwelling units per acre. The applicant’s proposal was for affordable senior housing with at least 400 units. The General Plan 2030 includes a Land Use designation, Community Residential, which is expressly for senior housing, convalescent homes, congregate housing and institutional quarters, and allows the highest density of up to 60 dwelling units per acre. The applicant is requesting a General Plan Amendment to change the property to the Community Residential designation. This designation has been applied to other sites for senior housing developments such as 12761 Garden Grove Boulevard and 12232 Chapman Avenue, the Chapman Care Center nursing home. With the addition of two (2) acres to the project site, a density increase to 60 dwelling units per acre, and the State Density Bonus allowance of a 35% increase in density for affordable projects, the applicant was able to reach the unit count of 400. The Community Residential Land Use designation is only implemented by approving a Planned Unit Development (PUD) zoning to the property.

The two acres added to the project site are on part of a larger property to the south. This parcel of 6.92 acres is also owned by the Emlen W. Hoag Foundation and includes Kiwanisland in its park setting, the Garden Grove Boys & Girls Club (GGBGC), a parking lot, and a baseball playing field. The property is zoned Open Space with a General Plan Land Use Designation of Parks and Open Space. The uses are accessed from the west by way of Larson Avenue, a short street that is reached from Kerry Avenue. The baseball playing field is also accessed by an alley along the southern property line.

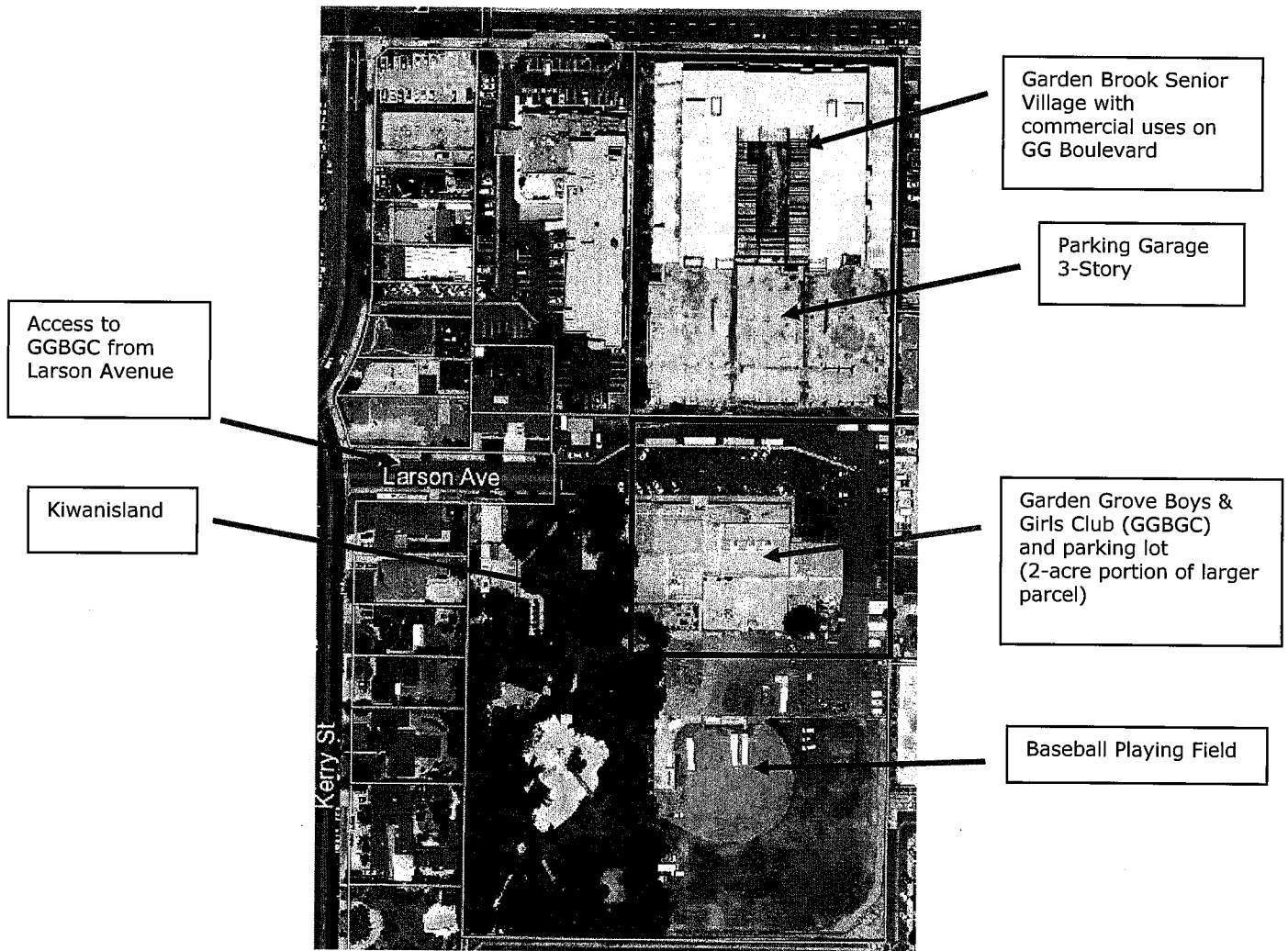
“Galleria” Site 3.09 Acres

2-Acre Portion of GGBGC



To have the necessary lot area for the density of the project, two acres must be added to the property. The two acres that include the parking lot and the GGBGC Buildings will be tied to the Project site through a “Declaration of Covenants and Restrictions for the Transfer of Development Rights”. The “Transfer of Development Rights” means that the

senior housing units that could be developed on the 2-acre portion (2 acres x 60 du/acre = 120 units) can be added to the Project site (3.09 acres x 60 du/acre = 184 units). Since the 2-acre GGBGC site has transferred the residential density to the Project site, no senior housing units can be developed on the GGBGC property now or in the future. The PUD zoning will continue the existing Open Space uses on this 2-acre site. The GGBGC building and parking lot will remain on the property and an intergenerational program with the seniors and youth will be added.



The GGBGC property has a General Plan Land Use designation of Open Space and no senior housing or residential density is permitted in that designation. Therefore, the 2-acre portion of the 6.92-acre property must also have its General Plan Land Use designation amended to Community Residential to have the allowable use of senior housing units at a density of 60 dwelling units per acre. Only then can senior housing

density be transferred to the Project site. This will not affect the existing uses (GGBGC) on the site. While the Community Residential designation is expressly for senior housing and similar uses, the implementation of the designation is by adopting site-specific zoning requirements through a Planned Unit Development (PUD). The General Plan states that the regulations of the PUD are intended to provide a diversity of uses, relationships, and open spaces in an innovative land plan. The Planned Unit Development zoning for the combined 5.09-acre site will allow a unique mix of uses that include senior housing, neighborhood commercial businesses, open space, and public/semi-public institutions.

Planned Unit Development:

A Planned Unit Development (PUD) is a zoning designation that establishes development standards and uses specific to a particular project. As the Municipal Code, Title 9, does not provide development standards for a zoning classification implementing the General Plan Land Use designation of Community Residential, the rezoning of the 5.09-acre site to PUD-008-2018 is necessary to accommodate the proposed mixed-use, affordable senior housing development.

PUD-008-2018 must define a set of uses specific to this project and the properties involved. These uses include the new affordable senior housing, the boulevard retail commercial uses, and the Boys & Girls Club uses that will remain on the 2-acre site to the south.

The Boys & Girls Clubs of Garden Grove Main Branch is the flagship club seeing an average of 125 youth daily from across all of Garden Grove and is in operation Monday through Friday, 51 weeks of the year. Program services include a focus on recreation and health, educational support, and guidance and mentorship to girls and boys between the ages of 5 and 18 years of age. Programming provides safe and educationally enriching alternatives for children and youth during non-school hours. Members are required to be picked up daily by 6:30 p.m. and GGBGC staff leave the facility by 7:00 p.m. Among other amenities, the Club has a fully functional recording studio, large baseball field, full size indoor basketball court, and also houses a full fleet of buses (15) and other organizational vehicles. The Club is available to the community as a rental and several special events are held there throughout the year.

PUD-008-2018 is intended to allow for a mix of uses on the project site. The PUD will provide base zones and specific uses that are permitted on the properties with the understanding that all such uses or expansion of uses shall meet the applicable development standards from Title 9.

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The following uses allowed under the Community Residential Land Use designation shall be allowed by PUD-008-2018 on the 10080 Garden Grove Boulevard parcel (APN 098-070-72):

- Senior Housing
- Convalescent Hospitals
- Congregate Housing
- Institutional Quarters

These uses translate to the following activities in Title 9, Section 9.16.020.030 Uses Permitted:

- Multi-Family Residential
- Community Care Facility, Residential
- Residential Care Facility for the Elderly (RCFE)
- Skilled Nursing Facility

The commercial uses shall be retail sales and services for neighborhoods and the larger community and shall be allowed on the 10080 Garden Grove Boulevard (APN 098-070-72) property. The following base districts for the commercial uses are:

- C-1, Neighborhood Commercial
- O-P, Office Professional

The Boys & Girls Club uses are those found in the Open Space zone and include "Public and Semi Public" Educational Institutions and Public Recreational Facilities. The following base district for the 9860 Larson Avenue site (a portion of APN 098-070-73) is:

- O-S, Open Space
- Title 9, Section 9.16.030.050 Open Space Zone further defines open space uses.

Landscaping, pedestrian plazas along Garden Grove Boulevard, architectural detailing, outdoor dining and similar features shall meet the requirements of the following base district:

- GGMU1, Garden Grove Mixed Use 1

In the event that a use is proposed that is not listed, an interpretation of use may be made by the Zoning Administrator or the Planning Commission.

Site Design:

The original project was significantly different from the proposed affordable senior housing project; however, both rely on the same basic steel structure. This translates to design constraints for the proposed senior housing that would not exist for an entirely new development. The basic footprint of the building, including the parking structure, is set.

The original project was the first approved mixed-use design and therefore, was definitely innovative with its combination of uses in a single building. The proposal was for an 8-story mixed-use building. The first four levels of the building consisted of a shopping mall on two, double-height commercial floors at the front, and four floors of parking garage at the rear. The 5th floor was used entirely for parking to provide for the residents. On the floors above, the 6th, 7th, and 8th, were 66 condominiums (22 units per floor) that were shaped in a "U" with the open side facing south. This shape allowed direct sunlight into the large landscaped courtyard in the center of the "U" on the 6th floor (the roof of the 5th floor). The large open space included both a pool and a basketball court. There was a fitness center on the 8th floor and each unit had a private deck.

The original project was designed to be urban in character with a pedestrian plaza that included landscaping along the Garden Grove Boulevard frontage. Retail shops opened onto the pedestrian plaza. Circulation and activity for the commercial tenants was focused around a central atrium inside the building. Most visitors were anticipated to enter the commercial "mall" from the parking structure. Escalators and walkways in the central atrium provide access to the various commercial tenants.

The new, proposed senior housing provides a very different design. The number of units has been greatly increased to provide affordable senior housing and the commercial retail uses have been continued on a smaller scale, as a single row of tenant spaces along the Garden Grove Boulevard frontage. To accommodate the number of units (394) the central, open space courtyard has been placed on the first floor. This allows for 5 stories of residential units to circle the central court and have their windows overlooking that space. The 6th, 7th, and 8th floor of senior housing units maintain the former "U" design with no units along the south side. This allows for some sunlight into the central courtyard on the first floor.

The parking structure at the rear will not be 5 stories in height, but will be reduced to 3 stories. The 3rd floor is only a partial floor of parking spaces. Other massing changes include a new ground floor recreation courtyard cut-out on the west side of the building with units developed around it on the first five floors. This recreation courtyard is next to the westerly drive aisle, towards the Ramada Hotel. There are two similar, but smaller, recreation decks on the 3rd floor of the east side of the building. These decks serve the same purpose to allow units on the 3rd, 4th, and 5th floors to be wrapped around with windows overlooking the open space.

The upper floors, 6th, 7th, and 8th, remain set back from the outer edges of the lower floors. In this way, the massing of the building minimizes the overall height of the development. The massing of the first five floors of the structure projects out at a height (approximately 45 feet) that corresponds to that of the neighboring Ramada Plaza Hotel. By stepping back the upper floors and having comparable heights, the massing and architectural detailing ties into the neighboring development.

Parking:

The proposed senior housing will use 3 floors of the originally approved 5 floors of parking. The project was designed to meet the parking requirements for senior housing units as determined by State Density Bonus law with a minimum requirement of .5 parking spaces for every senior housing unit in an affordable project. For the 394 proposed units, .5 parking spaces equals a total of 197 (.5 x 394 = 197) spaces. State law allows for a .5 parking ratio for a "for-rent" housing development for individuals who are 62 years of age or older. The development shall have either paratransit services or unobstructed access, within one-half mile, to fixed bus route service that operates at least 8 times per day.

The commercial portion of the project meets the parking requirement for retail spaces at 1 space for every 200 square feet of commercial floor area, for a total of 65 required commercial parking spaces (12,938 square feet divide by 200 = 67). This number of parking spaces precludes leasing to tenants with a higher parking demand such as full-service restaurants and medical uses, and also does not take into account future use of a possible retail "mezzanine" level. Additional commercial parking spaces will need to be designated to allow for any use with a higher parking ratio or the development of commercial uses (including storage) of the mezzanine level.

The proposal includes an additional 33 spaces over the required number for the affordable senior uses and the commercial retail uses, with eleven of them designated as "Guest" spaces for the residences.

Building Architecture:

The proposal is an urban, mixed-use development that will be a significant new building in the City of Garden Grove and will improve the eyesore of the unfinished steel structure. The exterior is designed in a modern style with different massing for the commercial spaces and lower floors of the housing units from the upper floors. The upper floors (6th, 7th, & 8th) are set back from the lower five floors. The different shapes and architectural detailing of the elevations give the impression of overlapping massing. Vertical segments in various colors create a pattern on the upper floors. A few accents of bright color add to the modern aesthetic along with interesting metal screen patterns. A tall vertical sign element identifies the name of the development.

Concessions/Incentives:

The applicant proposes three concessions/incentives for the project that are permitted by the State Density Bonus law for affordable housing.

1st Concession – Minimum Unit Size. The first concession is to construct units that are less than the required minimum size. The Municipal Code requires that units have a minimum size; a studio must be 500 square feet, a 1-Bdrm must be 750 square feet, a

2-Bdrm must be 900 square feet. The applicant is proposing units that are 80 to 222 square feet less than required.

	Code Required	Proposal with Concession
Size of Units	0 Bdrm – 500 s.f.	0 Bdrm – 400-424 s.f.
	1 Bdrm – 750 s.f.	1 Bdrm – 528-567 s.f.
	2 Bdrm – 900 s.f.	2 Bdrm – 820 s.f.

The applicant cites other senior housing developments with similar-sized units and State law that allows cities to adopt ordinances for efficiency units of 150 square feet. The City of Garden Grove has adopted no such ordinance for efficiency units.

2nd Concession – Open Space. The second concession/incentive is to reduce the amount of useable open space provided for the senior residents. The Code requirement for multi-family residential development is 300 square feet per unit. With 394 units proposed, the Code required open space would be 118,200 square feet. The applicant is asking for a concession to provide 31,844 square feet of open space (27%) divided among several recreation areas and three community rooms.

On the first floor is the main Central Courtyard (10,423 square feet) and a community room along its southern side (3,300 square feet). There is an additional recreation courtyard (2,495 square feet) on the first floor that abuts the service entry drive aisle. The 3rd Floor has a recreation deck overlooking the first floor Central Courtyard (1,867 square feet) and two recreation decks on the east side of the building (1,741 and 1,364 square feet). The 3rd and 4th floors both have Common Rooms of 675 square feet. On the 6th Floor, is a Recreation Deck along the west side toward the Ramada Hotel (2,963 square feet).

The units on the front of the building, along Garden Grove Boulevard, have 37 private balconies on the 3rd, 4th, 5th, and 6th floors. There are 10 private balconies on the 3rd, 4th, and 5th floors, and 7 private balconies on the 6th floor for a total of 6,341 square feet of private open space.

The applicant is working with the Garden Grove Boys & Girls Club (GGBGC) to develop Intergenerational Programming to bring youth and seniors together. Such a program, with planned activities and classes, visits to the GGBGC, and transportation for outings would provide additional recreation opportunities for the seniors. The Boys & Girls Club provided a memo outlining the Intergenerational Programming. The memo discusses the three elements necessary for the programming to be successful, a list of “needs” to make it work, and objectives. The “needs” include specifics about community spaces and training rooms. The Hoag Foundation President has submitted a letter that the Boys & Girls Club staff have reviewed the floor plans and are in agreement that there are adequate community spaces for their programming. Conditions of Approval have been written to implement the Intergenerational Programming such as the

requirement for an "easily accessible safe walkway between the properties that will be secure".

3rd Concession – Residential Compact Spaces. The third concession/incentive is to allow the project to provide a percentage of the residential parking spaces to be compact. The Municipal Code does not allow required residential parking spaces to be compact in size. Only commercial parking lots can provide a maximum of 20% of the total required spaces as compact. A compact space is 8' x 15', while a regular parking space is 9' x 19'. The parking garage from the original project was constructed with some areas that had less space than was represented in the approved plans, thereby constraining parking layouts. The applicant will comply with the requirement for commercial parking to have a maximum of 20% compact spaces, and is asking to provide 16% of the residential parking as compact spaces to provide more overall parking.

Circulation:

The circulation to and from the site was reviewed in a Traffic Study that is part of the subsequent Mitigated Negative Declaration. The project will have two access points from Garden Grove Boulevard. The project's main entrance will be on the east side of the property with traffic entering and leaving the site on a 30-foot wide driveway. Cars entering the site at the main entrance will be directed into the 3-story parking structure to the south of the building. An additional entrance is located at the west side of the property and is intended for deliveries, trash pick-up, and emergency access. The westerly drive aisle is 20 feet in width.

The applicant will design and construct a traffic signal at the intersection of Garden Grove Boulevard and the main entrance of the project (the easterly driveway), along with reconstructing the raised median to extend the left-turn pocket into this access. The left-turn pocket, which currently allows access to the "Festival Plaza" shopping center, shall be closed and moved west to allow for a left turn pocket into the project main entrance. Also, the existing left-pocket in front of the project site shall be relocated to the west to allow for left turns into the proposed westerly driveway. Finally, the applicant shall design and implement a signal timing coordination plan along Garden Grove Boulevard. The coordination plan shall amend the current plan and address impacts from the new traffic signal. The existing driveways shall be removed and two new driveways shall be constructed to meet City Standards. The new signal, other improvements and coordination of traffic on Garden Grove Boulevard will create safer ingress and egress to the proposed development.

Neighborhood Meeting:

The applicant, AMG & Associates, conducted a neighborhood meeting on September 27, 2017 to review and receive input on the proposal. The audience included HOAG Foundation Board members, Boys & Girls Club board members, and members of the

general public. Alexis Gevorgian, AMG & Associates, LLC, gave an overview of the company and their work at developing affordable housing. He introduced the project and discussed the decision to shift toward an affordable senior housing project.

The Chief Executive Officer from the Boys & Girls club, Mark Surmanian, spoke about a partnership with the developer to develop an intergenerational program between youth and seniors. Other speakers included Laura Archuleta, President of Jamboree Housing, who spoke about the need for senior housing, Charles Addington, Architects Orange, gave an overview about the design, and William Grant, HOAG Foundation President, spoke about the project.

The main concern raised by members of the audience was parking, specifically whether the .5 space per unit was sufficient and how the access to the site will be handled. A traffic study was suggested. The project proponents clarified that the parking areas will be gated and will require an access key to enter, vehicles will require a parking sticker, parking will be enforced by an on-site management company, and there will be no overnight parking in the visitor spaces. There may be an Uber or Lyft stop at the project, or possibly a Zipcar station. Also mentioned, was the number of handicap stalls (28) provided in the project exceeds the minimum state requirements. A condition of approval requires that a Parking Management Plan be submitted and approved which details the ideas presented at the neighborhood meeting and how parking, for both the residential and commercial uses, will be handled on the site.

Other comments included a question about the prospective retail tenants, a timeline for construction, how the units would become available for rent, short-term plans to address security concerns, and whether pets or service animals would be allowed. The answers to these concerns were, there were no prospective tenants yet, the timeline was moving forward, prospective residents would be placed on a waitlist, not a lottery, the site had been made more secure and cleaned, and pets/service animals would be permitted, however, the size and number would be restricted.

ENVIRONMENTAL CONSIDERATION:

The proposed project was originally proposed and considered in 2005 (previously approved project). Pursuant to the California Environmental Quality, Public Resources Code Section 21000 et seq. and California Code of Regulations, Title 14, Sections 15000 et seq. ("CEQA"), the City adopted a Mitigated Negative Declaration ("MND") and approved the project in 2005. A Notice of Determination was filed and posted on May 20, 2005. In 2017, modifications were proposed to the 2005 project ("proposed project"). Pursuant to Public Resources Code Section 21166 and California Code of Regulations, Title 14, Section 15162, the City prepared a subsequent initial study (The Galleria Mixed-Use Project Initial Study-Mitigated Negative Declaration) to analyze the proposed project's environmental effects. The subsequent initial study concluded that all of the proposed project's environmental impacts could be reduced to a less than significant level. On this basis, the subsequent initial study concluded that a

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subsequent Mitigated Negative Declaration was appropriate. Copies of the subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are attached to this report.

The 20-day public comment period on the subsequent Mitigated Negative Declaration occurred from February 21, 2018 to March 14, 2018.

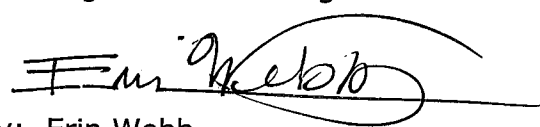
RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

- Adopt the subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and,
- Recommend City Council approve General Plan Amendment No. GPA-001-2018, and Planned Unit Development No. PUD-008-2018; and,
- Approve Site Plan No. SP-048-2018, subject to the recommended conditions of approval and subject to the approval and effectiveness of the subsequent Mitigated Negative Declaration, General Plan Amendment No. GPA-001-2018, and Planned Unit Development No. PUD-008-2018 by the City Council.



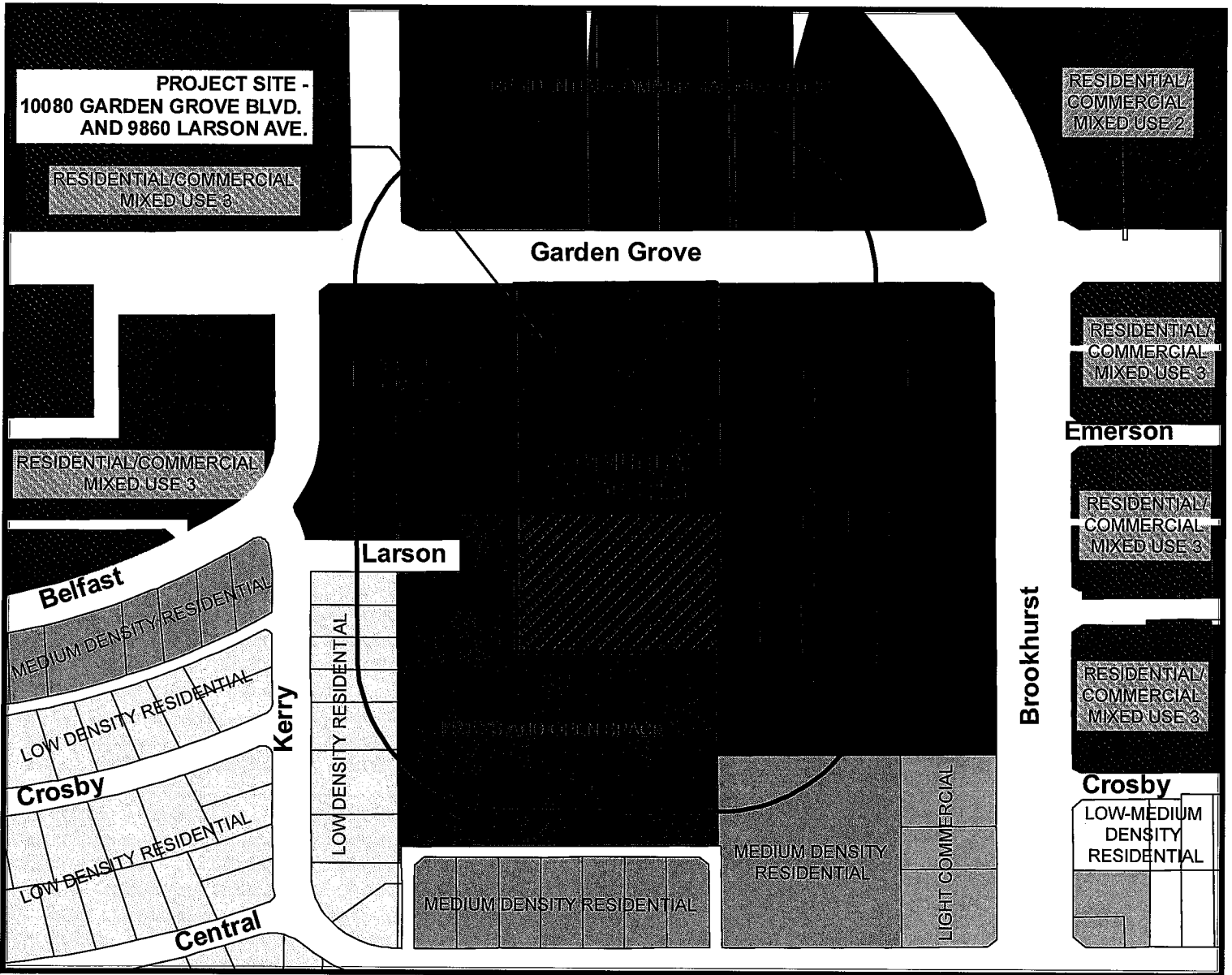
LEE MARINO
Planning Services Manager



By: Erin Webb
Senior Planner

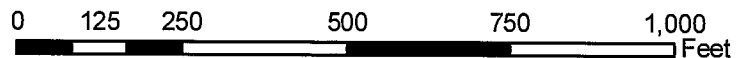


**GENERAL PLAN AMENDMENT NO. GPA-001-2018
 PLANNED UNIT DEVELOPMENT NO. PUD-008-2018
 SITE PLAN NO. SP-048-2018**



LEGEND

-  SUBJECT SITES - 10080 GARDEN GROVE BLVD. AND 9860 LARSON AVE.
-  300 FEET RADIUS



NOTES

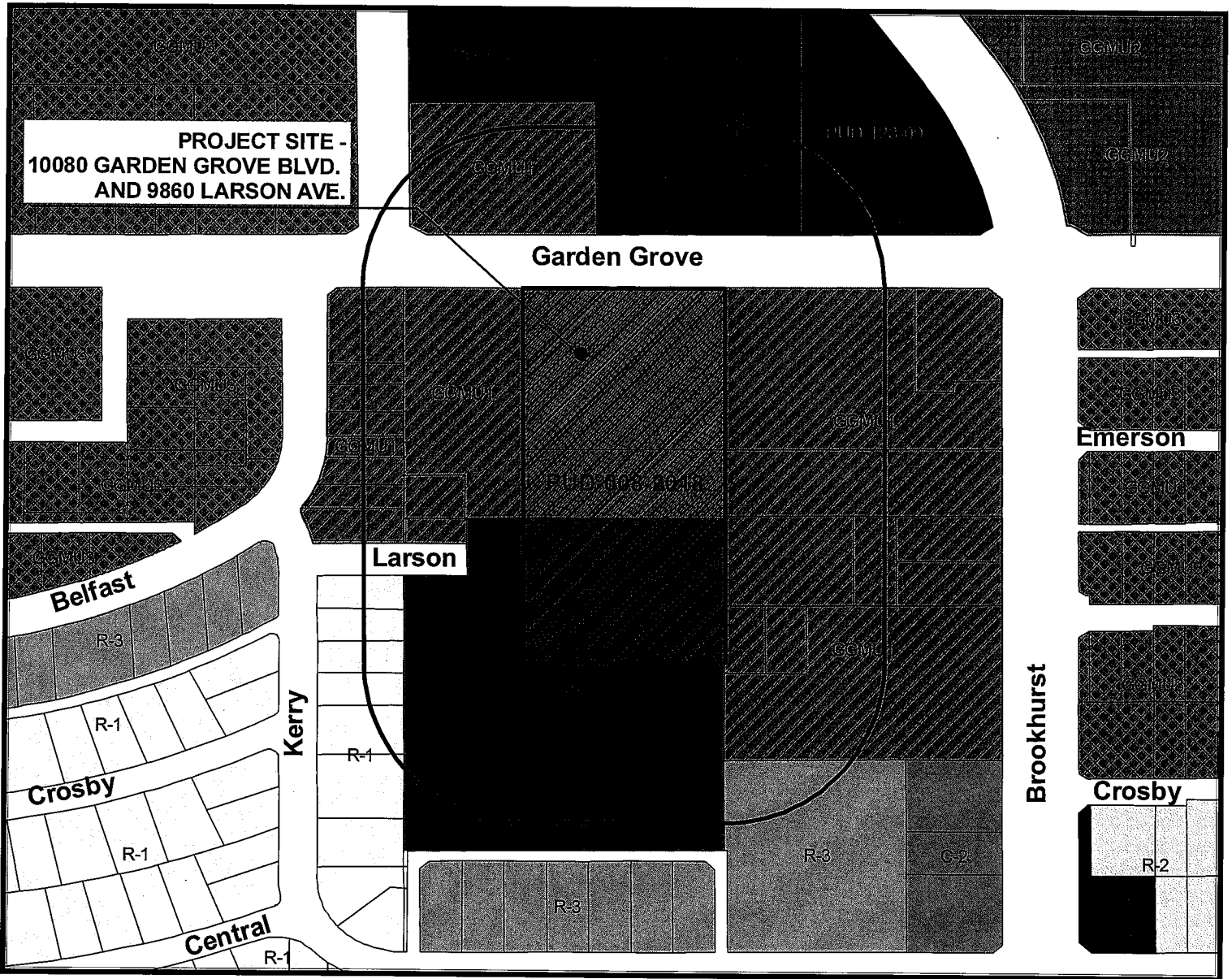
1. SITE ADDRESSES - 10080 GARDEN GROVE BLVD. AND 9860 LARSON AVE.
2. GENERAL PLAN: RESIDENTIAL/COMMERCIAL MIXED USE 1 AND PARKS AND OPEN SPACE TO COMMUNITY RESIDENTIAL

**CITY OF GARDEN GROVE
 COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 GIS SYSTEM
 MARCH 2018**



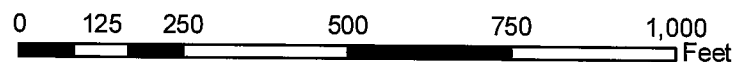
**GENERAL PLAN AMENDMENT NO. GPA-001-2018
 PLANNED UNIT DEVELOPMENT NO. PUD-008-2018
 SITE PLAN NO. SP-048-2018**

GARDEN GROVE



LEGEND

-  SUBJECT SITES - 10080 GARDEN GROVE BLVD. AND 9860 LARSON AVE.
-  300 FEET RADIUS



NOTES

1. SITE ADDRESSES - 10080 GARDEN GROVE BLVD. AND 9860 LARSON AVE.
2. ZONING: GARDEN GROVE BOULEVARD MIXED USE 1 AND OPEN SPACE TO PUD-008-2018

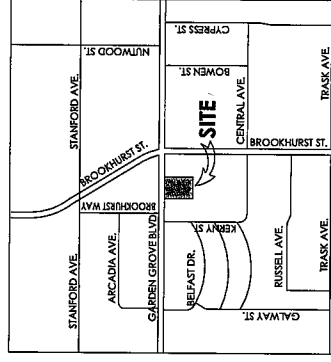
**CITY OF GARDEN GROVE
 COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 GIS SYSTEM
 MARCH 2018**

AMG & Associates, LLC
GARDEN BROOK SENIOR VILLAGE
 Garden Grove, CA.



* ARTIST RENDERING

AGENCY SUBMITTAL
GARDEN GROVE, CA.
MARCH 7, 2018



Vicinity Map
 N.T.S.



CS



JOB NO. 16-322 DATE: 03-07-18

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 144 NORTH ORANGE ST., ORANGE, CA 92666 (714) 639-9860

16633 VENTURA BLVD., SUITE 1014
 ENCINO, CA 91436

AMG
 T. (818) 380-2400

Project Team

APPLICANT/OWNER:
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 Encino, CA 91436
 (818) 380-2400 Attn: Aleah Generation

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 Architects Orange
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CIVIL ENGINEER:
 DMG Consulting Inc.
 12771 Lewis Street, Suite 203
 Garden Grove, CA 92640
 (714) 746-8840 Attn: Stremdar Dewan, P.E.

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ARCHITECTURAL	LANDSCAPE
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A-3.6 SHADOW STUDY	
A-3.7 COLOR & MATERIAL BOARD	
A-4.0 CONCEPTUAL UNIT PLANS	
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GARDEN BROOK SENIOR VILLAGE - GARDEN GROVE, CA

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AMG & ASSOCIATES, LLC
GARDEN BROOK SENIOR VILLAGE - GARDEN GROVE

PROJECT DESCRIPTION

A 394 UNIT PROJECT CONSISTING OF 8-STORY TYPE I-A RESIDENTIAL BUILDING WITH A 3-STORY TYPE I-A PARKING STRUCTURE AND AN EXISTING BOYS AND GIRLS CLUB SINGLE STORY BUILDING

NET LAND/PARCEL AREA: 5.09 ACRES
 TOTAL UNITS: 394 UNITS
 DENSITY [UNITS PER ACRE]: 77.4 DU/AC
 DENSITY [S.F. PER UNIT]: 542.7 SF/UNITS

UNIT SUMMARY			PRIVATE OPEN SPACE		
UNIT TYPE	NO. OF UNITS	TOTAL AREA (SQ. FT.)	UNIT TYPE	AREA (SQ. FT.)	PERCENTAGE (%)
1-BED	11	1,000	OPEN	7	7.33
2-BED	11	1,000	DECK	22	2.06
3-BED	11	1,000	LAWN	22	2.06
4-BED	11	1,000	TERRACE	22	2.06
5-BED	11	1,000	WALKWAY	22	2.06
6-BED	11	1,000	BIKEWAY	22	2.06
7-BED	11	1,000	STAIR	22	2.06
8-BED	11	1,000	LANDSCAPE	22	2.06
TOTAL	77	7,000	TOTAL	154	15.31

RESIDENTIAL BUILDING SUMMARY		
FLOOR	LEVEL	AREA (SQ. FT.)
1	1	11,000
2	2	11,000
3	3	11,000
4	4	11,000
5	5	11,000
6	6	11,000
7	7	11,000
8	8	11,000
TOTAL		88,000

PARKING STRUCTURE TOTAL (SQ. FT.)		
LEVEL	AREA (SQ. FT.)	TOTAL (SQ. FT.)
LEVEL 1	41,000	41,000
LEVEL 2	41,000	82,000
LEVEL 3	41,000	123,000
LEVEL 4	41,000	164,000
LEVEL 5	41,000	205,000
LEVEL 6	41,000	246,000
LEVEL 7	41,000	287,000
LEVEL 8	41,000	328,000
TOTAL		1,640,000

RETAIL PARKING SUMMARY		
PARKING TYPE	RETAIL PARKING SPACES	TOTAL SPACES
STREET	10	10
UNDERGROUND	10	20
OVERHEAD	10	30
TOTAL	30	60

RETAIL PARKING SUMMARY		
RETAIL PARKING SPACES	RETAIL PARKING SPACES	TOTAL SPACES
STREET	10	10
UNDERGROUND	10	20
OVERHEAD	10	30
TOTAL	30	60

RETAIL PARKING SUMMARY		
RETAIL PARKING SPACES	RETAIL PARKING SPACES	TOTAL SPACES
STREET	10	10
UNDERGROUND	10	20
OVERHEAD	10	30
TOTAL	30	60

RETAIL PARKING SUMMARY		
RETAIL PARKING SPACES	RETAIL PARKING SPACES	TOTAL SPACES
STREET	10	10
UNDERGROUND	10	20
OVERHEAD	10	30
TOTAL	30	60

RETAIL PARKING SUMMARY		
RETAIL PARKING SPACES	RETAIL PARKING SPACES	TOTAL SPACES
STREET	10	10
UNDERGROUND	10	20
OVERHEAD	10	30
TOTAL	30	60

RETAIL PARKING SUMMARY		
RETAIL PARKING SPACES	RETAIL PARKING SPACES	TOTAL SPACES
STREET	10	10
UNDERGROUND	10	20
OVERHEAD	10	30
TOTAL	30	60

RETAIL PARKING SUMMARY		
RETAIL PARKING SPACES	RETAIL PARKING SPACES	TOTAL SPACES
STREET	10	10
UNDERGROUND	10	20
OVERHEAD	10	30
TOTAL	30	60

RETAIL PARKING SUMMARY		
RETAIL PARKING SPACES	RETAIL PARKING SPACES	TOTAL SPACES
STREET	10	10
UNDERGROUND	10	20
OVERHEAD	10	30
TOTAL	30	60

RETAIL PARKING SUMMARY		
RETAIL PARKING SPACES	RETAIL PARKING SPACES	TOTAL SPACES
STREET	10	10
UNDERGROUND	10	20
OVERHEAD	10	30
TOTAL	30	60

RETAIL PARKING SUMMARY		
RETAIL PARKING SPACES	RETAIL PARKING SPACES	TOTAL SPACES
STREET	10	10
UNDERGROUND	10	20
OVERHEAD	10	30
TOTAL	30	60

RETAIL PARKING SUMMARY		
RETAIL PARKING SPACES	RETAIL PARKING SPACES	TOTAL SPACES
STREET	10	10
UNDERGROUND	10	20
OVERHEAD	10	30
TOTAL	30	60

RETAIL PARKING SUMMARY		
RETAIL PARKING SPACES	RETAIL PARKING SPACES	TOTAL SPACES
STREET	10	10
UNDERGROUND	10	20
OVERHEAD	10	30
TOTAL	30	60

RETAIL PARKING SUMMARY		
RETAIL PARKING SPACES	RETAIL PARKING SPACES	TOTAL SPACES
STREET	10	10
UNDERGROUND	10	20
OVERHEAD	10	30
TOTAL	30	60

RETAIL PARKING SUMMARY		
RETAIL PARKING SPACES	RETAIL PARKING SPACES	TOTAL SPACES
STREET	10	10
UNDERGROUND	10	20
OVERHEAD	10	30
TOTAL	30	60

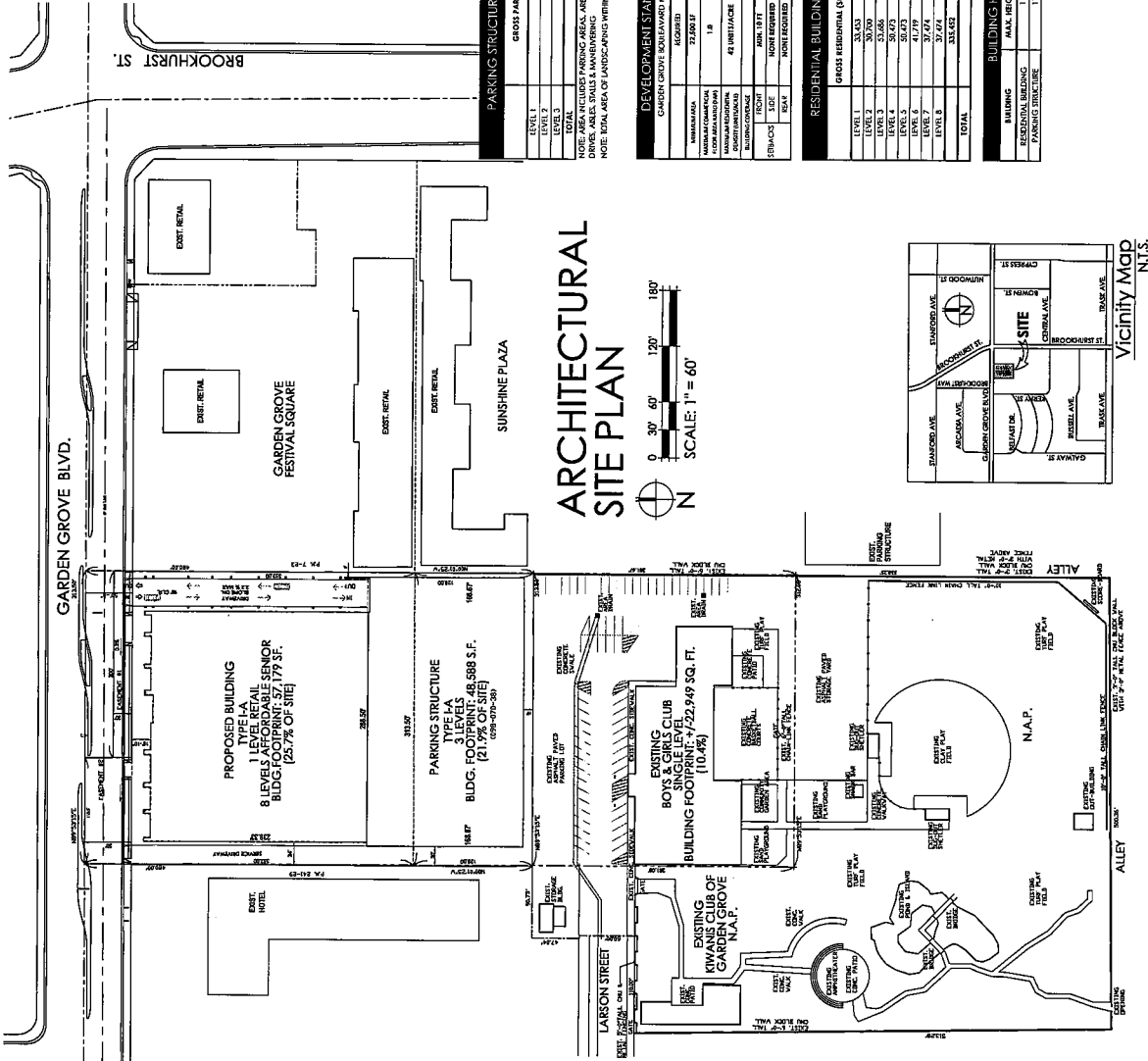
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STREET	10	10
UNDERGROUND	10	20
OVERHEAD	10	30
TOTAL	30	60

RETAIL PARKING SUMMARY		
RETAIL PARKING SPACES	RETAIL PARKING SPACES	TOTAL SPACES
STREET	10	10
UNDERGROUND	10	20
OVERHEAD	10	30
TOTAL	30	60

RETAIL PARKING SUMMARY		
RETAIL PARKING SPACES	RETAIL PARKING SPACES	TOTAL SPACES
STREET	10	10
UNDERGROUND	10	20
OVERHEAD	10	30
TOTAL	30	60

RETAIL PARKING SUMMARY		
RETAIL PARKING SPACES	RETAIL PARKING SPACES	TOTAL SPACES
STREET	10	10
UNDERGROUND	10	20
OVERHEAD	10	30
TOTAL	30	60

NOTE: REFER TO LANDSCAPE PLANS FOR MORE INFORMATION



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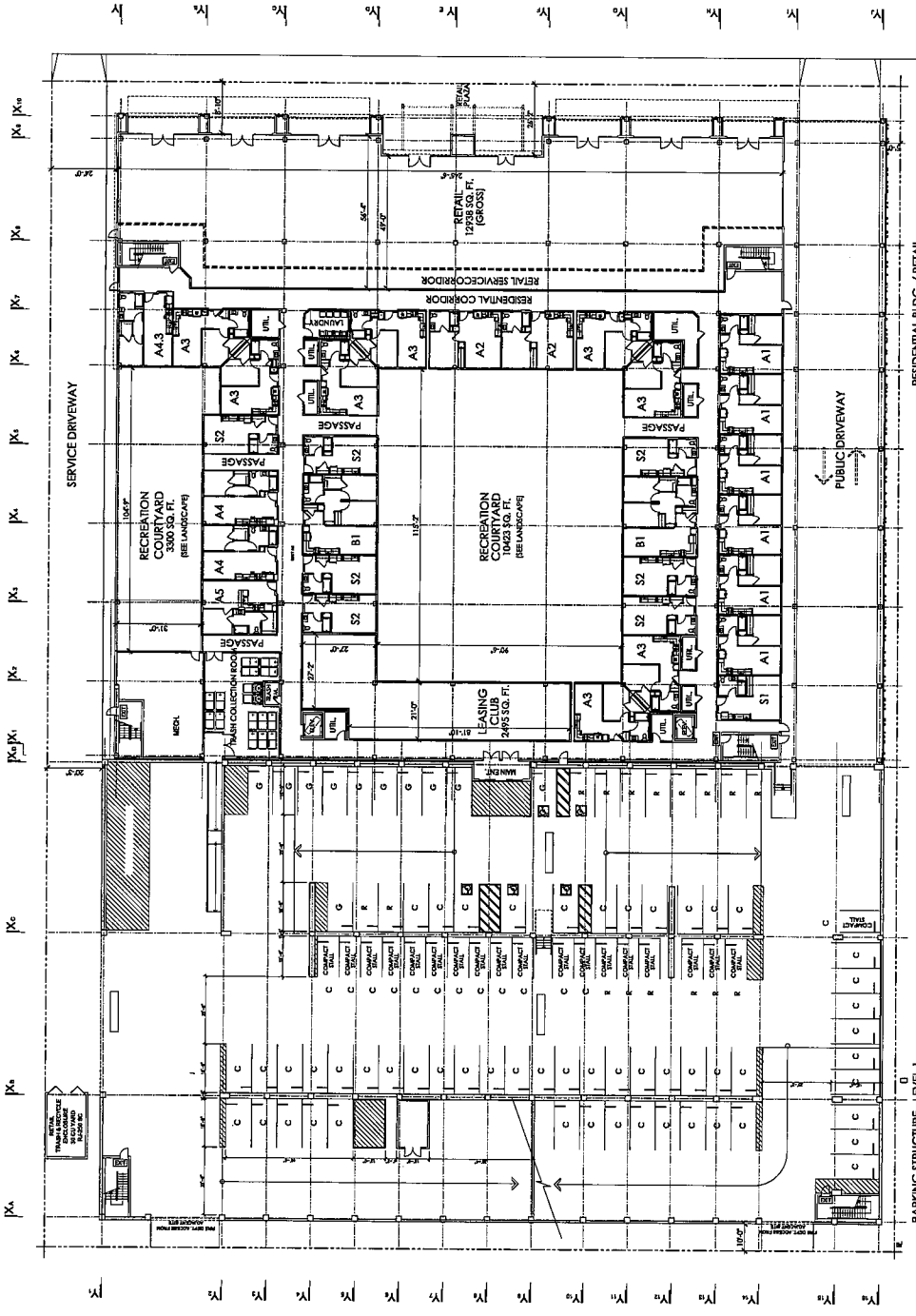
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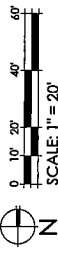
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LEVEL 1

NOTE: REFER TO LANDSCAPE PLANS FOR MORE INFORMATION

CONCEPTUAL BUILDING PLAN



JOB NO: 16-302
DATE: 03-07-16

A-2.0

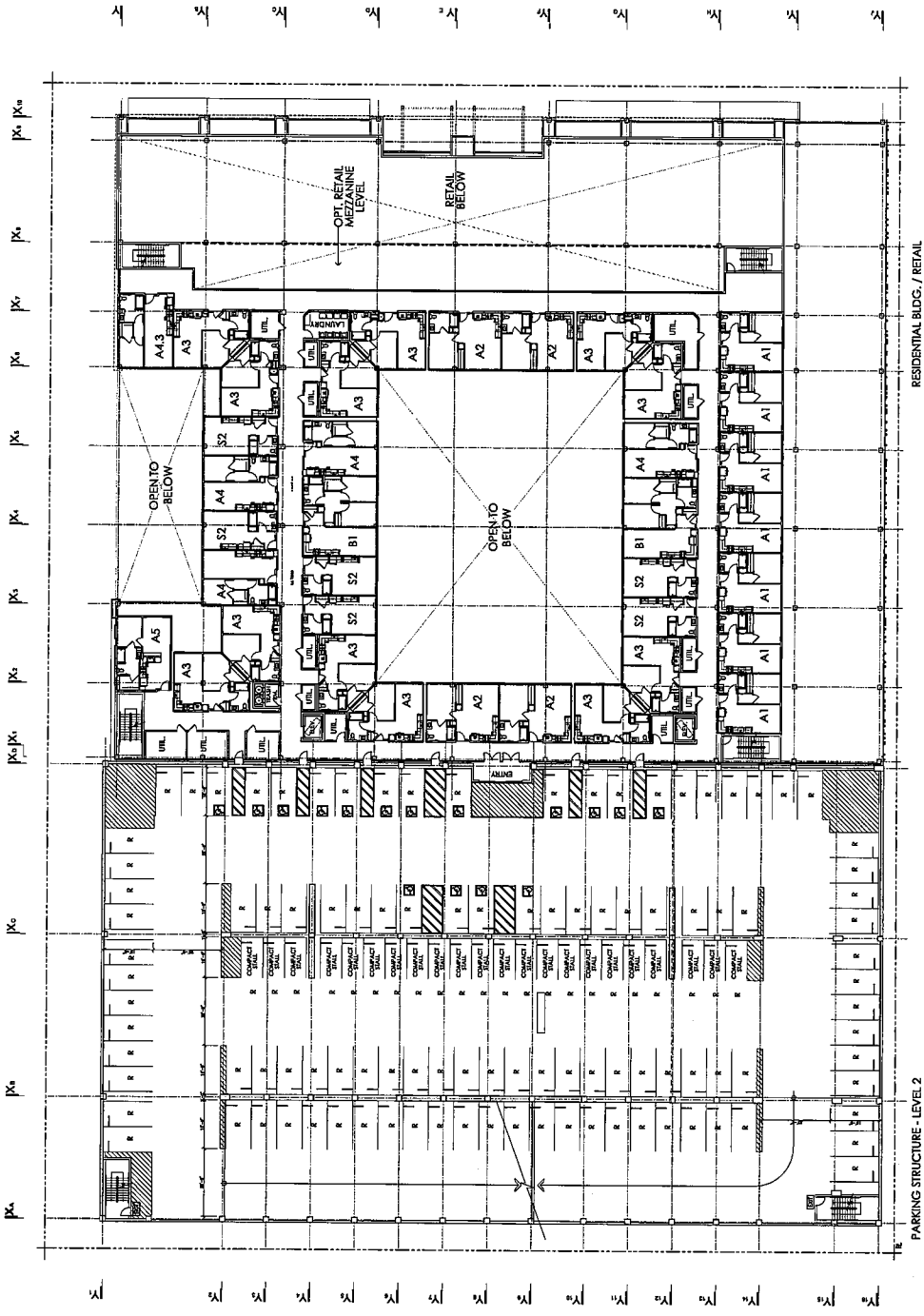


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- KEY
- R = RESIDENT PARKING
 - G = GUEST PARKING
 - C = RETAIL PARKING
- SEE TABULATION SHEET A-1.0
FOR PARKING CALCULATION

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LEVEL 2

RESIDENTIAL BLDG. / RETAIL

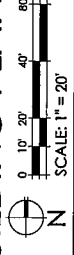
PARKING STRUCTURE - LEVEL 2
TOTAL STALLS: 127

A-2.1



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JOB NO: 16-332
DATE: 03-07-16

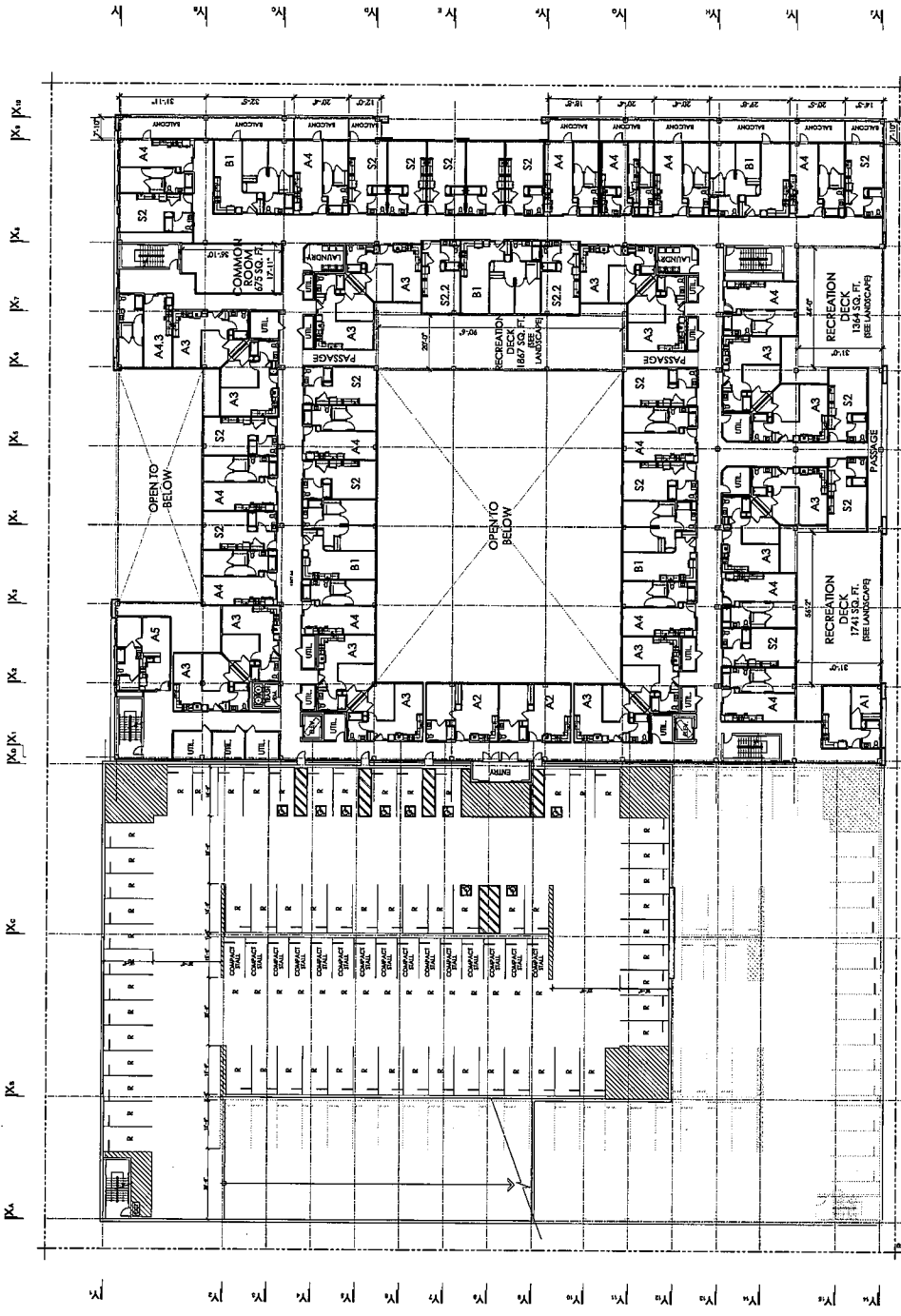


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CONCEPTUAL BUILDING PLAN

GARDEN BROOK SENIOR VILLAGE - GARDEN GROVE, CA

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PARKING STRUCTURE - LEVEL 3
TOTAL STAIRS: 71

RESIDENTIAL BLDG.

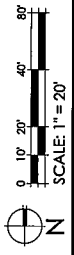
LEVEL 3

A-2.2



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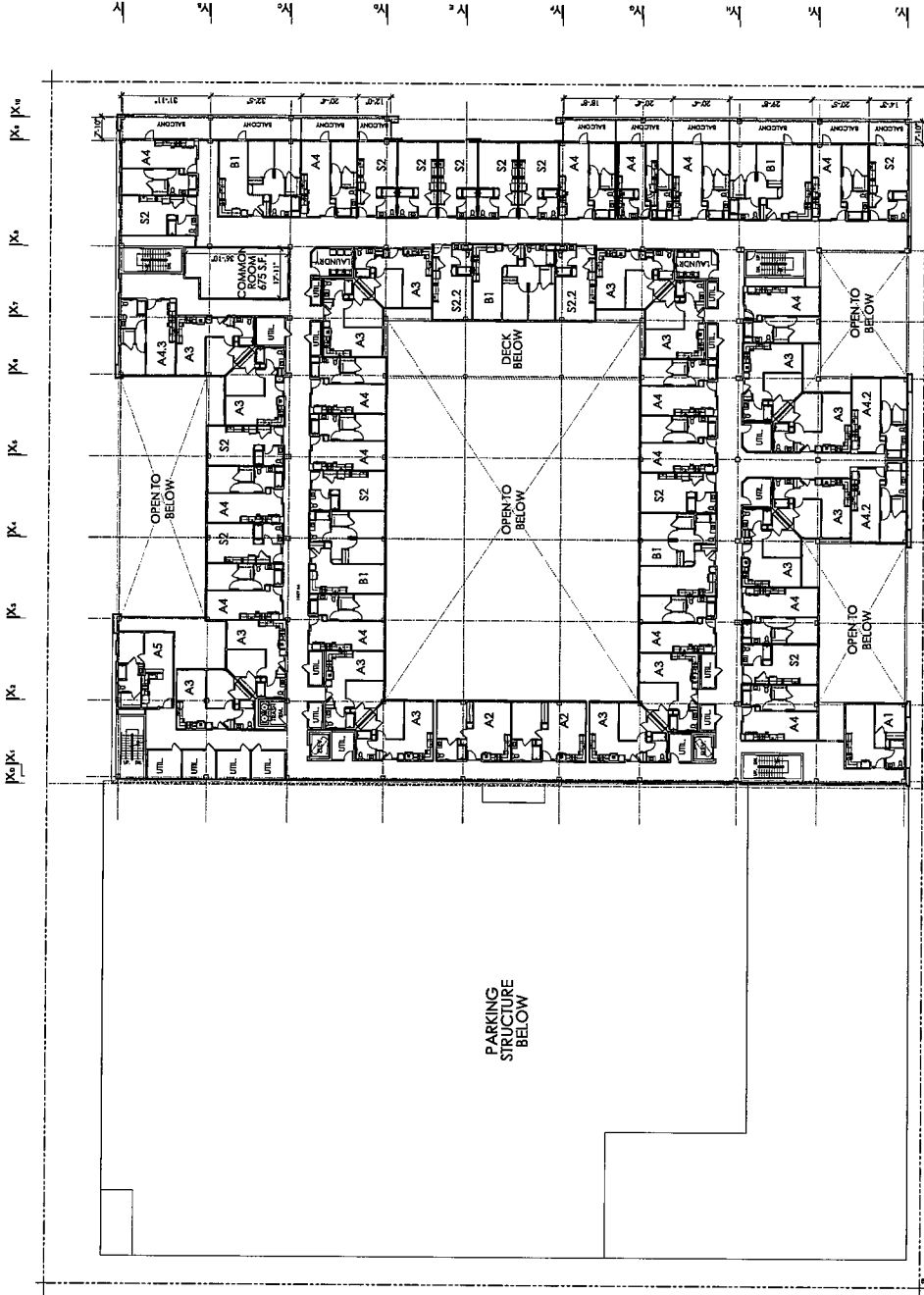


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CONCEPTUAL BUILDING PLAN

GARDEN BROOK SENIOR VILLAGE - GARDEN GROVE, CA

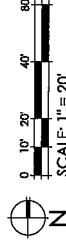
AMG 16633 VENTURA BLVD., SUITE 1014
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LEVEL 4

CONCEPTUAL BUILDING PLAN

JOB NO. DATE
16-522 03-07-18



GARDEN BROOK SENIOR VILLAGE - GARDEN GROVE, CA

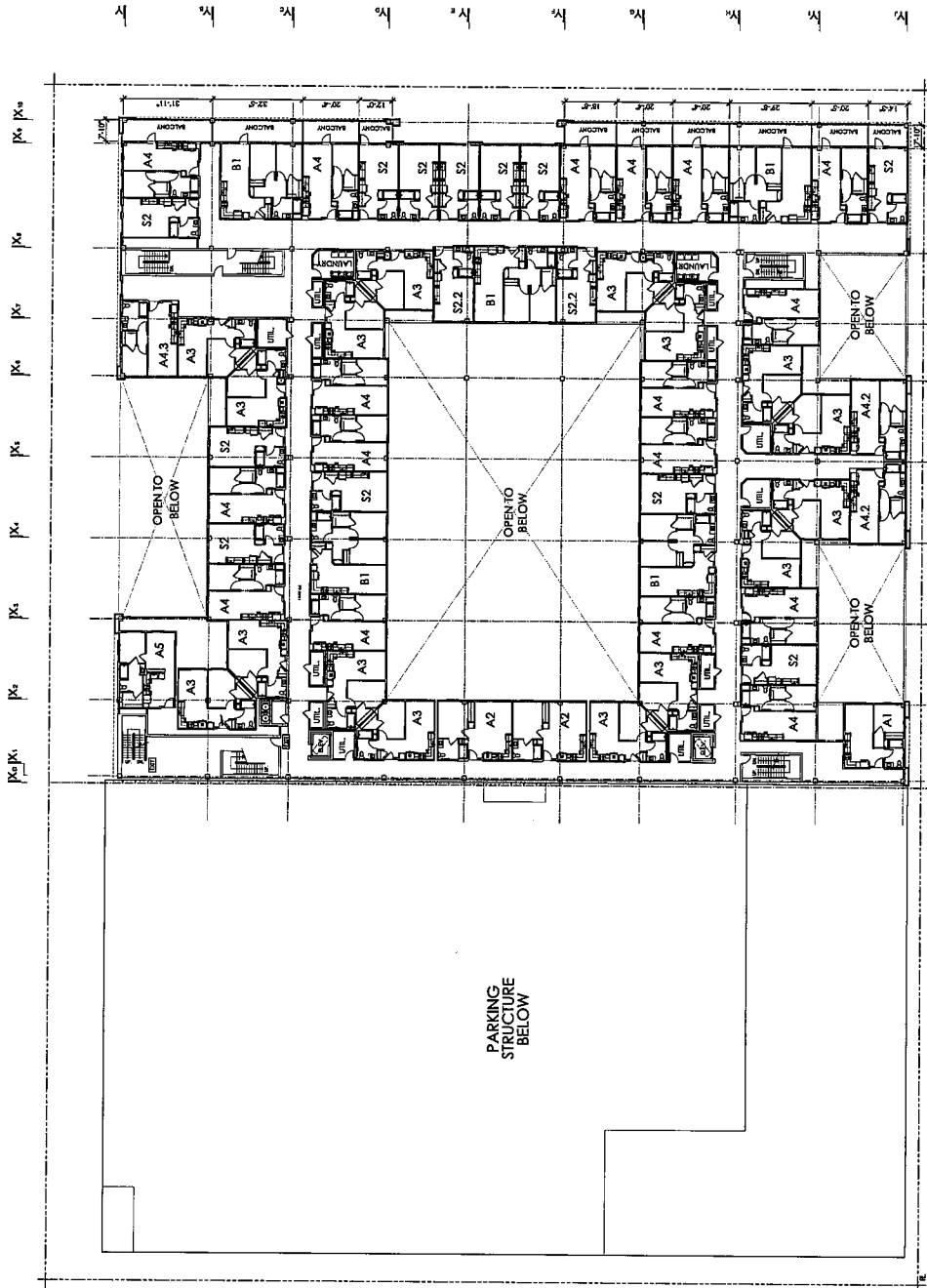
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A-2.3



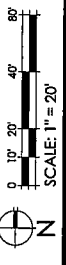
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LEVEL 5

CONCEPTUAL BUILDING PLAN

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DATE: 03-07-18



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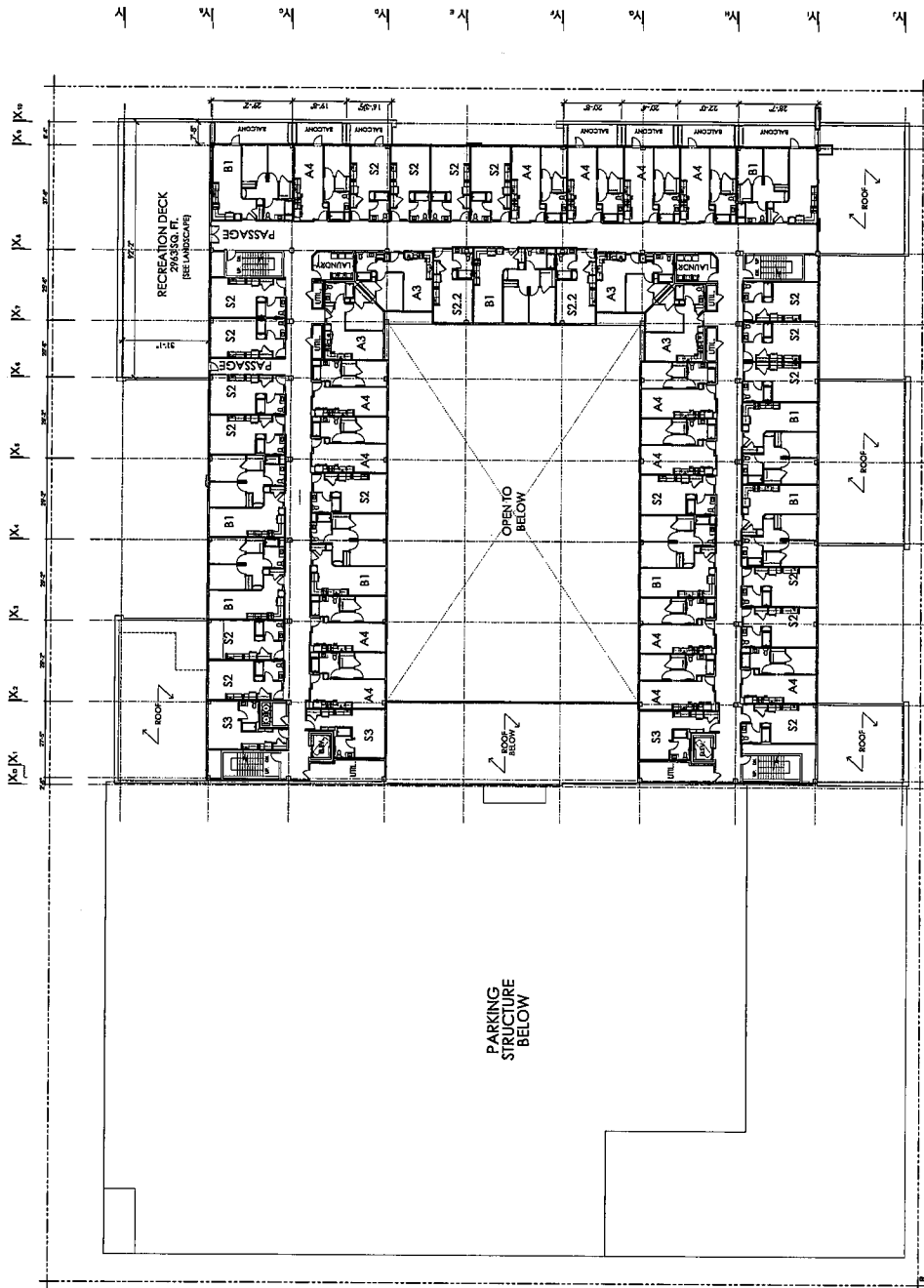
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A-2.4

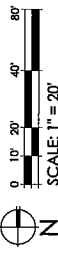


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LEVEL 6

CONCEPTUAL BUILDING PLAN



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GARDEN BROOK SENIOR VILLAGE - GARDEN GROVE, CA

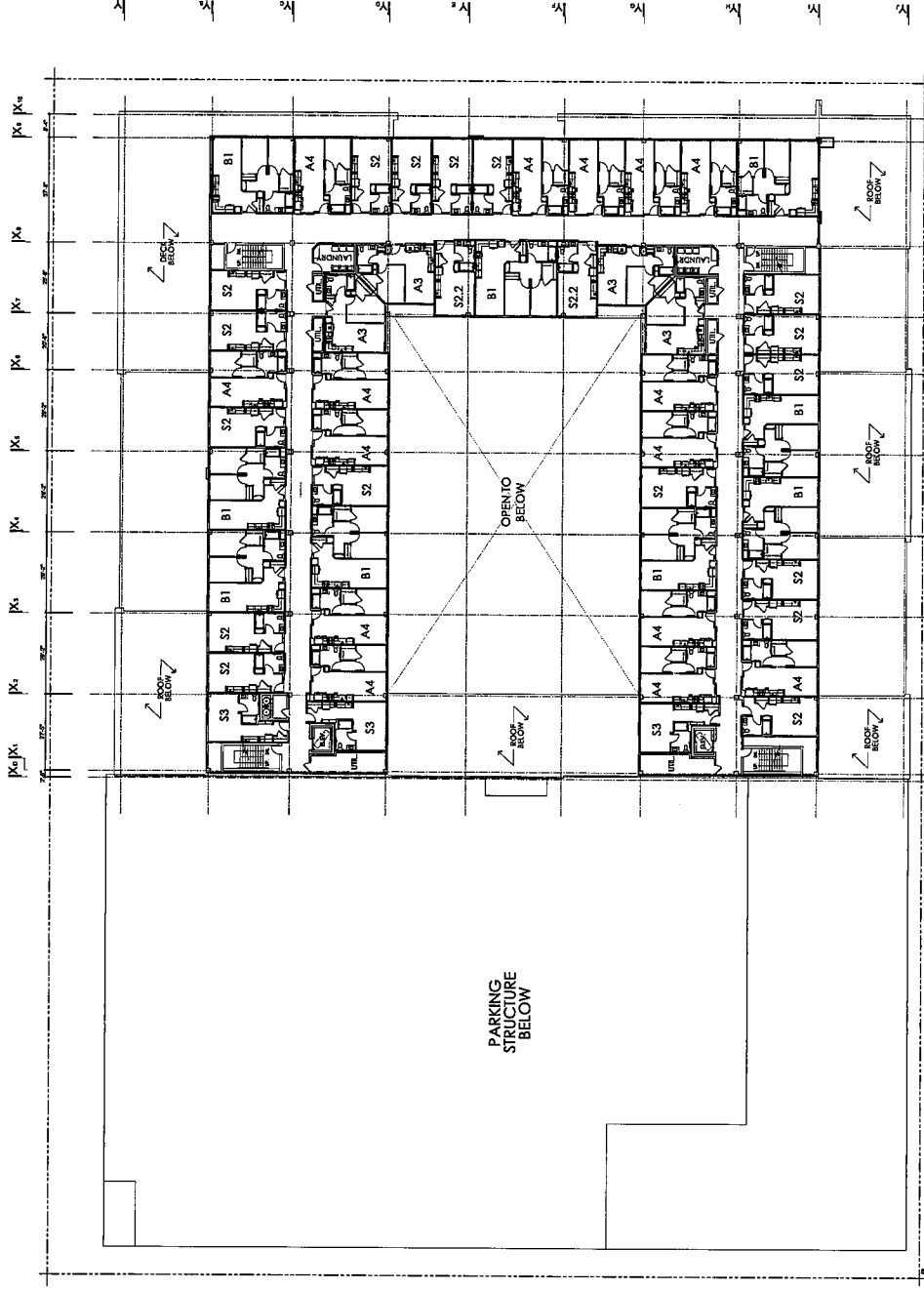
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A-2.5



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LEVEL 7-8

RESIDENTIAL BLDG.

CONCEPTUAL BUILDING PLAN



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DATE: 08-07-18

GARDEN BROOK SENIOR VILLAGE - GARDEN GROVE, CA

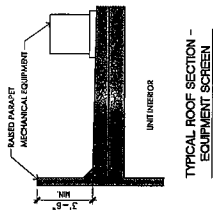
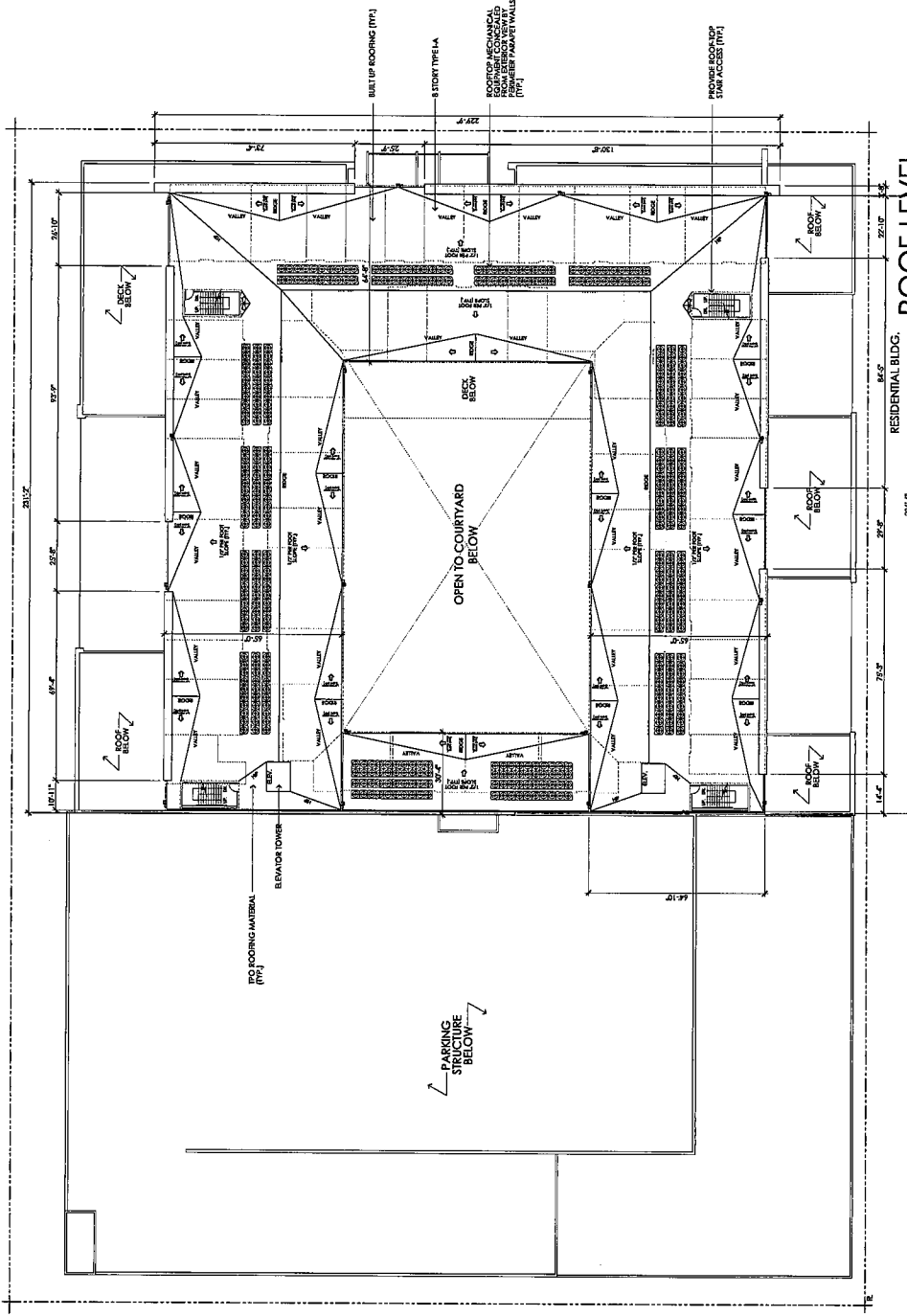
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A-2.6



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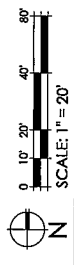
TYPICAL ROOF SECTION - EQUIPMENT SCREEN

A-2.7



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CONCEPTUAL ROOF PLAN

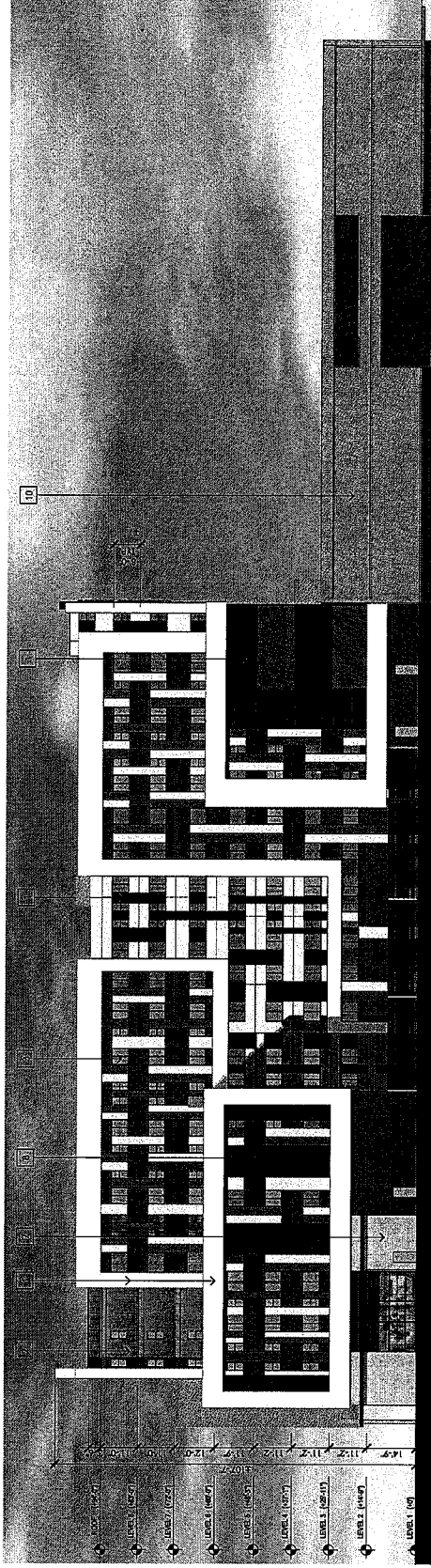
GARDEN BROOK SENIOR VILLAGE - GARDEN GROVE, CA

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ROOF LEVEL

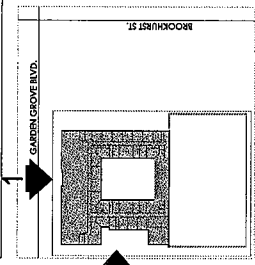
RESIDENTIAL BLDG.



2. WEST ELEVATION

MATERIAL/COLOR LEGEND

1	LIGHT SAND FINISH STUCCO 16/20
2	DECORATIVE METAL PANEL/CERAMIC TILE
3	VINYL WINDOWS
4	ALUMINUM STOREFRONT
5	PERFORATED METAL RAILING
6	ACRYLIC RAILING
7	CERAMIC TILE
8	HORIZONTAL METAL SLATS (WOOD GRAIN FINISH)
9	METAL TUBING (SCREEN)
10	PAINTED CONCRETE STRUCTURE



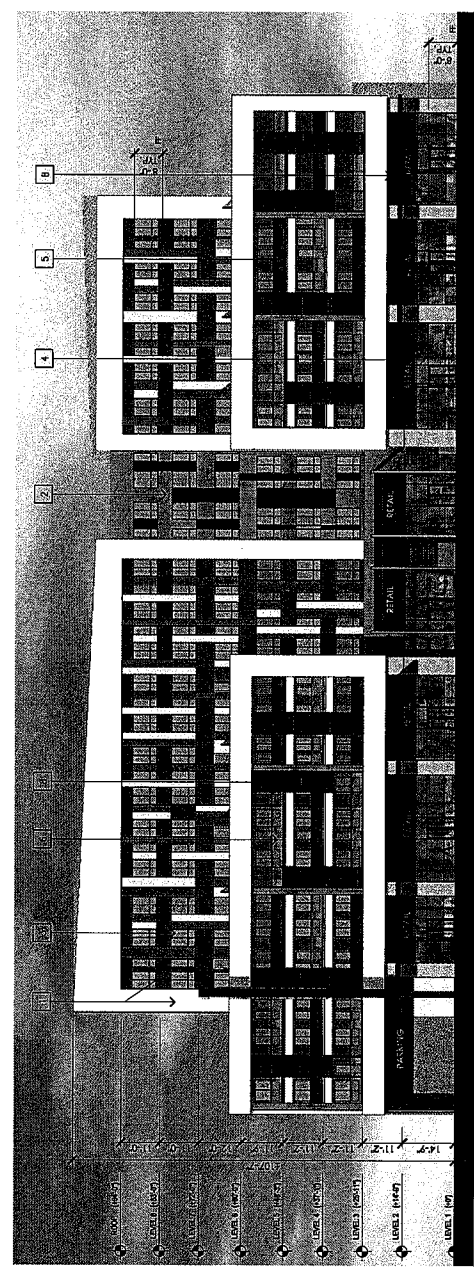
KEY MAP
N.T.S.

A-3.0

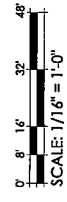


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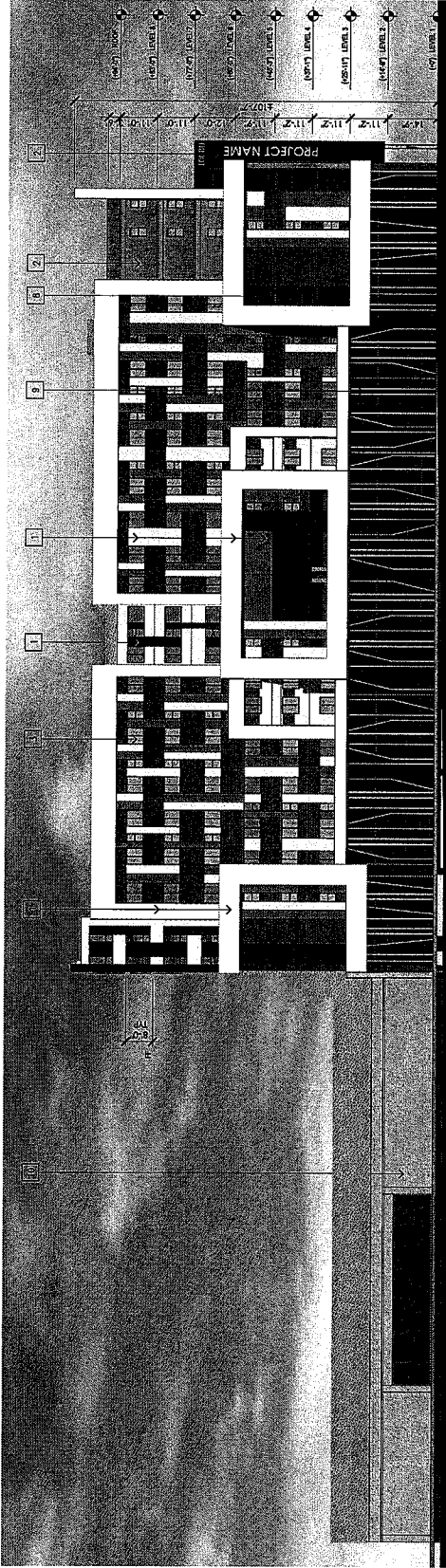
1. NORTH ELEVATION - GARDEN GROVE BLVD.



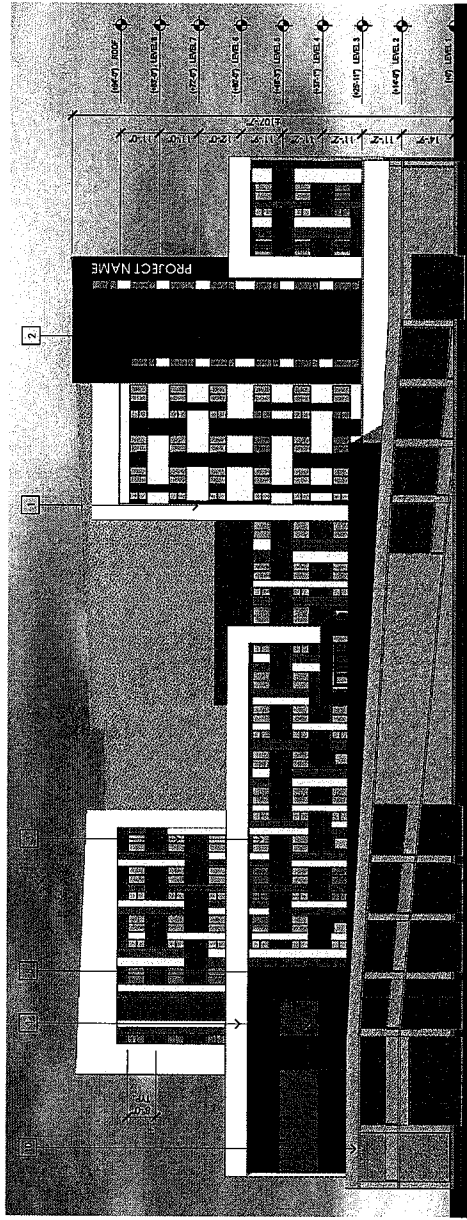
GARDEN BROOK SENIOR VILLAGE - GARDEN GROVE, CONCEPTUAL ELEVATIONS

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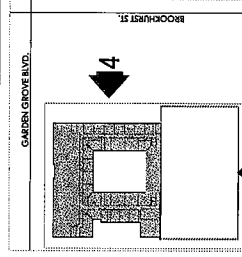
4. EAST ELEVATION



3. SOUTH ELEVATION

MATERIAL/COLOR LEGEND

- 1 LIGHT SAND FINISH STUCCO 16/20
- 2 DECORATIVE METAL PANEL/CERAMIC TILE
- 3 VINYL WINDOWS
- 4 ALUMINUM STOREFRONT
- 5 PERFORATED METAL RAILING
- 6 ACRYLIC RAILING
- 7 CERAMIC TILE
- 8 HORIZONTAL METAL SLATS (WOOD GRAIN FINISH)
- 9 METAL TUBING (SCREEN)
- 10 PAINTED CONCRETE STRUCTURE



0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

KEY MAP
N.T.S.

A-3.1

GARDEN BROOK SENIOR VILLAGE - GARDEN GROVE, CA CONCEPTUAL ELEVATIONS

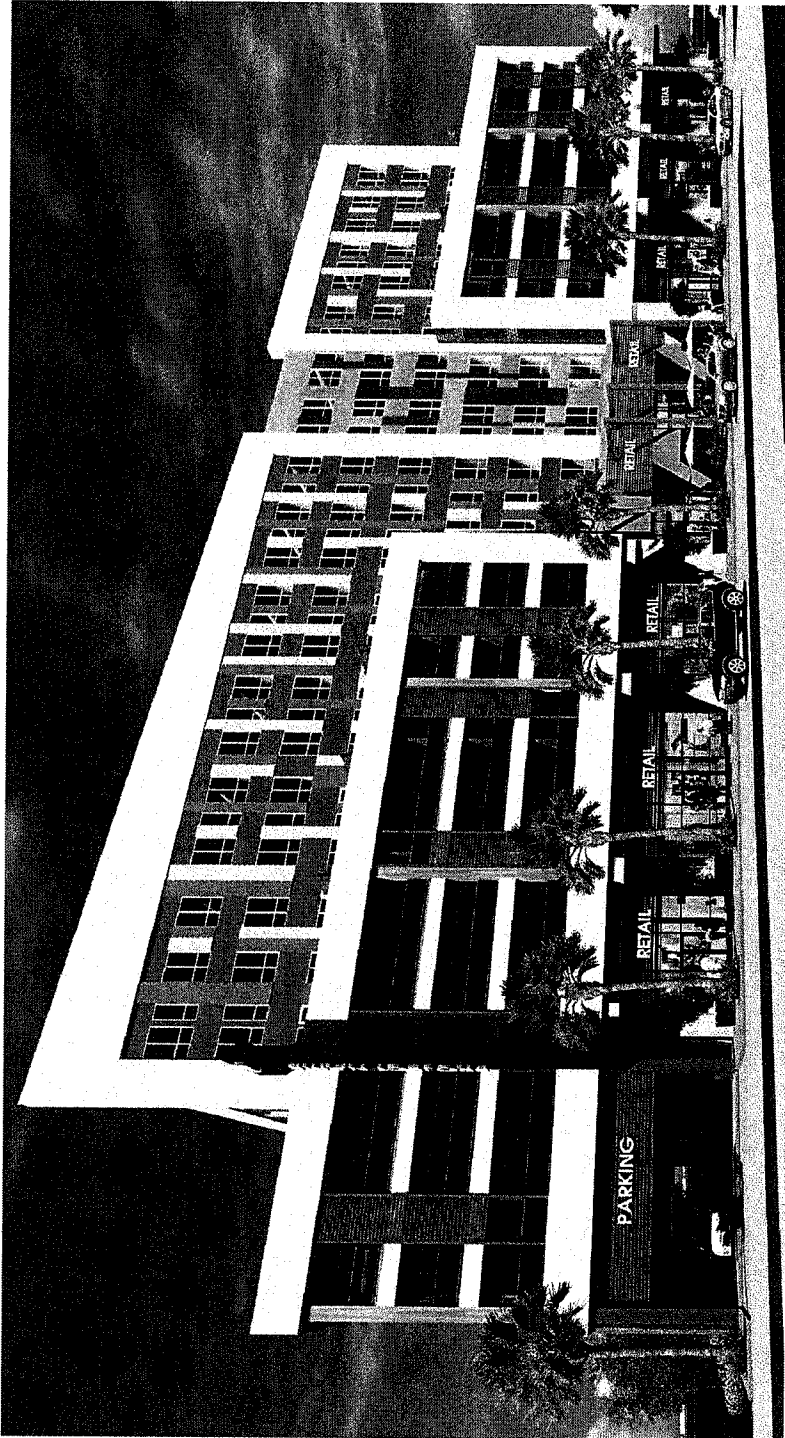
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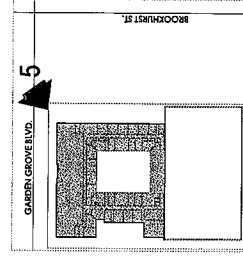
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5. VIEW ALONG GARDEN GROVE BLVD. - (LOOKING SOUTHWEST)



KEY MAP
N.T.S.

A-3.2



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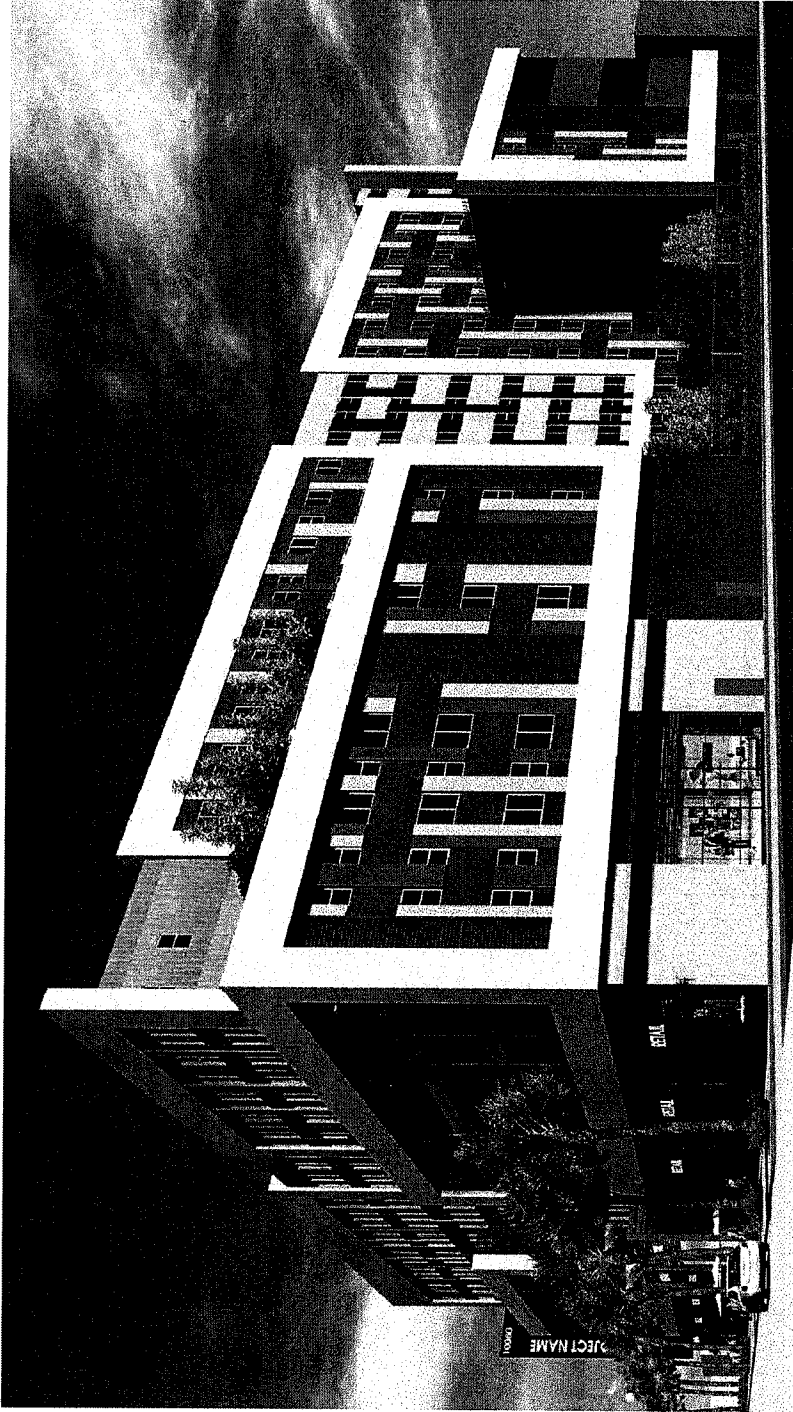
CONCEPTUAL PERSPECTIVE VIEW

JOB NO: 16-322
 DATE: 03-07-18

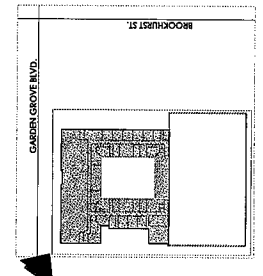
GARDEN BROOK SENIOR VILLAGE - GARDEN GROVE, CA

ARCHITECTS ORANGE
 144 NORTH ORANGE ST. ORANGE, CA 92866 (714) 635-9860

AMG 16633 VENTURA BLVD., SUITE 1014
 ENCINO, CA 91436
 T. (818) 380-2400



6. VIEW ALONG GARDEN GROVE BLVD. - (LOOKING SOUTHEAST)



KEY MAP
N.T.S.

A-3.3



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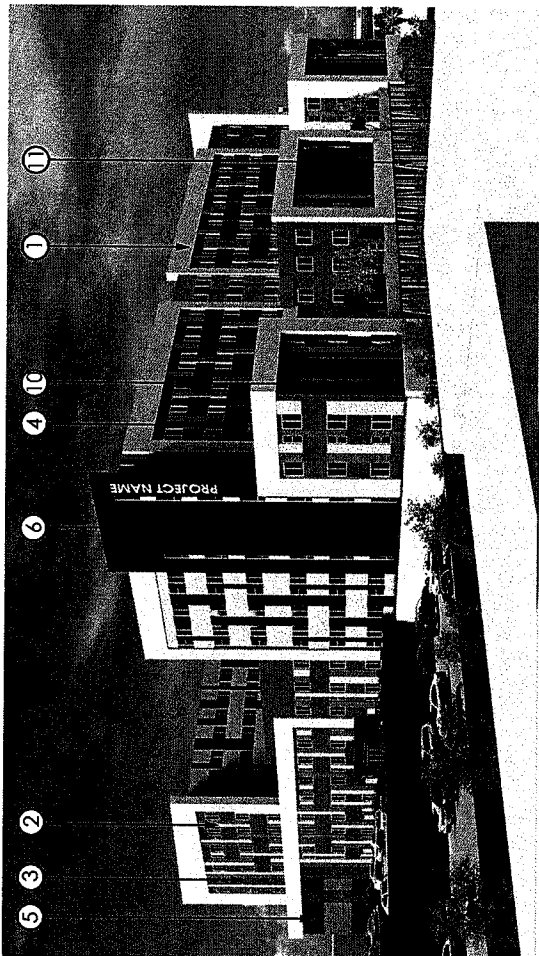
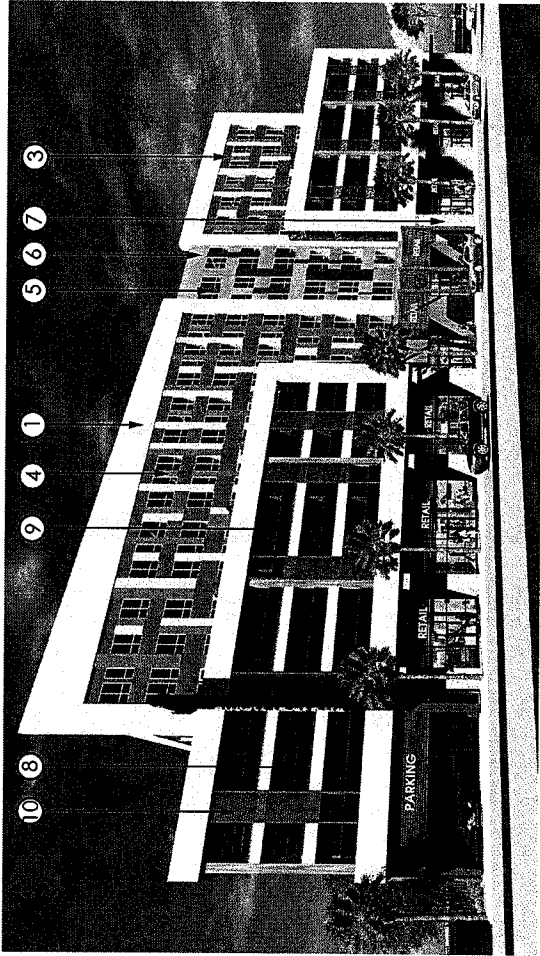
CONCEPTUAL PERSPECTIVE VIEW

JOB NO: 16-322
DATE: 03-07-18

GARDEN BROOK SENIOR VILLAGE - GARDEN GROVE, CA

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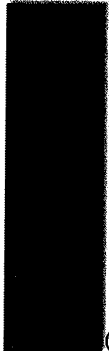
ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92666 (714) 639-8860



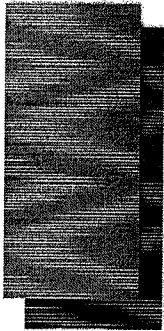
① 'PURE WHITE' SW 7005
Stucco (16/20)



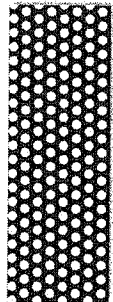
③ 'PEPPERCORN' SW 7674
Stucco (16/20)



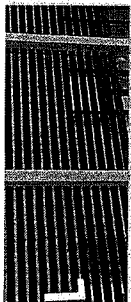
⑤ 'BLUEBLOOD' SW 6966
Stucco (20/30)



⑥ Decorative Metal Panels
or Ceramic Tile



⑧ Perforated metal Balcony Railing



⑩ Horizontal Screens



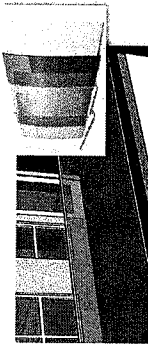
② 'MONORAIL SILVER' SW 7663
Stucco (16/20)



④ 'SMOKY BLUE' SW 7605
Stucco (16/20)



⑦ Ceramic Tile



⑨ Acrylic Panel Railing



⑪ Vertical Screens

GARDEN BROOK SENIOR VILLAGE - GARDEN GROVE, CA.

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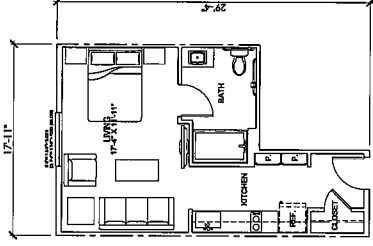
ARCHITECTS ORANGE
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JOB NO. DATE:
16-522 3-7-2018

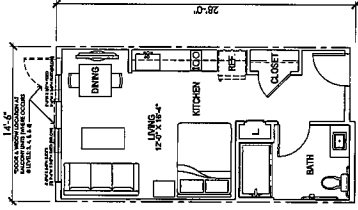
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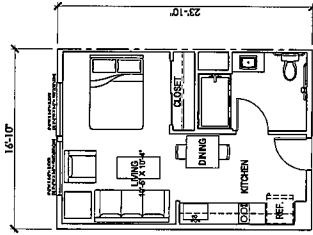
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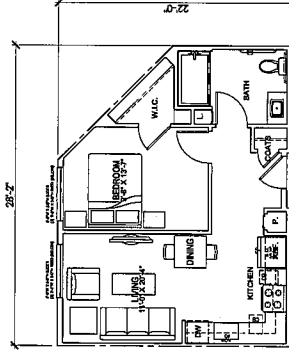
UNIT S3
STUDIO-1 BATH
UNIT AREA: 424 SQ. FT.



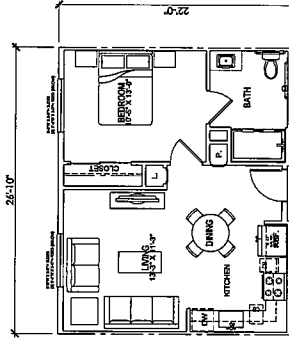
UNIT S2
STUDIO-1 BATH
UNIT AREA: 403 SQ. FT.



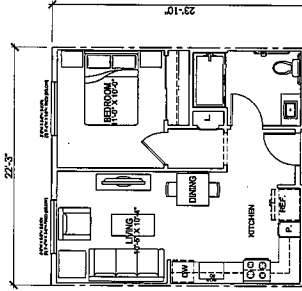
UNIT S1
STUDIO-1 BATH
UNIT AREA: 401 SQ. FT.



UNIT A3
1 BEDROOM-1 BATH
UNIT AREA: 559 SQ. FT.



UNIT A2
1 BEDROOM-1 BATH
UNIT AREA: 588 SQ. FT.



UNIT A1
1 BEDROOM-1 BATH
UNIT AREA: 528 SQ. FT.

CONCEPTUAL UNIT PLANS



JOB NO: 16-322
DATE: 03-07-18

GARDEN BROOK SENIOR VILLAGE - GARDEN GROVE, CA
16633 VENTURA BLVD., SUITE 1014
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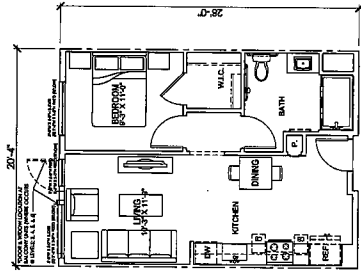


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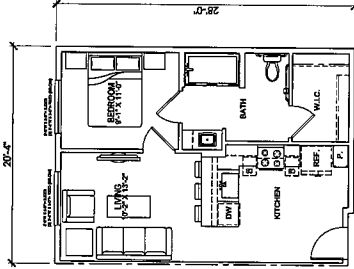
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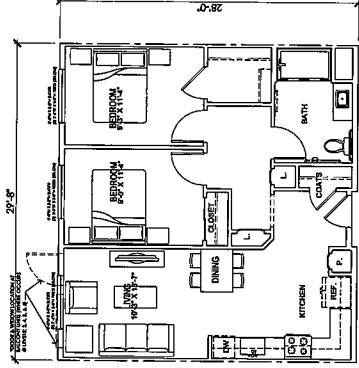
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UNIT A4
1 BEDROOM - 1 BATH
UNIT AREA: 567 SQ. FT.



UNIT A5
1 BEDROOM - 1 BATH
UNIT AREA: 567 SQ. FT.



UNIT B1
2 BEDROOM - 1 BATH
UNIT AREA: 828 SQ. FT.

CONCEPTUAL UNIT PLANS

GARDEN BROOK SENIOR VILLAGE - GARDEN GROVE, CA

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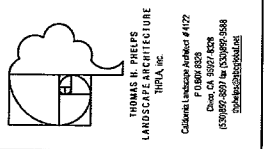
JOB NO: 16-232
DATE: 03-07-16

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GARDEN BROOK SENIOR VILLAGE - GARDEN GROVE CA
AMG ASSOCIATES, LLC

LANDSCAPE MASTER PLAN

Scale: 1" = 20'

North Arrow

Project: GARDEN BROOK SENIOR VILLAGE - GARDEN GROVE CA

Client: AMG ASSOCIATES, LLC

Phase: 1

Date: 7/13/2010

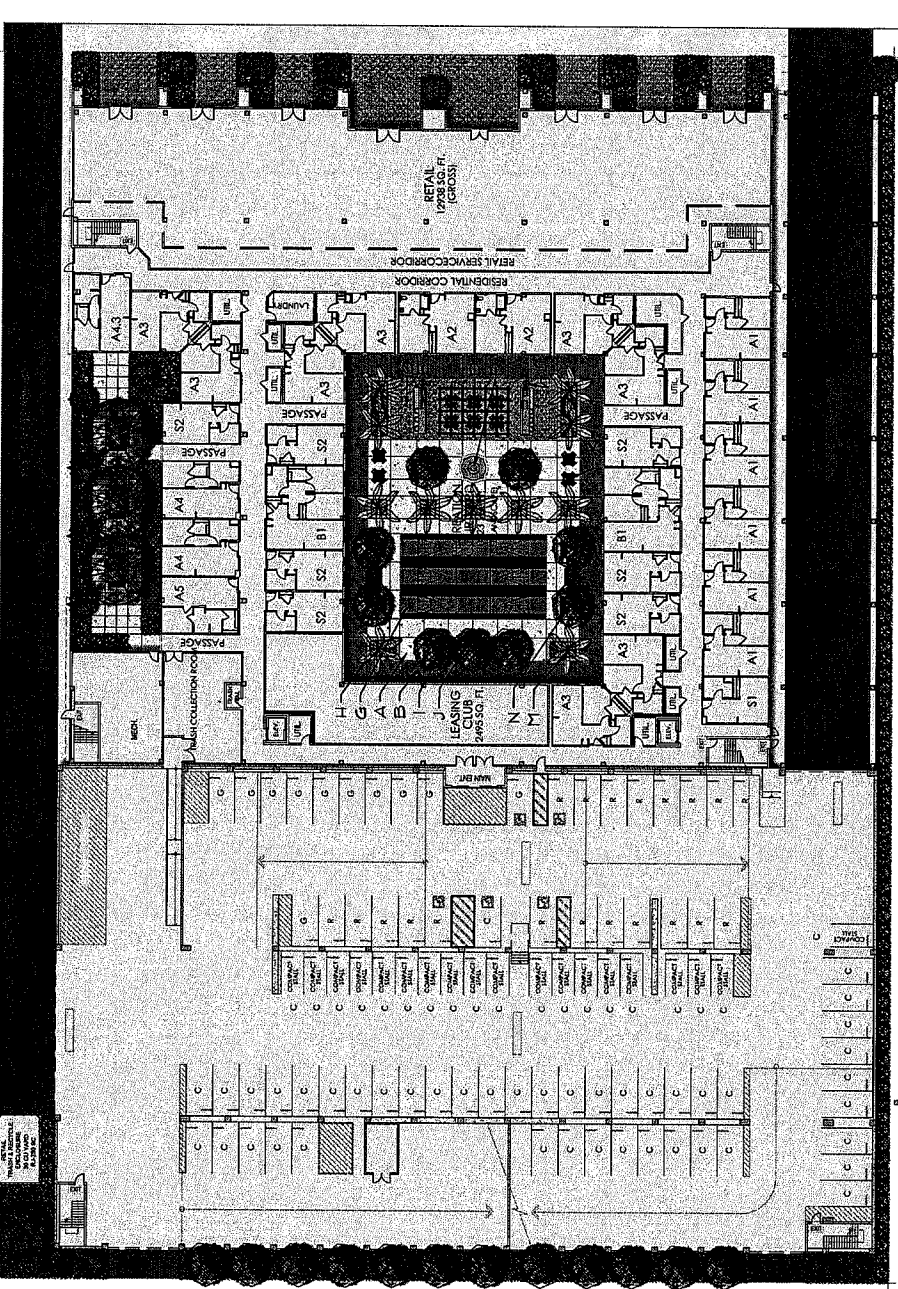
Drawn by: [Name]

Checked by: [Name]

Approved by: [Name]

LANDSCAPE AREAS

LANDSCAPE AREA	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6	AREA 7	AREA 8	AREA 9	AREA 10
COMMON AREAS	2,197	2,197	2,197	2,197	2,197	2,197	2,197	2,197	2,197	2,197
PVT. RECREATION AREAS	32,721	32,721	32,721	32,721	32,721	32,721	32,721	32,721	32,721	32,721
TOTAL LANDSCAPE AREA	34,918	34,918	34,918	34,918	34,918	34,918	34,918	34,918	34,918	34,918
TOTAL PVT. LANDSCAPE AREA	28,685	28,685	28,685	28,685	28,685	28,685	28,685	28,685	28,685	28,685
PARKING OF RETAIL	30,854	30,854	30,854	30,854	30,854	30,854	30,854	30,854	30,854	30,854
PARKING OF RESIDENTIAL	31,400	31,400	31,400	31,400	31,400	31,400	31,400	31,400	31,400	31,400
TOTAL PARKING AREA	62,254	62,254	62,254	62,254	62,254	62,254	62,254	62,254	62,254	62,254
% OF ALL LANDSCAPE TO PARKING	178.5%	178.5%	178.5%	178.5%	178.5%	178.5%	178.5%	178.5%	178.5%	178.5%
% OF LANDSCAPE TO PARKING LESS PVT. LA AREAS	1,197 / 4,134 = 28.9%	1,197 / 4,134 = 28.9%	1,197 / 4,134 = 28.9%	1,197 / 4,134 = 28.9%	1,197 / 4,134 = 28.9%	1,197 / 4,134 = 28.9%	1,197 / 4,134 = 28.9%	1,197 / 4,134 = 28.9%	1,197 / 4,134 = 28.9%	1,197 / 4,134 = 28.9%



GROUND - LEVEL 1

LANDSCAPE MASTER PLAN

Scale: 1" = 20'

North Arrow

RESIDENTIAL BLDG. / RETAIL

PARKING STRUCTURE - LEVEL 1

- PLANT LEGEND** - potential plantings to be used
- TREES & PALMS**
- T1 *Delonix reginae* - Australian Willow
 - T2 *Eucalyptus citradora* - Lemon Scented Gum
 - T3 *Phoenix rostrata* - Pinyon Date Palm
 - T4 *Washingtonia robusta* - Mexican Fan Palm
 - T5 *Syngne romanzoffiana* - Queen Palm
 - T6 *Ilama pendula* 'Tropicana' - Cheese Evergreen Elm
- SHRUBS**
- S1 *Callisotoma 'Tomatoe'* - Sage Leaf Rock Rose
 - S2 *Yucca schottlandii* - Phoenix Yucca
 - S3 *Yucca elata* - Spiky Yucca
 - S4 *Nolina repens* - Graying Nolina
 - S5 *Nolina dasycarpa* - Gulf Stream
 - S6 *Nolina dasycarpa* 'Golf Stream' - Gulf Stream Heavenly Bamboo
 - S7 *Phoradendron 'Lemonade'* - Dwarf Pink, India Hawthorne
 - S8 *Phoradendron 'Lemonade'* - Dwarf Pink, India Hawthorne
 - S9 *Phoradendron 'Lemonade'* - Dwarf Pink, India Hawthorne
 - S10 *Phoradendron 'Lemonade'* - Dwarf Pink, India Hawthorne
- GROUND COVERS** - Size First Botanical Name - Common Name ***
- G1 *Lonicera confertiflora* - Purple Trailing Ground Cover
 - G2 *Baccharis palustris* 'Candelabra' - Coyote Bush
 - G3 *Plant 1* 1 gal. @ 30" o.c.
 - G4 *Plant 2* 1 gal. @ 30" o.c.
 - G5 *Plant 3* 1 gal. @ 30" o.c.
 - G6 *Plant 4* 1 gal. @ 30" o.c.
 - G7 *Plant 5* 1 gal. @ 30" o.c.
 - G8 *Plant 6* 1 gal. @ 30" o.c.
 - G9 *Plant 7* 1 gal. @ 30" o.c.
 - G10 *Plant 8* 1 gal. @ 30" o.c.
 - G11 *Plant 9* 1 gal. @ 30" o.c.
 - G12 *Plant 10* 1 gal. @ 30" o.c.
 - G13 *Plant 11* 1 gal. @ 30" o.c.
 - G14 *Plant 12* 1 gal. @ 30" o.c.
 - G15 *Plant 13* 1 gal. @ 30" o.c.
 - G16 *Plant 14* 1 gal. @ 30" o.c.
 - G17 *Plant 15* 1 gal. @ 30" o.c.
 - G18 *Plant 16* 1 gal. @ 30" o.c.
 - G19 *Plant 17* 1 gal. @ 30" o.c.
 - G20 *Plant 18* 1 gal. @ 30" o.c.
 - G21 *Plant 19* 1 gal. @ 30" o.c.
 - G22 *Plant 20* 1 gal. @ 30" o.c.
 - G23 *Plant 21* 1 gal. @ 30" o.c.
 - G24 *Plant 22* 1 gal. @ 30" o.c.
 - G25 *Plant 23* 1 gal. @ 30" o.c.
 - G26 *Plant 24* 1 gal. @ 30" o.c.
 - G27 *Plant 25* 1 gal. @ 30" o.c.
 - G28 *Plant 26* 1 gal. @ 30" o.c.
 - G29 *Plant 27* 1 gal. @ 30" o.c.
 - G30 *Plant 28* 1 gal. @ 30" o.c.
 - G31 *Plant 29* 1 gal. @ 30" o.c.
 - G32 *Plant 30* 1 gal. @ 30" o.c.
 - G33 *Plant 31* 1 gal. @ 30" o.c.
 - G34 *Plant 32* 1 gal. @ 30" o.c.
 - G35 *Plant 33* 1 gal. @ 30" o.c.
 - G36 *Plant 34* 1 gal. @ 30" o.c.
 - G37 *Plant 35* 1 gal. @ 30" o.c.
 - G38 *Plant 36* 1 gal. @ 30" o.c.
 - G39 *Plant 37* 1 gal. @ 30" o.c.
 - G40 *Plant 38* 1 gal. @ 30" o.c.
 - G41 *Plant 39* 1 gal. @ 30" o.c.
 - G42 *Plant 40* 1 gal. @ 30" o.c.
 - G43 *Plant 41* 1 gal. @ 30" o.c.
 - G44 *Plant 42* 1 gal. @ 30" o.c.
 - G45 *Plant 43* 1 gal. @ 30" o.c.
 - G46 *Plant 44* 1 gal. @ 30" o.c.
 - G47 *Plant 45* 1 gal. @ 30" o.c.
 - G48 *Plant 46* 1 gal. @ 30" o.c.
 - G49 *Plant 47* 1 gal. @ 30" o.c.
 - G50 *Plant 48* 1 gal. @ 30" o.c.
 - G51 *Plant 49* 1 gal. @ 30" o.c.
 - G52 *Plant 50* 1 gal. @ 30" o.c.
 - G53 *Plant 51* 1 gal. @ 30" o.c.
 - G54 *Plant 52* 1 gal. @ 30" o.c.
 - G55 *Plant 53* 1 gal. @ 30" o.c.
 - G56 *Plant 54* 1 gal. @ 30" o.c.
 - G57 *Plant 55* 1 gal. @ 30" o.c.
 - G58 *Plant 56* 1 gal. @ 30" o.c.
 - G59 *Plant 57* 1 gal. @ 30" o.c.
 - G60 *Plant 58* 1 gal. @ 30" o.c.
 - G61 *Plant 59* 1 gal. @ 30" o.c.
 - G62 *Plant 60* 1 gal. @ 30" o.c.
 - G63 *Plant 61* 1 gal. @ 30" o.c.
 - G64 *Plant 62* 1 gal. @ 30" o.c.
 - G65 *Plant 63* 1 gal. @ 30" o.c.
 - G66 *Plant 64* 1 gal. @ 30" o.c.
 - G67 *Plant 65* 1 gal. @ 30" o.c.
 - G68 *Plant 66* 1 gal. @ 30" o.c.
 - G69 *Plant 67* 1 gal. @ 30" o.c.
 - G70 *Plant 68* 1 gal. @ 30" o.c.
 - G71 *Plant 69* 1 gal. @ 30" o.c.
 - G72 *Plant 70* 1 gal. @ 30" o.c.
 - G73 *Plant 71* 1 gal. @ 30" o.c.
 - G74 *Plant 72* 1 gal. @ 30" o.c.
 - G75 *Plant 73* 1 gal. @ 30" o.c.
 - G76 *Plant 74* 1 gal. @ 30" o.c.
 - G77 *Plant 75* 1 gal. @ 30" o.c.
 - G78 *Plant 76* 1 gal. @ 30" o.c.
 - G79 *Plant 77* 1 gal. @ 30" o.c.
 - G80 *Plant 78* 1 gal. @ 30" o.c.
 - G81 *Plant 79* 1 gal. @ 30" o.c.
 - G82 *Plant 80* 1 gal. @ 30" o.c.
 - G83 *Plant 81* 1 gal. @ 30" o.c.
 - G84 *Plant 82* 1 gal. @ 30" o.c.
 - G85 *Plant 83* 1 gal. @ 30" o.c.
 - G86 *Plant 84* 1 gal. @ 30" o.c.
 - G87 *Plant 85* 1 gal. @ 30" o.c.
 - G88 *Plant 86* 1 gal. @ 30" o.c.
 - G89 *Plant 87* 1 gal. @ 30" o.c.
 - G90 *Plant 88* 1 gal. @ 30" o.c.
 - G91 *Plant 89* 1 gal. @ 30" o.c.
 - G92 *Plant 90* 1 gal. @ 30" o.c.
 - G93 *Plant 91* 1 gal. @ 30" o.c.
 - G94 *Plant 92* 1 gal. @ 30" o.c.
 - G95 *Plant 93* 1 gal. @ 30" o.c.
 - G96 *Plant 94* 1 gal. @ 30" o.c.
 - G97 *Plant 95* 1 gal. @ 30" o.c.
 - G98 *Plant 96* 1 gal. @ 30" o.c.
 - G99 *Plant 97* 1 gal. @ 30" o.c.
 - G100 *Plant 98* 1 gal. @ 30" o.c.
 - G101 *Plant 99* 1 gal. @ 30" o.c.
 - G102 *Plant 100* 1 gal. @ 30" o.c.

- GENERAL NOTES:**
- The landscape plan will comply with the requirements of the local Water Efficient Landscape Ordinance (WELDO).
 - The landscape documentation package will include the following as (6):
 - (a) site plan
 - (b) project address (if available, parcel and/or lot number)
 - (c) lot (landscape area square feet)
 - (d) site plan showing trees (indicated, public, private, cemetery, non-cemetery, etc.)
 - (e) materials of all elements in Landscape Documentation package and proper to owner
 - (f) materials of all elements in Landscape Documentation package and proper to owner
 - (g) materials of all elements in Landscape Documentation package and proper to owner
 - (h) materials of all elements in Landscape Documentation package and proper to owner
 - (i) materials of all elements in Landscape Documentation package and proper to owner
 - (j) materials of all elements in Landscape Documentation package and proper to owner
 - (k) materials of all elements in Landscape Documentation package and proper to owner
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 - (x) materials of all elements in Landscape Documentation package and proper to owner
 - (y) materials of all elements in Landscape Documentation package and proper to owner
 - (z) materials of all elements in Landscape Documentation package and proper to owner

CONTRACTOR TO VERIFY ALL QUALITIES FROM PLAN. PLANT LEGEND IS FOR REFERENCE ONLY.

**** PFI: MCOLUS IV Species Evaluation List-2014; Region 5 South Coastal, Sweet Garden Zone 22**

PLANT LEGEND potential plantings to be used

SYMBOL	SIZE	QUANTITY	COMMON NAME ***
	24" box	1	Betula papyrifera - Weeping Willow
	20" box	1	Eucalyptus globulus - Lemon Scented Gum
	18" gal	1	Platanus occidentalis - Weeping Plane
	18" gal	1	Hedera helix - Boston Ivy
	18" gal	1	Yucca filamentosa - Queen Palm
	15" gal	1	Azalea speciosa - Japanese Azalea
	15" gal	1	Philadelphus coronarius - Winter Flowering Quince
	15" gal	1	Amelanchier canadensis - Spicebush
	15" gal	1	Abutilon hybridum - Velvet Petunia
	15" gal	1	Camellia japonica - Camellia
	15" gal	1	Platanus occidentalis - American Sycamore
	15" gal	1	Salix purpurea - Purple Willow
	15" gal	1	Salix purpurea - Purple Willow
	15" gal	1	Salix purpurea - Purple Willow
	15" gal	1	Salix purpurea - Purple Willow
	15" gal	1	Salix purpurea - Purple Willow

TREES & PALMS

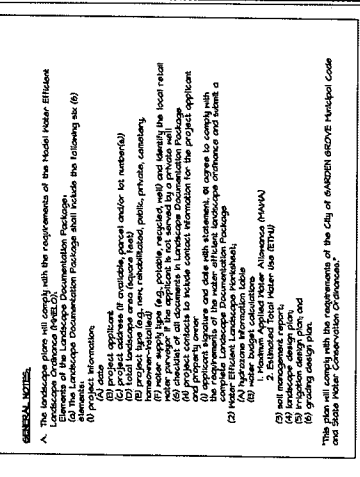
PERENNIALS

GRAND COVERS

GRAND COVERS

SYMBOL	SIZE	QUANTITY	COMMON NAME ***
	1' x 1'	1	Lonicera maackii - Purple Flowering Honeysuckle
	1' x 1'	1	Baccharis pilularis - Coastal Sage
	1' x 1'	1	Phoradendron villosum - Toyon
	1' x 1'	1	Yucca filifera - Spanish Dagger
	1' x 1'	1	Yucca filifera - Spanish Dagger

- GENERAL NOTES:**
1. All landscape items will comply with the requirements of the National Water Efficient Landscape Ordinance (NWELO).
 2. All plantings shall be installed in accordance with the following: (a) (1) Plant species, (b) (2) Plant size, (c) (3) Plant spacing, (d) (4) Plant depth, (e) (5) Plant maintenance, (f) (6) Plant irrigation, (g) (7) Plant fertilization, (h) (8) Plant watering, (i) (9) Plant pruning, (j) (10) Plant removal, (k) (11) Plant replacement, (l) (12) Plant protection.
 3. All landscape items shall be installed in accordance with the following: (a) (1) Plant species, (b) (2) Plant size, (c) (3) Plant spacing, (d) (4) Plant depth, (e) (5) Plant maintenance, (f) (6) Plant irrigation, (g) (7) Plant fertilization, (h) (8) Plant watering, (i) (9) Plant pruning, (j) (10) Plant removal, (k) (11) Plant replacement, (l) (12) Plant protection.
 4. All landscape items shall be installed in accordance with the following: (a) (1) Plant species, (b) (2) Plant size, (c) (3) Plant spacing, (d) (4) Plant depth, (e) (5) Plant maintenance, (f) (6) Plant irrigation, (g) (7) Plant fertilization, (h) (8) Plant watering, (i) (9) Plant pruning, (j) (10) Plant removal, (k) (11) Plant replacement, (l) (12) Plant protection.



PLANT LEGEND potential plantings to be used

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	18" gal	1	Hedera helix - Boston Ivy
	18" gal	1	Yucca filamentosa - Queen Palm
	15" gal	1	Azalea speciosa - Japanese Azalea
	15" gal	1	Abutilon hybridum - Velvet Petunia
	15" gal	1	Camellia japonica - Camellia
	15" gal	1	Platanus occidentalis - American Sycamore
	15" gal	1	Salix purpurea - Purple Willow
	15" gal	1	Salix purpurea - Purple Willow
	15" gal	1	Salix purpurea - Purple Willow
	15" gal	1	Salix purpurea - Purple Willow
	15" gal	1	Salix purpurea - Purple Willow
	15" gal	1	Salix purpurea - Purple Willow

TREES & PALMS

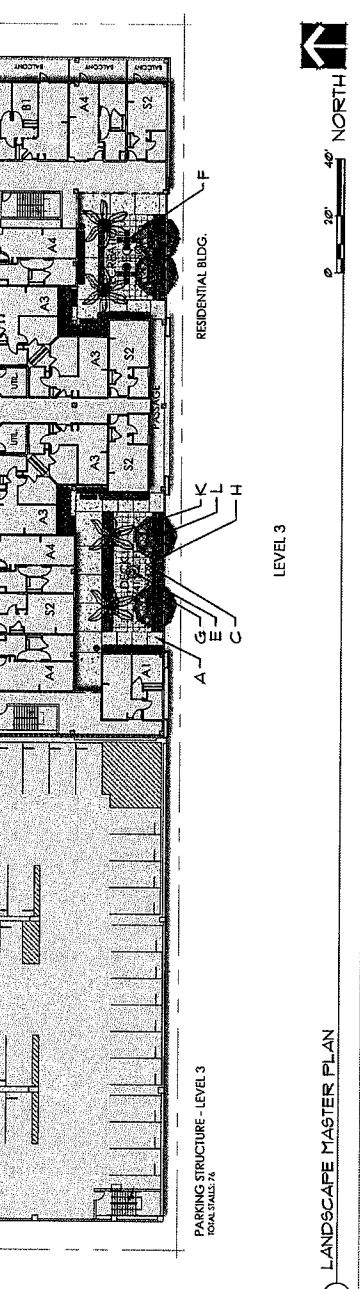
PERENNIALS

GRAND COVERS

GRAND COVERS

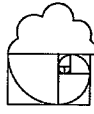
SYMBOL	SIZE	QUANTITY	COMMON NAME ***
	1' x 1'	1	Lonicera maackii - Purple Flowering Honeysuckle
	1' x 1'	1	Baccharis pilularis - Coastal Sage
	1' x 1'	1	Phoradendron villosum - Toyon
	1' x 1'	1	Yucca filifera - Spanish Dagger
	1' x 1'	1	Yucca filifera - Spanish Dagger

- GENERAL NOTES:**
1. All landscape items will comply with the requirements of the National Water Efficient Landscape Ordinance (NWELO).
 2. All plantings shall be installed in accordance with the following: (a) (1) Plant species, (b) (2) Plant size, (c) (3) Plant spacing, (d) (4) Plant depth, (e) (5) Plant maintenance, (f) (6) Plant irrigation, (g) (7) Plant fertilization, (h) (8) Plant watering, (i) (9) Plant pruning, (j) (10) Plant removal, (k) (11) Plant replacement, (l) (12) Plant protection.
 3. All landscape items shall be installed in accordance with the following: (a) (1) Plant species, (b) (2) Plant size, (c) (3) Plant spacing, (d) (4) Plant depth, (e) (5) Plant maintenance, (f) (6) Plant irrigation, (g) (7) Plant fertilization, (h) (8) Plant watering, (i) (9) Plant pruning, (j) (10) Plant removal, (k) (11) Plant replacement, (l) (12) Plant protection.
 4. All landscape items shall be installed in accordance with the following: (a) (1) Plant species, (b) (2) Plant size, (c) (3) Plant spacing, (d) (4) Plant depth, (e) (5) Plant maintenance, (f) (6) Plant irrigation, (g) (7) Plant fertilization, (h) (8) Plant watering, (i) (9) Plant pruning, (j) (10) Plant removal, (k) (11) Plant replacement, (l) (12) Plant protection.



LANDSCAPE MASTER PLAN

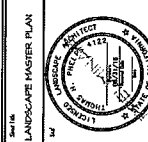
1



THOMAS H. PREEPS
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Tel: 310.274.2222
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GARDEN BROOK SENIOR VILLAGE - GARDEN GROVE CA
AMG ASSOCIATES, LLC

DATE: 03/20/16
SCALE: AS SHOWN
PROJECT: GARDEN BROOK SENIOR VILLAGE
SHEET: L3 OF 4



LANDSCAPE MASTER PLAN
DATE: 03/20/16
SCALE: AS SHOWN
PROJECT: GARDEN BROOK SENIOR VILLAGE
SHEET: L3 OF 4

PLANT LEGEND potential plantings to be used

Symbol	Size	GBL#	PLANT
(Circle with cross)	24" box	M	11 Gleditsia pinnatifida - Australian Wattle
(Circle with dots)	20" box	M	12 Biscutella elaeagnifolia - Lemon Scumweed Gum
(Circle with horizontal lines)	19 gal	M	19 Phacelia rostrata - Pigmy Dotia Palm
(Circle with vertical lines)	19 gal	M	14 Washingtonia robusta - Mexican Fan Palm
(Circle with diagonal lines)	19 gal	M	15 Syagrea coronata/lexum - Queen Palm

TREES & PALMS

Symbol	Size	GBL#	PLANT
(Circle with cross)	12"	M	17 Agave attenuata - Spiky Palm
(Circle with dots)	12"	M	18 Delonix regia - Flamboyant Tree
(Circle with horizontal lines)	12"	M	19 Phacelia rostrata - Pigmy Dotia Palm
(Circle with vertical lines)	12"	M	20 Washingtonia robusta - Mexican Fan Palm
(Circle with diagonal lines)	12"	M	21 Syagrea coronata/lexum - Queen Palm

PERENNIALS

Symbol	Size	GBL#	PLANT
(Circle with cross)	12"	M	22 Dianella caerulea - Blue Flax
(Circle with dots)	12"	M	23 Delonix regia - Flamboyant Tree
(Circle with horizontal lines)	12"	M	24 Dianella caerulea - Blue Flax
(Circle with vertical lines)	12"	M	25 Heliconia psittacina - Bird of Paradise
(Circle with diagonal lines)	12"	M	26 Heliconia psittacina - Bird of Paradise
(Circle with cross)	12"	M	27 Heliconia psittacina - Bird of Paradise
(Circle with dots)	12"	M	28 Heliconia psittacina - Bird of Paradise
(Circle with horizontal lines)	12"	M	29 Heliconia psittacina - Bird of Paradise
(Circle with vertical lines)	12"	M	30 Heliconia psittacina - Bird of Paradise
(Circle with diagonal lines)	12"	M	31 Heliconia psittacina - Bird of Paradise

GROUND COVERS

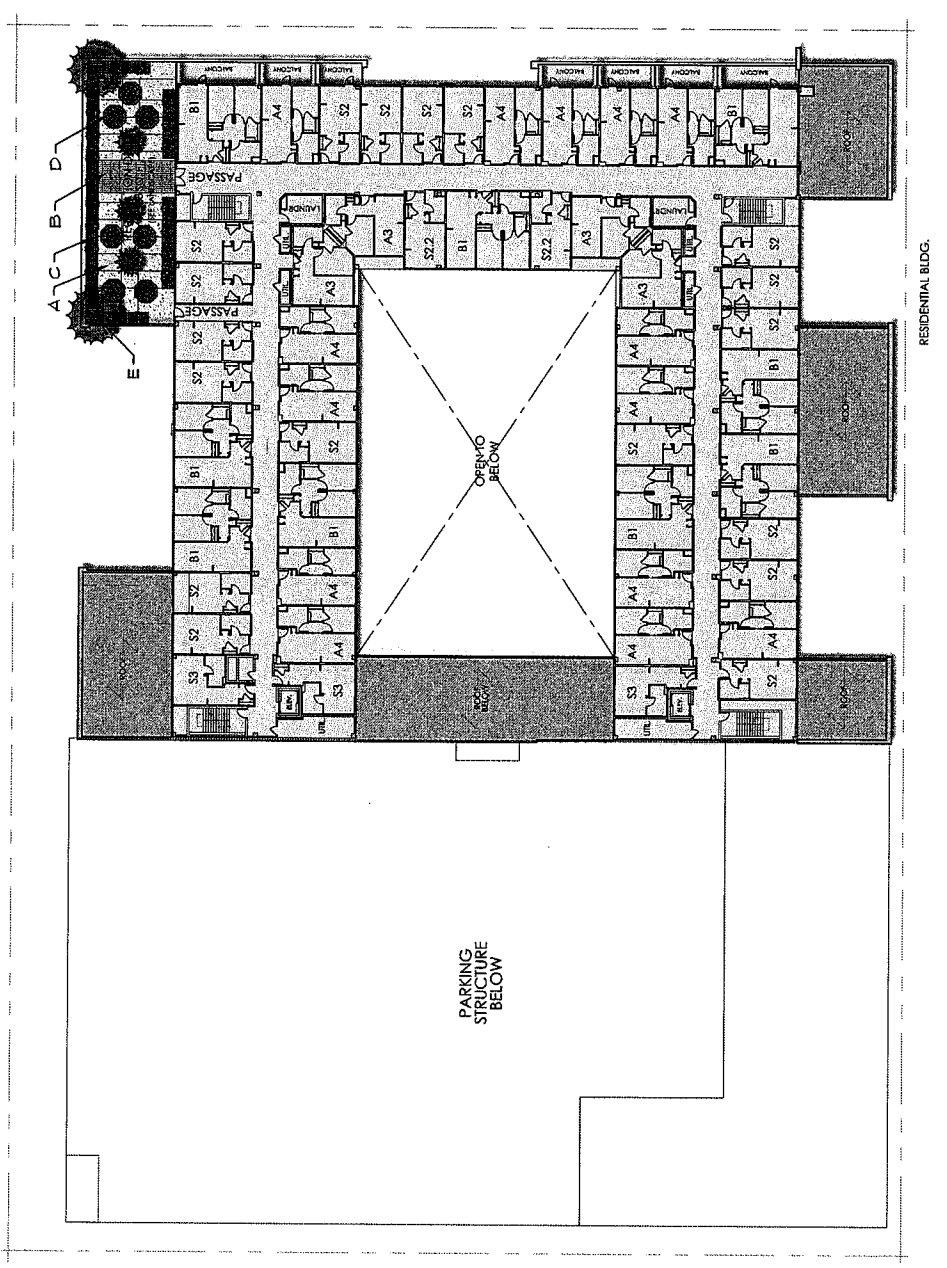
Symbol	Size	GBL#	PLANT
(Circle with cross)	12"	M	32 Citrus aurantium - Orange Tree
(Circle with dots)	12"	M	33 Citrus aurantium - Orange Tree
(Circle with horizontal lines)	12"	M	34 Citrus aurantium - Orange Tree
(Circle with vertical lines)	12"	M	35 Citrus aurantium - Orange Tree
(Circle with diagonal lines)	12"	M	36 Citrus aurantium - Orange Tree

661 Lantana montevidensis - Purple Trailing Ground Cover
 662 Bougainvillea spectabilis - Bougainvillea
 663 Bougainvillea spectabilis - Bougainvillea
 664 Bougainvillea spectabilis - Bougainvillea
 665 Bougainvillea spectabilis - Bougainvillea

Notes:
 * All plants are to be installed in 24" x 24" boxes.
 ** All plants are to be installed in 19" gal pots.
 *** All plants are to be installed in 12" pots.

GENERAL NOTES:

- The landscape plans will comply with the requirements of the local water efficient landscaping ordinance (Title 22).
- The landscape documentation package shall include the following as (a):
 (a) site plan
 (b) landscape site plan
 (c) project address (if available, parcel and/or lot number(s))
 (d) project type (e.g., residential, public, private, commercial, non-residential)
 (e) project location (e.g., street name, address, city, state, zip code)
 (f) project owner and date with statement of compliance with the requirements of the water efficient landscaping ordinance and submit a letter of approval from the local water utility.
 (g) project owner and date with statement of compliance with the requirements of the water efficient landscaping ordinance and submit a letter of approval from the local water utility.
 (h) project owner and date with statement of compliance with the requirements of the water efficient landscaping ordinance and submit a letter of approval from the local water utility.



RESIDENTIAL BLDG.
 LEVEL 6
 NORTH
 0 20' 40'

RESOLUTION NO. 5914

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THE CITY COUNCIL ADOPT A SUBSEQUENT MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVE GENERAL PLAN AMENDMENT NO. GPA-001-2018 AND PLANNED UNIT DEVELOPMENT NO. PUD-008-2018 FOR PROPERTY LOCATED AT 10080 GARDEN GROVE BOULEVARD (ASSESSOR'S PARCEL NO. 098-070-72) AND 9860 LARSON AVENUE (ASSESSOR'S PARCEL NO. 098-070-73).

WHEREAS, the City of Garden Grove has received an application to repurpose an existing 8-story, unfinished steel structure (prior "Galleria" project) located at 10080 Garden Grove Boulevard (APN 098-070-72) for a 394-unit affordable senior housing project with 12,938 square feet of commercial space, and to increase the developable site area by 2 acres, located at 9860 Larson Avenue (APN 098-070-73), to allow for the desired density of the "Project". The land use actions requested to implement the Project include: (1) General Plan Amendment No. GPA-001-2018 to change the land use designation of the 3.09-acre site from Residential/Commercial Mixed Use 1 to Community Residential and to change the designation of the 2-acre portion of the parcel to the south from Parks and Open Space to Community Residential; (2) Planned Unit Development No. PUD-008-2018 to create PUD zoning for the "Galleria" site currently zoned Garden Grove Mixed Use 1 and the 2-acre Garden Grove Boys & Girls Club (GGBGC) site currently zoned Parks/Open Space; (3) Site Plan No. SP-048-2018 to allow the construction of the Project by reusing and modifying the existing steel structure and parking structure and building an 8-story, 394-unit affordable senior housing project with 12,938 square feet of commercial retail space along the Garden Grove Boulevard frontage and a 3-story parking structure; (4) Pursuant to the State Density Bonus Law for affordable housing projects, approval of three waivers from the Municipal Code development standards: a) to construct residential units that are less than the minimum required size; b) to reduce the amount of useable open space and provide 27% of the required space; c) to allow for some compact spaces in the required residential parking (16% compact, 0 permitted); and,

WHEREAS, the proposed project was originally proposed and considered in 2005 (previously approved project). Pursuant to the California Environmental Quality, Public Resources Code Section 21000 et seq. and California Code of Regulations, Title 14, Sections 15000 et seq. ("CEQA"), the City adopted a Mitigated Negative Declaration ("MND") and approved the project in 2005. A Notice of Determination was filed and posted on May 20, 2005. In 2017, modifications were proposed to the 2005 project ("proposed project"). Pursuant to Public Resources Code Section 21166 and California Code of Regulations, Title 14, Section 15162, the City prepared a subsequent initial study (The Galleria Mixed-Use Project Initial Study-Mitigated Negative Declaration) to analyze the proposed project's environmental effects. The subsequent initial study concluded that all of the proposed project's environmental impacts could be reduced to a less than significant level. On this basis, the subsequent initial study concluded that a subsequent MND was appropriate; and

WHEREAS, a Mitigation Monitoring and Reporting Program has been prepared and is attached to the subsequent Mitigated Negative Declaration listing the mitigation measures to be monitored during Project implementation; and

WHEREAS, the subsequent Mitigated Negative Declaration with mitigation measures was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines; and

WHEREAS, the Planning Commission of the City of Garden Grove held a duly noticed public hearing on March 15, 2018, and considered all oral and written testimony presented regarding the Project, the initial study, and the subsequent Mitigated Negative Declaration.

NOW THEREFORE, BE IT RESOLVED, FOUND, AND DETERMINED as follows:

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Garden Grove, in regular session on March 15, 2018, does hereby recommend that the City Council approve General Plan Amendment No. GPA-001-2018 and Planned Unit Development No. PUD-008-2018.

BE IT FURTHER RESOLVED in the matter of General Plan Amendment No. GPA-001-2018 and Planned Unit Development No. PUD-008-2018, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by AMG & Associates, LLC.

2. The applicant requests approval to amend the General Plan Land Use designation by changing the current designation of the project site (Residential/Commercial Mixed Use 1) and a 2-acre portion of the neighboring Garden Grove Boys & Girls Club (GGBGC) property (Parks and Open Space) to Community Residential, rezoning the combined site to Planned Unit Development for a mix of uses including senior housing, retail commercial, recreation and open space, and Site Plan approval to construct 394 affordable senior housing units and 12,938 square feet of commercial retail space with three concessions allowable by State Density Bonus law.
3. The Community and Economic Development Department has prepared a subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project, which concludes that (a) the proposed project will not have a significant adverse effect on the environment provided that certain mitigation measures identified in the initial study are incorporated into the project; (b) the subsequent Mitigated Negative Declaration was prepared and circulated in accordance with applicable law, including CEQA and CEQA's implementing Guidelines.
4. Report submitted by City staff was reviewed.
5. Pursuant to a legal notice, a public hearing was held on March 15, 2018, and all interested persons were given an opportunity to be heard.
6. The Planning Commission gave due and careful consideration to the matter during its meeting of March 15, 2018, and considered all oral and written testimony presented regarding the project, the initial study, and the subsequent Mitigated Negative Declaration.

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 primary project site (prior Galleria) has an existing 8-story, unfinished steel structure that will be modified and reused into a 394-unit affordable senior housing project with 12,938 square feet of commercial retail space.

The overall project site consists of one parcel of land with an area of 3.09 acres of land (APN#098-070-72) and a 2-acre portion of a larger parcel abutting to the south, with an area of 6.92 acres (APN 098-070-73). Both properties are owned by the Emlen W. Hoag Foundation.

The two-acre portion of the lot to the south includes the Garden Grove Boys & Girls Club building and parking lots.

The property is located in the area of the intersection of Brookhurst Street and Garden Grove Boulevard. This area is in the Mixed Use General Plan Land Use designations and zoning with the intent of focusing growth on under-utilized commercial corridors, preserving older residential neighborhoods, and providing development opportunities to commercial property owners. The Brookhurst Triangle development site is across the street to the north and its first phase of multi-family residential construction is almost complete. The Ramada Plaza Hotel is adjacent to the west of the Project site and the Festival Plaza, a two-story commercial center, is to the east. The parking lot for the Garden Grove Boys & Girls Club abuts the Project site to the south, with the Boys & Girls Club building, Kiwanisland, and a baseball playing field further to the south and southwest.

The project has been designed to use the existing steel structure that was constructed under different zoning standards, to employ the provisions of the State Density Bonus law (additional density and reduced parking), and to comply where possible with the current development standards of the Municipal Code for multi-family residential and commercial development. Because the proposal is an affordable housing project, the applicant is also requesting three concessions from the Municipal Code standards as allowed per the State Density Bonus law: 1) to construct residential units that are less than the minimum required size; 2) to reduce the amount of useable open space and provide 27% of the required space; 3) to allow for some compact spaces in the required residential parking (16% compact, 0 permitted).

A General Plan Amendment will facilitate the development of 394 affordable senior housing units and 12,938 square feet of commercial retail space, by changing the land use designation to Community Residential to allow an increase in density for senior housing. The Planned Unit Development is the zoning that implements the Community Residential designation and develops site specific standards for a unique mix of uses.

The application for the General Plan Amendment No. GPA-001-2018 and the Planned Unit Development No. PUD-008-2018 is being processed in conjunction with Site Plan No. SP-048-2018.

FINDINGS AND REASONS:

1. The General Plan Amendment is internally consistent with the goals and objectives of all elements of the City's adopted General Plan.

The original "Galleria" project was deemed to be consistent with the General Plan as it fulfilled such goals as "a balanced, prosperous and attractive corridor of land use fronting Garden Grove Boulevard" and the policy to "improve the economic viability of the corridor by emphasizing appropriate development of large, vacant, properties". The existing steel structure was constructed for a mixed-use project with commercial uses along Garden Grove Boulevard and residential units above.

The current General Plan was adopted in 2008 and Mixed Use designations were an important change to Garden Grove's land use pattern. The project site was included in the new Residential/Commercial Mixed Use 1 land use designation (R/CMU1), which provided for mixed-use projects with residential densities up to 42 dwelling units per acre and commercial development of 0.5 FAR. These General Plan Mixed Use land use designations were intended to focus growth on under-utilized commercial corridors, preserve older residential neighborhoods from increased densities, and provide commercial property owners additional development opportunities to incentivize redeveloping their properties. The project site was able to accommodate proposals with higher residential density with the new Residential/Commercial Mixed Use 1 designation. The R/CMU1 includes the statement "senior housing should be allowed in this designation with density bonuses" in the "Desired Character and Uses" section.

The Garden Grove General Plan 2030 has, and continues to include, a Land Use designation, Community Residential, which is expressly for senior housing, convalescent homes, congregate housing and institutional quarters, and allows the highest density of up to 60 dwelling units per acre. The General Plan anticipates this designation shall be applied to parcels to facilitate the development of senior housing and similar uses. This designation has been applied to other sites for senior housing development such as 12761 Garden Grove Boulevard and 12232 Chapman Avenue, the Chapman Care Center nursing home. With the addition of two (2) acres to the project site, the increase of density to 60 dwelling units per acre, and the State Density Bonus allowance of a 35% increase in density for affordable projects, the applicant was able to reach the unit count of 394.

The project includes commercial uses along the Garden Grove Boulevard frontage and is in an area with commercial shopping centers immediately abutting to the east and nearby. The proposed use is consistent with such General Plan policies as:

- Policy LU-1.2 Encourage modern residences in areas designated as Mixed Use.
- Policy LU-1.4 Encourage active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed use areas.
- Policy LU-4.1 Locate higher density residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses.

The project is also consistent with the goals of the General Plan Housing Element to encourage development of affordable housing to meet the City's regional housing needs and to provide housing for people of all economic levels. Policy 2.4 of the Housing Element encourages collaborative partnerships to maximize resources available for the provision of housing affordable to lower-income households. Program 4 of the Housing Element encourages the development of affordable senior housing. The proposed

General Plan Amendment will fulfill the goals of the General Plan Housing Element by providing 394 additional affordable senior housing units.

2. The General Plan Amendment is deemed to promote the public interest, health, safety, and welfare.

By changing the General Plan, the affordable senior housing project with 394 units and 12,938 square feet of commercial floor area can be constructed. The project promotes the public welfare by fulfilling the goals and policies of the General Plan and providing additional affordable housing opportunities for seniors. The General Plan Amendment facilitates the construction of the project, which has been reviewed and conditioned by all City Departments to maintain and promote health, safety, and welfare.

3. The subject parcel(s) is physically suitable for the requested land use designation(s), compatible with surrounding uses, and consistent with the General Plan.

The one parcel, and the portion of the second parcel included in the General Plan Amendment, are both owned by the Emlen W. Hoag Foundation. By providing additional lot area in the form of a "Transfer of Development Rights" for the 2-acre portion, the project density can be increased and the site can be developed for 394 affordable senior housing units. The development of the site, with a finished building will benefit the property owner and their mission to support the Boys & Girls Club of Garden Grove. The Boys & Girls Club building and uses on the 2-acre portion shall remain and new intergenerational programming shall be provided between the youth and seniors.

The subject parcel was approved for an 8-story building and the steel structure was constructed at that height. The existing structure can accommodate the proposal for senior housing. The site is served and accessible from Garden Grove Boulevard. The project is required to provide a new traffic signal, median modifications, and coordination of traffic on Garden Grove Boulevard, which will create safe ingress and egress to the proposed development. The surrounding uses include a commercial shopping center to the east, a hotel to the west, and a mixed-use residential and commercial development (Brookhurst Triangle) across Garden Grove Boulevard to the north. The proposed mixed-use development will be compatible with the surrounding uses described and consistent with the goals and policies of the General Plan to construct higher density residential mixed-use projects in such areas.

Planned Unit Development

1. The location of the units, architectural design, and proposed use are compatible with the character of existing development in the vicinity, and the project will be well-integrated into its setting.

The project is designed to be integrated with the existing developments in the area. The building is designed to have commercial storefronts on Garden Grove Boulevard. The commercial portion of the building corresponds to the height (approximately 45 feet) of the neighboring Ramada Plaza Hotel. The affordable senior housing units on the upper floors are set back from the outer edges of the commercial footprint. In this way, the architectural detailing of the building ties into the neighboring development and minimizes the overall height of the building. The project provides frontage that is consistent with the commercial development along an urbanized corridor and is visually interesting. The design of the project will ensure a reasonable degree of compatibility with adjacent uses.

2. The plan will produce a stable and desirable environment and will not cause undue traffic congestion on surrounding streets.

The design of the project complies with the spirit and intent of the Garden Grove Municipal Code for mixed-use development. A traffic study was prepared that evaluated the impact of the project on the surrounding street system and included review of 10 key intersections. All study intersections are forecast to operate at Level of Service D (LOS D) or better during the weekday A.M. and P.M. peak hours with the addition of the proposed traffic. With the project, the intersections will continue to operate within the anticipated scope as analyzed in the General Plan EIR (LOS D). The impacts were found to be insignificant at all study intersections, and therefore, the project will not cause traffic congestion on surrounding streets.

To minimize concerns regarding traffic operations and safety at the site access points, specific mitigation measures have been incorporated into the conditions of approval. The mitigations include, a traffic signal at the intersection of Garden Grove Boulevard and the main project entrance (the easterly driveway), changes to the median and existing left-turn pockets, and a signal-timing coordination plan. Through these mitigation measures, the increased vehicle trips and congestion will have a less than significant impact.

3. Provision is made for both public and private open spaces.

The project has been designed to be urban in character with a pedestrian plaza that includes landscaping along the Garden Grove frontage. The buildings will be modern in design and provide a residential setting for seniors close to commercial shopping at the Festival Plaza to the east and other nearby commercial developments. The project will be part of a node of taller, more urban development that is shared with the Brookhurst Triangle development immediately across Garden Grove Boulevard to the north. To facilitate the development of senior housing at the proposed density, the applicant has requested a concession to provide a portion (27%) of the open space required for 394 units. The open space provided is of several types including two courtyards, a large community room off the first floor central courtyard, two smaller community rooms, four recreation decks, and 37

private balconies on the front units of the 3rd, 4th, 5th, and 6th floors. The applicant has proposed a partnership with the Garden Grove Boys & Girls Club to provide activities for seniors through Intergenerational Programming. This programming is a way to fulfill the intent of "open space" requirements where limited open space is provided. The project is designed to be a modern, attractive building providing affordable housing for seniors.

4. Provision is made for the protection and maintenance of private areas reserved for common use.

Through the conditions of approval for the project all necessary agreements for the protection and maintenance of private areas reserved for common use will be in place prior to the start of construction and will be required to be adhered to for the life of the project.

5. The quality of the project, achieved through the Planned Unit Development zoning, is greater than could be achieved through traditional zoning.

The project is a unique mix of uses on a unique site that could only be approved by Planned Unit Development (PUD) zoning. The project will repurpose an existing steel structure that was originally constructed for the first mixed-use project approved in 2005. However, the new proposal is for an affordable senior housing development with increased density that must be approved by amending the General Plan to the Community Residential land use designation. The Community Residential designation is only implemented by PUD zoning. The PUD zoning for this site, allows for commercial tenant spaces that are consistent with the existing character of Garden Grove Boulevard and affordable senior apartments that provide the convenience of living in a more urban environment. For this unique project, the PUD zoning also defines a portion of the site that shall remain for uses typically found in the Open Space (O-S) zone. The PUD zoning allows for a mix of residential, commercial, and open space uses in an urban, mixed-use development that is visually interesting and will be a significant, new building in the City of Garden Grove. The qualities of the project could not be achieved through traditional zoning.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The General Plan Amendment possesses characteristics that would indicate justification of the request. The Planning Commission recommends approval of General Plan Amendment No. GPA-001-2018 and Planned Unit Development No. PUD-008-2018.

2. The implementation provisions for Planned Unit Development No. PUD-008-2018 are found under Planning Commission Resolution No. 5915 for Site Plan No. SP-048-2018 and as follows:

PUD-008-2018 is intended to allow for a mix of uses on the project site. The PUD will provide base zones or specific uses that are permitted on the properties with the understanding that all such uses or expansion of uses shall meet the applicable development standards from Title 9.

The following uses allowed under the Community Residential Land Use designation shall be allowed by PUD-008-2018 on the 10080 Garden Grove Boulevard parcel (APN 098-070-72):

- Senior Housing
- Convalescent Hospitals
- Congregate Housing
- Institutional Quarters

These uses translate to the following activities in Title 9, Section 9.16.020.030 Uses Permitted:

- Multiple-Family Residential
- Community Care Facility, Residential
- Residential Care Facility for the Elderly (RCFE)
- Skilled Nursing Facility

The commercial uses shall be retail sales and services for neighborhoods and the larger community and shall be allowed on the 10080 Garden Grove Boulevard (APN 098-070-72) property. The following base districts for the commercial uses are:

- C-1, Neighborhood Commercial
- O-P, Office Professional

The Boys & Girls Club uses are those found in the Open Space zone and include "Public and Semi Public" Educational Institutions and Public Recreational Facilities. The following base district for the 9860 Larson Avenue site (a portion of APN 098-070-73) is:

- O-S, Open Space

The Open Space uses are further defined by Title 9, Section 9.16.030.050 Open Space Zone.

Landscaping, pedestrian plazas along Garden Grove Boulevard, architectural detailing, outdoor dining and similar features shall meet the requirements of the following base district:

- GGMU1, Garden Grove Mixed Use 1

In the event that a use is proposed that is not listed, an interpretation of use may be made by the Zoning Administrator or the Planning Commission.

The commercial portion of the project meets the parking requirement for retail spaces at 1 space for every 200 square feet of commercial floor area, for a total of 65 required commercial parking spaces (12,938 square feet divided by 200 = 67). This number of parking spaces precludes leasing to tenants with a higher parking demand such as full-service restaurants and medical uses, and also does not take into account future use of a possible retail "mezzanine" level. Additional commercial parking spaces will need to be designated to allow for any use with a higher parking ratio or the development of commercial uses (including storage) of the mezzanine level.

RESOLUTION NO. 5915

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-048-2018 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, WEST OF BROOKHURST STREET AT 10080 GARDEN GROVE BOULEVARD AND 9860 LARSON AVENUE, PARCEL NUMBERS 098-070-72 AND 098-070-73, RESPECTIVELY.

WHEREAS, the City of Garden Grove has received an application to repurpose an existing 8-story, unfinished steel structure (prior Galleria, "Project" site) located at 10080 Garden Grove Boulevard (APN 098-070-72) for a 394-unit affordable senior housing project with 12,938 square feet of commercial space and to increase the developable site area by 2 acres, located at 9860 Larson Avenue (APN 098-070-73), to allow for the desired density of the Project. The land use actions requested to implement the Project include: (1) General Plan Amendment No. GPA-001-2018 to change the land use designation of the 3.09-acre site from Residential/Commercial Mixed Use 1 to Community Residential and to change the designation of the 2-acre portion of the parcel to the south from Parks and Open Space to Community Residential; (2) Planned Unit Development No. PUD-008-2018 to create PUD zoning for the Project site currently zoned Garden Grove Mixed Use 1 and the 2-acre Garden Grove Boys & Girls Club (GGBGC) site currently zoned Parks/Open Space; (3) Site Plan No. SP-048-2018 to allow the construction of the Project by reusing and modifying the existing steel structure and parking structure and building an 8-story 394-unit affordable senior housing project with 12,938 square feet of commercial retail space along the Garden Grove Boulevard frontage and a 3-story parking structure; (4) Pursuant to the State Density Bonus Law for affordable housing projects, approval of three waivers from the Municipal Code development standards: a) to construct residential units that are less than the minimum required size; b) to reduce the amount of useable open space and provide 27% of the required space; c) to allow for some compact spaces in the required residential parking (16% compact, 0 permitted); and,

WHEREAS, the proposed project was originally proposed and considered in 2005 (previously approved project). Pursuant to the California Environmental Quality, Public Resources Code Section 21000 et seq. and California Code of Regulations, Title 14, Sections 15000 et seq. ("CEQA"), the City adopted a subsequent Mitigated Negative Declaration ("MND") and approved the project in 2005. A Notice of Determination was filed and posted on May 20, 2005. In 2017, modifications were proposed to the 2005 project ("proposed project"). Pursuant to Public Resources Code Section 21166 and California Code of Regulations, Title 14, Section 15162, the City prepared a subsequent initial study (The Galleria Mixed-Use Project Initial Study-Mitigated Negative Declaration) to analyze the proposed project's environmental effects. The subsequent initial study concluded that all of the proposed project's environmental impacts could be reduced to a less than significant level. On this basis, the subsequent initial study concluded that a subsequent MND was appropriate; and

WHEREAS, pursuant to Resolution No. 5914-18, adopted March 15, 2018, the findings and reasons of which are incorporated into this Resolution by reference, the Planning Commission has recommended that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project and approve General Plan Amendment No. GPA-001-2018 and Planned Unit Development No. PUD-008-2018.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session on March 15, 2018, does hereby approve Site Plan No. SP-048-2018, subject to the adoption of a subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project by the Garden Grove City Council and, the adoption and effectiveness of a Resolution approving General Plan Amendment No. GPA-001-2018, and an Ordinance approving Planned Unit Development No. PUD-008-2018 by the Garden Grove City Council, in substantially the same form as recommended by the Planning Commission pursuant to Resolution No. 5914-18.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-048-2018, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by AMG & Associates, LLC.
2. The applicant requests to amend the General Plan Land Use designation by changing the current designation of the project site (Residential/Commercial Mixed Use 1) and a 2-acre portion of the neighboring Garden Grove Boys & Girls Club (GGBGC) property (Parks and Open Space) to Community Residential, rezoning the combined site to Planned Unit Development for a mix of uses including senior housing, retail commercial, semi-public recreation and open space, and Site Plan approval to construct 394 affordable senior housing units and 12,938 square feet of commercial retail space with three concessions allowable by State Density Bonus law.
3. The Community Development Department has prepared a subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project, that concludes that (a) the proposed project will not have a significant adverse effect on the environment provided that certain mitigation measures identified in the initial study are incorporated into the project; (b) the subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was prepared and circulated in accordance with applicable law, including CEQA and CEQA's implementing guidelines.
4. The two properties included in the proposed project, have General Plan Land Use designations of Residential/Commercial Mixed Use 1 (prior Galleria) and Parks and Open Space (GGBGC), and are zoned Garden Grove Mixed Use 1 (GGMU1) and Open Space (O-S). Provided General Plan Amendment No. GPA-001-2018

and Planned Unit Development No. PUD-008-2018 are approved by the City Council, both properties will have a General Plan Land Use designation of Community Residential and will be zoned Planned Unit Development (PUD). The Community Residential designation, coupled with the State Density Bonus law allowable percentage increase in density, will allow for the 394 units. The total project area is 5.09 acres comprised of the 3.09 project site that is developed with the 8-story steel structure and a 2 acre portion of the larger 6.92 acre parcel which includes the Garden Grove Boys & Girls Club and Kiwanisland.

5. The 2-acre portion of the GGBGC/Kiwanisland property will be tied to the Project site through a "Declaration of Covenants and Restrictions for the Transfer of Development Rights".
6. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject properties have been reviewed.
7. Report submitted by City staff was reviewed.
8. Pursuant to a legal notice, a public hearing was held on March 15, 2018, and all interested persons were given an opportunity to be heard.
9. The Planning Commission gave due and careful consideration to the matter during its meeting of March 15, 2018, and considered all oral and written testimony presented regarding the project, the initial study, and the subsequent Mitigated Negative Declaration.

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 9.24.030, Land Use Actions, are as follows:

FACTS:

The project site (prior Galleria) has an existing 8-story, unfinished steel structure that will be modified and reused into a 394-unit affordable senior housing project with 12,938 square feet of commercial retail space.

The project site consists of one parcel of land with an area of 3.09 acres of land (APN 098-070-72) and a 2-acre portion of larger parcel abutting to the south, with an area of 6.92 acres (APN 098-070-73). Both properties are owned by the Emlen W. Hoag Foundation.

The two-acre portion of the lot to the south includes the Garden Grove Boys & Girls Club building and parking lots.

Approval of the Site Plan, in conjunction with General Plan Amendment No. GPA-001-2018, and Planned Unit Development No. PUD-008-2018 would facilitate the development of the 394-unit affordable senior housing units and 12,938 square feet of commercial retail space on the ground floor.

The Site Plan No. SP-048-2018 is being processed in conjunction with General Plan Amendment No. GPA-001-2018 and Planned Unit Development No. PUD-008-2018.

The property is located in the area of the intersection of Brookhurst Street and Garden Grove Boulevard. This area is in the Mixed Use General Plan Land Use designations and zoning with the intent of focusing growth on under-utilized commercial corridors, preserving older residential neighborhoods, and providing development opportunities to commercial property owners. The Brookhurst Triangle development site is across the street to the north and its first phase of multi-family residential construction is almost complete. The Ramada Plaza Hotel is adjacent to the west of the Project site and the Festival Plaza, a two-story commercial center, is to the east. The parking lot for the Garden Grove Boys & Girls Club abuts the Project site to the south, with the Boys & Girls Club building, Kiwanisland, and a baseball playing field further to the south and southwest.

The project has been designed to use the existing steel structure that was constructed under different zoning standards, to employ the provisions of the State Density Bonus law (additional density and reduced parking), and to comply where possible with the current development standards of the Municipal Code for multi-family residential and commercial development. Because the proposal is an affordable housing project, the applicant is also requesting three concessions from the Municipal Code standards as allowed per the State's Affordable Housing law: 1) to construct residential units that are less than the minimum required size; 2) to reduce the amount of useable open space and provide 27% of the required space; 3) to allow for some compact spaces in the required residential parking (16% compact, 0 permitted).

FINDINGS AND REASONS:

Site Plan:

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

The associated General Plan Amendment which will allow the increased density of the project is internally consistent with the goals and objectives of the City's adopted General Plan. The Residential/Commercial Mixed Use 1 zone intends for vibrant, urban-scale districts with higher residential densities and taller, more urban mixed use buildings. Senior housing is called out as an appropriate use in the Residential/Commercial Mixed Use 1. Amending the General Plan land

use designation to Community Residential, will facilitate the construction of senior housing and the development of affordable housing as encouraged by the General Plan Housing Element.

The proposed development will provide a unique mix of uses that are in keeping with the site constraints and the intent of the Garden Grove Mixed Use zoning. In particular, the project will meet the intent for this area of Garden Grove Boulevard by providing an urban-scale, fully integrated commercial and residential mixed-use development, which provides some commercial uses along the street frontage to encourage a more vibrant, pedestrian oriented streetscape. The uses included in the Planned Unit Development (PUD) for the property at 10080 Garden Grove Boulevard will be senior housing (multiple-family residential) apartments and retail commercial uses. On the 9860 Larson Avenue site, the uses will insure the continued operation of the Garden Grove Boys & Girls Club (open space, semi-public recreation facility, private club or lodge).

Approval and effectiveness of the proposed Site Plan is contingent upon City Council approval of General Plan Amendment (GPA-001-2018) and Planned Unit Development No. PUD-008-2018.

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

The project was designed to meet the parking requirements for affordable senior housing units (.5 parking space per senior housing unit, requires 197 spaces) and retail commercial units (1 space for 200 square feet, requires 65 spaces) and provide 36 additional spaces with 11 being designated for residential guests.

Vehicular access is provided by one main access driveway for the public, and a secondary driveway that is for trash pick-ups, loading, and emergency services.

A Traffic Impact Analysis was prepared that evaluated the impact of the project on the surrounding street system and included a review of ten key intersections. Traffic associated with the proposed project would not adversely affect the traffic circulation. All study intersections are forecast to operate at Level of Service D (LOS D) or better during the weekday A.M. and P.M. peak hours with the addition of project traffic. City of Garden Grove guidelines require LOS D as the minimum acceptable LOS for the City of Garden Grove arterial roadway system. With the addition of the project, the intersections will continue to operate within the anticipated scope as analyzed in the General

Plan EIR (LOS D). The impacts were found to be insignificant at all study intersections. Therefore the project will not adversely affect traffic circulation.

To minimize concerns regarding traffic operations and safety at the site access points, specific mitigation measures have been incorporated into the conditions of approval. The mitigations include a traffic signal at the intersection of Garden Grove Boulevard and the main project entrance, changes to the median and existing left-turn pockets, and a signal-timing coordination plan.

The City's Traffic Engineering section has reviewed the proposed project and the Traffic Impact Analysis and provided appropriate conditions of approval to minimize any impacts to surrounding streets.

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

The Public Works Department has reviewed the plans, and a required Sewer Flow Study, to provide appropriate conditions of approval. The proposed development will provide landscaping, proper grading, and Site Design Best Management Practices to provide adequate on-site drainage. All appropriate conditions of approval and mitigation measures have been included, which will minimize any adverse impacts to surrounding streets, utilities, and drainage channels.

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

The development does provide a reasonable degree of physical, functional and visual compatibility with the neighborhood, in part, because the building is designed to have a lower mass that corresponds in height (approximately 45 feet) to the neighboring Ramada Plaza Hotel. The senior housing apartments on the upper floors (6th, 7th, and 8th) are set back from the outer edges of the lower building mass. In this way, the architectural detailing of the building ties into the neighboring development and minimizes the overall height of the building. Also, the commercial storefronts along the Garden Grove Boulevard frontage provide compatibility with the neighboring commercial center and other similar developments in the nearby area. The project provides frontage that is consistent with the commercial development along an urbanized corridor and a building that is visually interesting.

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

The project has been designed to be urban in character with a pedestrian plaza that includes landscaping along the Garden Grove frontage. The buildings will be modern in design and provide a residential setting for seniors close to commercial shopping at the Festival Plaza to the east and other nearby commercial developments. The project will be part of a node of taller, more urban development that is shared with the Brookhurst Triangle development immediately across Garden Grove Boulevard to the north. To facilitate the development of senior housing at the proposed density, the applicant has requested a concession to provide only a portion (27%) of the open space required for 394 units. The open space provided is of several types including two courtyards, a large community room off the first floor central courtyard, two smaller community rooms, four recreation decks, and 37 private balconies on the front units of the 3rd, 4th, 5th, and 6th floors. The applicant has proposed a partnership with the Garden Grove Boys & Girls Club to provide activities for seniors through Intergenerational Programming. This programming is a way to fulfill the intent of "open space" requirements where limited open space is provided. The project is designed to be a modern, attractive building providing affordable housing for seniors.

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 possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.24.030 (Site Plan).
2. In order to mitigate any environmental impacts and to fulfill the purpose and intent of the Municipal Code, thereby, promoting the health, safety, and general welfare, the following conditions of approval, attached as Exhibit "A", shall apply to Site Plan No. SP-048-2018.

EXHIBIT "A"

Site Plan No. SP-048-2018

CONDITIONS OF APPROVAL

General Conditions

1. The owner of both properties shall execute, and the applicant shall record against the property, a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required prior to issuance of building permits.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, AMG & Associates, 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 to the Conditions of Approval require approval by the Planning Commission.
3. Approval of this Site Plan shall be contingent upon the approval of General Plan Amendment No. GPA-001-2018 and Planned Unit Development PUD No. PUD-008-2018, by the Garden Grove City Council and shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to the Site Plan and/or these Conditions of Approval may be approved by the Community & Economic Development Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Community & 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.
6. The approved site plan, floor plan, and building design including colors and materials, are an integral part of the decision approving this Site Plan. There shall be no change to these approved plans without the approval of the Community & Economic Development Department. Minor modifications to the Site Plan and/or these Conditions of Approval may be approved by the Community & Economic Development Director, at his or her discretion.

Proposed modifications to the project and/or these Conditions of Approval determined by the Community & 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. The City hearing body may add language that certain modifications require approval of new and/or amended land use entitlements by the applicable City hearing body.

7. The developer of the site shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community & Economic Development Department for review and approval prior to Building Division Plan Check. The project shall also be subject to the following:
 - a. Utility equipment above ground (e.g., electrical, gas, telephone, cable TV) shall not be located in the street setbacks or within the common areas and shall be screened to the satisfaction of the Community & Economic Development Department.
 - b. No roof-mounted mechanical equipment shall be permitted, unless a method of screening complementary to the architecture of the building is approved by the Community & Economic Development Department prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
 - c. All ground or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
 - d. No exterior piping, plumbing, roof top access ladders, or mechanical ductwork shall be permitted on any exterior façade and/or visible from any public right-of-way or adjoining property.
8. All loading and unloading of vehicles shall occur on-site.
9. All mitigation measures identified in the subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program adopted for the Project (The Galleria Mixed-Use Project, Initial Study-Mitigated Negative Declaration) (the "subsequent Mitigated Negative Declaration") are incorporated herein by reference and shall be implemented as conditions of approval for this Project. The Mitigation Monitoring and Reporting Program adopted in conjunction with the Mitigated Negative Declaration shall be implemented during Project construction through Project completion.

Engineering Services Division

10. The applicant shall be subject to Traffic Mitigation Fees, In-Lieu Park Fees Drainage Facilities Fees, Water Assessment Fees, and other applicable

mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.

11. Street improvement plans prepared by a registered Civil Engineer are required. Garden Grove Boulevard existing median shall be modified per the approved traffic study and City Traffic Engineer's recommendations stated in these Conditions of Approval.
12. A separate street permit is required for work performed within the public right-of-way.
13. Grading 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.
14. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
15. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer.
16. The two drive approaches to the site shall be constructed in accordance with Garden Grove Standard B-120.
17. All parking spaces that abut to sidewalks that are not elevated with a curb face to the stall, if any shall have wheel stops.
18. 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 from 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).

19. Prior to issuance of a grading permit, the applicant shall design overhead street lighting along the front of the development in a manner meeting the approval of the City's Lighting Administrator. Location of lighting poles shall be shown on the precise grading and street improvement plans.
20. An updated geotechnical study shall be required for the final WQMP. In the event, the scope of the project changes or expands, which would entail new ground disturbance on the site and possible modifications to the WQMP, an updated geotechnical study may be required at the time of construction.
21. 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.
22. 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 of the dumpsters in the street.
23. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a Water Quality Management Plan that: Addresses Site Design BMPs based upon the geotechnical report recommendations and findings such as infiltration minimizing impervious areas, maximizing areas, creating reduced or "zero discharge" areas, and conserving natural areas
 - a. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP
 - b. Incorporates structural and Treatment Control BMPs as defined in the DAMP
 - c. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs
 - d. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs
 - e. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs
24. 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
25. 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.
26. 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.

27. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one acre or more of land, the applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for City review on request.
28. Any new or required block walls and/or retaining walls shall be shown on the grading plans. Cross sections shall show vertical and horizontal relations of improvements and property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer. In addition, the following shall apply:
 - a. The color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division Prior to installation.
29. 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.
30. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a worksite traffic control plan, satisfactory to the City Traffic Engineer.
31. 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.
32. Any required lane closures should occur outside of peak travel periods.
33. Construction vehicles should be parked off traveled roadways in a designated parking area.
34. 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.

35. The applicant shall remove substandard driveway approaches, curb and the existing landscape within sidewalk area along Garden Grove Boulevard and construct street frontage improvements as identified below. All landscape, sidewalk and lighting improvements installed within the public rights-of-way shall be maintained by the applicant in a manner meeting the approval of the City Engineer and Planning Division. A separate street improvement, striping and signal plans, shall be prepared for Garden Grove Boulevard and submitted to the engineering department for improvements within the City right of way.

Garden Grove Boulevard

- a. The applicant shall remove the existing sidewalk on Garden Grove Boulevard along the property frontage and construct an eight-foot sidewalk per City Standard Plan B-106.
- b. The two new driveway approaches to the site on Garden Grove Boulevard shall be constructed in accordance with City of Garden Grove Standard Plan B-120. Standard Plan B-120 calls for a minimum width of 30-feet for commercial and multi residential projects. A deviation to allow a driveway width less than 30 feet is permitted for westerly approach.
- c. New wheelchair ramps and landing shall be constructed per latest Caltrans Standard Plan A88A.
- d. Construct 8-inch curb and gutter replacing the driveway approaches along the property frontage at 42' from centerline in accordance with City Standard Plan B-113 (Type C-8 Modified).
- e. The applicant shall construct a traffic signal at the intersection of Garden Grove Boulevard and the project main entrance (the easterly driveway) in a manner meeting the approval of the City Traffic Engineer. The new traffic signal shall include protected left turn phasing and u-turns for eastbound and westbound movements on Garden Grove Boulevard. A striping plan is required as part of new signal design for the main entrance on Garden Grove Boulevard to facilitate the relocation of striping.
- f. The applicant shall establish an easement for traffic signal access and utilities behind the ultimate right of way at the project main entrance.
- g. Prior to occupancy, the applicant shall design and implement a "Signal Timing Coordination Plan" along Garden Grove Boulevard in a manner

meeting the approval of the City Traffic Engineer. Said plan shall amend the current coordination plan and address impacts from the new traffic signal required to facilitate the proposed project.

- h. The applicant shall design and reconstruct the median to the east of the project on Garden Grove Boulevard per City Standard B-112 (Type A-8) to extend the left-turn pocket serving the adjacent commercial development, the Festival Plaza, to the east to provide access to the main project entrance. Said improvements shall include a 160-foot west bound left-turn pocket. The reconstruction/extension of the raised median at the front of the adjacent commercial development to the east will restrict its access to right-turn in/right-turn out movements only on Garden Grove Boulevard rather than the full access previously planned.
- i. The applicant shall design and reconstruct median fronting the project on Garden Grove Boulevard per City Standard B-112 (Type A-8) to facilitate left-turn access to Phase V of Brookhurst Triangle project. Said improvements shall include a 100-foot eastbound left-turn pocket per Brookhurst Triangle's already approved traffic study. The reconstruction of the median fronting the Galleria project shall also include a left-in-only median opening per OCPW standard Plan 1118 to facilitate access to westerly driveway. Said improvements shall include a 75-foot westbound left-turn pocket with a 75-foot taper.
- j. The westerly drive approach on Garden Grove Boulevard shall restrict left-turn out.
- k. The applicant shall coordinate with the City's Street Lighting Administrator to relocate and upgrade the existing median street lights to LED on Garden Grove Boulevard.
- l. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk/landscape area on Garden Grove Boulevard with Planning Division and Water Division.
- m. Any proposed new landscaping in public right of way shall be approved by Planning Division and maintained by the owner.

Environmental Services/Streets Division

- 36. The applicant shall use Republic Services for all construction demolition and debris processing.
- 37. The applicant shall comply with the anti-graffiti ordinance throughout the project as a "Best Management Practice" to mitigate vandalism. Graffiti shall be removed from the entire site including signage, traffic controls, etc. The

applicant shall remove all USA utility markings upon completion of the project and employ setbacks and plantings as a pro-active future deterrence.

Public Works Water Services Division

38. The applicant shall provide the Garden Grove Sanitary District with the projected discharge flows from both the commercial and the 400 HDR units.

Water

39. New water meter and service installations shall be installed by the owner's/developer's contractor per current City Standards and Specifications. Water meters shall be located within the City right-of-way.
40. A 10" fire service line with an 8" Double Check Detector Assembly (DCDA) and 2 fire hydrants have been installed. The DCDA and fire hydrants are located in the back of the property adjacent to the Boys & Girls Club. There is a stub-out on the fire line facing south for a future tie-in with a main in the Boys & Girls Club property if a looped system is required. Above-ground assembly shall be screened from public view as required by the Planning Division.
41. The location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.
42. Reduced Pressure Principle Device (RPPD), backflow prevention devices shall be installed for meter protection. The landscape system shall also have RPPD devices. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. A 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 shall be submitted to Public Works, Water Services Division.
43. Any new or existing water valves located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
44. The City shall determine if existing water service(s) is/are usable and meet(s) current City Standards. Any existing meter and service located within new driveway(s) shall be relocated at owner's expense.

Sewer

45. The applicant shall install a new xtra strength VCP sewer lateral with wedge lock joints per City Standard S-111 with a 48" Sancon lined manhole per City Standard S-100.

46. If necessary, the contractor shall abandon existing 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.
47. Commercial food use of any type shall require the installation of an approved grease interceptor (GCD) prior to obtaining a business license.
48. A properly sized GCD shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. The grease interceptor shall be located outside of the building and accessible for routine maintenance. The owner shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.
49. Food grinders (garbage disposal devices) for commercial uses are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations.

Building Services Division

The plans submitted for building permit plan check shall be revised to include the following requirements.

Senior Housing Requirements

50. The development shall be designed to encourage social contact by providing at least one common room on each floor.
51. Access to all common areas and housing units within the development shall be provided without use of stairs, either by means of an elevator or sloped walking ramps.
52. Walkways and hallways in the common areas shall have lighting conditions which are of sufficient brightness to assist persons who have difficulty seeing.
53. Walkways and hallways in the common areas of the development shall be equipped with standard height railings or grab bars to assist persons who have difficulty with walking.

Accessibility Requirements

54. City programs for housing are required to comply with public housing regulations and shall comply with California Building Code Section 11B-233. Provide 5% of total units with mobility and 2% of total units with communications; all of the remaining units shall be adaptable.

55. Refuse collection shall be provided in a manner that requires a minimum of physical exertion by residents and on an accessible route.
56. Parking structures shall have a minimum height clearance of 8'-2".
57. All units on an accessible route other than mobility units shall be adaptable.
58. All common areas shall be fully accessible.
59. Provide exterior accessible route from accessible parking to retail spaces.

General requirements

60. The building plans, including grading and site development plans and all construction activity shall comply with 2016 CBC, CPC, CMC, CEC, CGBSC, CA Energy Code.
61. Provide exiting plans.
62. Exits system must be continuous to the public way.
63. EV charging stations are required.
64. Bicycle parking is required.
65. An acoustical report will be required for the prevention of noise transfer to the residential units along the drive aisles.
66. Residential units shall comply with natural lighting requirements per CBC Section 1205. Exterior glazed openings shall open directly onto a yard or public way. The units along the drive aisle do not meet this requirement.
67. It appears that access to the retail spaces from public parking is through the residential corridor. This area will be required to meet the requirements for a public access way. (See Police Department Conditions of Approval regarding security)
68. The building shall be solar ready and the structural area for panel placement is required to be included in the calculations.
69. Provide allowable area/height analysis of the building.
70. Provide fire-rated construction for type I-A construction per Table 601.
71. Provide occupancy separation per Table 508.4 for group S-2 and R-2.

Structural Requirements (Based on Submitted 2014 Report)

72. The submitted tested report was completed in 2014 and it did not include all structural elements in the buildings such as steel framings and connections. Therefore, a new test report is required prior to construction documents

being submitted for plan check. The new test report shall include the following:

- a. The steel framing members and their connections have been exposed to weather for over 10 years. Provide the methodology of the testing with a summary or executive statement along with the test results. Include a discussion on how the framing members and their connections are selected and tested. Sample areas will NOT be an acceptable means of testing for steel frames and connections.
 - b. Testing of steel framing members and their connections shall be conducted after removing corrosion. A **nonlinear** analysis shall be provided to verify shear failure, yielding of steel under direct stress, lateral torsional buckling and bearing failure near/at supports or loading points.
 - c. Update original report to reflect current condition of the buildings.
 - d. Explanation of original design service life of the building and if it will remain the same.
 - e. Provide detailed methods to remove corrosion from framing members and their connections. Provide method(s) including material(s) that will be used to prevent future corrosion.
 - f. Provide details on the worst corrosion depth to framing members and their connections including thickness loss after removing corrosion.
 - g. Provide a detailed explanation if the existing framing members and connections will retain the capacity to carry new design loads. Additionally, provide explanations if the durability and sustainability will remain the same for the service life of the building and the protocol for premature failure in framing members and their connections.
73. The existing building was designed based on the 1997 UBC; the new construction and structural designs shall comply with the 2016 CA Building Standards Code and current structural Design Standards.
74. The existing structural layout does not align with the new architectural layout in certain areas; several columns located in corridors and accessible routes. Provide new structural and/or architectural layouts to match.

Garden Grove Fire Department

75. All requirements of the Garden Grove Building & Safety Division and Fire Department shall be met, including any required occupancy permits and

inspections. The development will meet the requirements for new high-rise buildings including fire sprinklers, fire alarms, a smoke removal system, and a fire control room (refer to City of Garden Grove Fire Department pamphlet entitled "Requirements and Standards for New High-Rise Buildings"). A building is considered to be "high-rise" when it is a height of 75 feet or more per City Ordinance.

76. All fire protection requirements shall meet all applicable State and Local Codes.
77. The applicant shall provide a CAD turning radius with GGFD engine and truck specifications.
78. The applicant shall submit revised plans for review and approval by the Garden Grove Fire Department showing the fire lane widths, hydrant locations, fire control room, and Fire Department connections.

Police Department

79. Within the commercial tenant spaces, there shall be no pool tables or amusement devices on the premises at any time.
80. Within the commercial tenant spaces, there shall be no live entertainment, dancing, karaoke, or disc-jockey entertainment permitted on the property at any time.
81. There shall be no gaming tables or gaming machines as outlined in City Code Sections 8.20.010 and 8.20.050 on the property at any time.
82. There shall be no uses or activities permitted on the property of an adult-oriented nature as outlined in City Code Section 9.04.060.
83. Within the commercial tenant spaces, the interior walls and/or partitions in Alcoholic Beverage Control (ABC) licensed establishments shall not exceed 48 inches in height and shall not be enclosed (from floor to ceiling) at any time.
84. The number of ABC licensed establishments shall be limited to half of the overall commercial floor area. Half of the overall commercial floor area is a maximum of 6,469 square feet of floor area that can be used for ABC licensed establishments. A Conditional Use Permit is required to be approved for each individual ABC license on the property. The public shall enter all ABC licensed establishments through a controlled doorway in a tenant space. There shall be no ABC licensed establishments in the possible retail mezzanine area.

85. The entries to the senior housing units shall be security entrances and only available to residents. Similarly, the entrances to the retail service corridor shall be security entrances and only available to the commercial tenants. The proposed retail mezzanine area shall only be accessed from the commercial retail portion of the building.
86. The Boys & Girls Club have requested an easily accessible and safe walkway between the properties that will be secure. Provide information regarding this access between the Boys & Girls Club and the senior housing, including where the access occurs, who is provided with keys, etc.
87. The entries to the commercial area of the development closed when the businesses are closed.
88. The owner/developer shall develop a Security Plan for the property with the Police Department. Security issues regarding the access to the different portions of the development shall be addressed ensuring safety for residents, visitors, commercial tenants, and Boys & Girls Club members. The Security Plan may require the installation of an alarm system or other improvements. The Security Plan shall be complete and approved by the Police Department prior to any Certificate of Occupancy being issued for the property. All improvements required by the Security Plan shall be installed and complete prior to any Certificate of Occupancy.

Community and Economic Development Department

89. Prior to issuance of building permits, the property owner, the Emlen W. Hoag Foundation, shall sign and record a Declaration of Covenants and Restrictions for the Transfer of Development Rights ("Covenant") with the City of Garden Grove, in a form approved by the City Attorney and City Manager, which transfers the residential dwelling development rights from two acres on the GGBGC property (APN 098-070-73) to the Garden Brook Senior Center property (APN 098-070-72). The document shall be consistent with the approved site plan, shall be enforceable by the City, shall run with the land, shall bind all current and future owners and tenants of all or portions of Parcel 72 and 73, shall provide that violation of the terms of the document constitute a violation of these conditions of approval, and shall not be modified or terminated without prior written approval from the City.
90. Noise generated by the uses on-site shall be subject to the noise ordinance as adopted by the City of Garden Grove.
91. Enhanced concrete treatment shall be provided at a 20-foot depth on all vehicular access ways of the site, subject to approval by the Community & Economic Development Department. The enhanced concrete treatment can include decorative stamped concrete, interlocking pavers or other enhanced

- treatment, excluding scored and/or colored concrete. Color, pattern, material, and final design and configuration shall be approved by the Community & Economic Development Department, Planning Division, and shall be shown on the final site plan, grading plan, and landscape plans.
92. Litter shall be removed daily from the project site including adjacent public sidewalks and all parking areas under the control of the property owner. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
 93. Best Management Practices shall be incorporated in the management of the site to detour and/or abate graffiti vandalism 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 if necessary.
 94. The owner/developer shall provide adequate trash enclosures with receptacles to accommodate the uses on the site along with adequate pick-ups during the week. All trash enclosures shall match the color and material of the buildings or block wall on the site. The trash bins shall be kept inside the trash enclosure, and the gates shall remain closed at all times except during disposal and pick-up. The trash shall be picked up as needed to accommodate the use; the applicant shall increase the number of pick-ups as required.
 95. The owner/developer shall provide the following for the contracted trash collection agency, Republic Industries:
 - a. Incorporate into the plans a clearance height of 14'-6" to allow for access of the trash trucks.
 - b. Prepare and submit for approval by Republic Industries, a "Trash Management Plan" for the property. A copy of the approved "Trash Management Plan" shall be submitted to the Planning Services Division prior to the issuance of any Certificate of Occupancy for the project.
 96. Prior to the start of construction, temporary security fencing shall be erected if necessary. The fencing shall be a minimum of six (6) feet in height with locking, gated access, and shall remain through the duration of construction.
 97. Prior to the issuance of permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the name and address of the development, and the developers' name, address, and a 24-hour emergency telephone number.

98. The floor plan is an integral part of the decision approving this development. Any additional changes in the design of the floor plan shall require the approval of the Community & Economic Development Department. Any change in the approved floor plan that has the effect of expanding or intensifying the approved use, shall require a new Site Plan.
99. The parking on the site is required for a mix of uses. The following are project requirements for parking on the site:
 - a. The affordable senior housing units require .5 spaces per unit and with a proposed total of 394 units the project requires 197 parking spaces. At no time shall the number of residential parking spaces be reduced below the required minimum of .5 spaces per affordable senior housing unit.
 - b. The project includes 12,938 square feet of commercial floor area along the Garden Grove Boulevard frontage. The project shall provide a minimum of 1 parking space for every 200 square feet of commercial floor area for a minimum total of 65 parking spaces. At no time shall the number of commercial parking spaces be reduced below the required minimum of 65 parking spaces.
 - c. The proposed commercial parking minimum of 65 parking spaces fulfills the required number of spaces for retail commercial uses (1 space per 200 square feet) but does not allow for commercial uses that have a higher parking requirement. A full-service restaurant requires 1 parking space for every 100 square feet of floor area and a doctor's office requires 1 parking space for every 170 square feet of floor area. In the event, the property manager seeks to lease a tenant space to a business use with a higher parking requirement than 1 space for every 200 square feet additional commercial parking space shall be designated/created to meet the requirements of said use. The creation of additional commercial parking spaces shall not diminish the required minimum spaces for the senior housing units.
 - d. Similarly, the possible addition of retail uses on a commercial mezzanine are not included in the proposed parking minimum of 65 parking spaces. To use the mezzanine for any type of commercial use (including storage) shall require additional commercial parking spaces.
 - e. The applicant shall submit for review and approval by the Community & Economic Development Department and the Police Department, a Parking Management Plan. The Parking Management Plan shall provide details on how parking will be managed on the property between residents, residential guests, and commercial customers/staff and provide details on the proposals outlined at the Neighborhood Meeting held on September 27, 2017. The specific details outlined and requiring further information include, gates for the parking areas and keyed

access, a parking sticker program, prohibited parking enforced by on-site management company, visitor parking without overnight stays, possible Lyft or Uber stop, and a possible Zipcar station. The Parking Management Plan shall be approved prior to final inspection.

100. The applicant has proposed a partnership with the Boys & Girls Club for an Intergenerational Program between the youth at GGBGC and the seniors in the project. To implement the Intergenerational Program the following are required:
 - a. Prior to obtaining any building permit, the plans shall be revised for review and approval of an easily accessible safe walkway between the senior housing and the GGBGC that will be secure. The revised plans shall provide lighting details for this access between the two properties.
 - b. Provide a detailed Scope of Work for the Intergenerational Program and how it will be implemented. Identify how the dedicated personnel housed in the senior housing will be chosen/hired and how such a position shall be maintained. The Scope of Work shall be signed by the partners associated with both the seniors and the youth and submitted to the Community & Economic Development Department for review.
 - c. The applicant shall provide upgraded ADA busing systems to the existing transportation infrastructure (GGBGC) to facilitate senior outings and appointments.
 - d. Prior to issuance of any building permit, the applicant shall provide to the Community & Economic Development Department, for review and approval, revised plans of a social room available for use by both agencies with convertible sturdy furniture, a community kitchen, and outside raised planter gardens. Also a large community room with availability of a projection screen, TV, WiFi, and outlets. The community rooms will meet the GGBGC's requirements for windows or openness to provide clear lines of supervision of adults with youth.

101. The owner/developer shall submit a complete "Landscape Plan" governing the entire development. Said plan shall include type, size, location and quantity of all plant material in addition to irrigation plans, staking and planting specifications. The "Landscape Plan" is also 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 including parkway plantings. The sprinklers shall be of low flow/precipitation sprinkler heads for water conservation. All trees shall have a deep water irrigation detail.

- b. Provide landscape plans in more detail and at a larger scale. The detailed plan of each recreation area or landscape area shall identify the type and locations of perennials and shrubs (not just as a general list of choices) as well as trees and ground covers.
- c. Street trees with deep-water irrigation systems shall be provided along the street frontage at a distance of no more than 30 feet on center. The street trees shall be planted in tree wells that are 4 feet wide by 8 feet in length. Trees shall be canopy with shrubs and/or groundcover in the tree well. The type of street tree shall be approved by the Community & Economic Development Department and Public Works staff.
- d. The landscaping along Garden Grove Boulevard will be in character with the landscaping requirements of the Garden Grove Mixed Use 1 zone. For property where the front lot line abuts Garden Grove Boulevard, the 10-foot area measured from, and perpendicular to, the property line, shall be primarily for pedestrian use and shall be paved and augmented with landscaping such as planters and trees, as provided per Section 9.18.100.020.C (Setbacks) and subsection C (Garden Grove Boulevard Tree Requirements). Elements enhancing the pedestrian experience shall be incorporated into the front setback, including, but not limited to, benches, lighting, and enhanced paving. Garden Grove Boulevard tree requirements include columnar trees planted within 10 feet of the property line and placed at regular intervals at no more than 40 feet on center. Setback canopy trees shall be planted at a ratio of at least one tree for every 50 feet of Garden Grove Boulevard frontage. Setback canopy trees can be placed at regular intervals along the front setback or may be clustered.
- e. Provide specific details for how the recreation courtyard on the west side of the first floor shall be screened from the service driveway. Include wall/fence specifications and identify all plant types.
- f. The first floor recreation courtyards will be heavily shaded throughout the day. Provide appropriate selections for all plantings.
- g. The owner/developer shall be responsible for installation and permanent maintenance of all landscaping on the property. All planting areas are to be kept free of weeds and debris.
- h. All landscaping and irrigation shall be permanently maintained. The Permanent maintenance includes the regular replacement of plants when they become old and leggy and the regular addition of plants as they become sparse. Landscape areas shall be maintained to be fully landscaped, adequately watered, and not overly pruned.

- i. The south (rear) setback of the building shall be planted with a row of vertically growing trees. The proposed setback between the rear property line and the proposed parking structure shall be adequate to accommodate these trees and their future growth pattern. The irrigation plan for these trees shall have a deep-water irrigation system that is specified and drawn on the landscape plans.
 - j. All trees planted within ten feet (10') of any public right of way shall be planted in a root barrier shield and shall have a deep-water irrigation system specified and drawn on the landscape plans.
102. All exterior lighting shall be reviewed and approved by the Community & Economic Development Department. The applicant shall be responsible for providing adequate lighting for the parking areas and walkways in compliance with CITY regulations. The proposed design of the parking structure has openings in the walls. Provide information that the light from these openings shall not unreasonably illuminate the neighboring properties.
103. The owner/developer shall submit for review and approval by the Community & Economic Development Department, a "Loading/Unloading Plan" for the property, including the travel path and turning radius of delivery trucks, prior to issuance of any permit. The "Loading/Unloading Plan" shall provide information and schedules for deliveries onto the site. All loading and unloading operations shall be conducted so as to not interfere with parking or with vehicle and pedestrian access. Loading berths are ten feet wide by 35 feet in length. No delivery trucks shall be left on or idling during deliveries. Include information on loading for the residential units.
104. All signs shall require a separate permit and shall be installed in accordance with the provisions of the sign ordinance and an approved sign plan. The Community & Economic Development Department shall approve all signs prior to installation. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort.
105. The owner/developer shall submit a sign plan for the development that includes the following:
 - a. The project name shall be added to the front elevation so that is readable from a pedestrian level.
 - b. There shall be no exterior tenant signs on the second floor of the commercial businesses.
 - c. Exterior tenant signs on the first floor shall be channel letters with a maximum height of 18 inches. The sign plan shall indicate a limited choice of font(s) and color(s) for the channel letters that are compatible

- with the colors and materials of the building. Also, the plan shall specify color of returns.
- d. The owner/developer shall provide effective directional signs for the entry onto the site and for the location of parking.
 - e. The owner/developer shall limit the areas in which advertisements and other signs shall be displayed on storefront windows. These advertisements and signs shall be allowed in specific areas in an organized fashion.
 - f. The building address shall be a minimum of 12 inches in height and in a contrasting color to the building.
106. The applicant/property owner(s) shall enter into an Affordable Housing Agreement with the City of Garden Grove. The Housing Agreement shall be prepared at the cost of the applicant/property owner and shall be submitted for review and approval by the City Attorney's office and the Community & Economic Development Department prior to the issuance of building permits. The approved Housing Agreement shall be recorded prior to issuance of a building permit for any structure in the housing development. The Housing Agreement shall run with the land and be binding on all future owners and successors in interest. The Affordable Housing Agreement shall include, but not be limited to, the following:
- a. The total number of units approved for the Housing Development, the number, location, and level of affordability of target units, and the number of density bonus units.
 - b. Standards for determining affordable rent for the target units.
 - c. The location, unit size in square feet, and number of bedrooms of target units.
 - d. Provisions to ensure affordability in accordance with Subsection G of this section.
 - e. A schedule for completion and occupancy of target units in relation to construction of non-restricted units.
 - f. A description of any concessions or incentives or waivers and modifications being provided by the City.
 - g. A description of remedies for breach of the agreement by either party. The City may identify tenants or qualified purchasers as third party beneficiaries under the agreement.

- h. Procedures for qualifying tenants and prospective purchasers of target units.
 - i. Any other provisions to ensure implementation and compliance with this section.
 - j. Procedures for establishing affordable rent, filling vacancies, and maintaining target units for eligible tenants.
 - k. Provisions requiring verification of household incomes.
 - l. Provisions requiring maintenance of records to demonstrate compliance with this subsection.
 - m. The property owner shall restrict tenancy occupancy to a "2 + 1" formula, 2 persons per bedroom plus one additional person (ex: a two bedroom unit can only house five persons).
 - n. The property owner shall provide a professional on-site caretaker, as defined and required by Title 25, Division 4, Article 5, Section 42 of the State Housing Law Regulations.
107. The owner/developer shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-048-2018 and agreement with all conditions of approval.
108. 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 General Plan Amendment No. GPA-001-2018, Planned Unit Development No. PUD-008-2018, and Site Plan No. SP-048-2018, (collectively, the "Project entitlements") and/or the adopted subsequent Mitigated Negative Declaration and the associated Mitigation Monitoring and Reporting Program for the Project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City, including, but not limited to, any award of attorney fees to a party challenging such project approval. Notwithstanding the foregoing, in the event any legal action or proceeding is filed against the City and/or applicant, seeking to attack, set aside, void or annul any of the Project entitlements, applicant shall have the right and obligation to either: (1) defend the City with legal counsel mutually selected by the applicant and the office of the City Attorney; or (2) request that the

City rescind the entitlement approvals, in which case the applicant would have no obligation to defend or indemnify the City; however, applicant shall reimburse the City for any costs incurred or assessed against the City as a result of the filing of such legal action or proceeding, provided the City acts promptly to rescind the entitlements.

109. 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-048-2018 has begun.
110. Unless a time extension is granted pursuant to Section 9.32.160 of Title 9 of the Municipal Code, the project authorized by this approval of Site Plan No. SP-048-2018 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one year of the expiration of the appeal and thereafter, diligently advanced until completion of the project.
111. In the event that any substantial grading or ground disturbance is required to complete construction of the project, a principal archaeologist shall be hired by the applicant to oversee this portion of the construction. The principal archaeologist shall retain representatives of Gabrieleno heritage to perform Native American monitoring of all ground disturbance. If multiple tribal groups request to participate in monitoring, a rotation shall be established and the archaeologist shall be responsible to ensure work is distributed as equitably as possible. If prehistoric cultural resources are recovered, all tribal groups participating in the monitoring shall have input in regard to the treatment and all materials will be reburied on site at a location deep enough not to be disturbed in the future. Native American monitoring shall cease if bedrock or loose sediments that can be demonstrated to be more than 10,000 years old are encountered.
112. The applicant shall hire an environmental consultant to implement the Mitigation Monitoring and Reporting Program as identified in the subsequent Mitigated Negative Declaration, and shall provide updates about the implementation process to the City of Garden Grove, Community & Economic Development Department until completion of the project.