

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Matthew Fertal	From:	Susan Emery
Dept:	City Manager	Dept:	Community Development
Subject:	GENERAL PLAN AMENDMENT GPA-01-08(A) AND ZONE CHANGE AMENDMENT NO. A-139-08	Date:	August 12, 2008

OBJECTIVE

To transmit a recommendation of the Planning Commission to approve General Plan Amendment No. GPA-01-08(A), changing the land use designation from Low Density Residential to Office Professional, and a Zone Change Amendment to rezone the property from R-1-6 (Single-Family Residential) to OP (Office Professional), for property having approximately 30,135 square feet in area, located at 12461 Springdale Street, in order to facilitate entitlement approval to operate a convalescent facility at this location.

BACKGROUND

On July 3, 2008, the Planning Commission recommended adoption of a Negative Declaration and recommended approval of General Plan Amendment No. GPA-01-08(A) and Zone Change Amendment No. A-139-08 by 5-0 vote, with Commissioners Bankson and Nguyen absent. Other than the applicant, two persons spoke in regard to maintaining open space in the area and having handicap access around the facility.

The Planning Commission also approved entitlements for a Site Plan and Conditional Use Permit to allow for the construction of an 8,243 square foot residential health care facility that will be located on the southeastern portion of the site, closest to the intersection. The area north of the building will be designated as open space area to be landscaped and have a concrete patio. The remaining western half of the site area is designated for parking and sidewalk access to the building. The perimeter of the site will be landscaped. The proposed building is one story, having a residential ranch-style exterior appearance, a hip-roof design, and the exterior siding will be a combination of brick (base) and wood siding above the brick.

The development will provide only one point of vehicular access, which is from Lampson Avenue. The parking area will have 22 parking spaces, which exceeds the code requirement of eight spaces for this type of use.

The building layout, consisting of 8,243 square feet of total floor area, has 15 rooms designated for convalescent care, along with rooms for physical therapy, hydrotherapy, offices, a kitchen, a dining room, a living room, a reception area, storage, laundry, a conference room, restrooms, and ancillary rooms.

The proposed operation is such that its main focus is the long-term care of patients that have experienced some type of severe trauma (e.g., vehicle injury). These patients will need bed care as well as various rehabilitative care in order to improve their status as best as possible. The intent of the operation and floor plan layout is, to a certain degree, to be of a home atmosphere where the patients may feel more comfortable and reduce their recovery time in this facility.

DISCUSSION

General Plan Land Use Amendment:

The site has a General Plan Land Use designation of Low Density Residential and is zoned R-1-6 (Single-Family Residential). The surrounding properties have General Plan designations of Low Density Residential and Open Space, and are zoned R-1-6 (Single-Family Residential) and Open Space (OS). In order to implement the project, the applicant is proposing to change the General Plan designation from Low Density Residential to Office Professional. Changing the land use designation to Office Professional would facilitate the proposed development, allow continuity in land use, and would promote compatible development with the adjoining properties. The General Plan policies support Office Professional uses to be located at intersections and be compatible with surrounding uses. The site is adjacent to single-family residential, schools, and a childcare facility. The Office Professional Land Use designation is viewed as being compatible with these surrounding uses and, therefore, changing the land use designation is consistent with the goals of the General Plan.

Zone Change Amendment:

A new Land Use designation is being proposed for the subject site and in order to maintain consistency, the current zoning has to change as well. The proposed zone, Office Professional (OP), will not only maintain consistency with the General Plan, but will facilitate the proposed development of the property with a residential health care facility. As with the proposed General Plan Amendment, the proposed zoning, OP, will be compatible with the surrounding uses.

FINANCIAL IMPACT

None.

COMMUNITY VISION IMPLEMENTATION

The Community Vision Statement seeks to ensure the compatibility between new and existing developments. The proposed development, in design and use, will create continuity and compatibility with the surrounding area.

RECOMMENDATION

The Planning Commission recommends that the City Council:

- Adopt a Negative Declaration
- Adopt the resolution approving General Plan Amendment Resolution for GPA-1-08(A)
- Introduce the attached ordinance for first reading approving Amendment No. A-139-08



SUSAN EMERY
Community Development Director



By: Karl Hill
Planning Services Manager

Approved for Agenda Listing


Matthew Ferial
City Manager

- Attachment 1: Planning Commission Staff Report dated July 3, 2008 for General Plan Amendment No. GPA-01-08(A) and Amendment No. A-139-08
- Attachment 2: Planning Commission Resolution No. 5639 for GPA-01-08(A) and A-139-08
- Attachment 3: Planning Commission Approved Minute Excerpt of July 3, 2008 for GPA-01-08(A) and A-139-08
- Attachment 4: Draft Resolution for General Plan Amendment No. GPA-01-08(A)
- Attachment 5: Draft Ordinance for Zone Change Amendment No. A-139-08

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C-1	SITE LOCATION: Northwest corner of Lampson Avenue and Springdale Street, 12461 Springdale Street
HEARING DATE: July 3, 2008	GENERAL PLAN: Low Density Residential PROPOSED: Office Professional
CASE NOS.: General Plan Amendment No. GPA-1-08 (A), Amendment No. A-139-08, Site Plan No. SP-442-08, and Conditional Use Permit No. CUP-231-08	ZONE: R-1-6 (Single-Family Residential) PROPOSED: OP (Office Professional)
APPLICANT: Medallion Health Properties, LLC	APN No.: 130-592-23
PROPERTY OWNER: City of Garden Grove.	CEQA DETERMINATION: Negative Declaration

REQUEST:

The applicant is requesting to amend the General Plan Amendment to change the Land Use designation from Low Density Residential to Office Professional, and a Zone change Amendment to rezone the property from R-1-6 (Single-Family Residential) to OP (Office Professional), along with a Site Plan approval to remove the existing building and develop the property, approximately 30,135 square feet in area, with a new single story, 8,243 square foot residential health care facility (convalescent center), and Conditional Use Permit approval to operate the facility as a convalescent center per the OP zone.

<u>PROJECT STATISTICS:</u>	<u>Provided</u>	<u>Code</u>
<u>Lot Size:</u>	30,135 Square Feet	15,000 Square Feet
<u>Building Area:</u>	8,243 SF	N/A
<u>Parking:</u> Total	22 spaces	8 spaces
<u>Building Height:</u>	Approx. 19'-3"	35 Feet
<u>Building Setbacks:</u>		
North (side)	35 feet	10 feet
East (street side)	10 feet	10 feet
South (front)	20 feet	15 feet
West (side)	77 feet	10 feet

BACKGROUND:

The site consists of 30,135 square feet of land area, and is located at the northwest corner of Lampson Avenue and Springdale Street. The site is bounded by single-family residential to the west and a children's day care facility to the north. Across Springdale Street to the east is single-family residential, across Lampson Avenue to the south is an elementary school. The site has been improved with a concrete block building that has been utilized since 1975 by the Boys and Girls Club of Garden Grove. This existing building will be removed from the site upon project approval.

The site has a General Plan Land Use designation of Low Density Residential and is zoned R-1-6 (Single-Family Residential). The surrounding properties have General Plan designations of Low Density Residential and Open Space, and are zoned R-1-6 (Single-Family Residential) and Open Space (OS).

DISCUSSION:**General Plan Amendment:**

The property has a General Plan designation of Low Density Residential. In order to implement the project, the applicant is proposing to change the General Plan designation from Low Density Residential to Office Professional. Changing the land use designation to Office Professional would facilitate the proposed development, allow continuity in land use and would promote compatible development with the adjoining properties. The General Plan policies support Office Professional uses to be located at intersections and be compatible with surrounding uses. The site is adjacent to single-family residential, schools, and a childcare facility. The Office Professional Land Use designation is viewed as being compatible with these surrounding uses, and therefore, changing the land use designation is consistent with the goals of the General Plan.

Zone Change Amendment:

A new Land Use designation is being proposed for the subject site and in order to maintain consistency, the current zoning has to change as well. The proposed zone, Office Professional (OP) will not only maintain consistency with the General Plan, but will facilitate the proposed development of the property with a residential health care facility (convalescent center), subject to Conditional Use Permit approval. As with the proposed General Plan Amendment, the proposed zoning, OP, will be compatible with the surrounding uses.

If the Planning Commission recommends approval of the General Plan Amendment and the rezone request, the matter will be forwarded to the City Council for their consideration and final action.

Site Design and Circulation:

The proposal is to construct an 8,243 square foot residential health care facility that will be located on the southeastern portion of the site, closest to the intersection. The area north of the building will be designated as open space area to be landscaped and have a concrete patio. The remaining western half of the site area is designated for parking and sidewalk access to the building. The perimeter of the site will be landscaped.

The development will provide only one point of vehicular access, which is from Lampson Avenue. The parking area will have 22 parking spaces, which exceeds the code requirement of eight spaces for this type of use.

Building Architecture:

The proposed building is one story, having a residential ranch style exterior appearance. The roof is a hip-roof design and will use heavy-butted architectural composition roofing and the exterior siding will be a combination of brick (base) and wood siding above the brick. The windows and doors will be accented with wood trim and a few windows will be further architecturally enhanced with wood shutters.

The building layout, consisting of 8,243 square feet of total floor area, has 15 rooms designated for convalescent care, along with rooms for physical therapy, hydrotherapy, offices, a kitchen, dining room, living room, a reception area, storage, laundry, a conference room, restrooms, and ancillary rooms.

Landscaping:

The proposed development will provide landscaping around the perimeter and those areas not covered by building or parking spaces. The overall site will have approximately 9,700 square feet in landscaping. Although new construction will remove and affect some of the existing landscaping, where possible, the existing mature landscaping and trees will be retained.

Conditional Use Permit:

The proposal to have a convalescent care facility at this location is permitted in the Office Professional zone subject to Conditional Use Permit approval. The proposed operation is such that its main focus is the long term care of patients that have experienced some type of severe trauma (e.g., vehicle injury). These patients will need bed-care as well as

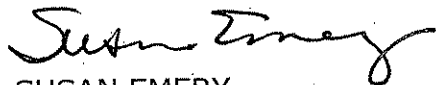
CASE NOS. GPA-1-08 (A), A-139-08, SP-442-08, CUP-231-08

various rehabilitative care in order to improve their status as best as possible. The intent of the operation and floor plan layout, is to a certain degree, to be of a home atmosphere where the patients may feel more comfortable and hopefully, reduce their recovery time in this facility.


RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

- Recommend City Council adopt the Negative Declaration; and,
- Recommend City Council approve General Plan Amendment No. GPA-1-08 (A), and Zone Change Amendment No. A-139-08; and,
- Approve Site Plan No. SP-442-08 and Conditional Use Permit No. CUP-231-08, subject to the conditions of approval.



SUSAN EMERY
Community Development Director



By: Karl Hill
Planning Services Manager

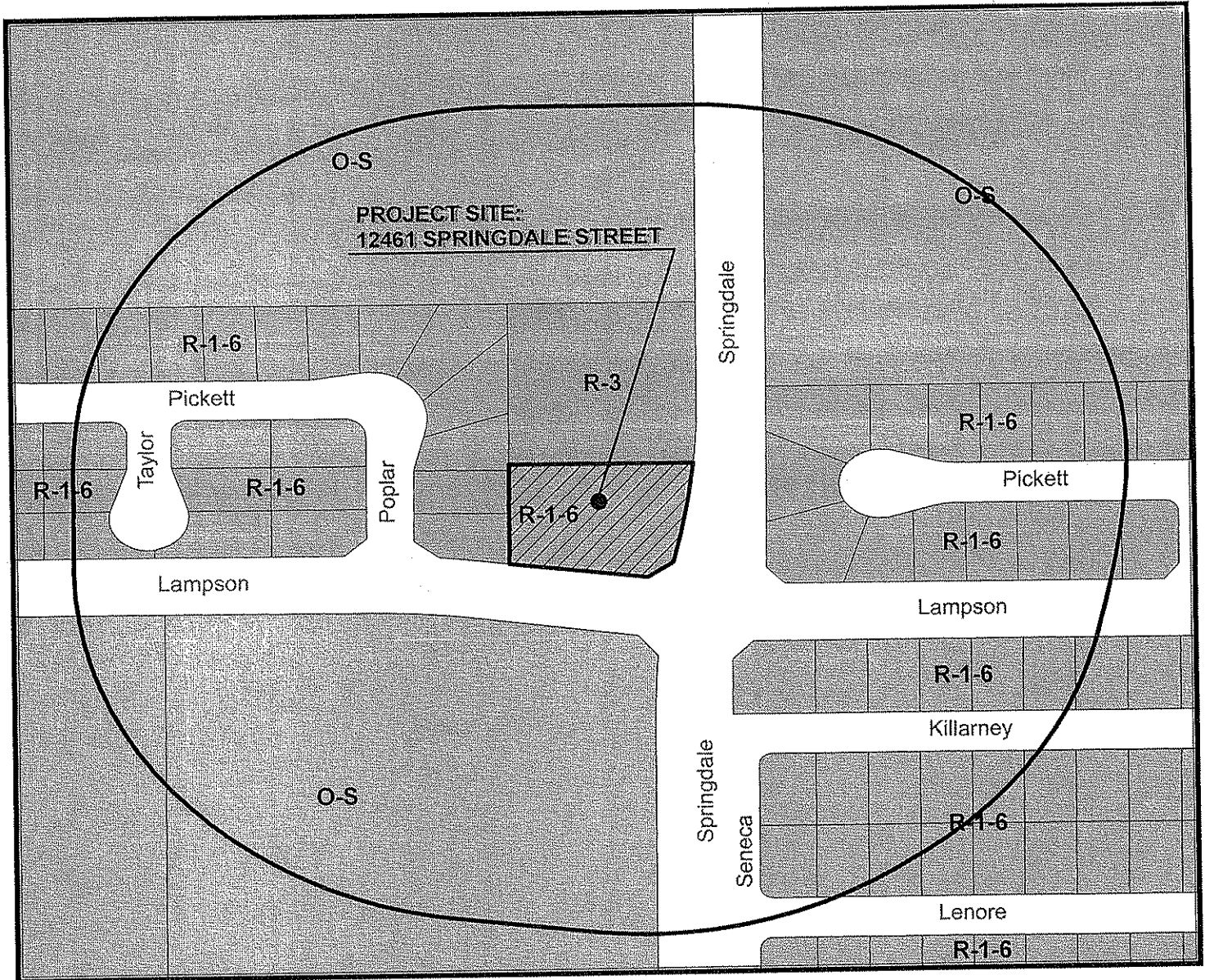
GPA-1-08-staffreport




GARDEN GROVE


GENERAL PLAN AMENDMENT NO. GPA-1-08 (A)

CASES: GPA-1-08, A-139-08, SP-442-08, CUP-231-08



LEGEND

 PROJECT SITE -12461 SPRINGDALE ST.

 500 FEET RADIUS

NOTES

1. GENERAL PLAN: LOW DENSITY RESIDENTIAL TO OFFICE PROFESSIONAL
2. ZONE: R-1-6 (SINGLE FAMILY RESIDENTIAL) TO OP- (OFFICE PROFESSIONAL)

250 125 0 250 500
Feet



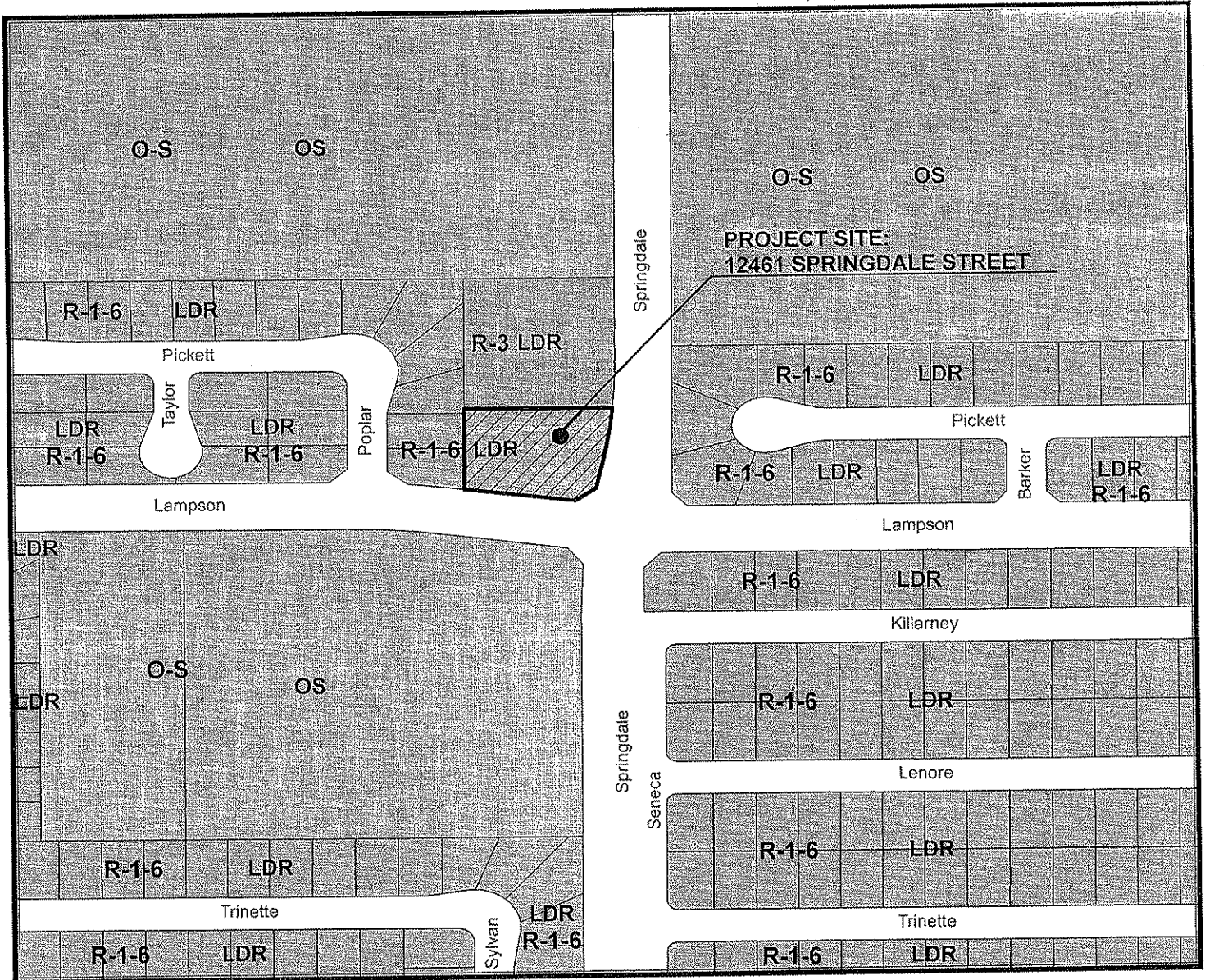
CITY OF GARDEN GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
GIS SYSTEM
JUNE 2008

P://PLANNING/GABBY/EXHIBITS/MAPS2008




GENERAL PLAN AMENDMENT NO. GPA-1-08 (A)

ZONE CHANGE AMENDMENT NO. A-139-08



LEGEND

 PROJECT SITE -12461 SPRINGDALE ST.

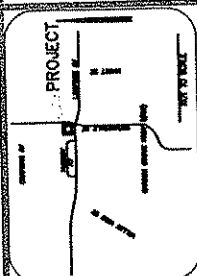
NOTES

1. GENERAL PLAN: LOW DENSITY RESIDENTIAL TO OFFICE PROFESSIONAL
2. ZONE: R-1-6 (SINGLE FAMILY RESIDENTIAL) TO OP- (OFFICE PROFESSIONAL)

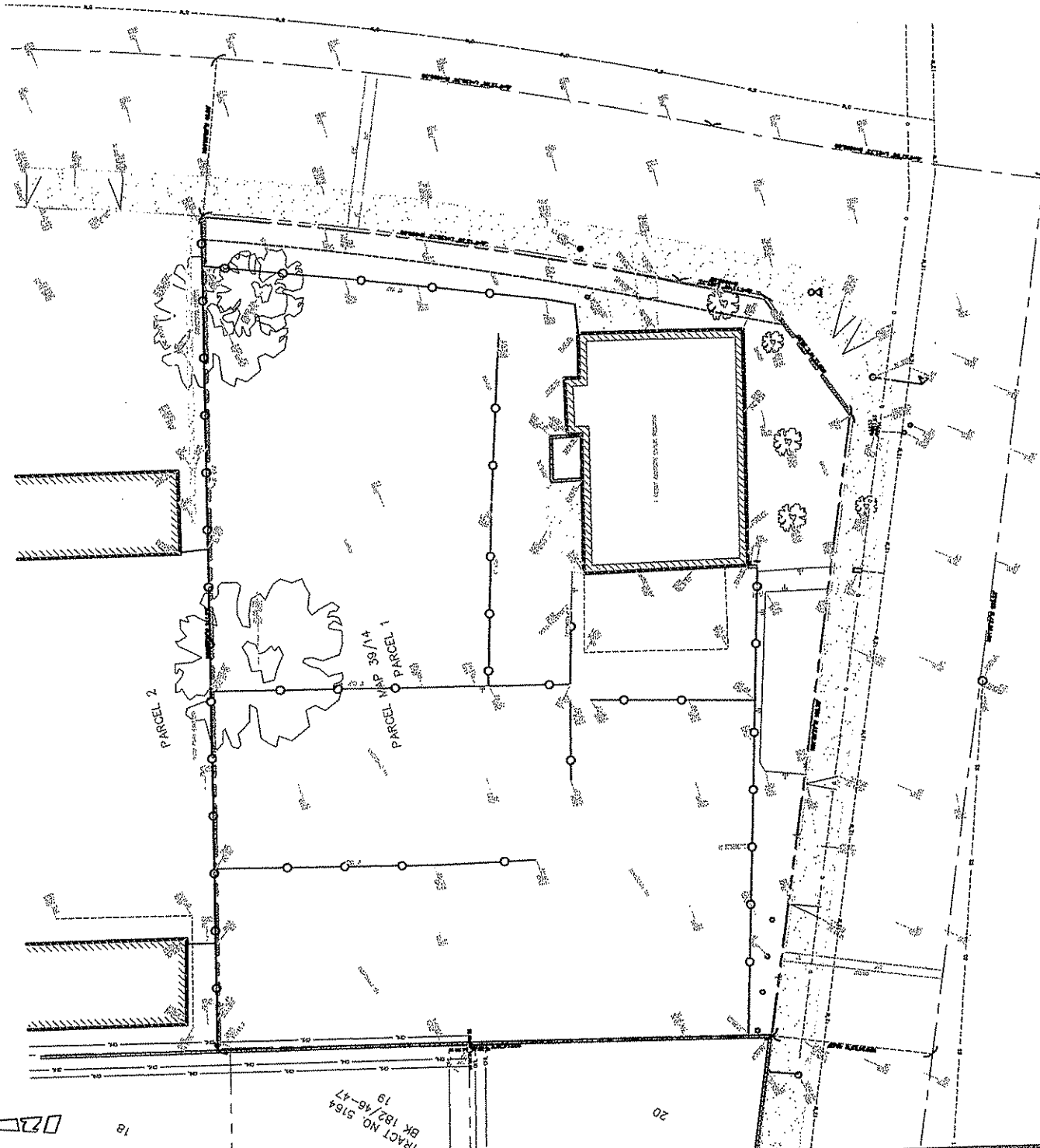
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Feet



CITY OF GARDEN GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
GIS SYSTEM
JUNE 2008

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TRACT NO. 5164
BK 182/46-47
19

PROPERTY DATA

ADDRESS: 12485 SPRINGDALE STREET
 PARCEL NO. 130-35223
 GENERAL PLAN LAND USE: OFFICE PROFESSIONAL (CHANGE TO)

SITE DATA

LOT SIZE: 58 ACRES (10,132 SF)
 BUILDING FT: 18'6"
 TOTAL BUILDING FOOTPRINT: 2,245 SF (21,245 SF)
 LANDSCAPING: LEGS, BACK, LANDSCAPING: 2,414 SF (17.6% OF NET LAND)
 PEDESTRIAN PAVING: 3,474 SF (11.2% OF LOT AREA)
 VEHICULAR PAVING: 6,878 SF (22.4% OF LOT AREA)
 LANDSCAPING WITHIN PARKING AREA: 1,339 SF (6.1% OF PARKING AREA)

ZONING

TOTAL PARKING REQUIRED: 6 SPACES
 TOTAL HANDICAPPED SPACES REQUIRED: 1 SPACE
 TOTAL PARKING REQUIRED: 7 SPACES

LOT DATA

TOTAL STANDARD PARKING PROVIDED: 21 STANDARD SPACES
 HANDICAPPED SPACES PROVIDED: 1 VAN ACCESSIBLE
 TOTAL PARKING SPACES PROVIDED: 22

BUILDING CODE DATA

2007 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS
 BUILDING DESIGN SHALL COMPLY WITH CALIFORNIA HOUSEHOLD COMMUNITY DEVELOPMENT HANDBOOK AND CALIFORNIA ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS AND CDS TITLE 24.

TOTAL BUILDING

AREA: 2,245 SF
 MIXED OCCUPANCY: N.Y.

TYPE OF CONSTRUCTION

TYPE V, 1 HOUR CONSTRUCTION

FIRE SUPPRESSION

SPRINKLER SYSTEM TO BE NFPA 13

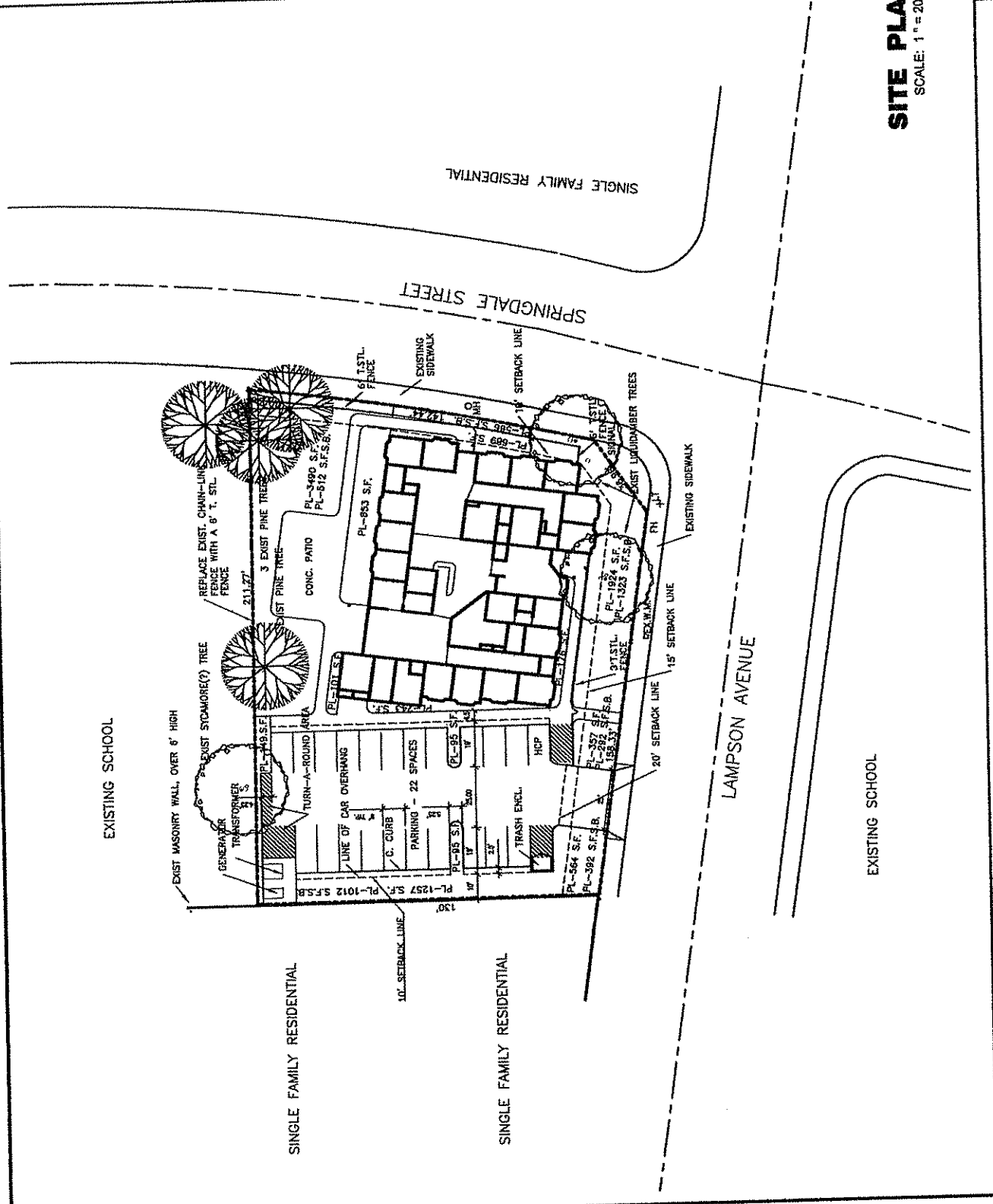
SMOKE BARRIER

SMOKE BARRIER NOT REQUIRED PER CBC-310.2.3 EXCEPTION 1.

BUILDING DATA

SITE PLAN N
 SCALE: 1" = 20'-0"

8



SITE PLAN

MEDALLION HEALTHCARE

12485 SPRINGDALE
 GARDEN DRIVE, CALIFORNIA

PROJECT NO. 130-35223
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 11/15/11
 SCALE: 1" = 20'-0"

8

A0.1

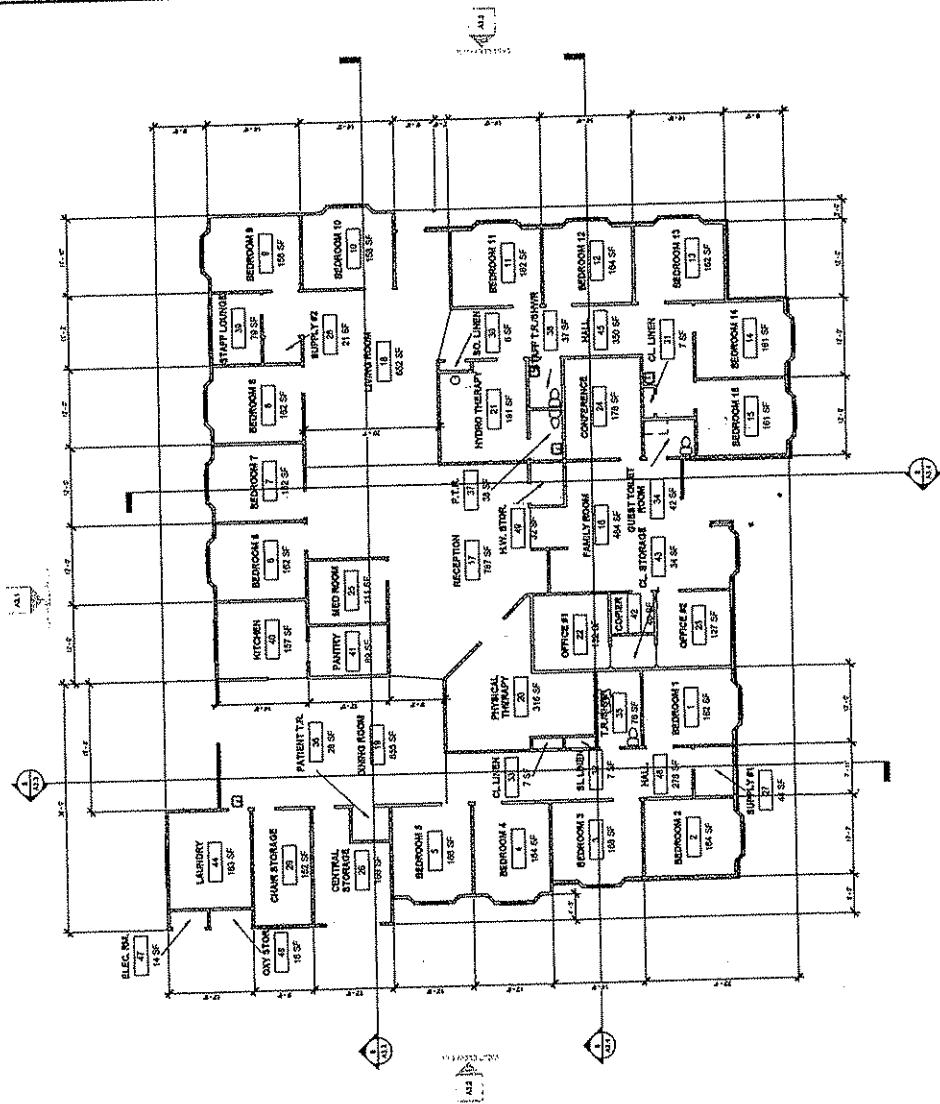
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FIRST FLOOR PLAN

REDALLON
HEALTHCARE
10000
CARRIS GROVE, CA

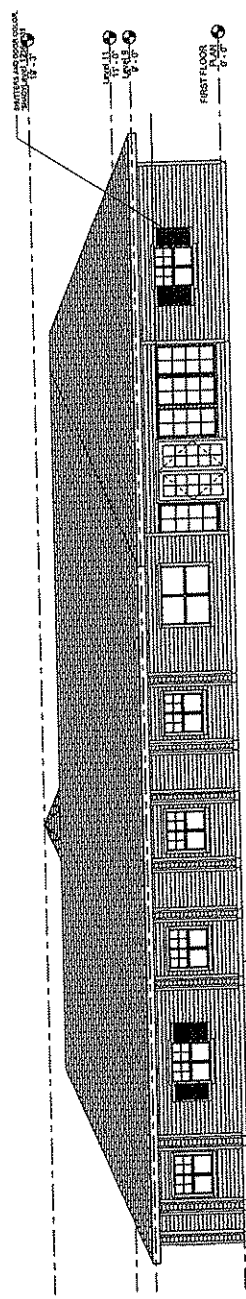


PROJECT NO. 08-001
SHEET NO. 8
DATE 5/12/2008
BY DAVID A. REDALL
CHECKED BY [Signature]
SCALE 1/8" = 1'-0"



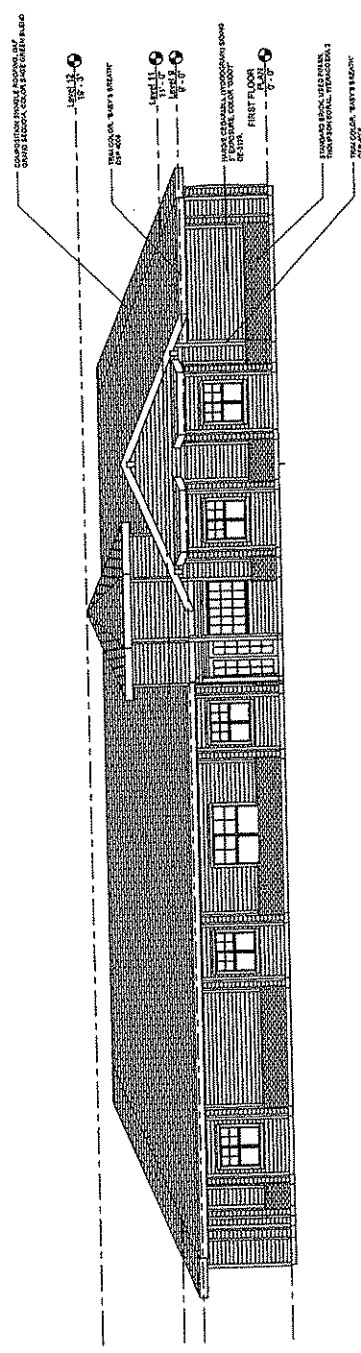
FIRST FLOOR PLAN





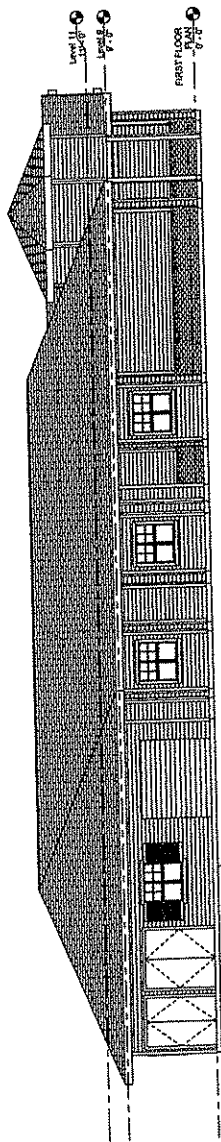
FOR COLOR AND FINISHES NOT SHOWN, SEE SOUTH ELEVATION

NORTH ELEVATION 3/16" = 1'-0" 1



SOUTH ELEVATION 3/16" = 1'-0" 2

		EXTERIOR ELEVATIONS REDALLION RENTAL CASE 1500 SPRINGDALE GARDEN GROVE, CA		A3.1 REV
DATE: PROJECT: DESIGNER: CHECKER: DATE:	DATE: PROJECT: DESIGNER: CHECKER: DATE:	DATE: PROJECT: DESIGNER: CHECKER: DATE:	DATE: PROJECT: DESIGNER: CHECKER: DATE:	DATE: PROJECT: DESIGNER: CHECKER: DATE:

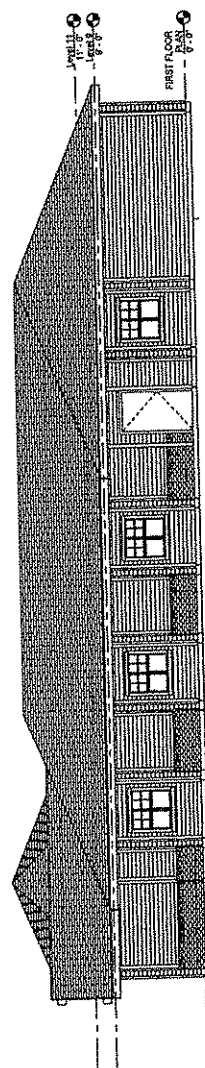


SEE NORTH ELEVATION FOR COLORS AND FINISHES

WEST ELEVATION

3/16" = 1'-0"

1



SEE NORTH ELEVATION FOR COLORS AND FINISHES

EAST ELEVATION

3/16" = 1'-0"

2

		EXTERIOR ELEVATIONS MEDALLION HEALTHCARE 1041 SPRINGDALE GARDEN GROVE, CA		A3.2 sheet
DATE: 01/15/14 DRAWN BY: J. SMITH CHECKED BY: D. SMITH APPROVED BY: D. SMITH	DESIGNED BY: J. SMITH CALCULATED BY: J. SMITH INCHES: 1/8" = 1'-0" FEET: 1/4" = 1'-0" METERS: 1/32" = 1'-0" MILLIMETERS: 1/16" = 1'-0"	PROJECT: MEDALLION CLIENT: MEDALLION	SCALE: 3/16" = 1'-0" SHEET: A3.2	DATE: 01/15/14 DRAWN BY: J. SMITH CHECKED BY: D. SMITH APPROVED BY: D. SMITH



Landscape Architecture
1810 KEMPER AVE. SANTA ANA, CALIF. 92705 (714) 838-6000
CALIFORNIA LANDSCAPE ARCHITECT REG. 3075

PRELIMINARY PLANT PALETTE

SYMBOL	DESCRIPTION
	LIQUIDAMBAR STYRACIFLUA 'FESTIVAL'; 1 - 48" BOX
	CHIONANTHUS RETUSUS (CHINESE FRINGE TREE); 1 - 30" BOX, 7 - 24" BOX, 3 - 15 GAL
	LAGERSTROEMIA 'CHEROKEE'; 1 - 24" BOX, 3 - 15 GAL
	PRUNUS PISSARDII 'ATROPURPUREA' (PURPLE LEAF PLUM); 1 - 24" BOX, 2 - 15 GAL
	PYRUS CALLERYANA 'CAPITAL'; 4 - 15 GAL
	SHRUBS OASIA COTINUS, LEUCOPHYLLUM 'COMPACTA' (TEXAS RANGELI), ERCALLONIA FRAXESII, PITTOSPORUM VARIEGATA, PHORADENDRA SPECIOSA, EUCOMMIS AUREO-MARGINATA (GOLDEN EUCOMMIS), LIGUSTRUM TEXANUM (TEXAS PRIVET), STREPTOCARPA 'RED OF PARADISE', LANTANA SPECIOSA, CROTON 'SUNSHINE', (DAY LILY), LIRIOPE MUSCARI, MYRTUS COMMUNIS 'COMPACTA VARIEGATA' (COMPACT VARIEGATED MYRTLE)

NOTES:

1. LAWN SHALL BE TALL FESCUE SOD.
2. GROUND COVERS SHALL BE GAZANIA 'TRAILING YELLOW' & FRAGRARIA CHILOENSIS
3. 2" OF SHREDDED WALK-ON BARK SHALL BE ADDED TO ALL SHRUB PLANTER AREAS

TREE CALCULATIONS:

STREET FRONTAGE: 148' ALONG LAMPSON AVE. WITH 1 - 24" BOX FOR EVERY 30' = 5 TREES
STREET FRONTAGE: 148' ALONG SPRINGDALE ST. WITH 1 - 24" BOX FOR EVERY 30' = 5 TREES
STREET FRONTAGE TREE CRITERIA HAS BEEN MET

PARKING LOT: 1 - 15 GAL TREE REQUIRED FOR EVERY 10 PARKING SPACES
PARKING LOT TREE CRITERIA HAS BEEN MET ON THIS PROJECT = 2 - 15 GAL TREES

BALANCE OF SITE: ONE TREE PER 600 SQ. FT. OF LANDSCAPE AREA, LESS PARKING & BUILDING
PARKING & BUILDING AREAS = 15,000 SQ. FT. OF LANDSCAPE = 16 TREES
TREE CRITERIA FOR BALANCE OF SITE HAS BEEN MET

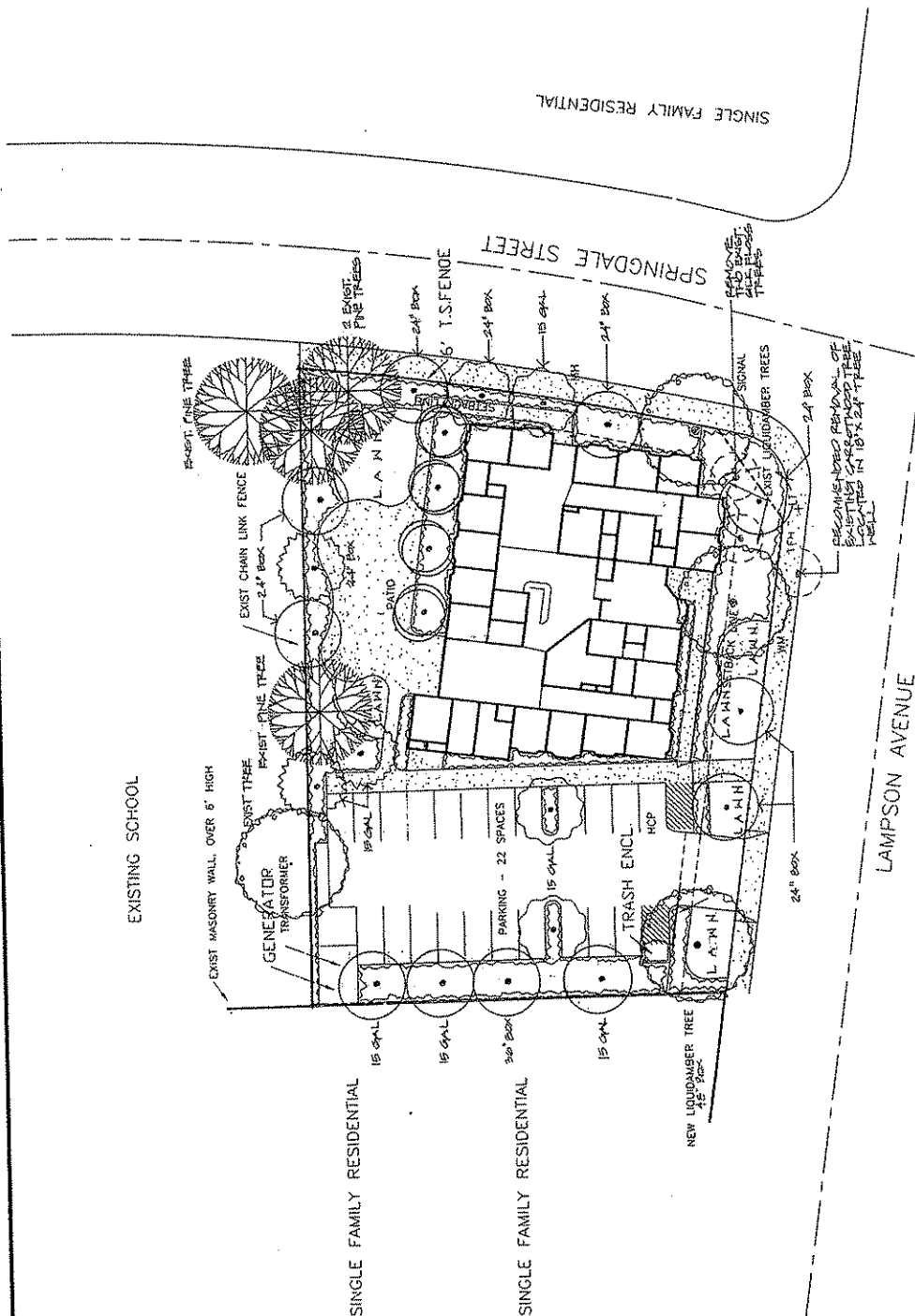
CONCEPTUAL LANDSCAPE PLAN

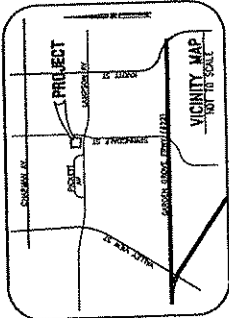
EXISTING SCHOOL

MEDALLION HEALTHCARE
12461 SPRINGDALE STREET
GARDEN GROVE, CALIFORNIA

SCALE: 1" = 20'-0"

DATE: 5-12-08



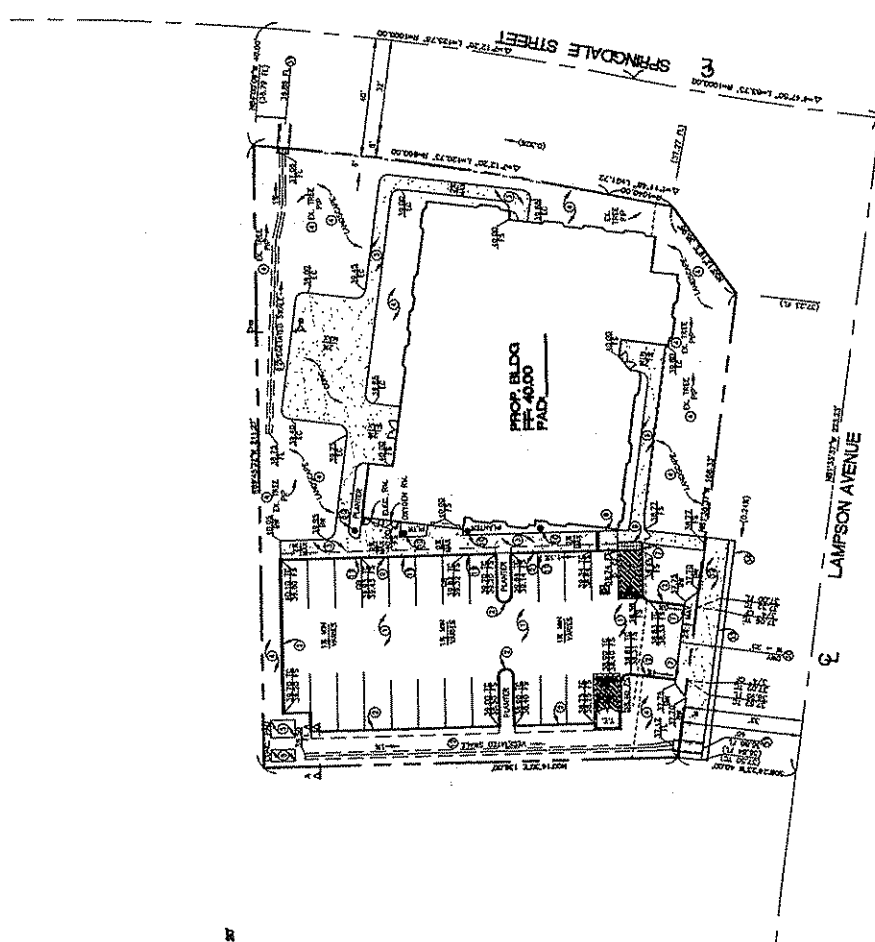
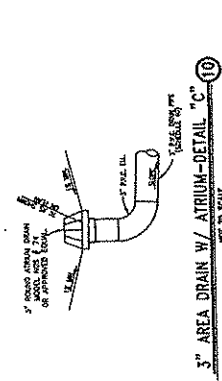
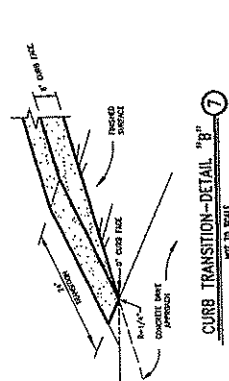
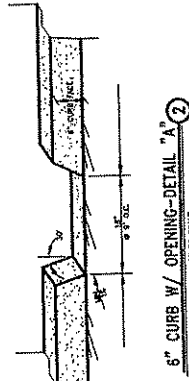


CONSTRUCTION NOTES
ONSITE

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OFFSITE

- 50 CONSTRUCT DRIVE APPROACH PER CITY STD. 8-122.
- 51 CONSTRUCT PARKING DRUM FOR CIRCULATING STD. 151-1.
- 52 REMOVE AND REPLACE EXISTING OFF-SITE SIDEWALK.
- 53 REMOVE AND REPLACE EX. OFF-SITE CURB AND GUTTER.
- 54 SAWCUT, REMOVE AND REPLACE AS PHASED, 2' MIN. THICK AC.



AC PAVT	ASPHALT PAVEMENT	FIN	FINISH GUISH
BUILD	BUILDING	FL	THE INSTANT
BR	BUILDING WALK	FL	FLOW LINE
CL	CONCRETE	FS	FINISH SURFACE
FL	CONCRETE	GL	GLASS BLOCK
CLF	CONCRETE	GP	CAS. METER
CONC	CONCRETE	HP	HIGH POINT
CON	CONCRETE	MAN	MANUAL
CONC	CONCRETE	TO	TOP OF
EDGE OF PAV	EDGE OF PAVEMENT	TO	TOE OF
FINISH FLOOR	FINISH FLOOR	PG	PROJECT IN PLACE

[illegible][illegible]

ENVIRONMENTAL CHECKLIST FORM

1. **PROJECT TITLE:**
Medallion Health Properties. GPA-1-08 (A), A-139-08, SP-442-08, CUP-231-08
2. **LEAD AGENCY:**
City of Garden Grove
11222 Acacia Parkway
P.O. Box 3070
Garden Grove, CA 92840
3. **CONTACT PERSON:**
Karl Hill, Planning Services Manager, City of Garden Grove
4. **PROJECT LOCATION:**
Northwest corner of Lampson Avenue and Springdale Street, at 12461 Springdale Street.
5. **PROJECT SPONSOR:**
Medallion Health Properties.
865 Picaacho Drive
La Habra, CA 90631
6. **GENERAL PLAN DESIGNATION:**
Low Density Residential
Proposed Land Use: Office Professional
7. **ZONING:**
R-1-6 (Single-Family Residential)
Proposed Zone Change: Office Professional (OP)
8. **DESCRIPTION OF PROJECT:**
General Plan Amendment to change the Land Use designation from Low Density Residential to Office Professional; Zone change Amendment to rezone the property from R-1-6 (Single-Family Residential) to OP (Office Professional); Site Plan approval to remove the existing building and develop the property, approximately 30,135 square feet in area, with a new single story, 8,243 square foot residential health care facility (convalescent center); and Conditional Use Permit approval to operate the facility as a convalescent center per the OP zone. The site has one point of vehicle access from Lampson Avenue and has 22 parking spaces on-site.
9. **OTHER AGENCIES WHOSE APPROVAL (AND PERMITS) IS REQUIRED:**
City of Garden Grove Planning Commission.
City of Garden Grove City Council.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

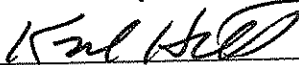
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

<input type="checkbox"/> Land Use	<input type="checkbox"/> Transportation/Circulation	<input type="checkbox"/> Public Services
<input type="checkbox"/> Housing	<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Utilities and Services
<input type="checkbox"/> Geophysical	<input type="checkbox"/> Energy Resources	<input type="checkbox"/> Aesthetics
<input type="checkbox"/> Water Quality	<input type="checkbox"/> Hazards	<input type="checkbox"/> Cultural Resources
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Recreation
<input type="checkbox"/> Mandatory Findings of Significance		

DETERMINATION:

On the basis of this initial evaluation:

I find that although the proposed project COULD have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section XVII.c at the end of this study have been added to the project. A NEGATIVE DECLARATION will be prepared.


Signature

Karl Hill
Printed Name

June 3, 2008
Date

For:
City of Garden Grove

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cited in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take into account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level indirect as well as direct, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of significance. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Potentially Significant Unless Mitigated" applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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I. LAND USE AND PLANNING

- a. Conflict with General Plan designation or zoning. ☐ ☐ ☒ ☐
- Response:** The proposed project is not in conflict with the General Plan that anticipates the development of health care facilities in order to meet the goals and objectives of the Land Use Element in providing convalescent care for the area. The property presently has a General Plan designation of Low Density Residential. The applicant is proposing, in order to implement the project, to change the General Plan designation from Low Density Residential to Office Professional and the zoning designation of the property to Office Professional (OP). The City's adopted General Plan supports Office Professional designated Land Uses, and encourages land use changes in order to facilitate such residential care facilities. Therefore, a general plan amendment to Office Professional and zone change to Office Professional will not cause any adverse impacts.

- b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project. ☐ ☐ ☒ ☐
- Response:** The proposed project is located within a highly urbanized area of Orange County and is in conformance with applicable federal, state and City of Garden Grove environmental requirements and plans. The Final Environmental Impact Report prepared and certified, in October 1995, as a part of the General Plan Update (State Clearinghouse No. 93051015, the General Plan EIR), addressed intense type of development for this area with respect to residential care facilities and associated potential impacts such as increased traffic in the area, water and sewer concerns, and design issues. Therefore, the project does not have the potential to conflict with environmental plans adopted by agencies with jurisdiction over the project.

- c. Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses). ☐ ☐ ☐ ☒
- Response:** The proposed changes in land use, and the proposal for development are consistent with the City's adopted General Plan. The property is currently improved with an office building that has occupied the site for over 20 years. The adjoining land uses are, single-family residential, child care/preschool and elementary schools, a junior high and a high school. The existing building has been occupied as a day facility for the Boys and Girls Club of Garden Grove for many years and no agricultural activity has occurred here during this period of time. Therefore, there will be no impacts to agricultural resources or operations.

- d. Disrupt or divide the physical arrangement of an established community, including a low-income or minority community. ☐ ☐ ☐ ☒
- Response:** The project site is improved with an office building that will be removed as part of the site's improvements and be replaced with a new single story new single story, 8,243 square foot residential health care facility (convalescent center). The proposed development is in character with the surrounding neighborhoods in design and architectural appearance, and will not disrupt the physical arrangement of any existing residential development or schools in the area. The surrounding land uses are residential, and public schools, which range in grades from kindergarten to twelfth grade. During construction there may be disruptions in traffic patterns or an increase in noise. These impacts are considered to be less than significant as these disruptions are temporary in nature and are addressed in the General Plan EIR.

II. POPULATION AND HOUSING

- a. Cumulatively exceed official regional or local population projections. ☐ ☐ ☐ ☒

- b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure). ☐ ☐ ☐ ☒
- c. Displace existing housing, especially affordable housing. ☐ ☐ ☐ ☒

Response: (a, b, & c) There are no housing units existing on the site and displacement of residents will not occur as a result of this proposed development. The proposed new single story, 8,243 square foot residential health care facility (convalescent center) will not increase the population and housing in the immediate area. In addition, the proposed project is located in a highly urbanized area and all infrastructure is already in place. The proposed development is in conformance with the development standards for the proposed zoning designation Office Professional, and is within the intensity limits permitted under the proposed General Plan land use designation of Office Professional.

III. GEOPHYSICAL

- a. Seismicity: Fault rupture. ☐ ☐ ☒ ☐

Response: The nearest major active fault along which a rupture or a major seismic event could occur is the Newport-Inglewood Fault, which is located just west of Dana Point Harbor up through Newport Beach into south Los Angeles County. The seismic parameters of the site are similar to those of other areas in Orange County during the maximum credible event along the Newport-Inglewood Fault Zone that is estimated to be of 7.5 magnitude. No fault rupture is expected in the immediate vicinity of the project.

Some exposure to seismic-related hazards is expected. This impact is not considered significant because the exposure is no different than the exposure of virtually all new and existing development in Orange County. The proposed project does not alter the existing exposure. To mitigate any potential impacts, all construction shall comply with applicable building codes including but not limited to the C.B.C., Fire Code, and City requirements.

- b. Seismicity: Ground shaking or liquefaction. ☐ ☐ ☒ ☐

Response: The project area, like all of Southern California, is subject to ground-shaking and other secondary impacts from seismic activity, such as liquefaction. Liquefaction could potentially occur during a maximum intensity event along the Newport-Inglewood fault due to the possibly saturated nature of the sandy soils in the area.

Some exposure to seismic-related hazards is expected. However, this impact is not considered significant because the exposure is no different than the exposure of virtually all new and existing development in Orange County. The proposed project does not alter the existing exposure. To mitigate any potential impacts all construction is required to adhere to the California Building Code as it pertains to seismic safety.

- c. Seismicity: Seiche or tsunami. ☐ ☐ ☐ ☒

Response: Seiches and tsunamis are not anticipated to occur in the vicinity of this project due to its distance from the coast and absence of large water bodies in the project area.

- d. Landslides or mudslides. ☐ ☐ ☐ ☒

Response: The project area is relatively flat and would not normally be subject to landslides or mudslides. The construction of the proposed project may involve comparatively small excavations that will be required to be made in accordance with all applicable codes and standards to minimize the threat of a landslide or mudslide.

- e. Erosion, changes in topography or unstable soil conditions from excavation, grading or fill. ☐ ☐ ☐ ☒

Response: Changes in topography will result during the site preparation and grading. A project of this size should not create substantial impacts to the soil or topography of the area due to the site's natural drainage pattern. Site drainage will be required to meet Engineering Services Division standards that will require storm water drainage to flow off the site, but yet be in compliance with the WQMP provisions. This will allow the overall drainage pattern to flow to the adjoining streets. Drainage easements may be required for storm drain purposes. The location of the easement(s) and the size of storm drains will be determined before site preparation begins. In order to mitigate potential site drainage issues, all construction involving excavation and/or grading is required to adhere to the requirements of the Engineering Services Division. All improvements are required to adhere to applicable codes including the California Building Code, and State and Federal Occupational Safety requirements.

- f. Subsidence of the land. ☐ ☐ ☒ ☐

Response: Vertical displacement or subsidence of the land surface can be caused by several factors, including the withdrawal of oil, gas, or water from underlying formations, decomposition of buried organic material, and construction of heavy manmade structures above underlying poorly consolidated materials. None of these or any other conditions typically contributing to subsidence are expected in the project area. All new construction is required to adhere to the requirements of the Engineering Services Division to address any subsidence of the land. All improvements are required to adhere to applicable codes including the California Building Code, and State and Federal Occupational Safety requirements.

- g. Expansive soils. ☐ ☐ ☒ ☐

Response: All improvements are required to adhere to applicable codes including the California Building Code, and California Occupational Safety requirements.

- h. Unique geologic or physical features. ☐ ☐ ☐ ☒

Response: There are no known unique geologic or physical features in the project area.

IV. HYDROLOGY AND WATER QUALITY

- a. Violate any water quality standards or waste discharge requirements? ☐ ☐ ☐ ☒

Response: The Project will not involve operations that could affect water quality standards. The Project site is located within an urbanized area with existing residential, commercial and open space uses. The use of the proposed residential development will not generate the types of activities that would effect water quality standards or waste discharge requirements.

- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted?) ☐ ☐ ☒ ☐

Response: The project will not involve operations that could affect aquifers' recharge capability or alter the direction of groundwater flow. The area is urbanized with existing residential and commercial uses. The construction will not require substantial excavations and other related below-grade work, and is not expected to use of large quantities of water. Any water pumped out, if necessary, will be subject to discharge requirements of the Regional Water Quality Control Board, the Garden Grove Sanitation District, and Garden Grove Public Works Water Services Division.

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which ☐ ☐ ☐ ☒

would result in substantial erosion or siltation on or off-site?

- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface run-off in a manner which would result in flooding on- or off-site? ☐ ☐ ☐ ☒

Response: (c and d) There are no surface waters within the project area. The Santa Ana River is located several miles east of the project site. All run-off from the area is, and will continue to be, collected in local and regional storm drain facilities. These waters will be transported with other urban run-off into City and County drainage facilities. Therefore, the project will not directly affect surface waters.

- e. Create or contribute run-off water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water? ☐ ☐ ☒ ☐

Response: There will be less than significant change in absorption rates, drainage patterns and in the rate or amount of surface run-off as of the land is presently urbanized. To ensure proper drainage is provided, grading and drainage plans are required to be incorporated into the construction plans and approved by the Engineering Services Division prior to the issuance of any building permits and commencement of construction.

- f. Otherwise substantially degrade water quality? ☐ ☐ ☒ ☐

Response: There will be less than significant change in absorption rates, drainage patterns and in the rate or amount of surface run-off as the land is presently urbanized. To ensure proper drainage is provided, grading and drainage plans are required to be incorporated into the construction plans and those plans approved by the Engineering Services Division prior to the issuance of any building permits and the commencement of construction.

- g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? ☐ ☐ ☐ ☒

Response: The project area is not located within 100-year flood zone. The grading improvement plans will be required to take into consideration pad height in designing the placement of the building to ensure that the building pad and related improvements will have proper surface drainage and that run-off issues are properly addressed, this includes items under the provisions of WQMP and NPDES requirements (Flood Zone Map, Flood Zone "X" 060220-0117-H, February-18, 2004).

- h. Place structures within a 100-year flood hazard area which would impede or redirect flood flows? ☐ ☐ ☐ ☒

Response: The project area is not located within 100-year flood zone. The grading improvement plans will be required to take into consideration the placement of the building, the height of the finished elevation building pad, and related improvements to ensure surface drainage and run-off issues are properly addressed, this includes items under the provisions of WQMP and NPDES requirements.

- i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? ☐ ☐ ☐ ☒

Response: The project area is not located within 100-year flood zone. The grading improvement plans will be required to take into consideration the placement of the building, the height of the finished elevation building pad, and related improvements to ensure surface drainage and run-off issues are properly addressed, this includes items under the provisions of WQMP and NPDES requirements.

- j. Inundation by seiche, tsunami, or mudflow? ☐ ☐ ☐ ☒

Response: Seiches, tsunamis, and mudflows are not anticipated to occur in the vicinity of this project due to its distance from the coast, absence of large bodies of water, or hilly or mountainous areas that potentially could cause mudflows.

- k. Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash). ☐ ☐ ☒ ☐

Response: Project run-off will be directed into the existing storm drain system adjacent to the site. The local storm drain system has adequate capacity to handle the incremental increase in storm and urban water run-off generated by this project in that the site area has already been developed and the run-off and absorption rates should not increase and decrease respectively as the new project is developed on the site.

- l. Result in significant alteration of receiving water quality during or following construction. ☐ ☐ ☒ ☐

Response: There are no surface waters within the area in which the Project is to be located. All run-off from the area is, and will continue to be, collected in local and regional storm drain facilities. These waters will be transported with other urban run-off into City and County drainage facilities. Therefore, the Project will not significantly affect receiving water quality.

- m. Could the project result in increased erosion downstream? ☐ ☐ ☐ ☒

Response: There will be less than significant change in absorption rates, drainage patterns and in the rate or amount of surface run-off as of the land is presently urbanized. To ensure proper drainage is provided, grading and drainage plans are required to be incorporated into the construction plans and approved by the Engineering Services Division prior to the issuance of any building permits and the commencement of construction.

- n. Result in increased impervious surfaces and associated increased run-off? ☐ ☐ ☒ ☐

Response: There will be less than significant change in absorption rates, drainage patterns and in the rate or amount of surface runoff as of the land is presently urbanized. To ensure proper drainage is provided, grading and drainage plans are required to be incorporated into the construction plans and approved by the Engineering Services Division prior to the issuance of any building permits and commencement of construction.

- o. Create a significant adverse environmental impact to drainage patterns due to changes in run-off flow rates or volumes. ☐ ☐ ☒ ☐

Response: There will be less than significant change in absorption rates, drainage patterns and in the rate or amount of surface run-off as of the land is presently urbanized. To ensure proper drainage is provided, grading and drainage plans are required to be incorporated into the construction plans and approved by the Engineering Services Division prior to the issuance of any building permits and commencement of construction.

- p. Tributary to other environmentally sensitive areas? ☐ ☐ ☒ ☐
If so, can it exacerbate already existing sensitive conditions?

Response: All run-off from the area is, and will continue to be, collected in local and regional storm drain facilities. These waters will be transported with other urban run-off into City and County drainage facilities. Therefore, the Project will not directly affect existing environmentally sensitive areas.

- q. Tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? ☐ ☐ ☒ ☐
If so, can it result in an increase in any pollutant for which the water body is already impaired?

Response: All run-off from the area is, and will continue to be, collected in local and regional storm drain facilities. These waters will be transported with other urban run-off into City and County drainage facilities. Therefore, the Project will not directly affect already impaired waters.

- r. Have a potentially significant environmental impact on surface water quality to either marine, fresh or wetland waters? ☐ ☐ ☒ ☐

Response: All run-off from the area is, and will continue to be, collected in local and regional storm drain facilities. These waters will be transported with other urban run-off into City and County drainage facilities. Therefore, the Project will not significantly affect surface water quality.

- s. Have a potentially significant adverse impact on ground water quality? ☐ ☐ ☐ ☒

- t. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? ☐ ☐ ☐ ☒

Response: (s and t) The project will not involve operations that could affect aquifers' recharge capability or alter the direction of groundwater flow. The area is urbanized with existing residential and commercial uses. It is not anticipated that this project will affect surrounding aquifers.

- u. Impact aquatic, wetland, or riparian habitat? ☐ ☐ ☒ ☐

Response: The project will not impact aquatic, wetland, or riparian habitats. No such environments are located within the Project area or in the immediate area. All run-off from the area is, and will be, collected in local and regional storm drain facilities. These waters will be transported with other urban run-off into City and County drainage facilities. Therefore, the Project will not directly affect and aquatic, wetland, or riparian habitat.

V. AIR QUALITY

- a. Violate any air quality standard or contribute to an existing or projected air quality violation. ☐ ☐ ☐ ☒

Response: The permitted uses and operations that are anticipated do not appear to create the potential for significant amounts of air pollutants. Therefore, there will be no violations of any air quality standard. No additional impacts are seen to existing air quality standards nor additional sources created that would contribute to an existing or projected air quality violation.

- b. Expose sensitive receptors to pollutants. ☐ ☐ ☐ ☒

Response: The proposed project will not significantly increase the exposure of sensitive receptors to pollutants. The General Plan EIR addressed similar type development for this site, but at a much higher intensity. The limited scope and intensity of the proposed project is not expected to exceed the projections contained in the General Plan Update.

- c. Alter air movement, moisture, or temperature, or ☐ ☐ ☐ ☒

cause any change in climate.

Response: The proposed project, uses, and the necessary on-site modifications would not have the capability to alter air movement, moisture or temperature, or cause a change in the climate.

- d. Create objectionable odors.

☐ ☐ ☐ ☒

Response: No objectionable odors would be created by the proposed development. During construction objectionable odors may occur within the area. This impact is not considered significant due to the temporary nature of these odors. The General Plan EIR addressed odors that may arise as the result of new construction. The project is required to adhere to all mitigation measures pertaining to construction odors.

VI. TRANSPORTATION

- a. Increased vehicle trips or traffic congestion.

☐ ☐ ☒ ☐

- b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

☐ ☐ ☒ ☐

Response: (a and b) The development is likely to increase vehicle trips and traffic congestion in the area, but not beyond the scope analyzed in the General Plan EIR. The applicant prepared a traffic analysis for the proposed project and concluded that there does not appear to be a need to provide any significant traffic related improvements in order to facilitate the proposed development.

The Traffic Engineering Division has reviewed this project and finds that no significant traffic-related on-site, or off-site improvements for this project are necessary beyond that conditioned for the site.

During construction, increased vehicle trips or traffic congestion may occur but would be temporary in nature and would not create a significant impact. All projects involving construction in the public right-of-way will be required to submit a traffic safety plan to minimize traffic congestion.

- c. Inadequate emergency access to nearby uses.

☐ ☐ ☐ ☒

Response: Emergency access to the proposed development and surrounding areas will not be affected. Police and Fire services in the area are adequate to accommodate the development provided the project complies with the conditions of approval included on the project by the Police and Fire Departments.

- d. Insufficient parking capacity on-site or off-site.

☐ ☐ ☐ ☒

Response: Parking capacities have been examined based on the nature of the use, and the Municipal Code parking requirements. The project provides adequate parking on site to accommodate the proposed development by providing 22 parking spaces (.5 spaces per bed are required, the development provides 15 beds), which exceeds Title 9 parking requirement by 7 spaces.

- e. Hazards or barriers for pedestrians or bicyclists.

☐ ☐ ☒ ☐

Response: Barriers for pedestrians or bicyclists may occur during the period of construction. A traffic safety plan shall be approved prior to the commencement of construction in the public right-of-way in order to ensure the safety of pedestrians and/or bicyclists.

- f. Conflicts with adopted policies supporting alternative transportation.

☐ ☐ ☐ ☒

Response: The proposed development would not impact existing or proposed policies pertaining to alternative transportation, and mass transit stops are in close proximity to the development.

- g. Rail, waterborne or air traffic impacts. ☐ ☐ ☐ ☒

Response: There are no air or waterborne traffic corridors in the immediate area. The site is not located within a flight path of any airport.

VII. BIOLOGICAL RESOURCES

- a. Endangered threatened or rare species, or their habitats (including but not limited to plants, fish, insects, animals, and birds). ☐ ☐ ☐ ☒

Response: In general, wildlife diversity in the project area is low due to the urbanized nature of the area and its surroundings. The site has been used for day care purposes related to the Boys and Girls Club of Garden Grove for many years. There are no areas where any type of favorable habitat has existed on the site for at least the past 30 years. Endangered species are not expected to occur in the area due to the lack of suitable habitat. No impacts are expected.

- b. Locally designated species (e.g., heritage trees). ☐ ☐ ☐ ☒

Response: The site is devoid of native vegetation and there are no locally designated species on the project site.

- c. Locally designated natural communities (e.g., oak forest, coastal habitat, etc.). ☐ ☐ ☐ ☒

Response: The site is devoid of native vegetation and there are no locally designated natural communities on the project site.

- d. Wetland habitat (e.g., marsh, riparian and vernal pool). ☐ ☐ ☐ ☒

Response: There are no wetland habitats in the area of the project site.

- e. Wildlife dispersal or migration corridors. ☐ ☐ ☐ ☒

Response: The project area does not serve as a dispersal and/or migration corridor as the area is within a highly urbanized area.

VIII. ENERGY AND MINERAL RESOURCES

- a. Conflict with adopted energy conservation plans. ☐ ☐ ☐ ☒

Response: The development of the single story, 8,243 square foot residential health care facility on this site is not in conflict with adopted energy conservation plans. All aspects of this project will be required to utilize energy conservation measures such as wall and ceiling insulation, dual pane windows, and weather stripping.

- b. Use non-renewable resources in a wasteful and inefficient manner. ☐ ☐ ☐ ☒

Response: All development on the project site is required to adhere to all State and City energy-conservation regulations including energy efficient lighting, ventilation, and heating systems. Therefore, the development will not create uses that use non-renewable resources in a wasteful manner.

IX. HAZARDS

- a. A risk of accidental explosion or release of hazardous substances (e.g., oil, pesticides, chemicals, and radiation). ☐ ☐ ☐ ☒

- b. Possible interference with an emergency response ☐ ☐ ☐ ☒

plan or emergency evacuation plan.

- c. The creation of any health hazard or potential health hazard. ☐ ☐ ☐ ☒

- d. Exposure of people to existing sources of potential health hazards. ☐ ☐ ☐ ☒

Response: (a through d) There will be no health hazards or potential for health hazards created by the proposed development or uses. The development will not create any health hazards or increase the potential of exposure to existing hazards. The project will not increase the risk of accidental explosion, release of hazardous substances, or create an interference with existing emergency response or evacuation plans.

- e. Increased fire hazard in area with flammable brush, grass, or trees. ☐ ☐ ☐ ☒

Response: There are no anticipated physical changes that would increase fire hazards within the project area.

- f. Would the project include a new or retrofitted stormwater Treatment Control BMPs (e.g., water quality treatment basin, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g., increase vectors and odors)? ☐ ☐ ☐ ☒

Response: The project will not use new treatment BMP's that could create an increase in odors or vectors.

X. NOISE

- a. Increases in existing noise levels. ☐ ☐ ☒ ☐

Response: Construction activities associated with infrastructure improvements or the on-site development may temporarily increase noise levels at noise-sensitive receptors adjacent the project site. However, with the temporary nature of these construction-related activities and requirements for contractor compliance with County and City noise ordinances, noise impacts will be mitigated to a level of insignificance.

The potential increase in noise levels beyond those existing is due to the fact that the proposed development will add to the immediate area. The development, and subsequent activities, is subject to the City's noise ordinance. Activities, that are likely to be noise generators within the proposed development, are typical residential care facility such as from visitors and staff members, and normal traffic associated with this development.

- b. Exposure of people to extreme noise levels. ☐ ☐ ☐ ☒

Response: Construction will occur within the project area. Although construction noise could cause an annoyance for surrounding uses, due to the temporary nature of any construction activities and the fact that construction activities and future development would be required to adhere to the County and City noise ordinances, the impact of extreme noise levels from any potential construction activities is considered to be less than significant. Noise from the proposed use will not be extreme as the activities are limited and regulated by the Garden Grove Municipal Code.

XI. PUBLIC SERVICES

a. Fire protection.

☐ ☐ ☒ ☐

Response: The City of Garden Grove Fire Department provides emergency response service to the project area. The project is not likely to induce significant growth and will not result in substantial new demand for fire protection services.

However, new construction will occur, and, due to the nature of the uses, there will be a slight increase in fire protection services. In order to mitigate impacts associated with this development, the development shall comply with the conditions of approval of the Fire Department including but not limited to providing a fire sprinkler system, and ensure clearly unobstructed emergency paths of travel, per the Fire Department's specifications.

b. Police protection.

☐ ☐ ☒ ☐

Response: The Garden Grove Police Department provides police protection in the area. The project is not likely to induce growth beyond that planned for the site and will not result in substantial new demand for police protection services. There are no anticipated physical changes within the area that would significantly affect police protection. However, due to the nature of the proposed use, it is likely that there will be an additional demand for police protection. In order to mitigate the anticipated impacts associated with the project, such as an increase in calls for service, the development shall comply with the conditions of approval of the Police Department.

c. Schools.

☐ ☐ ☐ ☒

Response: The proposed development will not increase the number of housing units within the Garden Grove Unified School District. This development is subject to the applied mitigation school fees currently applied to new development in the City by the Garden Grove Unified School District. In order to ensure this concern is satisfied, the Developer shall provide the Community Development Department proof of payment of appropriate school fees, adopted by the Garden Grove Unified School District, prior to the issuance of building permits in accordance with the provisions of state law.

d. Maintenance of public facilities, including roads.

☐ ☐ ☒ ☐

Response: It is likely that the project, and the additional demand on the infrastructure, will increase maintenance requirements. The existing public facilities appear to be in reasonable condition and adequate to meet the demands of the proposed development. Should any infrastructure be inadequate to serve the site, then the developer will be required to make such improvements as part of the proposed development.

e. Other governmental services.

☐ ☐ ☐ ☒

Response: It is not likely that the project will increase demands on other governmental services other than those addressed in this analysis.

XII. UTILITIES AND SERVICE SYSTEMS

a. Power or natural gas.

☐ ☐ ☐ ☒

Response: There are no impacts to power or natural gas caused by this project. The existing infrastructure is adequate to meet the demands of the area including those generated by this project.

b. Communication systems.

☐ ☐ ☐ ☒

Response: There are no impacts to communications systems caused by this project. The existing infrastructure is existing and adequate to meet the demands in the area including those generated by this project.

c. Local or regional water treatment or distribution facilities.

☐ ☐ ☒ ☐

Response: There are no impacts to water treatment or distribution facilities caused by this project. The existing infrastructure is adequate to meet the demands of the area including those generated by this project.

- d. Sewer or septic tanks. ☐ ☐ ☒ ☐

Response: The applicant prepared a sewer analysis relating to the potential impacts to the sewer system serving this area. The Garden Grove Sanitary District reviewed the analysis and concluded that the existing infrastructure does appear to be adequate to meet the demands of the area including the increased sewer demand generated by this project.

- e. Storm water drainage. ☐ ☐ ☒ ☐

Response: The project area is a highly urbanized area and storm water drainage facilities are in place and adequate to meet the needs for this area including those generated by this project.

- f. Solid waste disposal. ☐ ☐ ☐ ☒

Response: Solid waste disposal services are administered by the Garden Grove Sanitary District. Collection services are provided via a contract with a private trash collection contractor. The plan does provide a trash enclosure that will serve the project. The applicant shall coordinate with the Garden Grove Sanitary District and their contractor for specific times for trash pick-up and confirm that the number of trash receptacles and location is sufficient for the proposed development.

XIII. AESTHETICS

- a. Affect on a scenic vista or scenic highway. ☐ ☐ ☐ ☒

Response: The project area is not adjacent to any scenic vistas or highways. The physical improvements for this site will be compatible with the Community Design Guidelines as stated in the General Plan and with other improvements and developments in the area.

- b. Have a demonstrable negative aesthetic effect. ☐ ☐ ☒ ☐

Response: The proposed development with recommended conditions of approval, will be compatible with the goals and objectives of the Design Guidelines contained in the City's adopted General Plan, and with the existing improvements and developments in the area. Therefore, there will be no demonstrable negative aesthetic effects caused by the proposed development.

- c. Create light or glare. ☐ ☐ ☐ ☒

Response: The project will be required to provide additional lighting in the area. The project is required to adhere to all Municipal Code requirements pertaining to minimum lighting levels. Additionally, the lighting will not be permitted to spill onto adjoining properties.

XIV. CULTURAL RESOURCES

- a. Disturb paleontological resources. ☐ ☐ ☐ ☒

Response: There are no known paleontological resources in the area. If unanticipated paleontological resources are discovered during construction, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with CEQA Section 21083.2.

- b. Disturb archaeological resources. ☐ ☐ ☐ ☒

Response: There are no known archaeological resources in the area. If unanticipated archaeological artifacts are discovered during construction, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with CEQA Section 21083.2.

- c. Affect historical resources. ☐ ☐ ☐ ☒

Response: There are no known historical resources on the site. The Garden Grove General Plan Update notes 13-historically significant or potentially significant sites within the City limits. None of these sites are located in the project area.

- d. Have the potential to cause physical change that would affect unique ethnic cultural values. ☐ ☐ ☐ ☒

Response: There are no structures or activities that have unique cultural or ethnic value. The project, therefore will not have the potential to affect unique ethnic or cultural values.

- e. Restrict existing religious or sacred uses within the potential impact area. ☐ ☐ ☐ ☒

Response: The proposed development, and the use of the property, will not restrict religious or sacred uses. Therefore, there is no potential to restrict existing religious or sacred uses within the area of the project.

XV. RECREATION

- a. Increase the demand for neighborhood or regional parks or other recreational facilities. ☐ ☐ ☐ ☒

- b. Affect existing recreation facilities. ☐ ☐ ☐ ☒

Response: (a and b) The area to be developed does not contain public open space or otherwise reduce neighborhood or regional park facilities. The development will provide a private open space area for the residents. In addition, the developer is required to pay park in-lieu fees that are applied to the City's parks and recreation programs.

XVI. MANDATORY FINDINGS OF SIGNIFICANCE

- a. The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. ☐ ☐ ☐ ☒

- b. The project does not have the potential to achieve short-term, to the disadvantage of long-term environmental goals. ☐ ☐ ☐ ☒

- c. The project does not have impacts that are individually, but cumulatively considerable ("Cumulatively considerable" means the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of current projects and the effects of probable future projects). ☐ ☐ ☐ ☒

- d. The project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. ☐ ☐ ☐ ☒

XVII. EARLIER ANALYSIS

Earlier analyses may have been used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D).

a. EARLIER ANALYSIS:

1. The City of Garden Grove General Plan Update.
2. The City of Garden Grove Existing Conditions Report.

3. The City of Garden Grove Final Environmental Impact Report for the General Plan Update, State Clearinghouse No. 93051015.
4. Title 9 of the Garden Grove Municipal Code.
5. Sewer analysis dated July 15, 2005 to July 25, 2005

b. IMPACTS ADEQUATELY ADDRESSED:

1. Land Use
2. Population and Housing
3. Geophysical
4. Water
5. Air Quality
6. Transportation
10. Noise
11. Public Services

c. MITIGATION MEASURES:

All conditions of approval for General Plan Amendment No. GPA-1-08 (A), Amendment No. A-139-08, Site Plan No. SP-442-08, and Conditional Use Permit No. CUP-231-08, shall be adhered to in order to mitigate negative impacts on the property or surrounding area. In addition, any mitigation measures indicated herein are also deemed to be part of the conditions of approval.

GPA-1-08 (A), -envchklst

RESOLUTION NO. 5639

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING ADOPTION OF A NEGATIVE DECLARATION AND RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. GPA-1-08 (A) CHANGING THE LAND USE MAP FROM LOW DENSITY RESIDENTIAL TO OFFICE PROFESSIONAL AND REZONE THE PROPERTY FROM R-1-6 (SINGLE-FAMILY RESIDENTIAL) TO OFFICE PROFESSIONAL (OP) FOR LAND LOCATED AT THE NORTHWEST CORNER OF LAMPSON AVENUE AND SPRINGDALE STREET, AT 12461 SPRINGDALE STREET, PARCEL NO. 130-592-23.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on July 3, 2008, does hereby recommend adoption of a Negative Declaration, find a de minimis impact on fish and wildlife resources, and recommend approval of General Plan Amendment No. GPA-1-08 (A), and Zone Change Amendment No. A-139-08.

BE IT FURTHER RESOLVED that the Planning Commission has considered the proposed Negative Declaration together with comments received during the public review process. 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 Development. 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 will have a significant effect on the environment. Therefore, the Planning Commission recommends City Council adopt a Negative Declaration for this project.

BE IT FURTHER RESOLVED in the matter of General Plan Amendment No. GPA-1-08 (A) and Zone Change Amendment No. A-139-08, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Medallion Health Properties, LLC.
2. The applicant requests to amend the General Plan Land Use designation by changing the current designation from Low Density Residential to Office Professional, and rezoning the site from R-1-6 (Single-Family Residential) to OP (Office Professional); Site Plan approval in order to remove the existing building and develop the property, approximately 30,135 square feet in area, with a new single story, 8,243 square foot residential health care facility (convalescent center), and Conditional Use Permit approval to operate the facility as a convalescent center per the OP zone.
3. The Community Development Department has prepared a Negative Declaration for the project that concludes that the proposed project can not, or will not, have significant adverse effect on the environment; was prepared and circulated

in accordance with applicable law, including the California Environmental Quality Act (CEQA), Public Resources Code of Regulations section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq. and includes mitigation measures.

4. The property has a General Plan Land Use designation of Low Density Residential and is currently zoned R-1-6 (Single-Family Residential). The 30,135 square foot site is improved with an office building.
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 July 3, 2008, 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 July 3, 2008; 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 Sections 9.12.020 and 9.24.030, are as follows:

FACTS:

The site is 30,135 square feet, and is improved with an office building.

The site has a General Plan Land Use designation of Low Density Residential and is currently zoned R-1-6 (Single-Family Residential).

Approval of the General Plan Amendment and Zone Change Amendment would facilitate the development of the site with a fifteen (15) bed convalescent care facility with 22 at grade parking spaces.

The application for the General Plan Amendment and Zone Change Amendment are being processed in conjunction with Site Plan No. SP-442-08 and Conditional Use Permit No. CUP-231-08.

The proposed Land Use designation and Zone Change are consistent with the surrounding Land Uses, which are Residential and Open Space.

FINDINGS AND REASONS:

General Plan Amendment:

1. The General Plan Amendment is internally consistent with the goals and objectives of all elements of the City's adopted General Plan. The proposed use of the site is consistent with the other, existing, land uses in the area.
2. The General Plan Amendment will promote the public interest, health, safety, and welfare by maintaining a General Plan land use designation and zoning which are consistent with the proposed use of the site and with the improvements in the area.
3. The size and shape of the area of the General Plan are physically suitable for the proposed land use designation of Office Professional. The proposed use is consistent with the proposed General Plan land use designation and proposed zoning.

Zone Change Amendment:

1. The proposed Zone Change Amendment to have the property zoned Office Professional is consistent with the proposed General Plan Land Use designation of Office Professional.
2. The proposed Zone Change Amendment will ensure compatibility with the surrounding properties and uses in that the Office Professional zone allow uses that are compatible and consistent with the surrounding uses, which include residential, schools, and child day care facility. Also noting that the property being rezoned is at an intersection, will provide sufficient access and parking, and exceeds the minimum lot size for an OP zone property.

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 General Plan Amendment and Zone Change Amendment possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.24.030 (General Plan Amendment and Zone Change Amendment).

2. The implementation provisions for General Plan Amendment and Zone Change Amendment are found under Planning Commission Resolution No. 5640 for Site Plan No. SP-442-08 and Conditional Use Permit No. CUP-231-08.

ADOPTED this 3rd day of July, 2008

/s/ RON PIERCE
CHAIR

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on July 3rd, 2008, by the following votes:

AYES:	COMMISSIONERS:	BEARD, BRIETIGAM, KIRKHAM, PAK, PIERCE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BANKSON, NGUYEN

/s/ JUDITH MOORE
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is July 24th, 2008.

RESOLUTION NO. 5640

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING ADOPTION OF A NEGATIVE DECLARATION AND APPROVING SITE PLAN NO. SP-442-08 AND CONDITIONAL USE PERMIT NO. CUP-231-08 FOR LAND LOCATED AT THE NORTHWEST CORNER OF LAMPSON AVENUE AND SPRINGDALE STREET, AT 12461 SPRINGDALE STREET, PARCEL NO. 130-592-23.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on July 3, 2008, does hereby recommend adoption of a Negative Declaration, find a de minimis impact on fish and wildlife resources, and approves Site Plan No. SP-442-08 and Conditional Use Permit No. CUP-231-08.

BE IT FURTHER RESOLVED that the Planning Commission has considered the proposed Negative Declaration together with comments received during the public review process. 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 Development. 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 will have a significant effect on the environment. Therefore, the Planning Commission recommends City Council adopt a Negative Declaration for this project.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-442-08 and Conditional Use Permit No. CUP-231-08, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Medallion Health Properties, LLC.
2. The applicant requests to amend the General Plan Land Use designation by changing the current designation from Low Density Residential to Office Professional, and rezoning the site from R-1-6 (Single-Family Residential) to OP (Office Professional); Site Plan approval in order to remove the existing building and develop the property, approximately 30,135 square feet in area, with a new single story, 8,243 square foot residential health care facility (convalescent center), and Conditional Use Permit approval to operate the facility as a convalescent center per the OP zone.
3. The Community Development Department has prepared a Negative Declaration for the project that concludes that the proposed project can not, or will not, have significant adverse effect on the environment; was prepared and circulated in accordance with applicable law, including the California Environmental Quality Act (CEQA), Public Resources Code of Regulations section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq. and includes mitigation measures.

4. The property has a General Plan Land Use designation of Low Density Residential and is currently zoned R-1-6 (Single-Family Residential). The 30,135 square foot site is improved with an office building.
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 July 3, 2008, 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 July 3, 2008; 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 Sections 9.12.020 and 9.24.030, are as follows:

FACTS:

The site is 30,135 square feet, and is improved with an office building.

The site has a General Plan Land Use designation of Low Density Residential and is currently zoned R-1-6 (Single-Family Residential).

The application for Site Plan No. SP-442-08 and Conditional Use Permit No. CUP-231-08 are being processed in conjunction with General Plan Amendment No. GPA-1-08 (A) and Zone Change Amendment No. A-139-08.

Approval of Site Plan No. SP-442-08 and Conditional Use Permit No. CUP-231-08 would facilitate the development of the site with a fifteen (15) bed convalescent care facility with 22 at grade parking spaces.

FINDINGS AND REASONS:

SITE PLAN:

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

The project complies with the Office Professional General Plan designation and the proposed Office Professional zoning for the property. The building facade,

site design, parking, and landscaping, are consistent with the spirit and intent of the requirements of Municipal Code.

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

The drive aisle and maneuvering areas are adequate for vehicle access. Sufficient parking is provided, and adequate pedestrian access is provided within the project.

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

The existing streets, utilities, and drainage facilities within the area are adequate to accommodate the project. The on-site circulation and parking are sufficient for the existing and proposed development.

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

The project has been reviewed by the Public Works Department, which has required various on- and off-site improvements, including sidewalks, driveways, and grading improvements. Issues raised by the project have been addressed in the project design and the conditions of approval.

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

The project has been designed for building appearance, building placement, landscaping, and other amenities to attain an attractive environment.

CONDITIONAL USE PERMIT:

1. The subject site has a proposed General Plan Land Use Designation of Office Professional and is also being proposed with a zone change to Office Professional (OP). Residential health care facilities (convalescent care facilities) are conditionally permitted in this zone. The approval of this CUP will allow the facility to operate with 15 beds. Provided that the conditions of approval are complied with, the use will be consistent with the General Plan.
2. The use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The conditions of approval will minimize potential impacts to the adjoining area. The Residential

health care facility approval will allow it to operate with 15 beds for the long term care of patients that have experienced some type of severe trauma (e.g., vehicle injury). Provided the conditions of approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area.

3. The 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 that the conditions of approval are adhered to for the life of the project. The residential health care facility will operate in compliance with Title 9 of the Municipal Code.
4. The use will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. The conditions of approval will ensure the public health, safety, and welfare. Approval of this Conditional Use Permit will allow the Residential health care facility to operate in compliance with Title 9 of the Municipal Code.

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 do possess characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.24.030 (Site Plan and 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 Site Plan No. SP-442-08, and Conditional Use Permit No. CUP-231-08.

ADOPTED this 3rd day of July, 2008

/s/ RON PIERCE
CHAIR

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on July 3rd, 2008, by the following votes:

AYES:	COMMISSIONERS:	BEARD, BRIETIGAM, KIRKHAM, PAK, PIERCE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BANKSON, NGUYEN

/s/ JUDITH MOORE
SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is July 24th, 2008.

EXHIBIT "A"

**General Plan Amendment GPA-1-08 (A)
Zone Change Amendment No. A-139-08
Site Plan No. SP-442-08, Conditional Use Permit No. CUP-231-08**

12461 Springdale Street

CONDITIONS OF APPROVAL

General Conditions

1. The applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required within 30 days of this approval. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the Planning Commission.
2. Approval of this Site Plan and 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.
3. Minor modifications may be approved by the Community Development Department. If other than minor changes are made in the proposed development, a new Site Plan application shall be filed which reflects the revisions made.
4. 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. Lighting shall be provided throughout all private drive aisles and entrances to the development per City standards for street lighting. Lighting in the common areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences.
5. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community Development Department for review and approval prior to Building Division Plan Check. The project shall also be subject to the following:
 - a. All on-site and off-site utilities within the perimeter of the site and to the centerline of the adjacent streets shall be installed or relocated underground.
 - b. Above-ground utility equipment (e.g., electrical, gas, telephone, cable TV) shall not be located in the street setbacks, within the common areas along

Lampson Avenue and Springdale Street, or any parking areas and shall be screened to the satisfaction of the Community Development Department.

- c. No roof-mounted mechanical equipment, including but not limited to dish antennas, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community 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.

Public Work's Engineering Division

The following provisions of the Public Work's Engineering Division shall be complied with:

- 6. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks, basement and septic facilities and contamination. Any soil or groundwater contamination shall be remediate 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.
- 7. A separate street permit is required for work performed within the public right-of-way.
- 8. Grading plan prepared by a registered Civil Engineer is required. The plan shall be based on a current survey of the site, including adjacent properties, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines, 1.25% for asphalt surfaces and 2.0% for landscaped areas. The grading plan shall also include water and sewer improvements.
- 9. Remove existing driveway approach along Lampson Avenue and reconstruct a new driveway approach in order to accommodate the ingress and egress of the proposed parking lot and to comply with the arterial street standard, which shall be constructed in accordance with City Standard plan number B-120.
- 10. New trash enclosures shall be constructed per Garden Grove Standard Plan B-502. The trash enclosures shall be located to allow pick-up and maneuvering, including turnarounds, in the area of the enclosures.
- 11. Prepare and submit to the City for review and approval a complete set of grading plans, which shall be prepared by a registered Civil Engineer.

12. The applicant shall be subject to Traffic Mitigation Fees.
13. Prior to the issuance of any grading or building permits if determined 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 such as 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 Treatment Control BMPs as defined in the DAMP;
 - d. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs;
 - e. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs; and,
 - f. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
14. 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; and,
 - d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.
15. Parkway culverts shall be constructed per Orange County PF&RD Std. Plan 1309, Type B.
16. The property owner/developer shall provide a right-turn only pavement legend and shall install a right-turn only sign within the development right-of-way for the Lampson Avenue driveway in order to restrict the ingress and egress to the property to right-turn movements. The pavement legend and right-turn sign

shall be shown on the grading plan and site plan submitted for permits and shall be reviewed by the City's Engineering Division prior to issuance of grading and building permits.

17. Shall maintain compliance with Anti-Graffiti ordinance throughout the life of the project.

Garden Grove Fire Department

The following provisions of the Garden Grove Fire Department and the Uniform Fire Code shall be met:

18. Fire sprinkler system is required throughout the entire building per the California Fire Code and adopted City standards with a Fire Department connection within 40 feet of the public right-of-way fire hydrant, NFPA 13. If applicable, standpipes shall be installed to California Fire Code Standards, NFPA 13. It may be required to install an on-site private fire hydrant, this to be determined at time of plan check submittal.
19. Prior to and during construction, a temporary on-site roadway shall be constructed and maintained to the satisfaction of the Fire Department for access to project (existing parking area may satisfy this, verify with the Fire Department). The Fire lane serving the site (main drive aisle) shall be constructed to support the weight load of Fire truck(s) per Fire Department requirements.
20. Address numbers shall be provided on each building and shall be visible from the street/main drive aisle, eight inches minimum height (in contrasting colors).
21. Fire alarm system shall be required and to be installed to NFPA 72 standards and in accordance with the California Fire and Building Codes.
22. Knox box key system is required on all gates and building.
23. An exit route(s)/path of travel(s)/entry point(s) plan is required and shall be subject to Fire Department approval. This shall be satisfied prior to issuance of building permits.
24. All current codes and regulations applicable to a convalescent facility shall be applied, use 2007 California Fire and Building Codes.

Building Services Division

25. The building plans, site plans and all construction shall comply with the current editions of the 2007 C.B.C., U.P.C., U.M.C., and N.E.C. as amended by the City of Garden Grove and State of California handicap access, energy conservation

and sound transmission control requirements, and California Building Regulations as found in the California Code of Regulations (CCR), Title 24, Parts 2 through 12, as adopted by the City of Garden Grove. It is recommended that the developer obtain a copy of the above amended code sections before completing the final design.

Public Works Water Services Division

The following provisions of the Garden Grove Public Works Water Services Division shall be met:

26. New water service installations 2" and smaller, shall be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services 3" and larger, shall be installed by developer/owner's contractor per City Standards.
27. Water meters shall be located within the City right-of-way or within dedicated waterline easement. Fire services and large water services 3" and larger, shall be installed by contractor with Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.
28. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have 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.
29. Owner shall dedicate all rights to underground water without the right to surface entry.
30. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
31. Fire service shall have above ground backflow device with a double check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the property owner. The above ground assembly shall be screened from public view as required by the Planning Division.

32. Location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.

Garden Grove Sanitation District

33. The provided engineering calculations show that the existing 4" sewer lateral size will be sufficient to handle the discharge flows from this development and that a new 6" lateral is not required. It is the owner/developer's responsibility to confirm the condition of the existing sewer lateral and to replace or repair as necessary.
34. Contractor shall abandon any existing unused sewer lateral(s) at street right-of-way on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete.

Planning Services Division

35. The developer shall submit a complete landscape plan governing the entire development. Said plan shall include type, size, location and quantity of all plant material. This includes enhanced landscaping for the walkway areas. It shall include irrigation plans and 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. The sprinklers shall be of low flow/precipitation 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 both streets. Where clinging vines are considered for covering walls, Boston Ivy shall be used. This tree count may be modified in the event that the existing mature trees on the site are retained and subsequently properly maintained for the life of the specimen tree (i.e., fewer large size trees may be necessary).
 - c. No trees shall be planted closer than five feet (5') from any public right-of-way. 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 driveway shall be of the low height variety to ensure safe sight clearance.
 - d. The landscape treatment along the street frontage, including the area designated as public right-of-way, shall incorporate the landscape area

between the sidewalk and the development with ground cover, shrubs and bushes, and trees that enhance the exterior appearance the street frontages. The plant material shall be the type to inhibit graffiti such as vines and dense growing shrubs and bushes, and shall be maintained.

- e. The westerly side of the development shall be planted with either red iron bark or silk oak, or other screening tree acceptable to the Planning Division, with a minimum size of 24-inch box and maintained at a minimum height of 20 feet. These trees shall be planted in a manner to grow closely together and maintained at a sufficient height to achieve an unbroken landscape screen for the adjacent homes.
 - f. All landscape areas are the responsibility of the Property Owner/Health Care Facility operator(s) and this includes the landscaped area within the Lampson Avenue and Springdale Street right-of-way.
36. If the development has a project entry sign, it shall require a separate permit and shall be installed in accordance with the provisions of the sign ordinance and shall be approved by the Community Development Department prior to installation.
37. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Section 8.47.010 referred to as the County Noise Ordinance as adopted:
- a. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).
 - b. Sunday and Federal Holidays may work same hours but subject to noise restrictions as stipulated in section 8.47.010 of the Municipal Code.
38. The owner/operator is subject to and shall abide by the following stipulations:
- a. There shall be no activities on the site other than the prescribed residential health care facility (convalescent center).
 - b. Parking spaces shall be available to visitors and employees at all times.
 - c. Best Management Practices shall be incorporated to detour and/or abate any graffiti vandalism throughout the project and the life of the project. Graffiti shall be removed from the premises, and all parking area under the control of the licensee and/or the property owner, within 120 hours upon notification/application.
 - d. Storage of boats, recreational vehicles, or commercial vehicles on the property is prohibited.

- e. The trash enclosure shall be built per City standards and the gates shall be kept closed at all times except for trash pick-up. Arrangements shall be made with the trash hauler for number of times per week for trash pick-up.
 - f. The building shall be designed with sound attenuation features including the use of dual pane windows and limiting, when possible, the use of windows and vents. These features shall be approved by the Community Development Department prior to the issuance of building permits.
 - g. Mechanical equipment, including air conditioning units, sump pump, etc., shall not be located closer than five feet of any side or rear property line and shall not be located in the front landscape setback.
39. Any new or required block walls and/or retaining wall(s) shall be shown on the grading plans. Block walls shall be developed to City Standards or designed by a Registered Engineer and shall be measured from on-site finished grade. Should block walls be required and or constructed, the applicant shall provide the following:
- a. Block walls shall be constructed to a maximum height of seven feet as measured from highest point of finished grade on the project's side. These walls shall use split-face block, subject to Community Development Department's approval. Any walls used along Lampson Avenue shall not exceed three feet in height within twenty feet from the street property line; any walls used along Springdale Street shall be setback a minimum of five feet from street property line in order to allow for a landscape area between the block wall and sidewalk. The wall along Springdale Street may be as high as seven feet as indicated above, however, any portion of that block wall within twenty feet of the Lampson Avenue property line shall not exceed a height of three feet.
 - b. To the extent possible, the applicant shall work with the existing property owners along the west project perimeter in designing and constructing a perimeter block wall, if a new wall is to be constructed there. This requirement is to avoid having double walls and minimize any impact that it might cause to the existing landscaping on the neighbor's side as much as possible. The perimeter block wall shall be constructed and situated entirely within the subject property. In the event that the applicant cannot obtain approval from the property owners, the applicant shall construct the new wall with a decorative cap to be placed between the new and existing walls.
40. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust) that includes dust minimization measures, use electricity from power poles rather than diesel or gasoline powered generators, and use methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment,

where feasible. Also use solar or low-emission water heaters, and use low-sodium parking lot lights, to ensure compliance with Title 24.

41. The entry drive from Lampson Avenue shall have enhanced concrete treatment subject to Community Development Department's approval.
42. At no time shall the subject use of the property become a nuisance in any form that creates a negative adverse affect to surrounding properties or business, or schools. This includes abiding by the City's noise ordinance; keeping the site in a neat, clean, and orderly appearance; shall not conduct and/or operate the facility in any manner other than what its intended use is, which as prescribed is to be a residential health care facility (convalescent center); and, the facility shall not become, private or public, a medical urgent care or emergency center without further review and approval by the City.
43. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community Development Department, Planning Division that show location and method of screening such equipment. No advertising material shall be placed thereon
44. 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 Development Department, Planning Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
45. The Conditional Use Permit shall 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. 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; legal fees shall be limited so as not to exceed \$250 per hour; 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.

GPA-1-08 (A)-coa

MINUTE EXCERPT

GARDEN GROVE PLANNING COMMISSION

PUBLIC HEARING: NEGATIVE DECLARATION
 GENERAL PLAN AMENDMENT NO. GPA-1-08(A)
 AMENDMENT NO. A-139-08
 SITE PLAN NO. SP-442-08
 CONDITIONAL USE PERMIT NO. CUP-231-08
 APPLICANT: MEDALLION HEALTH PROPERTIES, LLC
 LOCATION: NORTHWEST CORNER OF LAMPSON AVENUE AND SPRINGDALE STREET AT 12461
 SPRINGDALE STREET
 DATE: JULY 3, 2008

REQUEST: General Plan Amendment to change the Land Use designation from Low Density Residential to Office Professional; Zone Change Amendment to rezone the property from R-1-6 (Single-Family Residential) to OP (Office Professional); Site Plan approval to remove the existing building and develop the approximately 30,135 square feet in area property with a new single-story, 8,243 square foot residential health care facility (convalescent center); and Conditional Use Permit approval to operate the facility as a convalescent center per the OP zone. The site has one point of vehicle access from Lampson Avenue and has 22 on-site parking spaces. The project is in the R-1-6 (Single-Family Residential) zone.

Staff report was read and recommended approval.

Commissioner Brietigam asked staff to clarify the number of required parking spaces. Staff replied that the number of required spaces is based on City code's minimum parking numbers, which are based on engineering traffic and parking manuals; that the applicant is actually over parked; and that the Planning Commission could ask for more parking if they felt that the code's minimum was not enough.

Commissioner Beard asked staff if the property used to be City property. Staff replied yes, that the property is in the process of being sold and that if this request was not approved, approximately five residential units, with the possibility of being two-story, would be allowed on the R-1-6 property.

Vice Chair Pak asked staff to clarify Condition Nos. 35 and 36 with regard to installing new 6" sewer pipes pertaining to sewer capacity issues. Staff responded that it is customary to use 6" sewer pipe on new projects; however, on this project, the 4" pipe is sufficient as noted on modified Condition No. 35 on the yellow sheet.

Commissioner Beard asked staff to confirm the property's one traffic entrance/exit. Staff responded that the only entry/exit was on Lampson Avenue.

Chair Pierce opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. Robert Buckley, the applicant, approached the Commission and stated that he had read and agreed with the Conditions of Approval.

Commissioner Brietigam asked staff to clarify the number of bathrooms. The applicant replied that there would be three bathrooms for residents that include two in the bathing areas, which include toilet facilities; and that there is one for the staff and one for visitors.

Commissioner Beard asked the applicant to explain the typical use of frequency of visitors and resident population. The applicant responded that the people served are those that have had catastrophic injuries or illnesses that resulted in severe disabilities; that most are not ambulatory and need total assistance in personal care; that some residents are capable of going out with their families, however, all services are received on the property; that outside services would include medical services; and that the frequency of emergency 911 calls would be approximately four times a year based on the Santa Ana facility.

Vice Chair Pak asked the applicant if a RN was on standby 24 hours a day. The applicant clarified that there would be three nursing staff on night duty; that one would be an RN; that there are no Alzheimers patients; that during the day, there would be a director, a case manager, two housekeeping staff, and six nurses; that the nearest similar facility is in La Habra Heights.

Commissioner Kirkham asked the applicant to clarify emergency transport. The applicant responded that for routine transport he has a van, and that for emergency transport patients would be taken through the lobby; and that there would be 15 residents at the most.

Mr. Manuel Prado approached the Commission and stated that he lives in the third house behind the subject property; that when he moved there the lot was empty and was donated to the City by the Bixby Land Company as open space for parks; that the community pushed for a boys club; that the entry at Lampson Avenue is congested, especially with the school; that parking is an issue; and, he asked for verification if the patients would travel in wheelchairs.

The applicant stated that families do visit; that staff would work 12-hour shifts; that the most traffic occurs at 7:00 a.m. and 7:00 p.m. before and after school hours; that people are encouraged to turn right for safety; that patients would be able to navigate around the property to the backyard; that no patients ambulate by themselves; that visitation hours would be between 10:00 a.m. to 8:00 p.m. at night; that the doors are locked during the change of shifts at 7:00 p.m.; and that there are no operating facilities.

Commissioner Kirkham suggested street striping or a raised median to force a right turn out of the driveway. Staff added that 'right turn only' striping and a sign would be sufficient for safety.

Commissioner Brietigam asked for clarification on the fencing. The applicant replied that the existing chain link fence borders the day care facility on the north side; and that trees would be a landscape screen.

Commissioner Brietigam asked staff to clarify the property's history. Staff replied that they were not aware if the property had ever been a park; and that when the Boys & Girls club existed, the use was nonconforming in the R-1-6 zone.

Ms. Jasmin Kim approached the Commission and expressed her concerns for the need for open space, especially for children.

Commissioner Brietigam commented that the subject property area has more concentration of open space than anywhere else in the City.

Commissioner Beard asked Mr. Prado if he was satisfied with comments.

Mr. Prado replied that the influx of schools in the project area was because of the proximity to Los Alamitos airport.

Commissioner Beard added that with regard to traffic, the trade-off would be five homes if this project were not approved.

The applicant stated that he operates the facilities himself; that he has contact information if there would be future concerns; that he wants the project to be compatible with low impact; and that the property costs 1.1 million dollars.

There being no further comments, the public portion of the hearing was closed.

Commissioner Kirkham applauded staff for keeping the trees, and commented that the layout was good.

Commissioner Brietigam asked staff to confirm the property setbacks. Staff stated that the setback is 10'-0" from the building to the property line.

Commissioner Beard commented that he is sympathetic to the idea of park land, and that this use is a needed service.

Vice Chair Pak commented that this use is necessary for society for trauma damaged people. Chair Pierce agreed.

Vice Chair Pak moved to recommend adoption of the Negative Declaration, approval of General Plan Amendment No. GPA-1-08(A), and Amendment No. A-139-08 to City Council, and approve Site Plan No. SP-442-08 and Conditional Use Permit No. CUP-231-08, with modifications to the Conditions of Approval, seconded by Commissioner Kirkham. The motion received the following vote:

AYES:	COMMISSIONERS:	BEARD, BRIETIGAM, KIRKHAM, PAK, PIERCE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BANKSON, NGUYEN