



A G E N D A

GARDEN GROVE PLANNING COMMISSION

FEBRUARY 15, 2024 - 7:00 PM

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

Agenda Item Descriptions: Are intended to give a brief, general description of the item. The Planning Commission may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

Documents/Writings: Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Planning Commission within 72 hours of a meeting, are made available for public inspection at the same time (1) in the Planning Services Division Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; and (1) at the Community Meeting Center at the time of the meeting.

Public Comments: Members of the public who attend the meeting in-person and would like to address the Planning Commission are requested to complete a yellow speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the Recording Secretary before the meeting begins. General comments are made during "Oral Communications" and are limited to three (3) minutes and to matters the Planning Commission has jurisdiction over. Persons wishing to address the Planning Commission regarding a Public Hearing matter will be called to the podium at the time the matter is being considered. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

REGULAR MEETING AGENDA

ROLL CALL: CHAIR LINDSAY, VICE CHAIR CUNNINGHAM
COMMISSIONERS ARBGAST, CUEVA, LARICCHIA, PAREDES,
RAMIREZ

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

- A. SELECTION OF CHAIR AND VICE CHAIR
- B. ORAL COMMUNICATIONS - PUBLIC
- C. APPROVAL OF MINUTES – [December 21, 2023](#)
- D. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

D.1. [SITE PLAN NO. SP-133-2024](#)
[VARIANCE NO. V-041-2024](#)

APPLICANT: PMDG, INC. (VANDANA KELKAR)

LOCATION: SOUTH SIDE OF CHAPMAN AVENUE, EAST OF HARBOR BOULEVARD, AT 12542 CHAPMAN AVENUE

REQUEST: A request for Site Plan approval to construct a 1,977 square foot restaurant pad building with a drive-thru lane, along with associated site improvements. Also, a request for Variance approval to deviate from the minimum 180'-0" lot frontage and 50,000 square foot lot size requirements for the Harbor Corridor Specific Plan – Tourist Commercial "B" (HCSP-TCB) zone. The existing 1,785 square foot building will be demolished to facilitate the proposed project. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 – New Construction or Conversion of Small Structures – of the State CEQA Guidelines.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-133-2024 and Variance No. V-041-2024, pursuant to the recommended Conditions of Approval.

D.2. [TENTATIVE PARCEL MAP NO. PM-2020-174 \(REINSTATEMENT 2024\)](#)

APPLICANT: SVAP II CHAPMAN, LLC

LOCATION: SOUTH SIDE OF CHAPMAN AVENUE, WEST OF BROOKHURST STREET, AT 9852 CHAPMAN AVENUE

REQUEST: A request to reinstate the approval of Tentative Parcel Map No. PM-2020-174 to subdivide a 7.03-acre (306,411 square feet) property into two (2) parcels to create a new 0.45-acre (19,459 square feet) parcel for a drive-thru restaurant pad building at the Pavilion Plaza West shopping center. The City of Garden Grove Planning Commission previously approved Tentative Parcel Map No. PM-2020-174 on February 18, 2021 in conjunction with Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, and Variance, No. V-032-2021, which facilitated the construction of the Pavilion Plaza West shopping center. The site is in the NMU (Neighborhood Mixed Use) zone. No changes to the previously approved project are proposed.

In conjunction with this request, the City of Garden Grove Planning Commission will also consider a

determination that the potential environmental impacts of the project were analyzed in the Mitigated Negative Declaration for the project adopted by the Planning Commission on February 18, 2021 and that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required pursuant to Section 21166 of the Public Resources Code and Section 15162 of the CEQA Guidelines.

STAFF RECOMMENDATION: Approval of Tentative Parcel Map No. PM-2020-174 (REINSTATEMENT 2024).

E. ITEM FOR CONSIDERATION

E.1. [ACKNOWLEDGEMENT OF THE 2023 ANNUAL PROGRESS REPORT ON THE STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT](#)

F. MATTERS FROM COMMISSIONERS

G. MATTERS FROM STAFF

H. ADJOURNMENT

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

Meeting Minutes
Thursday, December 21, 2023

CALL TO ORDER: 7:06 p.m.

ROLL CALL:

Commissioner Arbgast
Commissioner Cueva
Commissioner Cunningham
Commissioner Laricchia
Commissioner Lindsay
Commissioner Paredes
Commissioner Ramirez

Absent: Cueva, Paredes

PLEDGE OF ALLEGIANCE: Led by Commissioner Arbgast.

ORAL COMMUNICATIONS – PUBLIC – None.

December 7, 2023 MINUTES:

Action: Received and filed.

Motion: Arbgast Second: Laricchia

Ayes: (5) Arbgast, Cunningham, Laricchia Lindsay, Ramirez

Noes: (0) None

Absent: (2) Cueva, Paredes

CONTINUED PUBLIC HEARING FROM NOVEMBER 16, 2023 – SITE PLAN NO. SP-129-2023 FOR PROPERTY LOCATED NORTH OF BIXBY AVENUE, BETWEEN CARTHAY CIRCLE AND PEACOCK COURT, AT 9691 BIXBY AVENUE

Applicant: THE JAGER CO., LTD

Date: December 21, 2023

Request: A request for Site Plan approval to construct a three-story, 27-unit residential apartment complex and associated site improvements on a 0.83-acre lot. The proposal includes three (3) affordable housing units for "very-low income" households. Inclusion of the three (3) very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law,

and the project has been designed to incorporate certain concessions and waivers of development standards pursuant to the State Density Bonus Law. All existing on-site improvements will be demolished to accommodate the proposed development. The site is in the R-2 (Limited Multiple Residential) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to section 15332 – In-Fill Development Projects – of the state CEQA guidelines.

Action: Resolution No. 6073-23 was approved with amendments to the conditions of approval to read as follows:

78. Each dwelling shall be provided at least one (1) parking space within the garage. However, no two (2) different dwelling units shall share any tandem parking spaces. At least two (2) non-tandem parking spaces shall be available for guest parking at all times. A placard shall be posed to identify each parking space as "Reserved" or as "Guest".
92. As proposed by the applicant, the applicant shall implement and maintain a pet waste management program for the life of the project, which requires each tenant to identify their pets and provide DNA samples of their dogs so that in the event that there is uncleaned dog waste, identification of the responsible dog's owner can be made. The program shall utilize "Poo Prints®" or a similar program. The program shall include standard lease provisions obligating tenants to identify their pets and to provide a DNA sample of each of their dogs, and providing a process pursuant to which tenants that fail to clean up their pets' waste may be subject to fines imposed by the Project's management company and the payment of the costs for lab analysis of the abandoned waste from their dogs and associated clean-up costs. The specific program provisions shall be reviewed and approved by the City and included in the management plan approved by the City as part of the affordable housing regulatory agreement for the Project.
93. At least two (2) pet waste stations shall be installed within the project site. The exact location of the pet waste stations shall be identified in the detailed plan submitted by the applicant as part of the Building and Safety Plan Check process.

94. As proposed by the applicant, the applicant shall installed a light fixture on the new relocated power pole in accordance with the Public Works Engineering Division and Southern California Edison required standards.

95. As offered and proposed by the applicant, prior to issuance of a building permit, the applicant shall contribute \$2,000.00 to the City to only be used towards implementing the Safe Route To School infrastructure recommendations for the Brookhurst Elementary School, as described in Section 6.8 and 6.9 of the Safe Routes to School Phase 1 Master Plan.

Also, staff confirmed that the site was not in a sewer deficient area; that a traffic study was conducted indicating the project site would incur less daily trips during peak hours than the previous pre-school; that police calls for service in the project area were a mixture of random incidents occurring at no particular time; that per Condition No. 16, the applicant would provide a sidewalk on the front of the property; and that the three-story height did not exceed the height limit in the zone.

Other than the applicant, three people spoke in favor of the project, while four spoke in opposition citing concerns for student safety around the school, traffic issues such as accidents, speeding, insufficient parking, double-parking, overcrowding, increased traffic, no sidewalks, and that the balcony could be a potential shooter location.

Three letters of support were submitted by Californians for Home Ownership, The Kennedy Commission, and People for Housing, while one letter of opposition was submitted by Michael Torres.

Staff mentioned they could work with the Police to monitor the area and paint certain curbs red to improve visibility.

Motion: Arbgast Second: Lindsay

Ayes: (5) Arbgast, Cunningham, Laricchia, Lindsay, Ramirez

Noes: (0) None

Absent: (2) Cueva, Paredes

Chair Lindsay called for a break at 8:15 p.m. The meeting reconvened at 8:25 p.m.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-250-2023, MITIGATED NEGATIVE DECLARATION, AND MITIGATION MONITORING AND REPORTING PROGRAM FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF ACACIA PARKWAY AND EUCLID STREET AT 11261-11301 ACACIA PARKWAY

Applicant: CITY OF GARDEN GROVE

Date: December 21, 2023

Request: The City of Garden Grove is requesting Conditional Use Permit approval authorizing the construction and operation of a new police headquarters, which includes demolition of the existing police headquarters, construction of a new police headquarters building of up to 104,400 square feet to accommodate up to 221 police officers, construction of a new parking structure with up to 448 spaces, and construction of a new approximately 2.8-acre park within the City's Civic Center Area. The site is in the CC-3 (Civic Center Core) & CC-OS (Civic Center Open Space) zones. The Planning Commission will also consider the adoption of a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.

Action: Resolution Nos. 6075-23 (CUP) and 6080-23 (MND-MMRP) were approved.

Staff stated that biological resources would be impacted at less than significant levels, adding that a nesting bird survey had been conducted and there were no protected birds in the existing park area. However, nesting birds would be protected during construction, and the Black Crowned Night Heron's eggs would be protected until fledged.

Three people spoke in opposition regarding the existing park's wildlife, especially the Black Crowned Night Herons losing their habitat. One person spoke in favor of a new police building.

Eleven letters were submitted with concerns for the disappearance of the park as a wetland habitat for various forms of wildlife, as well as being the home of the Black Crowned Night Heron.

Commissioners expressed that although the new park could enhance future Community Services programming, the park's amenities should differ from the Village Green Park's amenities, and possibly include a smaller version of the pond.

Motion: Arbcast Second: Lindsay

Ayes: (5) Arbcast, Cunningham, Laricchia, Lindsay, Ramirez

Noes: (0) None

Absent: (2) Cueva, Paredes

MATTERS FROM COMMISSIONERS: Commissioners wished staff a Merry Christmas.

MATTERS FROM STAFF: Staff also wished Commissioners Happy Holidays and introduced new Senior Planner, Monica Mercado-Rodriguez. Staff then added that the January 4th meeting would be cancelled.

ADJOURNMENT: At 9:08 p.m.

Judith Moore
Recording Secretary

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D.1	SITE LOCATION: Southside of Chapman Avenue, east of Harbor Boulevard, at 12542 Chapman Avenue
HEARING DATE: February 15, 2024	GENERAL PLAN: International West Mixed Use (IW)
CASE NOS.: Site Plan No. SP-133-2024 and Variance No. V-041-2024	ZONE: HCSP-TCB (Harbor Corridor Specific Plan – Tourist/Commercial “B”)
APPLICANT: Vandana Kelkar for PMDG, INC	CEQA DETERMINATION: Exempt - Section 15303 “New Construction or Conversion of Small Structures”
PROPERTY OWNER(S): Andres Family Trusts	APN: 231-491-02

REQUEST:

The applicant is requesting Site Plan approval to construct a 1,977 square foot restaurant pad building with a drive-thru lane, along with associated site improvements. Also, a request for Variance approval to deviate from the minimum 180'-0" lot frontage and 50,000 square foot lot size requirements of the Harbor Corridor Specific Plan - Tourist Commercial "B" zone (HCSP-TCB). The existing 1,785 square foot building will be demolished to facilitate the proposed project.

BACKGROUND:

The subject property is an approximately 19,588 square foot site that is located on the north side of an existing shopping center located on the south side of Chapman Avenue, east of Harbor Boulevard, at 12542 Chapman Avenue. The property has a General Plan Land Use Designation of International West Mixed Use and is zoned HCSP-TCB (Harbor Corridor Specific Plan – Tourist/Commercial “B”). The site was originally improved with a drive-thru dairy store in 1966. The site was most recently occupied by a convenience store, Rocky’s Market, since 2003. According to Business Tax records, the convenience store ceased operation in 2021. Therefore, the existing 1,785 square foot building is currently vacant and the applicant is proposing to demolish the structure to construct a new drive-thru restaurant.

The subject property is located in an area consisting of a mix of retail, restaurant, and hotel uses. To the north, across Chapman Avenue, are properties currently improved with commercial uses located in the City of Anaheim, to the west, across Harbor Boulevard, are properties zoned Planned Unit Development No. PUD-122-98 currently improved with hotels and restaurant uses, and to the east and south, the property abuts HCSP-TCB zoned properties currently improved with commercial uses.

The applicant proposes to operate a Pollo Campero. Established in 1971 in Guatemala, Pollo Campero is an international Latin-American chicken restaurant

chain with locations throughout Central and South America, and the United States. This new restaurant would be the first Pollo Campero in Garden Grove and the fourth Pollo Campero located in Orange County. Several of the other locations throughout the region incorporate a drive-thru. Pollo Campero restaurants offer of a variety of chicken meals, sides, and drinks.

The Harbor Corridor Specific Plan requires a Site Plan Review for any rehabilitation, renovation, redevelopment, expansion, or intensification of existing use or structure and new development within the Specific Plan Area. The subject request includes the demolition of an existing building and construction of a new drive-thru restaurant building, which is considered a new development, thus requiring a Site Plan Review approval.

The Harbor Corridor Specific Plan (HCSP) zone establishes a minimum lot size requirement of 50,000 square feet and minimum lot frontage of 180 feet for the Tourist/Commercial "B" district. The minimum lot size requirement and the minimum lot frontage is applicable to all new development, intensifications to existing uses, and redevelopment projects. The lot size of the subject site is 19,596 square feet, and the lot frontage of the subject site is 145 feet, which does not meet the minimum lot size and lot frontage requirements of the zone, thus requiring a Variance approval.

PROJECT STATISTICS:

	Provided	Code Requirement	Meets Code
Minimum Lot Size¹	19,588 S.F.	50,000 S.F. (1.15 Acres)	No-Variance Required
Lot Frontage²	145'-0"	180'-0"	No-Variance Required
Building Setbacks Front (North) Rear (South) Side (East) Side (West)	63'-7" 15'-8 1/2" 12'-0" 86'-10"	5'-0" for 50% of street frontage, 45'-0" for remaining 50% 0'-0" same as interior side yard 0'-0" adjacent to compatible uses 0'-0" adjacent to compatible uses	Yes
Parking³	20 spaces (16 striped, 4 drive-thru spaces)	20 spaces	Yes
Building Height	25'-0"	45'-0"	Yes
Landscaping	2,470 S.F.	12% (2,351 S.F.)	Yes

- 1 Variance approval required to deviate from minimum lot size required by the HCSP-TCB zone.
- 2 Variance approval required to deviate from minimum lot frontage required by the HCSP-TCB zone.
- 3 Half the vehicle queuing length of the drive-thru lane is counted toward the required parking.

DISCUSSION:

SITE PLAN:

Site Design and Circulation

The proposed project will consist of the demolition of the existing 1,785 square foot convenience store to construct of new 1,977 square foot drive-thru restaurant with a 500 square foot outdoor dining area. The subject site will maintain vehicular access from an existing drive approach off of Chapman Avenue, as well as via a shared drive aisle that connects to the rest of the shopping center on the south side of the site. The proposed restaurant will utilize a drive-thru consisting of one queuing lane. The drive-thru wraps around the east, west, and south sides of the building. Entering the queue from the northerly drive aisle, patrons will reach a menu board on the southwest side of the building. An order pick-up window is on the east side of the building, facing the neighboring carwash. After exiting the drive-thru, vehicles will circulate to the east to exit the site. Furthermore, the project will provide eleven (11) parking spaces immediately to the north of the building along Chapman Avenue, and five (5) parking spaces will be located east of the building. The configuration of the drive-thru and parking facilities was reviewed by the Engineering Division and complies with all required standards.

The design of the building will also provide new pedestrian access from Chapman Avenue, east of the existing driveway approach. The new accessible path-of-travel will cross the parking lot before reaching the front of the building. The pedestrian access also connects to the accessible parking spaces in the parking lot area.

Parking

The required number of parking spaces for a restaurant is based on the square footage of the building. The Harbor Corridor Specific Plan refers to the Municipal Code for the applicable parking standards. Per the Garden Grove Municipal Code Section 9.16.040.150, restaurants with a dining area more than 300 square feet and sixteen (16) seats require one (1) parking space per 100 square feet of building area. No additional parking is required for the first 500 square feet of outdoor dining area. The proposed restaurant is 1,977 square feet in size, which requires twenty (20) parking spaces. The restaurant will include a 500 square foot outdoor dining area which is not parked. The project will provide sixteen (16) striped parking spaces. In addition to the striped parking spaces, one-half (1/2) of the vehicles that can be queued in the drive-thru lane count toward the required parking provided on-site. The proposed drive-thru can queue up to eight (8) vehicles resulting in up to four (4) eligible vehicles to satisfy the required parking requirement. Therefore, the site provides a total of twenty (20) parking spaces. Thus, the parking requirements of the Harbor Corridor Specific Plan and the Municipal Code are complied with.

Building Architecture

The new commercial building will be designed to reflect the Pollo Campero corporate image that features a contemporary appearance and bold colors. Exterior finishes include stucco, porcelain tile, and wood and metal paneling. In addition, height and façade variations are utilized to break up monotony and create visual interest. Building entrances and the drive-through window are made prominent with metal canopies. The overall building height is 25 feet, which is permitted in the zone. In addition, the building design meets all applicable Municipal Code requirements.

Floor Plan

The interior of the proposed restaurant will feature an approximate 515 square foot dining area including twenty-six (26) seats, a service counter and cashier area, a kitchen area, a cooler/freezer area, a dry storage area, a food prep area, and two restrooms.

Landscaping

Based on the landscape requirements of the Harbor Corridor Specific Plan, the site is required to provide a minimum of 2,351 square feet of landscaping on-site (12% of the overall site). The proposed site design will provide a total of 2,470 square feet of landscaping on the overall site, exceeding the Specific Plan requirements. The landscape will be provided around the building, in setback areas, and in the parking areas.

The applicant is required to submit a landscape and irrigation plan to the City that complies with the landscaping requirements of Title 9 of the Municipal Code, including the Landscape Water Efficiency Guidelines. All landscaping shall be watered by means of an automatic irrigation system meeting the City's Landscape Water Efficiency Guideline requirements for water conservation. A separate landscape application will be submitted, and a building permit will be obtained for the proposed on-site landscaping.

Signage

Any proposed signage will be required to comply with the Sign standards set forth by the HCSP-TCB, along with the sign standards as set forth by the Title 9 of the Municipal Code. A separate sign application will be submitted, and a building permit will be obtained for the proposed on-site signage.

VARIANCE:

The site does not meet the minimum lot size or minimum lot frontage requirements for new developments in the Harbor Corridor Specific Plan area. The Harbor Corridor Specific Plan (HCSP) zone establishes a minimum lot size requirement of 50,000 square feet and minimum lot frontage of 180 feet for the Tourist/Commercial "B" district. The minimum lot size requirement and the minimum lot frontage is applicable to all new development, intensifications to

existing uses, and redevelopment projects. The lot size of the subject site is 19,588 square feet, and the lot frontage of the subject site is 145 feet, which does not meet the minimum lot size and lot frontage requirements of the zone.

The applicant is requesting consideration of a Variance for a deviation to the minimum lot size requirement and the minimum lot frontage requirement of the HCSP-TCB zone to facilitate the construction of the new drive-thru restaurant. Pursuant to the Garden Grove Municipal Code Section 9.32.030.D.6, to grant a request for a Variance, the Planning Commission must make five (5) findings. Facts supporting each of the five (5) required findings are set forth below and in the attached Resolution.

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use or development of the property that does not apply generally to other property in the same vicinity or zone.

Approval of this Variance will allow the project to deviate from the minimum lot size requirement of 50,000 square feet in the HCSP-TCB (Harbor Corridor Specific Plan – Tourist/Commercial “B”) zone by 30,412 square feet, and deviate from the minimum lot frontage requirement by 35 feet. With exception of the requested Variance, the project meets all other development standards, including, but not limited to, building setbacks, parking, and landscaping.

At the time of its establishment, the Harbor Corridor Specific Plan encouraged new developments to consolidate small lots into one larger development to benefit from greater land use efficiencies and reduce incremental development costs associated with larger development projects. The Harbor Corridor Specific Plan uses the minimum requirements of 50,000 square feet for lot size and 180 feet for lot frontage as a means to fulfill this purpose. The subject lot is currently 19,588 square feet and has a 145-foot lot frontage. In order to meet the 50,000 square foot minimum lot size and 180-foot lot frontage requirements, additional land would need to be acquired. However, it is not feasible for the lot to expand its size to 50,000 square feet or more because the site is surrounded and constrained by public infrastructure to the north (Chapman Avenue); and by developed properties to the west, east, and south.

The foregoing conditions and constraints make further lot consolidation or expansion to satisfy the minimum lot size and minimum lot frontage requirements of the HCSP-TCB zone impractical. In addition, the proposed project is otherwise consistent with the standards and intent of the Harbor Corridor Specific Plan. These constitute exceptional circumstances and conditions applicable to the subject property and its intended development that do not apply generally to other similar properties in the immediate vicinity, within the same zone, or other similarly zoned properties throughout the City.

2. That such Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the subject property.

The granting of the Variance will allow the project to deviate from the minimum lot size requirement of 50,000 square feet of the HCSP-TCB zone by 30,412 square feet and deviate from the minimum lot frontage requirement of 180 feet of the HCSP-TCB zone by 35 feet in order to facilitate the construction of the new drive-thru restaurant and the associated site improvements. Currently, the HCSP-TCB zone consists of a total of 7 contiguous parcels that are located within proximity of the subject site. The parcels include 4 parcels (APN: 231-491-01, 05, 06, and 07) that comprise the Target shopping center, which includes the Target store (12100 Harbor Boulevard), Fast 5Xpress Carwash (12592 Chapman Avenue), Viva Bargain Discount store (12220 Harbor Boulevard), and associated parking lot, the Coco's Bakery parcel (12032 Harbor Boulevard), the 7 Leaves Café parcel (12002 Harbor Boulevard), and the subject property (12542 Chapman Avenue). In order to meet the minimum lot size requirement of the HCSP-TCB zone, all HCSP-TCB zoned properties are required to be more than 50,000 square feet or 1.15 acres in area. According to the City's Geographic Information System data, four (4) of the seven (7) HCSP-TCB zoned properties, 7 Leaves Café (12002 Harbor Boulevard), Coco's Bakery (12032 Harbor Boulevard), Target parking lot (APN: 231-491-05), and the subject property (12542 Chapman Avenue) are less than 50,000 square feet or 1.15 acres. When the Harbor Corridor Specific Plan was adopted by the City of Garden Grove in 1985, most of the properties in this area were rendered nonconforming because the majority of the HCSP-TCB zoned properties did not meet the minimum lot size requirement. Approval of the proposed Variance will not set a precedent and will allow the applicant to enjoy a substantial property right possessed by other property owners located in other similar properties in the immediate vicinity, within the same zone, and other similarly zoned properties throughout the City. With exception to the requested Variance, the project meets all other development standards of the HCSP-TCB zone such as, but not limited to, building setbacks, parking, and landscaping.

3. That the granting of a Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

The Variance request will allow the subject site to deviate from the minimum lot size requirement and lot frontage requirement of the HCSP-TCB zone, to facilitate the development of the site. Most of the similarly zoned properties in the surrounding area are developed, and are less than 50,000 square feet in area. Provided the project complies with the Conditions of Approval, the granting of the Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located. With the exception of the minimum lot size and minimum lot frontage requirements, the project has been designed to meet all development standards of the HCSP-TCB zone, such as setbacks, parking, and landscaping.

4. That the granting of such Variance will not adversely affect the City's General Plan.

Approval of the proposed Variance will allow the project to deviate from the minimum lot size requirement of 50,000 square feet and the minimum lot frontage of 180 feet in the HCSP-TCB (Harbor Corridor Specific Plan – Tourist/Commercial “B”) zone by 30,412 square feet and 35 feet respectively. The General Plan regulates the intensity of land uses but does not dictate minimum lot sizes or lot frontages. The proposed project satisfies the maximum floor area ratio of 2.0 for the International West General Plan Land Use designation and meets the intent of the General Plan by furthering the following goals, policies, and implementation programs:

Goal LU-6 - Revitalization of aging, underused, or deteriorated commercial corridors, centers, and properties. With limited vacant land available within the City's boundary, new developments revitalize aging and underused properties. One of the key themes and visions of the General Plan Land Use Element is the redevelopment of underutilized properties, including older commercial centers, not meeting their full economic potential. The existing building has been vacant since 2021. Many elements of the site, such as the parking lot, landscaping area, and signage are in need of an immediate upgrade. Through all of the associated site improvements such as new landscaping, a new parking lot, and new lighting, the proposed development will remove dilapidated site conditions, and allow the site to meet its full economic potential.

Goal LU-18 - Preservation of City quality and character through compliance with relevant codes and regulations. The project Conditions of Approval will remain in perpetuity for the life of the development. The Conditions of Approval will help ensure that the property is well-maintained and will not be detrimental to the surrounding neighborhood in which the property is located. Additionally, the project proposes to aesthetically enhance the deteriorated site which can foster further investments in high-quality services in the neighborhood.

The proposed project will be consistent with the spirit and intent of the General Plan, furthering its goals, policies, and implementation programs. Therefore, the granting of the requested Variance will not adversely affect the City's, General Plan.

5. That approval of the Variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

The granting of the Variance will allow the project to deviate from the minimum lot size requirement of 50,000 square feet in the HCSP-TCB zone by 30,412 square feet and deviate from the minimum lot frontage requirement of 180 feet in the HCSP-TCB zone by 35 feet in order to facilitate the construction of a new drive-thru restaurant and the associated site improvements. Four (4) of the seven (7) HCSP-TCB zoned properties are less than 50,000 square feet, or 1.15

acres. When the Harbor Corridor Specific Plan was adopted by the City of Garden Grove in 1985, most of the properties in this area were rendered nonconforming because the majority of the HCSP-TCB zoned properties did not meet the minimum lot size requirement. Approval of the proposed Variance will not set a precedent and will allow the applicant to enjoy a substantial property right possessed by other property owners located in other similar properties in the immediate vicinity, within the same zone, and other similarly zoned properties throughout the City. The Variance will give the property owner of the subject site the same ability to develop and beautify the site as the owners of other similar properties, which meet the minimum lot size requirements of the HCSP-TCB zone, and otherwise would not require Variance approval.

With the exception of the minimum lot size and minimum lot frontage requirements, the proposed project meets all development standards of the HCSP-TCB zone, such as setbacks, parking, and landscaping. Pursuant to Condition of Approval No. 84 of attached Resolution No. 6082-24, the rights granted pursuant to the Variance shall continue in effect for only so long as the improvements authorized and contemplated by Site Plan No. SP-133-2024 continues to exist on the site. In the event the improvements authorized and contemplated by Site Plan No. SP-133-2024 are not constructed or are demolished and not re-established, the Variance will cease to be effective or grant the property owner any rights to construct other improvements inconsistent with the then-currently applicable development standards. Therefore, the granting of the Variance will not give the property owner a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

California Environmental Quality Act CEQA:

In accordance with the California Environmental Quality Act ("CEQA"), the proposed project is considered a Class 3 and categorically exempt per CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). As set forth in the Class 3 exemption, the proposed project is (c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. The proposed drive-thru restaurant building is 1,714 square feet in floor area; the project request for new drive-thru restaurant complies with Class 3 exemption criteria and therefore, the proposed project is exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6082-24, approving Site Plan No. SP-133-2024 and Variance No. V-041-2024, subject to the recommended Conditions of Approval.



Maria Parra
Planning Services Manager



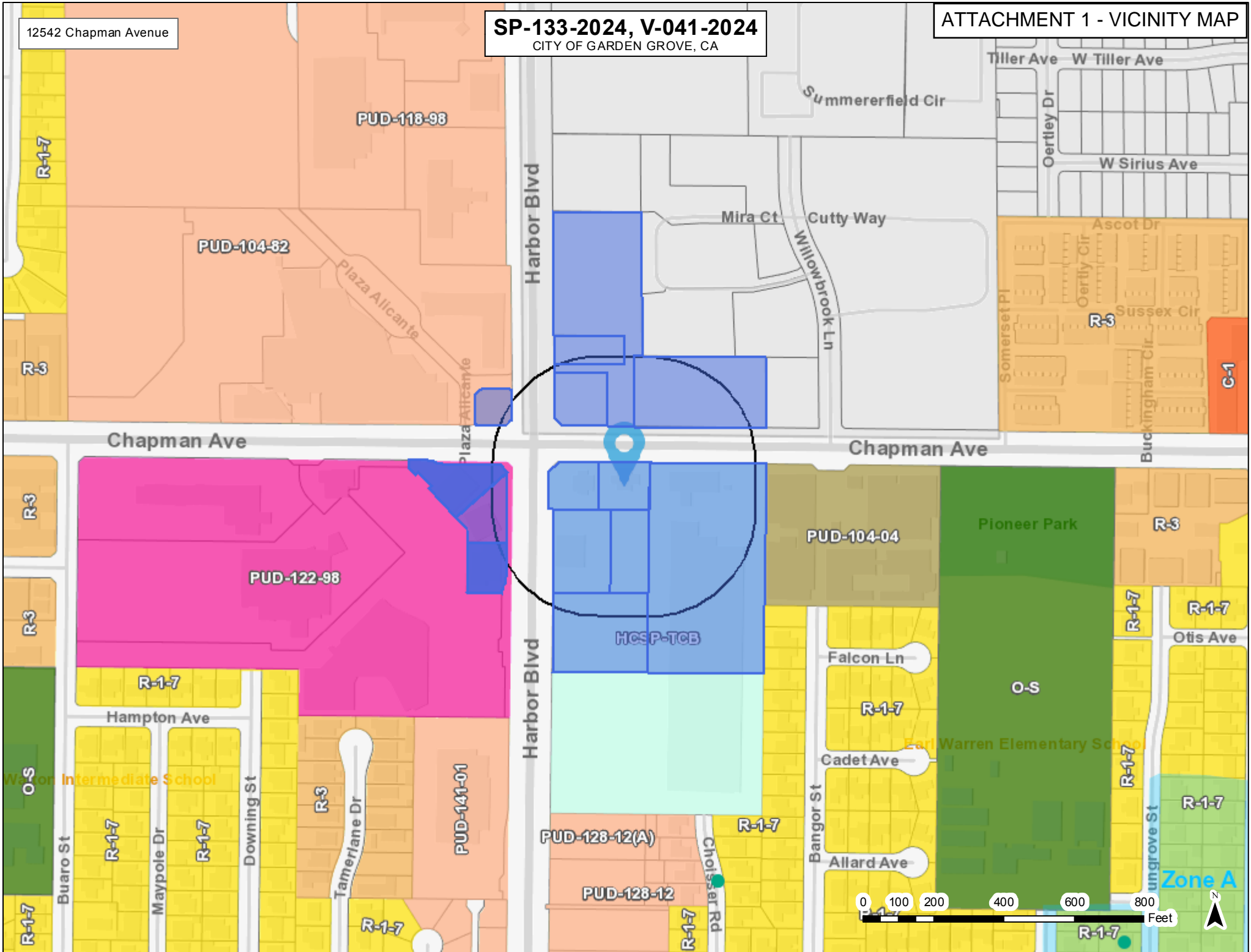
By: Kaneca Pompey
Contract Planner

- Attachment 1: Vicinity Map
Attachment 2: Plans
Attachment 3: Resolution No. 6082-24 for Site Plan No. SP-133-2024 and Variance No. V-041-2024
Attachment 4: "Exhibit A" Draft Conditions of Approval

12542 Chapman Avenue

SP-133-2024, V-041-2024
CITY OF GARDEN GROVE, CA

ATTACHMENT 1 - VICINITY MAP



PUD-118-98

PUD-104-82

PUD-122-98

HCSP-TCB

PUD-104-04

Pioneer Park

Earl Warren Elementary School

Zone A



SHEET ATTACHMENT 2 - PLANS

- A0.1 : SITE PLAN W/ AUTO TURN
- A0.2 : TRASH ENCLOSURE DETAILS
- A1.0 : FLOOR PLAN
- C1.30 : PRELIMINARY GRADING PLAN
- C1.50 : PRELIMINARY UTILITY PLAN
- C3.0 : SITE SECTIONS
- EXHB2 : PRELIM. WQMP PLAN
- L1. : PRELIMINARY LANDSCAPE PLAN



38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

STAMP:

PROJECT OWNER:



PROJECT ADDRESS:

12542 CHAPMAN AVENUE
GARDEN GROVE, CA 92840

ISSUE FOR DESCRIPTION:

PLANNING REVIEW

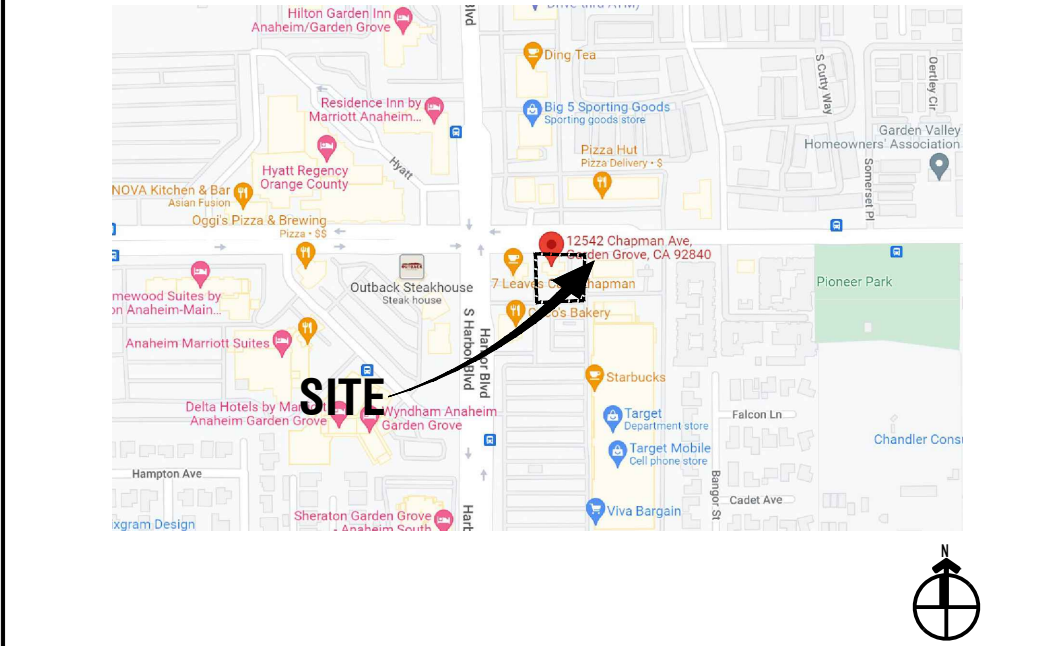
ISSUE DATE:

10/05/2023

REVISIONS:

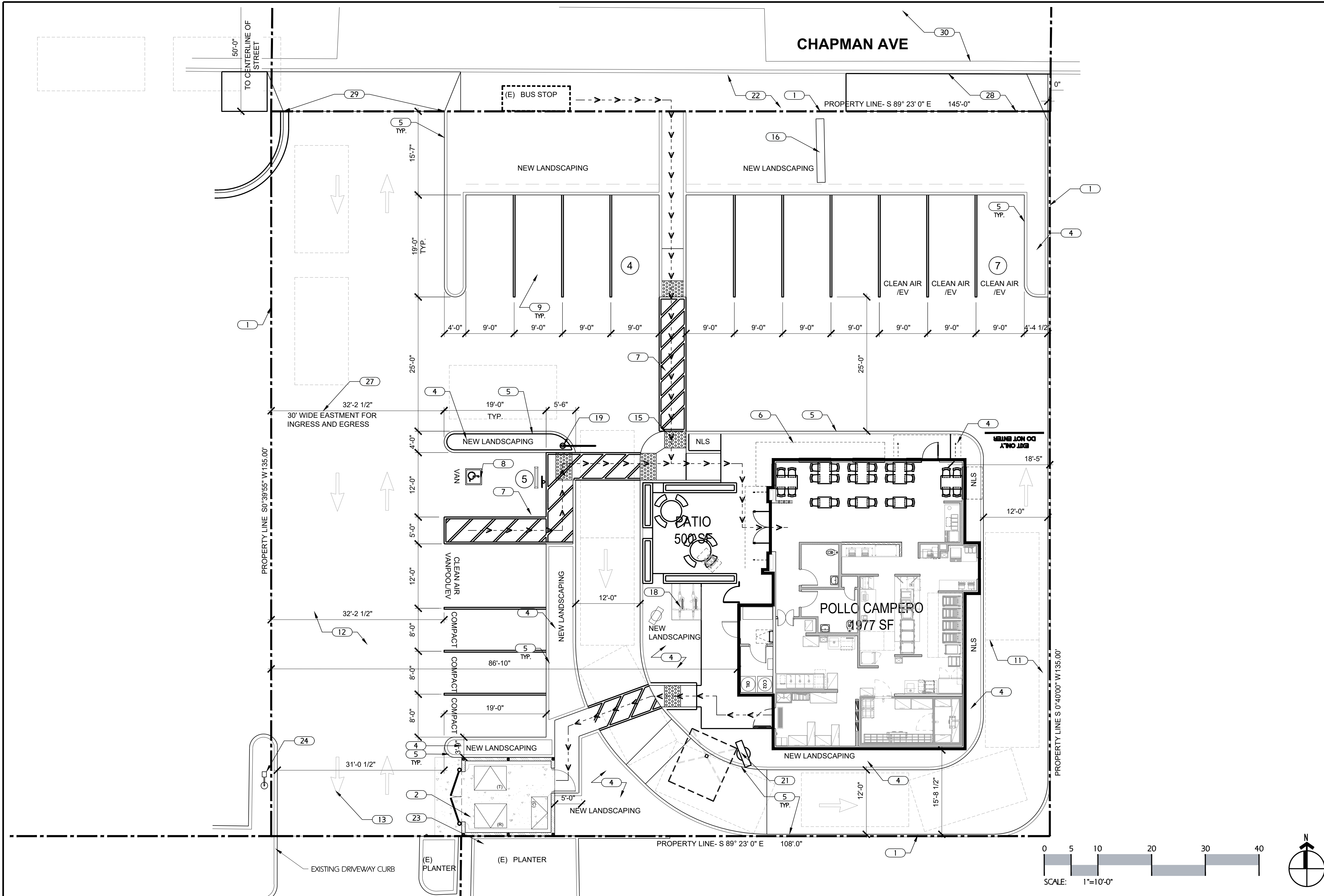
NO.	DESCRIPTION	DATE
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4	PLANNING RESUBMITTAL 3	10/05/2023

VICINITY MAP:



LEGEND:

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL:
 - 48" MIN. CLEAR WIDTH
 - PATH OF TRAVEL
 - 5% MAX. SLOPE
 - 2% MAX CROSS SLOPE
- ACCESSIBLE PARKING
- SITE LIGHTING
- LANDSCAPE



PRELIMINARY SITE PLAN SCALE: 1"=10'-0" 1

KEY NOTES:

1. PROPERTY LINE.
2. CMU WALL TRASH ENCLOSURE PER CITY STANDARD B-502
3. (E) ELEC. TRANSFORMER.
4. (N) LANDSCAPE PLANTER.
5. 6" CONCRETE CURB.
6. CONCRETE SIDEWALK.
7. PEDESTRIAN PATH OF TRAVEL.
8. ACCESSIBLE PARKING STALL (TYP.).
9. STANDARD PARKING STALL (TYP.).
10. (E) HYDRANT
11. CONCRETE DRIVE THRU LANE.
12. A/C PAVEMENT.
13. PAINTED DIRECTIONAL ARROWS.
14. YARD LIGHTS.
15. CURB RAMP WITH DETECTABLE WARNING SURFACE W/ TRUNCATED DOMES.
16. (E) LOCATION OF OVERHEAD SIGN (*UNDER SEPARATE PERMIT).
17. PROPOSED NEW DRIVE WAY PER CITY STANDARDS.
18. BIKE RACK FOR (2) BICYCLES. SEE SHT. A0.2
19. HEIGHT DETECTOR POLE
20. PRE ORDER MENU BOARD
21. ORDER MENU BOARD
22. (E) SIDE WALK
23. PORTION OF (E) PLANTER TO BE REMOVED.
24. (E) LIGHT POLE
25. (E) ELECTRIC CABINET
26. DECORATE PAVING
27. (E) EASEMENT
28. (E) DRIVEWAY APPROACH TO BE REMOVED AND REPLACED W/ CURB/GUTTER & SIDEWALK PER CITY STD. B-113 C-8 (MODIFIED) & B-106
29. REMOVE AND REPLACE THE SUBSTANDARD DRIVEWAY APPROACH PER CITY OF GARDEN GROVE B-120 (OPTION #2)
30. COLD MILL (GRIND) EXISTING ASPHALT PAVEMENT 3" UNIFORM DEPTH & REPLACE W/ 3" OF FIBER REINF. ASPHALT SURFACE FROM EDGE OF THE SOUTHERLY GUTTER TO THE MEDIAN AND CENTER LINE OF CHAPMAN ALONG THE PROPERTY FRONTAGE PER CITY SPECS. & DIRECTION OF THE CITY ENGINEER.

BUILDING DATA:

TOTAL SITE AREA:	19,588 S.F. (±0.44 ACRES)
BUILDING AREA:	1977 S.F.
	500 S.F. Patio
STORIES:	(1)
BUILDING HEIGHT:	25'-0" (45' MAX. ALLOWED)
USE:	A-2 RESTAURANT DRIVE-THRU
CONST. TYPE:	V-B

PARKING AND LANDSCAPE CALCS:

SITE -- PARKING REQUIRED:
RESTAURANT DRIVE-THRU
REQ'D PARKING RATIO: 1/100
1977 SF BLDG. /100= 20 STALLS REQUIRED

PROPOSED PARKING:

- 8 STANDARD
- 4 QUEUING SPACES (8X0.5)
- 3 COMPACT (30% OF TOTAL ALLOWED=6)
- 1 VAN ACCESSIBLE
- 4 EV SPACES REQUIRED PER 2022 GREEN BUILDING STANDARDS (EV CAPABLE SPACES/ 10-25 PARKING SPACES, INCLUDES ONE 12' SPACE)

PARKING PROVIDED = 20 STALLS (INCLUDING 1 HC & 4 EV)

LANDSCAPE REQUIRED:
12% OF TOTAL SITE AREA (19,588 SF)= 2,351S.F LANDSCAPE IS REQUIRED.

LANDSCAPE PROVIDED: 2,470 S.F.

SITE DATA:

CLIENT: POLLO CAMPERO OF CA., LLC
12404 PARK CENTRAL DR. #250N
DALLAS, TX 75251

PROJECT ADDRESS: 12542 CHAPMAN
GARDEN GROVE, CA

JURISDICTION: CITY OF GARDEN GROVE

APN: 231-491-02 and 231-491-04

ZONING: C-1 (HARBOR CORRIDOR SPECIFIC PLAN-ZONE B)

SITE AREA: ±19,588 S.F. (.44 ACRES)

SETBACKS:

- FRONT :
- SIDE :
- REAR:

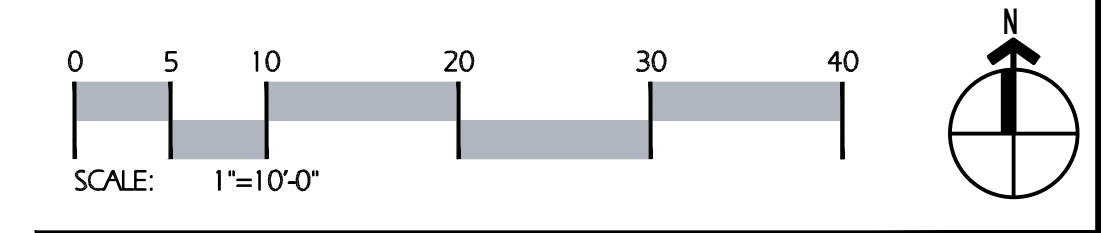
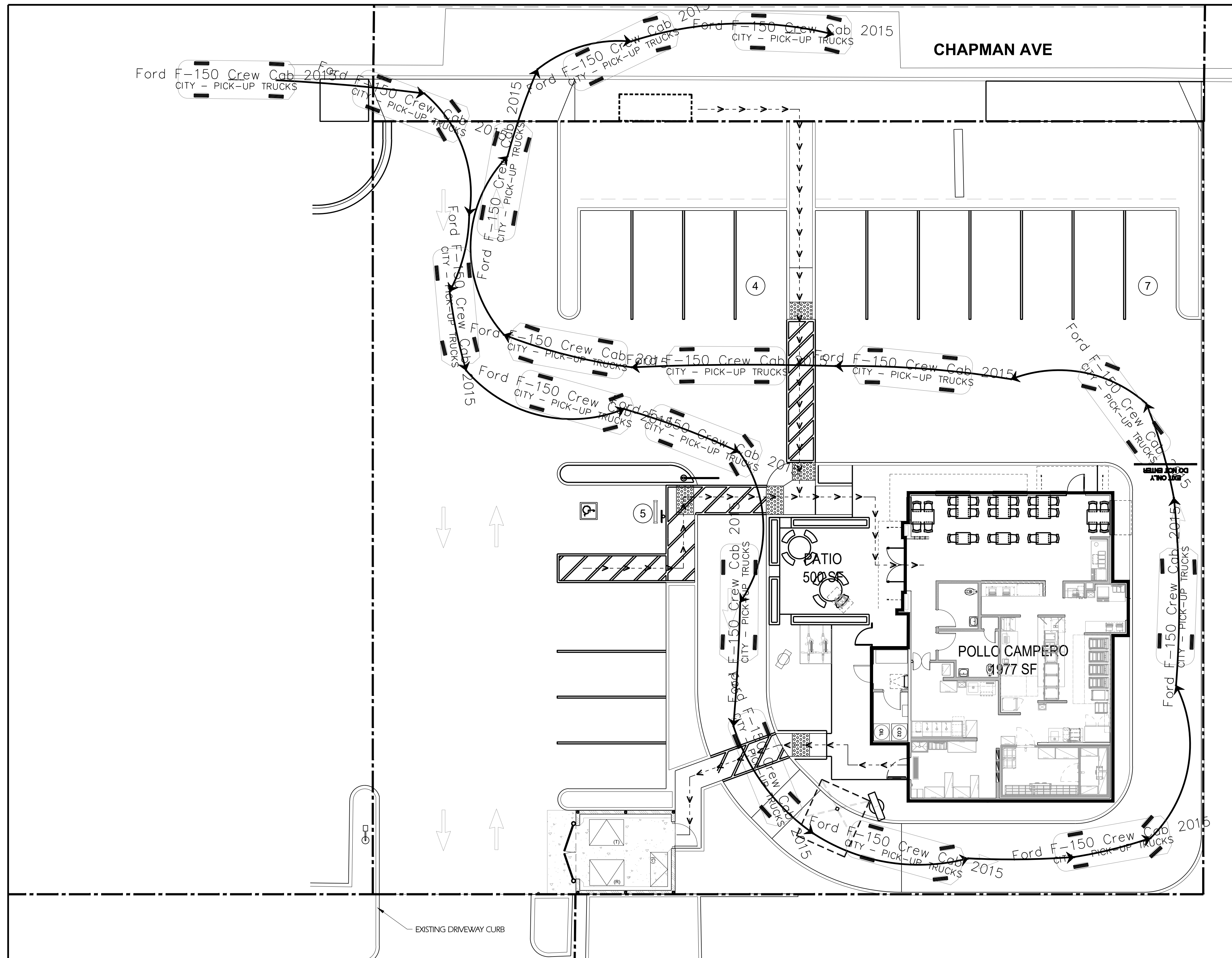
PROJECT MANAGER:
VK

DRAWN BY:
J.C

PROJECT NUMBER: PCC21008.0

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A0.1



PRELIMINARY AUTO TURN SITE PLAN SCALE: 1"=10' **1**

CONSULTANT:

PM DESIGN
Architectural Solutions Group

38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

STAMP:

PROJECT OWNER:

Pollo CAMPERO

PROJECT ADDRESS:

12542 CHAPMAN AVENUE
GARDEN GROVE, CA 92840

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PROJECT MANAGER:
VK

DRAWN BY:
J.C

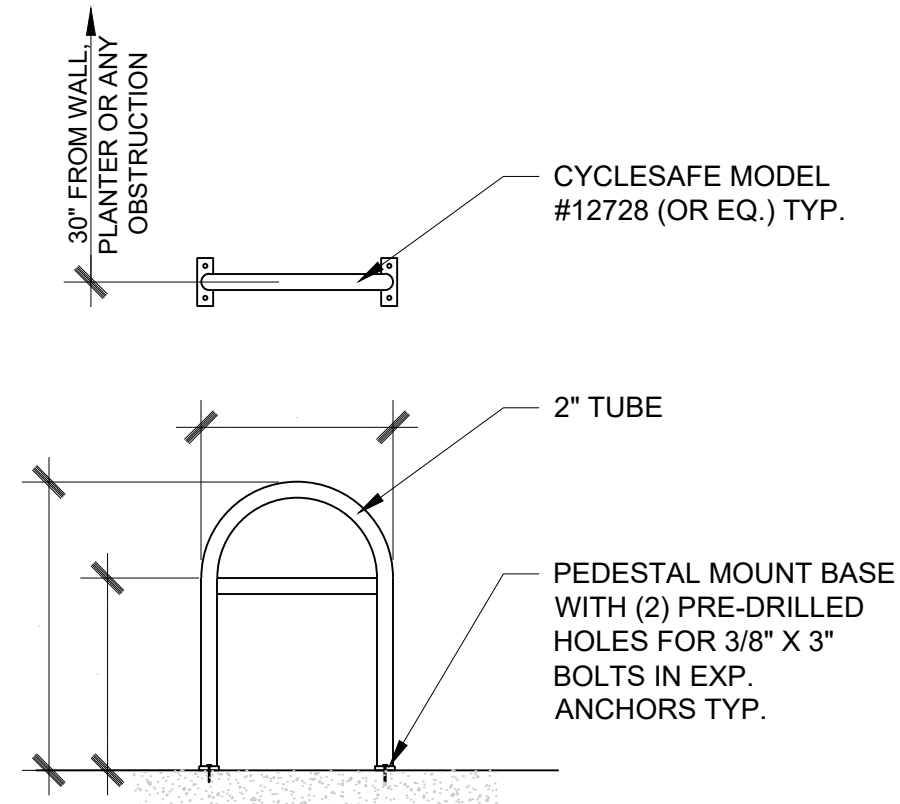
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SHEET TITLE:

AUTO TURN SITE PLAN

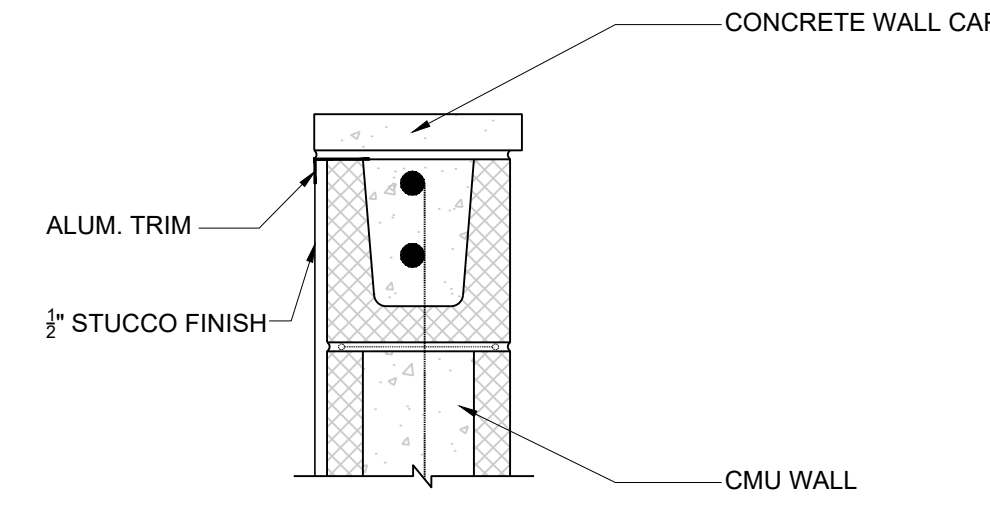
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A0.11



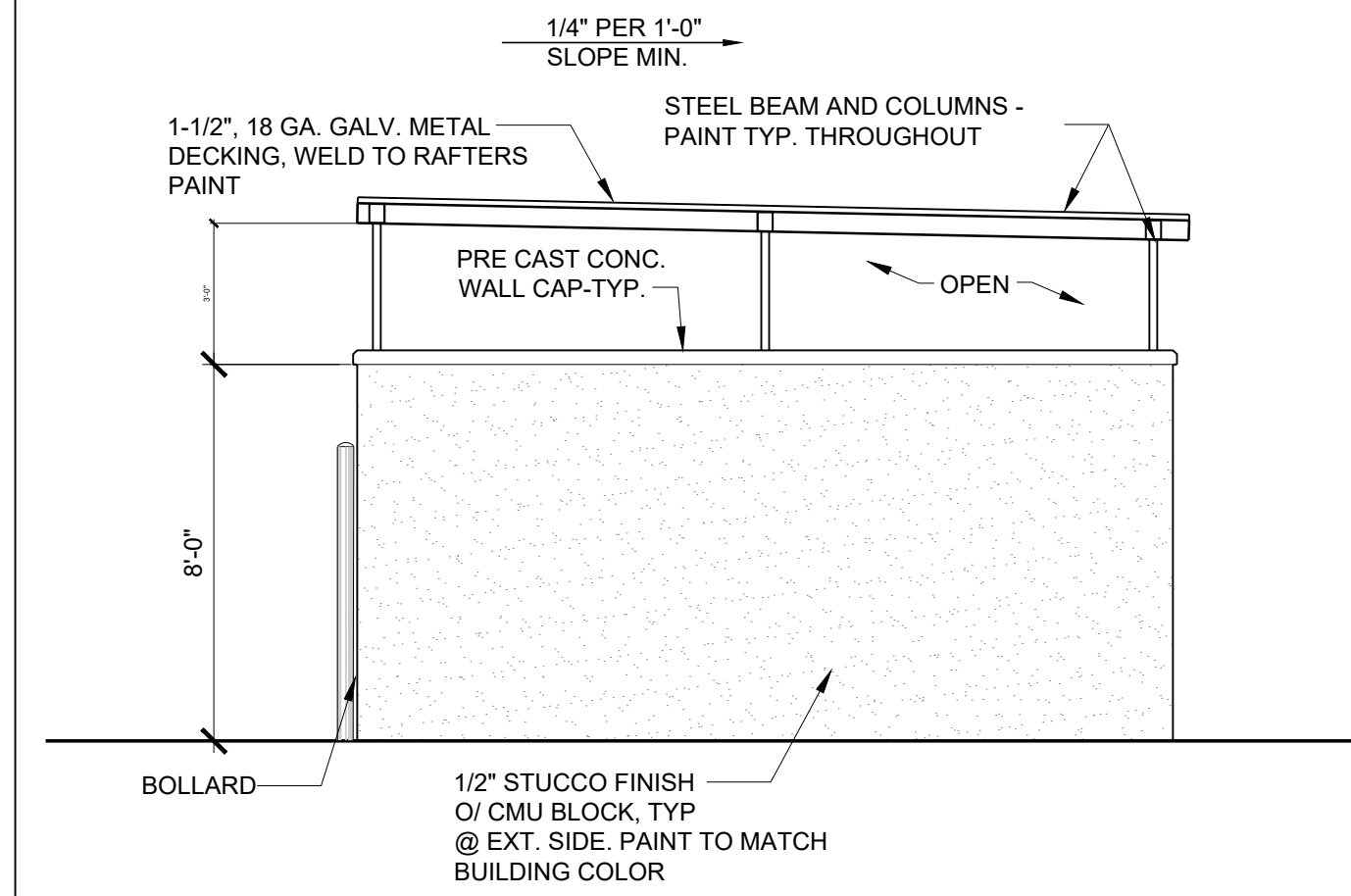
BIKE RACK DETAIL

SCALE
1/2" = 1'-0" 10



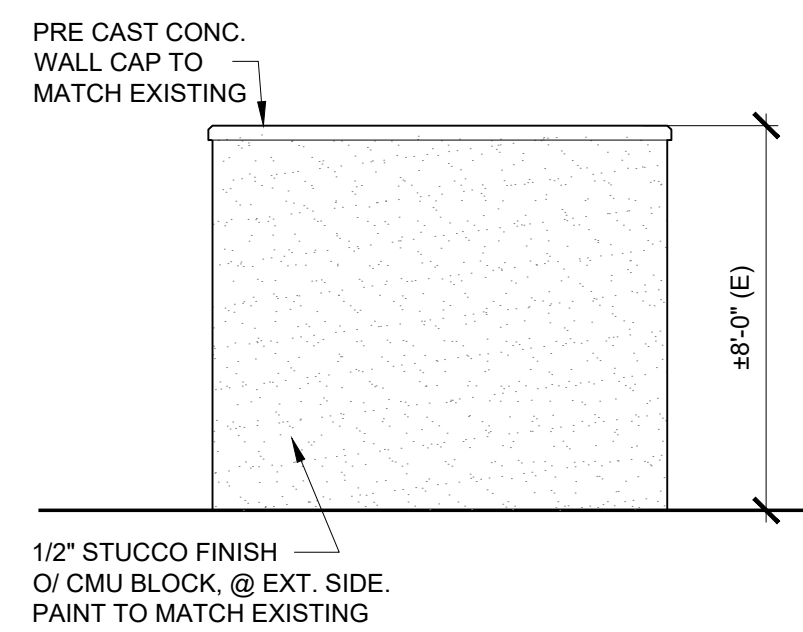
TRASH ENCLOSURE WALL DETAIL

SCALE
1 1/2" = 10" 7



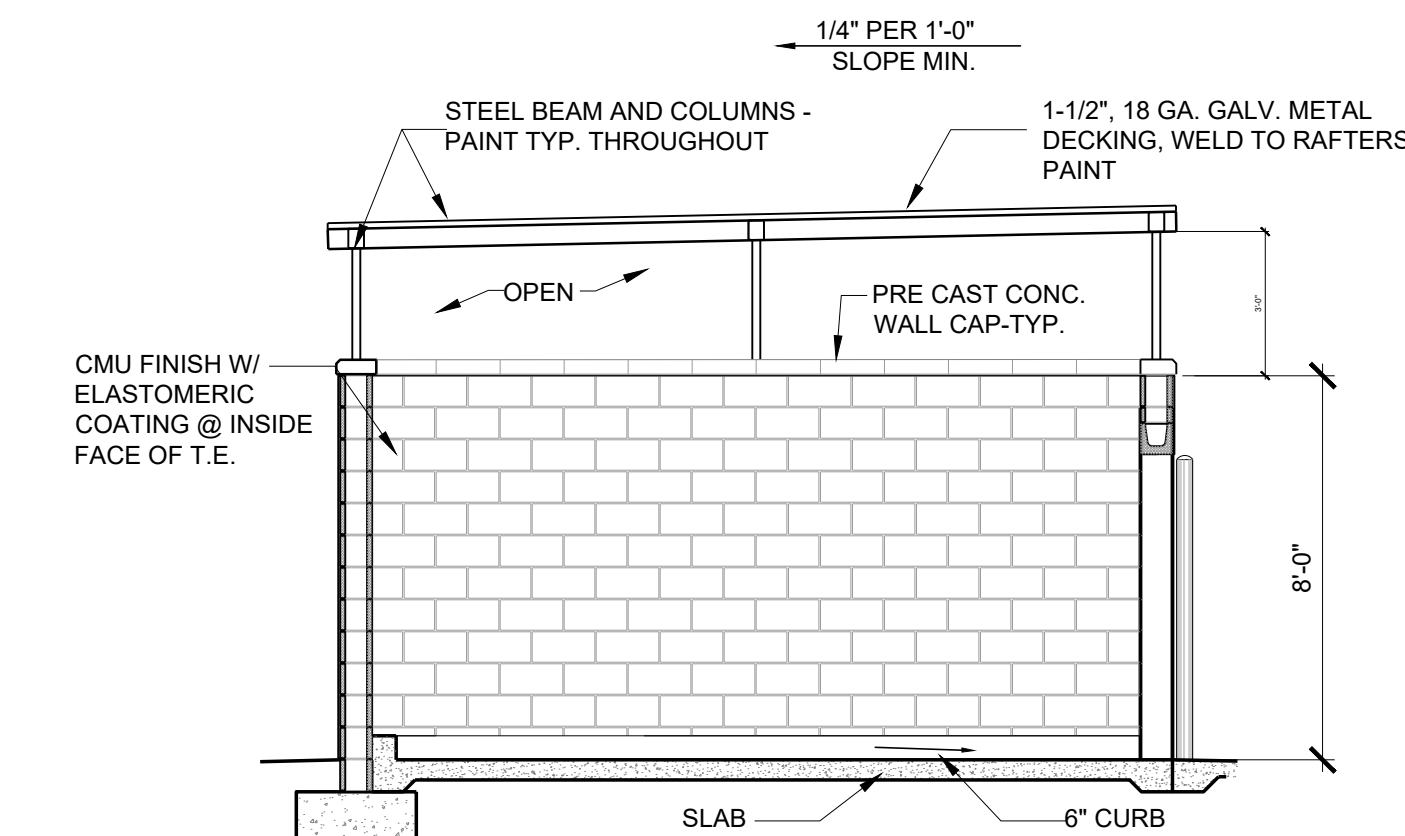
SIDE ELEVATION

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



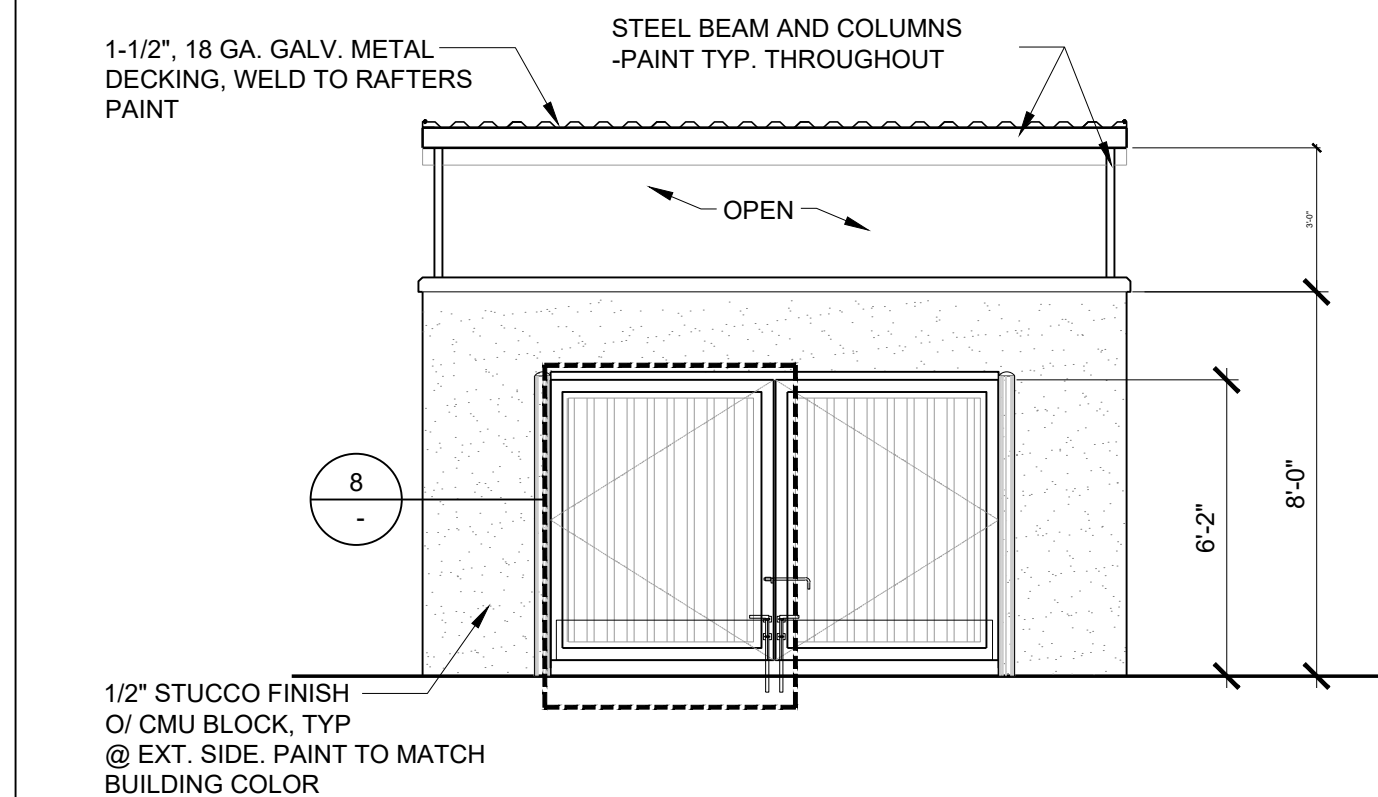
(E) TRASH ENCLOSURE REAR ELEVATION

SCALE
1/4" = 1'-0" 9



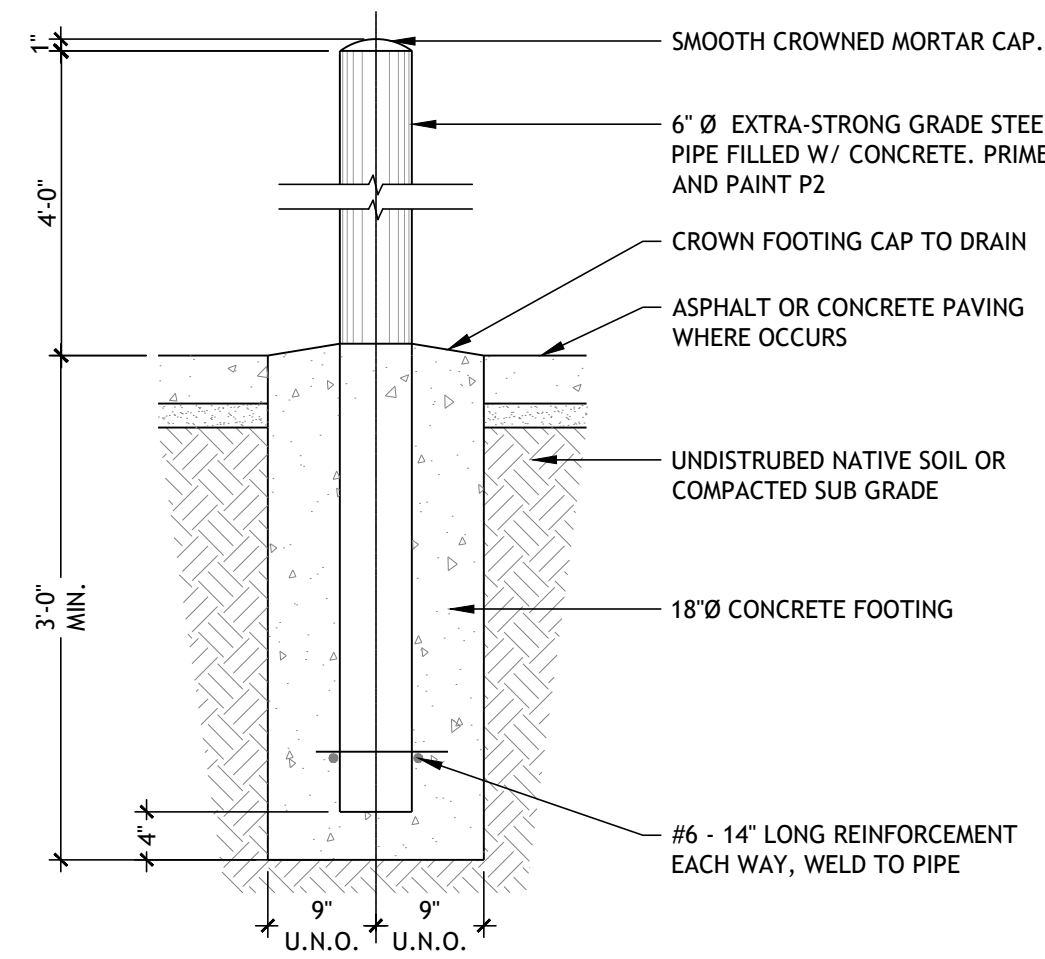
TRASH ENCLOSURE SECTION

SCALE
1/4" = 1'-0" 6



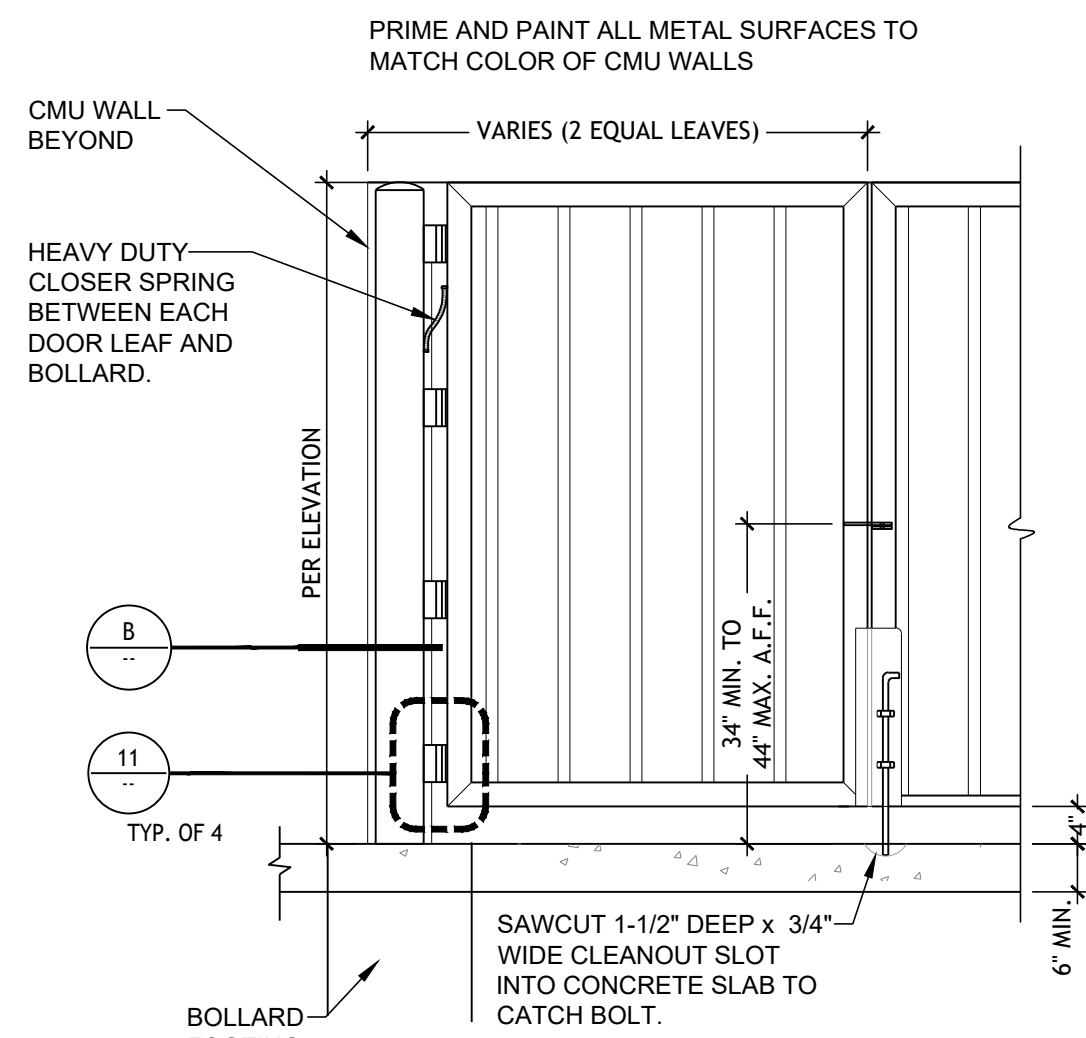
FRONT ELEVATION

SCALE
1/4" = 1'-0" 2



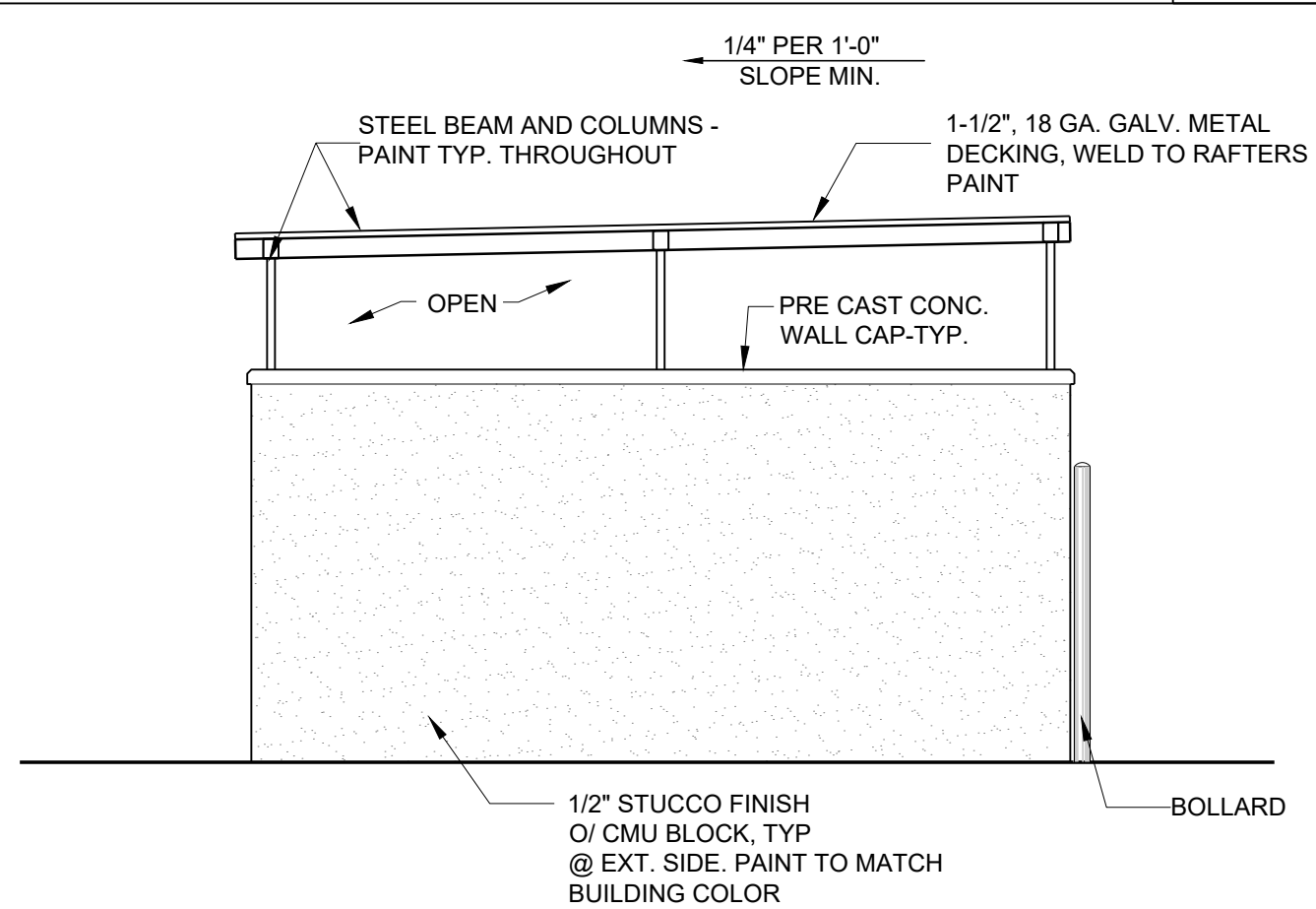
TRAFFIC BOLLARD

SCALE
3/4" = 1'-0" 12



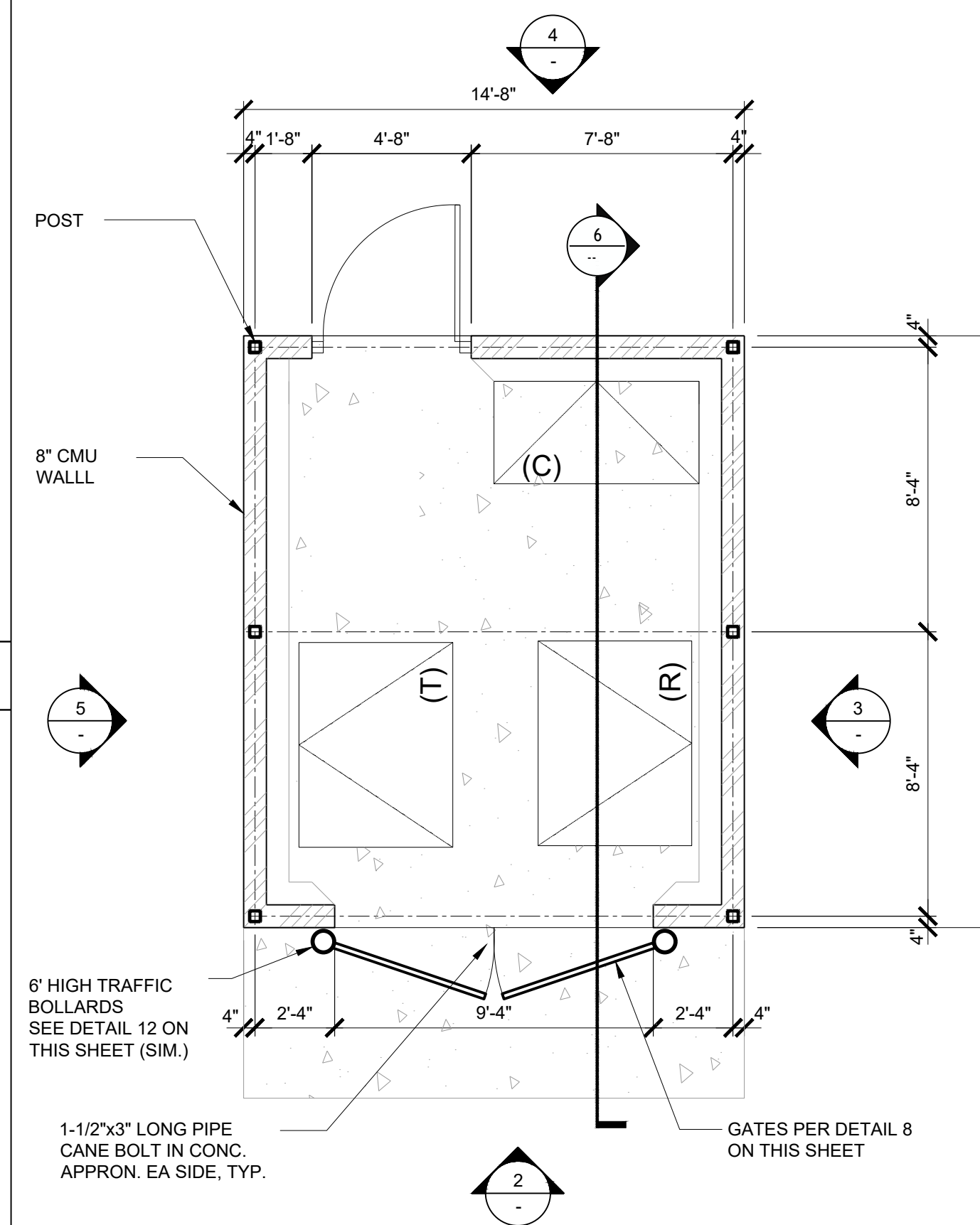
TRASH ENCLOSURE GATE

SCALE
1/4" = 1'-0" 8



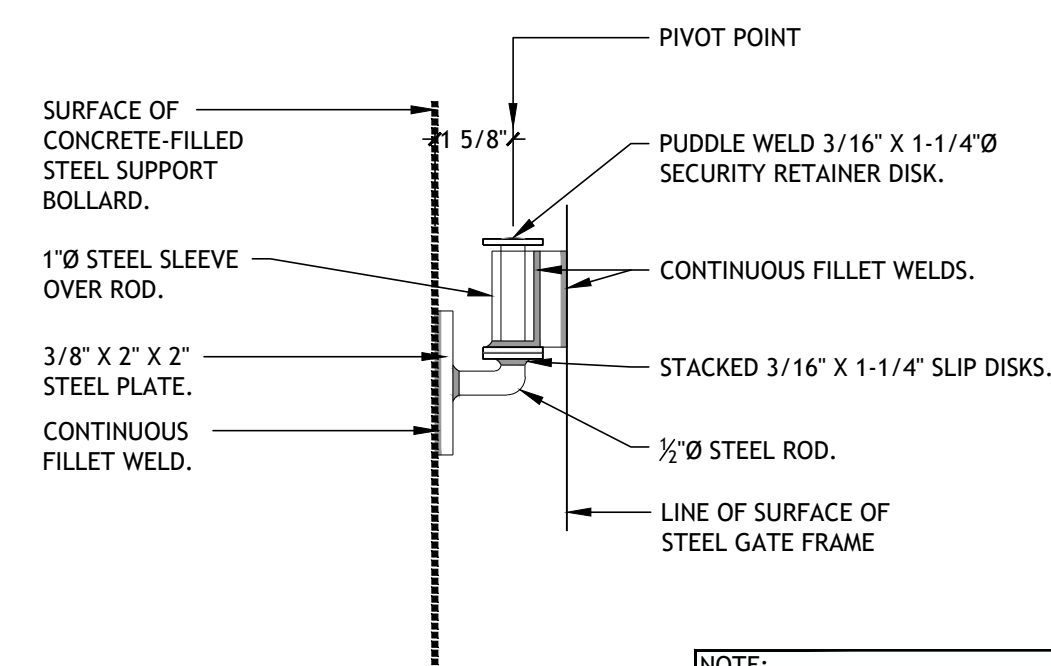
SIDE ELEVATION

SCALE
1 1/2" = 10" 5



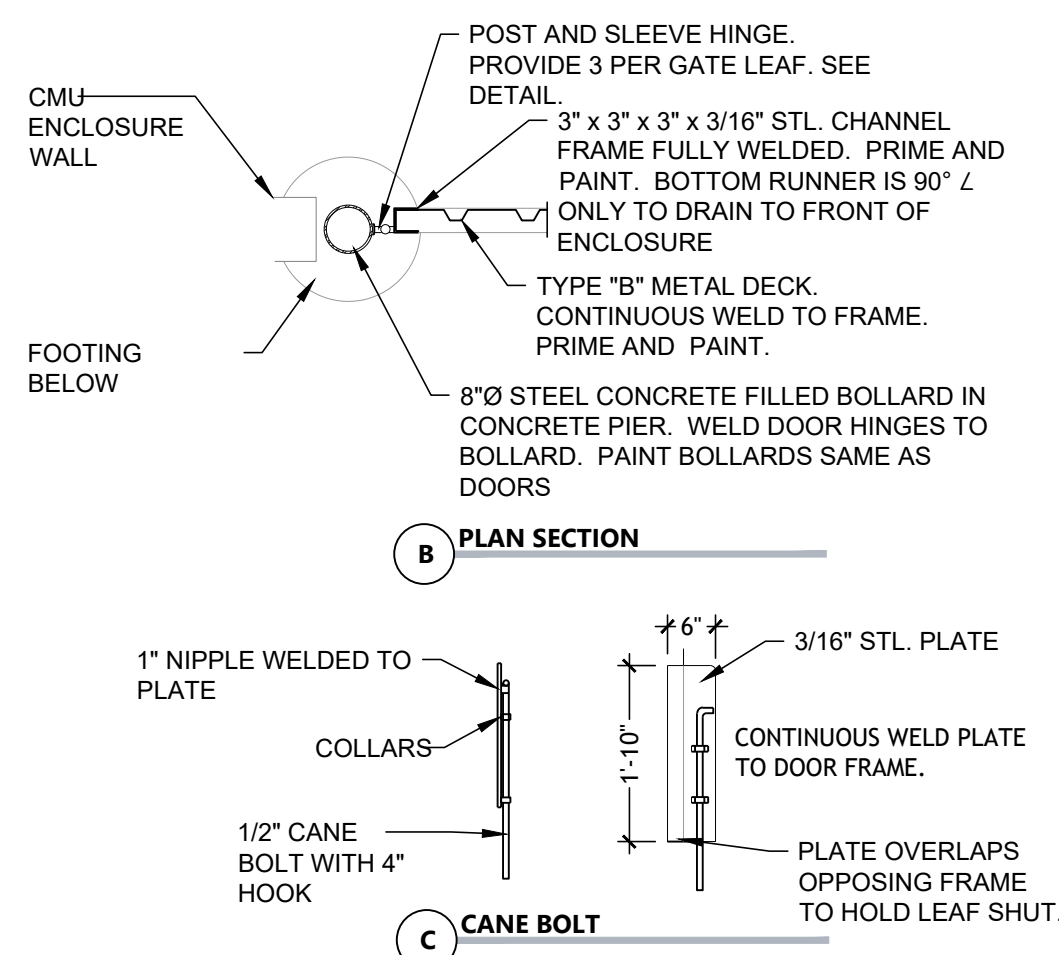
TRASH ENCLOSURE PLAN

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



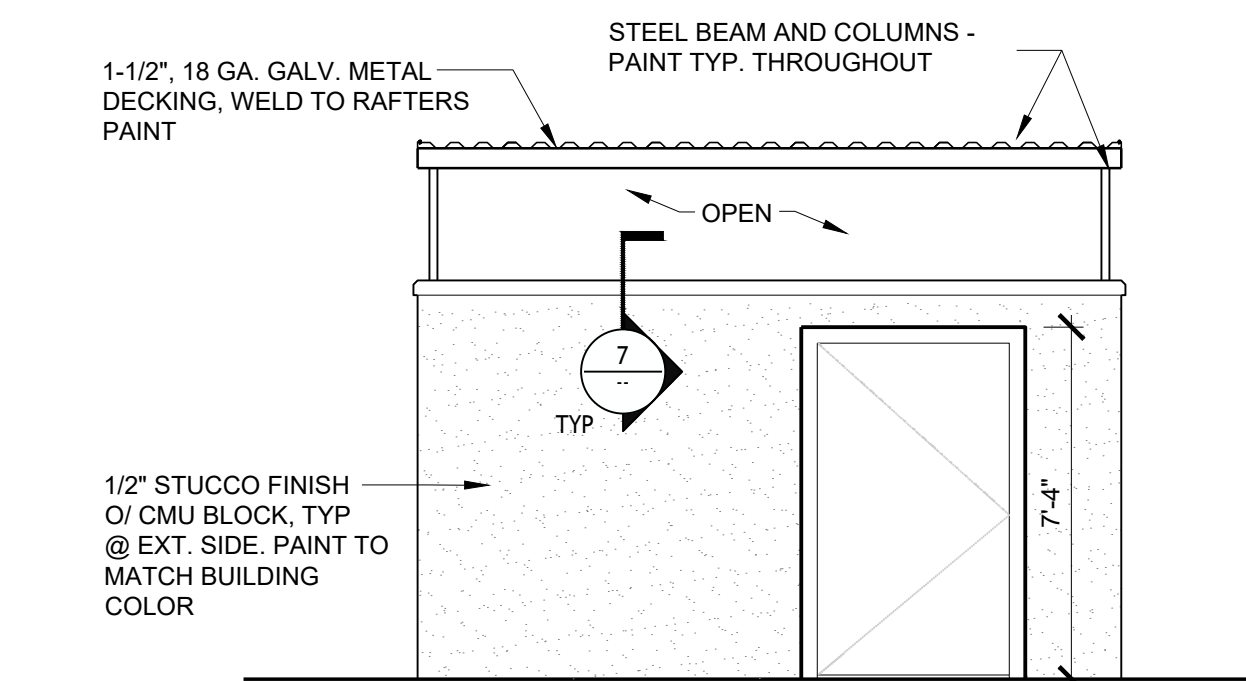
GATE HINGE

SCALE
3" = 1'-0" 11



TRASH ENCLOSURE GATE

SCALE
1/4" = 1'-0" 8



REAR ELEVATION

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

CONSULTANT:



38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

STAMP:

PROJECT OWNER:



PROJECT ADDRESS:

12542 CHAPMAN AVENUE
GARDEN GROVE, CA 92840

ISSUE FOR DESCRIPTION:

PLANNING REVIEW

ISSUE DATE:

08/25/2023

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PROJECT MANAGER:

V.K.

DRAWN BY:

J.C.

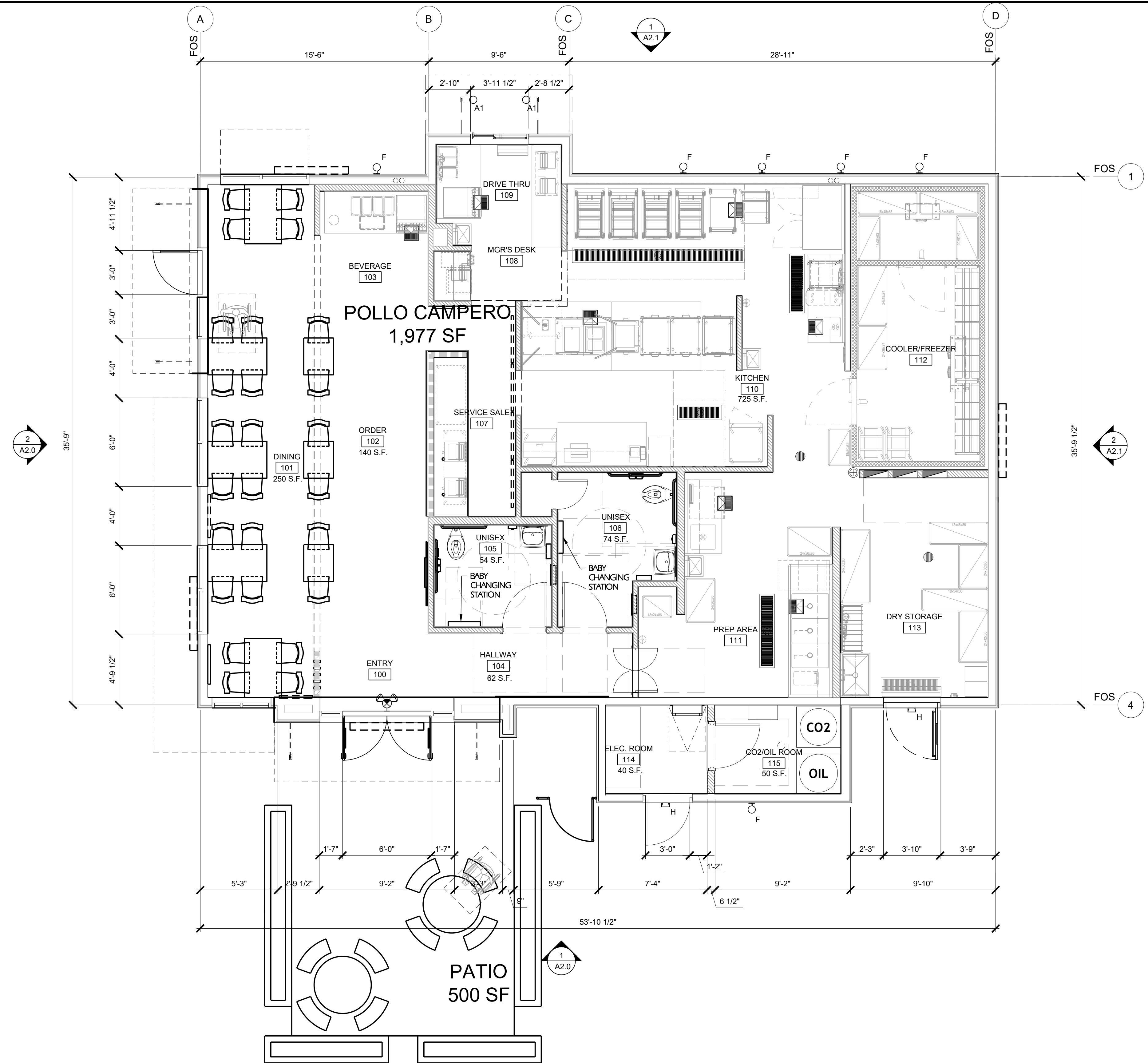
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SHEET TITLE:

**TRASH ENCLOSURE
DETAILS**

SHEET NUMBER:

A0.2



FLOOR PLAN SCALE: 1/4" = 1'-0" **1**

	EXTERIOR WALL
	INTERIOR WALL
	PARTIAL HEIGHT WALL
	NEW WALK-IN COOLER FREEZER WALL

CONSULTANT:



38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

STAMP:

PROJECT OWNER:



PROJECT ADDRESS:

12542 CHAPMAN AVENUE
GARDEN GROVE, CA 92840

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PROJECT MANAGER:

VK

DRAWN BY:

J.C

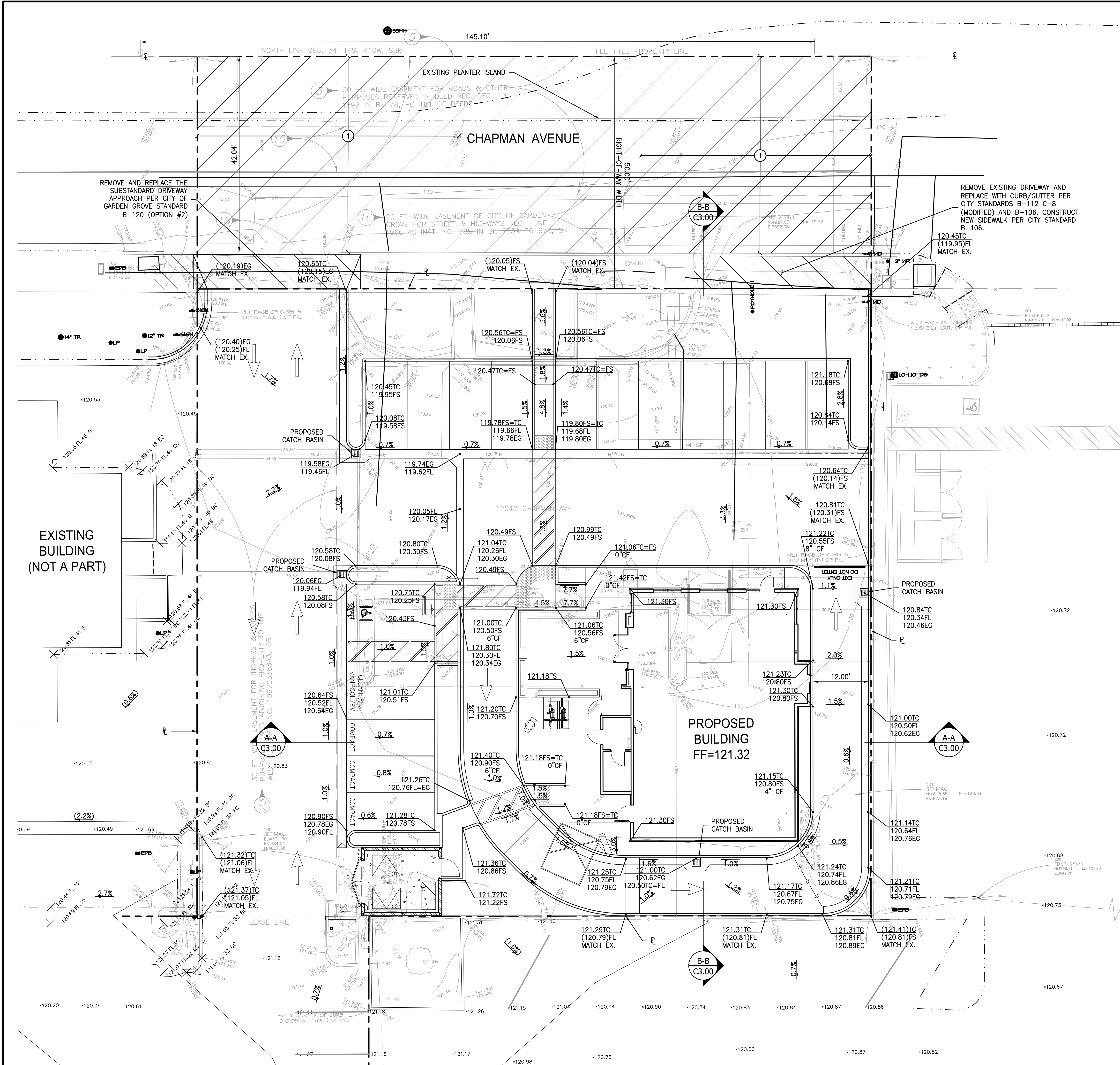
PROJECT NUMBER: PCC21008.0

SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A1.0



LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING DRIVEWAY

NOTES:

① COLD MILL (GRIND) EXISTING ASPHALT PAVEMENT 3-INCH UNIFORM DEPTH AND REPLACE WITH 3-INCHES OF FIBER REINFORCED ASPHALT SURFACE COURSE FROM EDGE OF SOUTHERLY GUTTER TO THE MEDIAN AND CENTER LINE OF CHAPMAN AVE.

CONSULTANT:

PM DESIGN
Architectural Solutions Group

38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

STAMP:

PROJECT OWNER:



PROJECT ADDRESS:
12542 CHAPMAN AVENUE
GARDEN GROVE, CA 92840

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PLANNING REVIEW

ISSUE DATE:
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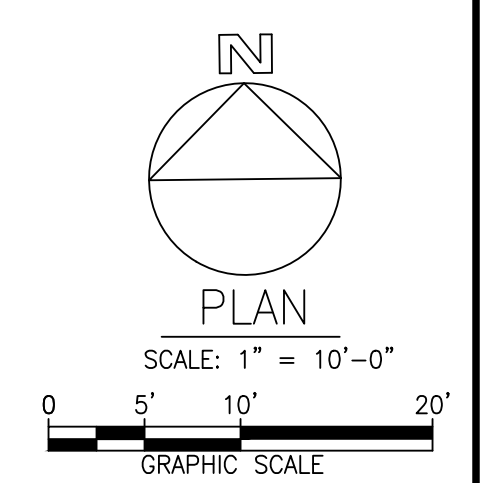
PROJECT MANAGER:
TL

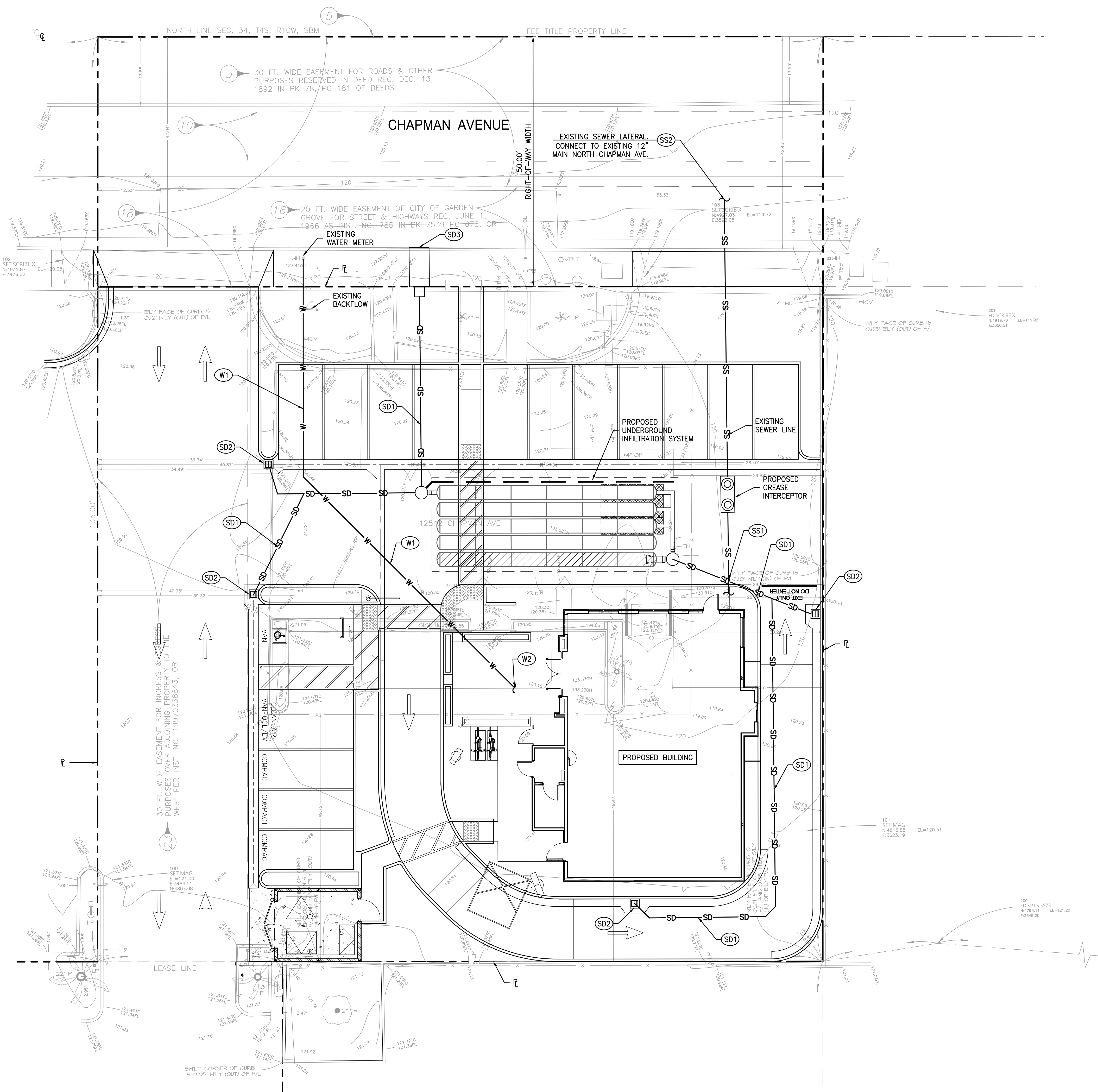
DRAWN BY:
TN

PROJECT NUMBER: 2200143

SHEET TITLE:
PRELIMINARY GRADING PLAN

SHEET NUMBER:
C1.30





LEGEND

- SD PROPOSED STORM DRAIN LINE
- SS PROPOSED SEWER LINE
- W PROPOSED WATER LINE
- PROPOSED CATCH BASIN

UTILITY CONSTRUCTION NOTES:

- STORM DRAIN**
- (SD1) PVC, SDR-35 STORM DRAIN PIPE.
 - (SD2) 12"x12" CAST-IN-PLACE CONCRETE CATCH BASIN.
 - (SD3) PARKWAY DRAIN PER CITY STANDARD B-209.
- SANITARY SEWER**
- (SS1) POINT OF CONNECTION 5 FEET FROM BUILDING FACE.
 - (SS2) POINT OF CONNECTION TO EXISTING SEWER LINE.
- DOMESTIC WATER**
- (W1) PVC C-900 DOMESTIC WATER PIPE.
 - (W2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE.

CONSULTANT:



38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

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PROJECT ADDRESS:

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PROJECT MANAGER:

TL

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TN

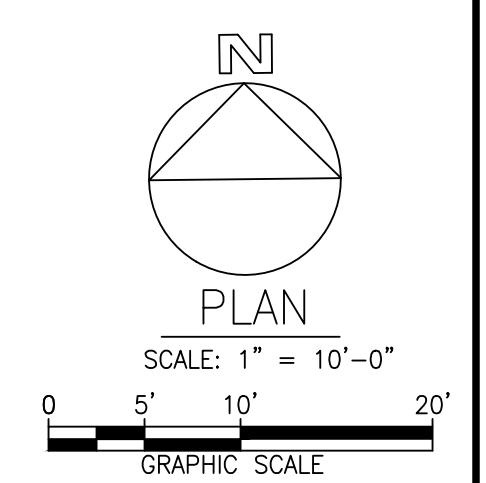
PROJECT NUMBER: 2200143

SHEET TITLE:

PRELIMINARY UTILITY PLAN

SHEET NUMBER:

C1.50



CONSULTANT:



38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

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PROJECT MANAGER:

TL

DRAWN BY:

TN

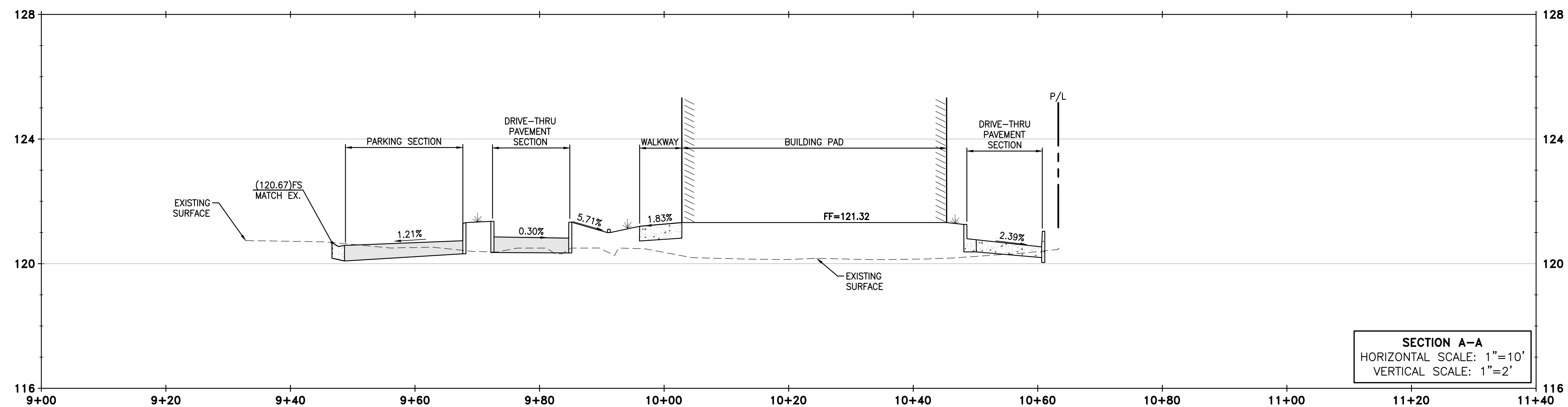
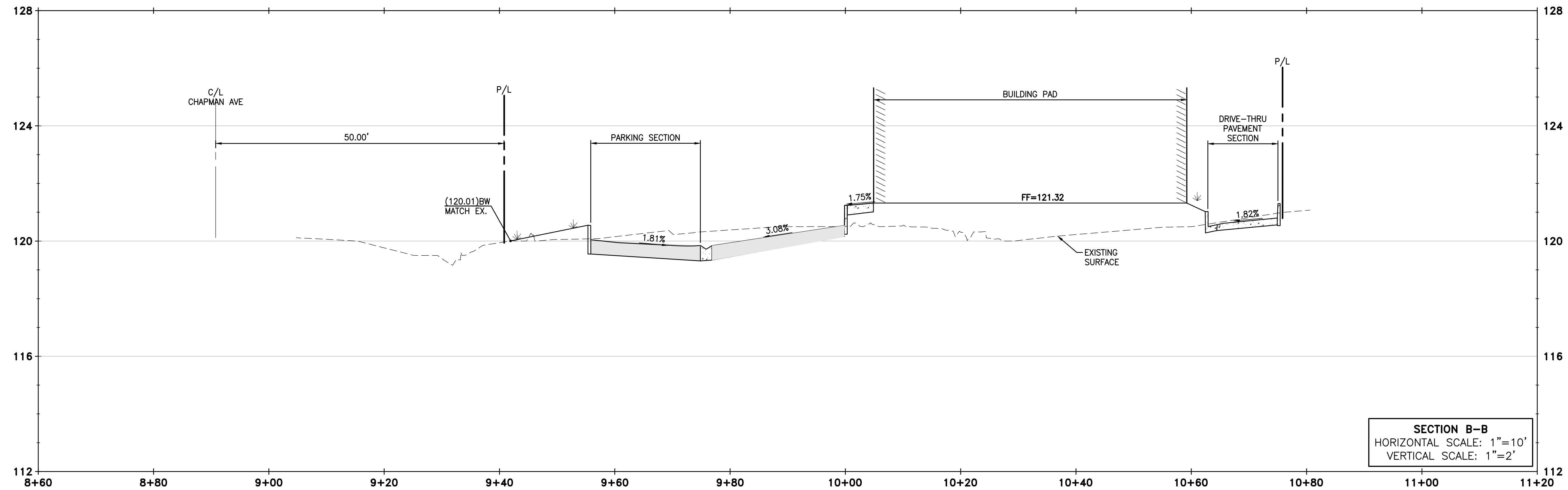
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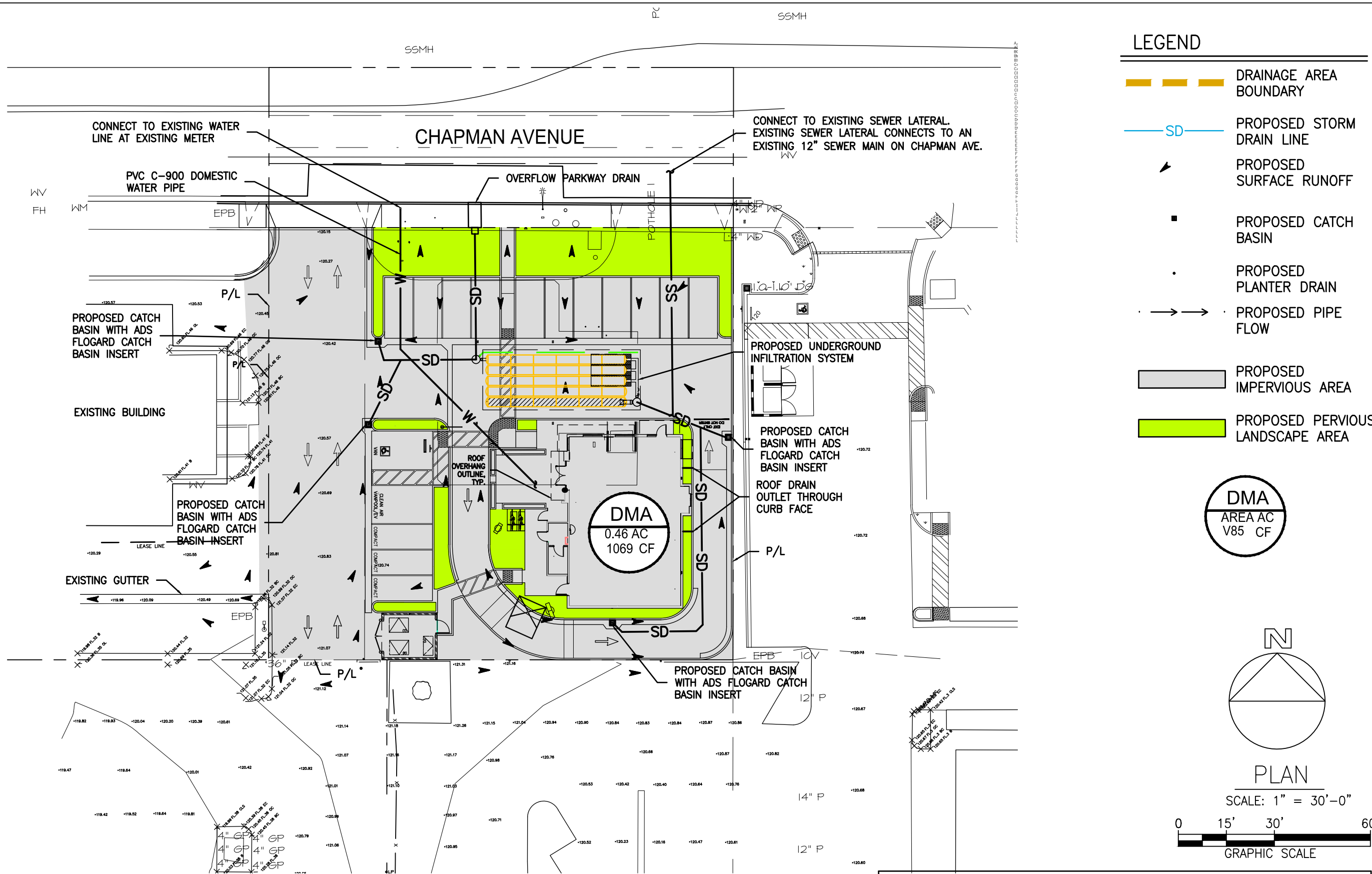
SITE SECTIONS

SHEET NUMBER:

C3.00



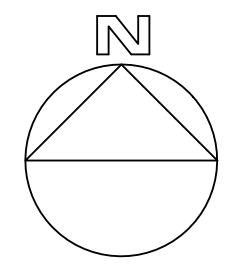
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LEGEND

- DRAINAGE AREA BOUNDARY
- SD PROPOSED STORM DRAIN LINE
- PROPOSED SURFACE RUNOFF
- PROPOSED CATCH BASIN
- PROPOSED PLANTER DRAIN
- PROPOSED PIPE FLOW
- PROPOSED IMPERVIOUS AREA
- PROPOSED PERVIOUS LANDSCAPE AREA

DMA
AREA AC
V85 CF



PLAN
SCALE: 1" = 30'-0"
GRAPHIC SCALE

PROPOSED WQMP DRAINAGE MANAGEMENT AREAS (DMA)					
AREA	FT ²	PERVIOUS FT ²	IMPERVIOUS FT ²	% PERVIOUS	% IMPERVIOUS
DMA-1	20,012	2,567	17,445	13	87

PROPOSED BMP SUMMARY			
BMP	AREA	DCV	BMP VOLUME
UNDERGROUND INFILTRATION	DMA-1	1,069 CF	1,128 CF

kpff
140 Newport Center Drive,
Suite 100
Newport Beach, CA 92660
O: 949.478.8800
www.kpff.com

POLLO CAMPERO
PRELIMINARY WQMP PLAN
PROPOSED CONDITIONS
12542 CHAPMAN AVENUE
GARDEN GROVE, CA 92840

Date:	10-30-2023	Project Number:	2200143	Drawn By:	TN
Checked By:	TL	Scale:	Per Plan		

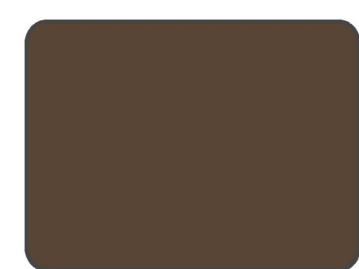
Sheet Name:
EXHB-2



MATERIAL LEGEND:



SHERWIN WILLIAM
SW6885
KNOCKOUT ORANGE



SHERWIN WILLIAM
SW2586
FAIRFAX BROWN



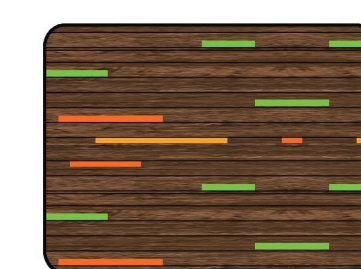
SHERWIN WILLIAM
SW9110
MALABAR



DALTILE EVO2 LIGHT



PAC-CLAD ANODIC CLEAR

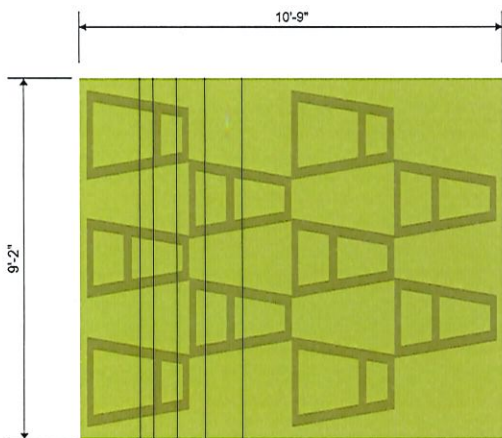


CREATIVE PALETTE INC.
COUNTRY WOOD w/ COLOR ACCENTS



SHERWIN WILLIAM
SW6705
HIGH STRUNG

DRIVE THRU CANOPY



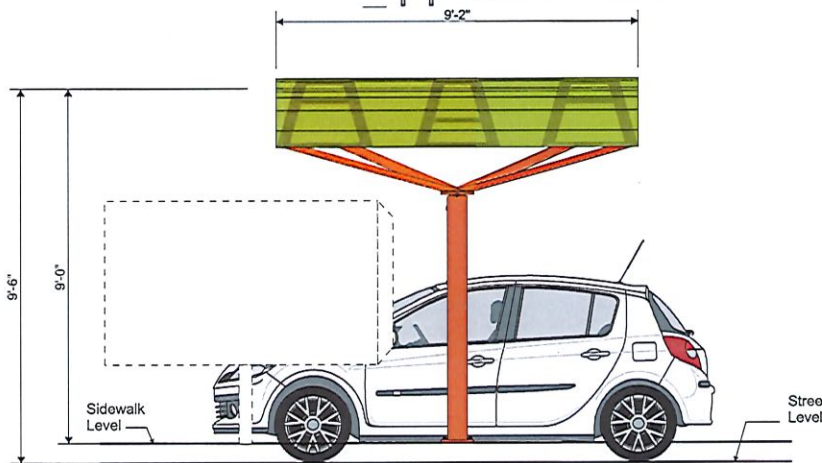
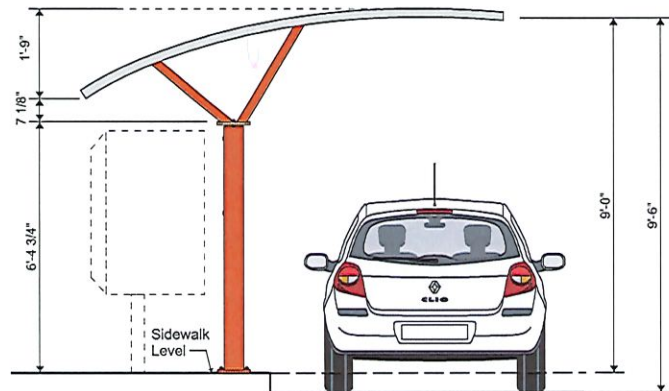
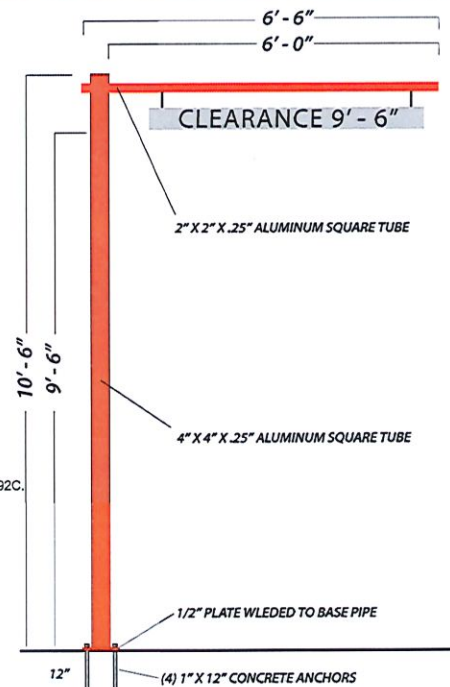
General Notes

CANOPY TOP: DIGITALLY PRINTED FLEX CANOPY MATERIAL.
ALUMINUM FRAME: PAINTED GREEN PMS 392C.
STEEL POST: PAINTED ORANGE PMS 166C.
BASE PLATE INSTALLATION.

CANOPY TOP IS GREEN PMS 383C WITH GLYPH'S PMS 392C ON TOP.
BOTTOM/UNDERNEATH IS WHITE WITH FRAMING PAINTED GREEN PMS 392C.
MATTHEWS CUSTOM SILVER COLOR TRIM AROUND SIDES.

Color Notes

GREEN PMS 383C
GREEN PMS 392C
ORANGE PMS 166C - 3M 3630-44
MATTHEWS CUSTOM SILVER



DRIVE THRU CANOPY LAYOUT

ID Pros

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ROCKWALL, TX 75032
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ACCOUNT REP
DONNA LUKENBILL

DESIGNER
JRL

DATE

REVISION
1

PAGE TIME
1.8 HOURS

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REVISION NOTES:

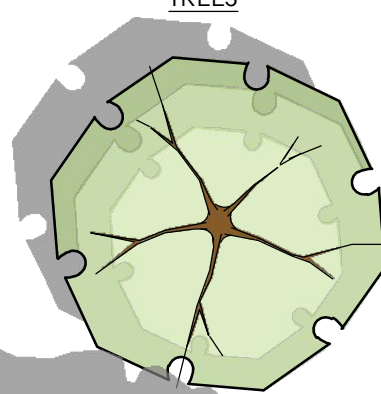
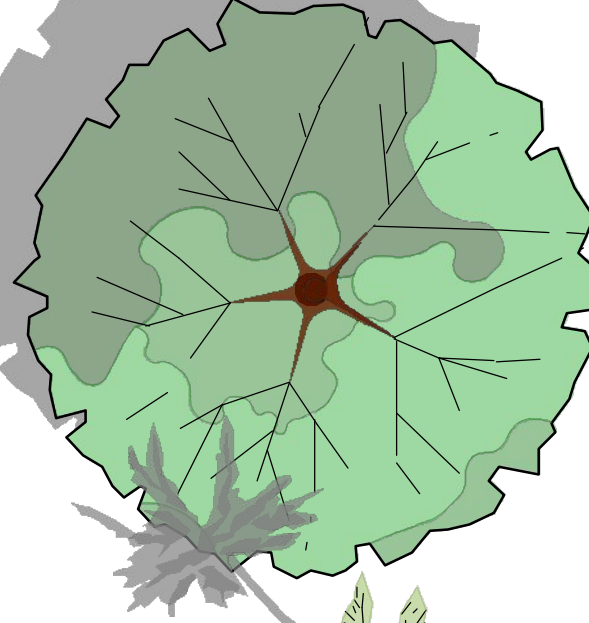






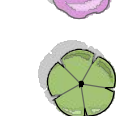
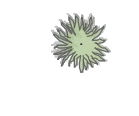


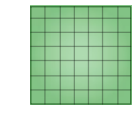

NOTE: PRIMARY ELECTRIC TO BE BROUGHT TO ALL SIGN LOCATIONS BY OTHERS. SIGNS CONNECTED ONLY IF POWER IS SUPPLIED WITHIN 3' OF INSTALLATION SITE.

NOTE: All possible improvements to match colors of the 3M films or Pantone matching system colors have been provided. No exact color scheme can be guaranteed, due to printing limitations, environmental factors, and other characteristics that change how we perceive color.

**SCOPE OF WORK: FABRICATE, SHIP AND INSTALL DRIVE THRU CANOPY AND CLEARANCE BAR.
CLEARANCE NOTIFICATION PANEL TO BE ATTACHED TO BAR VIA CHAINS.**



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
	1	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle Minimum 1" Caliper, 8' tall, 2'-6" canopy	24" box	Moderate	
	3	Lophostemon confertus / Brisbane Box Minimum 2-1/4" Caliper, 10' tall, 5' canopy	24" box	Low	
	2	Washingtonia robusta / Mexican Fan Palm	10' BTH (skinned)	Low	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
	7	Agave americana 'Marginata' / Variegated Century Plant	15 gal.	Low	
	17	Agave attenuata 'Boutin Blue' / Boutin Blue Agave	5 gal.	Low	
	21	Agave x 'Blue Glow' / Blue Glow Agave	5 gal.	Low	
	53	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush LW	5 gal.	Low	
	23	Hesperaloe parviflora 'Brake Lights' / Red Yucca	5 gal.	Low	
	56	Hesperaloe parviflora 'Yellow' / Yellow Yucca	5 gal.	Low	
	39	Lantana montevidensis / Trailing Lantana	1 gal.	Low	
	13	Leucophyllum candidum 'Thunder Cloud' / Thunder Cloud Texas Sage	5 gal.	Low	
	36	Lomandra longifolia 'Baby Breeze' / Dwarf Mat Rush	5 gal.	Low	
VINES/ESPAILLERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
	5	Ficus pumila / Creeping Fig	5 gal.	Moderate	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	36	Senecio serpens / Blue Chalksticks	1 gal.	Low	24" o.c.

EXISTING OFFSITE PALM CLUSTER TREE TO REMAIN

EXISTING OFFSITE TREE TO REMAIN

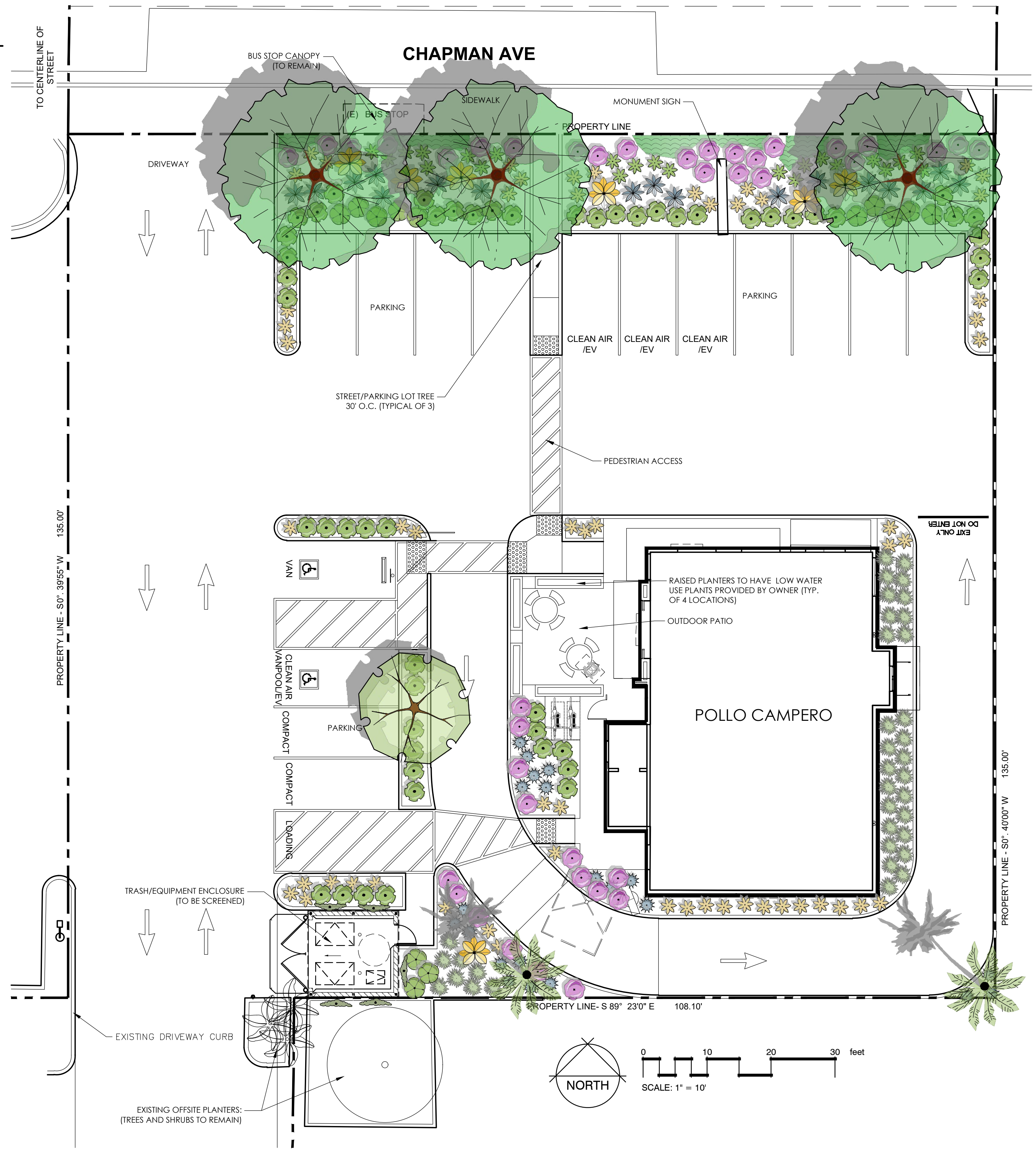
GENERAL NOTES

- A soils fertility analysis report and recommendations by a certified soils analysis laboratory shall be completed prior to construction. Soil samples shall be collected after site rough grading has been completed.
- All landscape planting areas shall receive a minimum 3"-4" layer of organic wood chip mulch top dressing.
- All trees, shrubs and groundcover shall be irrigated with a drip system, smart controller, weather sensor, etc. and shall meet City of Garden Grove Water Efficient standards/regulations (Section 9.16.040.065.A of the Municipal Code)
- Trees planted within 5' of pavement and permanent structures shall receive a rootbarrier as detailed on sheet L3.

COMPLIANCE STATEMENT

I have complied with the criteria of the water use ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

Rodney Scaccalos #4452 6-15-23



Water Efficient Landscape Worksheet -

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE PLANTS (Shrubs)	.2	DRIP	.81	.25	2,390	598	17,722 GAL.
MODERATE WATER USE (Tree & Vines)	.5	BUBBLERS	.77	.65	80	52	1,541 GAL.
TOTALS					(A) 2,470	(B) 650	
ETWU Total							19,263 GAL.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B) 650
Total Area	(A) 2,470
Average ETAF	(B / A) .26

Note: 1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

Maximum Applied Water Allowance (MAWA): $MAWA = \frac{[ETo]}{[47.8]} \left[\frac{[Conversion\ factor]}{[.62]} \left(\frac{[ETAF]}{[.45]} [Landscape\ Area] \right) + ([1-ETAF] \times SLA) \right]$

Estimated Total Water use (ETWU): $ETWU = \frac{[ETo]}{[47.8]} \left[\frac{[Conversion\ factor]}{[.62]} \left(\frac{[ETAF]}{[.650]} [Area] \right) \right] = 19,263\ GALLONS$

CONSULTANT:



38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

STAMP:



OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

PROJECT OWNER:



PROJECT ADDRESS:

12542 CHAPMAN AVENUE
GARDEN GROVE, CA 92840

ISSUE FOR DESCRIPTION:

PLANNING REVIEW

ISSUE DATE:

06/20/2023

REVISIONS:

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	01/05/2023
2	PLANNING RESUBMITTAL	06/20/2023

PROJECT MANAGER:

VK

DRAWN BY:

J.C

PROJECT NUMBER: PCC21008.0

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L1

RESOLUTION NO. 6082-24

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-133-2024 AND VARIANCE NO. V-041-2024 FOR PROPERTY SOUTH OF CHAPMAN AVENUE, EAST OF HARBOR BOULEVARD, LOCATED AT 12542 CHAPMAN AVENUE, ASSESSOR'S PARCEL NO. 231-491-02.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on February 15, 2024, hereby approves Site Plan No. SP-133-2024 and Variance No. V-041-2024 for a property located south of Chapman Avenue, east of Harbor Boulevard, at 12542 Chapman Avenue, Assessor's Parcel No. 231-491-02, subject to the Conditions of Approval attached hereto as "Exhibit A"

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-133-2024 and Variance No. V-041-2024, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Vandana Kelkar for PMDG, INC, on behalf of Pollo Campero.
2. The applicant is requesting Site Plan approval to construct a 1,977 square foot restaurant pad building with a drive-thru lane, along with associated site improvements. Also, a request for Variance approval to deviate from the minimum 180'-0" lot frontage and 50,000 square foot lot size requirements for the Harbor Corridor Specific Plan- Tourist Commercial "B" (HCSP-TCB) zone. The existing 1,785 square foot building will be demolished to facilitate the proposed project.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove Planning Commission hereby determines that this project is categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines (14. Cal. Code. Regs., Section 15303).
4. The property has a General Plan Land Use Designation of International West (IW) Mixed Use and is zoned HCSP-TCB (Harbor Corridor Specific Plan – Tourist/Commercial "B"). The site is currently developed with an unoccupied, 1,785 square foot convenience store.
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 the City staff was reviewed.

7. Pursuant to a legal notice, a public hearing was held on February 15, 2024, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting on February 15, 2024; and

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

FACTS:

The subject property is an approximately 19,588 square foot site that is located on the north side of an existing shopping center located on the south of Chapman Avenue, east of Harbor Boulevard, at 12542 Chapman Avenue. The property has a General Plan Land Use Designation of International West Mixed Use and is zoned HCSP-TCB (Harbor Corridor Specific Plan – Tourist/Commercial “B”). The site was originally improved with a drive-thru dairy store in 1966. The site was most recently occupied by a convenience store, Rocky’s Market, since 2003. According to Business Tax records, the convenience store ceased operation in 2021. Therefore, the existing 1,785 square foot building is currently vacant and the applicant is proposing to demolish the structure to construct a new drive-thru restaurant.

The subject property is located in an area consisting of a mix of retail, restaurant, and hotel uses. To the north, across Chapman Avenue, are properties currently improved with commercial uses located in the City of Anaheim, to the west, across Harbor Boulevard, are properties zoned Planned Unit Development No. PUD-122-98 currently improved with hotels and restaurant uses, and to the east and south, the property abuts HCSP-TCB zoned properties currently improved with commercial uses.

The applicant proposes to operate a Pollo Campero. Established in 1971 in Guatemala, Pollo Campero is an international Latin-American chicken restaurant chain with locations throughout Central and South America, and the United States. This new restaurant would be the first Pollo Campero in Garden Grove and the fourth Pollo Campero located in Orange County. Several of the other locations throughout the region incorporate a drive-thru. Pollo Campero restaurants offer a variety of chicken meals, sides, and drinks.

The Harbor Corridor Specific Plan requires a site plan review for any rehabilitation, renovation, redevelopment, expansion, or intensification of existing use or structure and new development within the Specific Plan Area. The subject request includes the demolition of an existing building and new construction of a new drive-thru

restaurant building, which is considered a new development, thus requiring a site plan review approval.

The Harbor Corridor Specific Plan (HCSP) zone establishes a minimum lot size requirement of 50,000 square feet and minimum lot frontage of 180 feet for the Tourist/Commercial "B" district. The minimum lot size requirement and the minimum lot frontage is applicable to all new development, intensifications to existing uses, and redevelopment projects. The lot size of the subject site is 19,588 square feet, and the lot frontage of the subject site is 145 feet, which does not meet the minimum lot size and lot frontage requirements of the zone, thus requiring a Variance approval.

FINDINGS AND REASONS:

SITE PLAN

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

The property has a General Plan Land Use Designation of International West Mixed Use and is zoned HCSP-TCB (Harbor Corridor Specific Plan – Tourist/Commercial "B"). The International West Mixed Use (IW) designation is intended to provide for a mix of uses, including resort, entertainment, retail, hotel, and some higher-density residential that are appropriate for a major entertainment and tourism destination. Development shall enliven the street and embody the entertainment/resort theme. The HCSP-TCB (Harbor Corridor Specific Plan – Tourist/Commercial "B") zone is intended to provide retail commercial services within two (2) to five (5) miles of the Harbor Boulevard/Chapman Avenue intersection.

An existing convenience store will be demolished to allow for a new drive thru restaurant, subject to the approval of the Site Plan and Variance for the proposed development. The proposed project is compatible with the character of the surrounding land uses. The restaurant will serve the needs of both tourists, and residents.

The project is designed to comply with the General Plan Land Use Designation, the development standards of the HCSP-TCB zone, and all other applicable ordinances, save for two (2) proposed variances. This includes, but is not limited to, compliance with: setbacks, parking, building height, and landscaping. The building's contemporary design fits with the character of the surrounding tourist and commercial areas. The proposed project will be

consistent with the spirit and intent of the General Plan, including the following goals, policies, and implementation programs of the General Plan:

Goal LU-9: Creation of a tourism- and entertainment-related destination area in the City that will benefit all of the City of Garden Grove. The subject site is located in the City's Grove District resort area, and the new restaurant pad building will serve the tourism and entertainment uses, as well as the nearby neighborhoods. The restaurant was designed to enhance the area and the overall sense of place in the Grove District resort area.

Policy LU-2.3: Prohibit uses that lead to deterioration of residential neighborhoods, or adversely impact the safety or the residential character of a residential neighborhood. The development meets the development standards of the Harbor Corridor Specific Plan, and Garden Grove Municipal Code, with the exception of the requested Variance. This includes the maximum building height, the minimum setbacks, landscaping requirements, and the minimum parking requirements. Adherence to these development standards will help ensure that the project has limited impacts on the residential neighborhood to the east of the project.

Policy LU-2.4: Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood. The subject site is in an urbanized area with multiple commercial developments. The Harbor Corridor Specific Plan allows for restaurant uses. The development of the drive-thru restaurant building will be consistent with the allowable uses of the Harbor Corridor Specific Plan. The proposed restaurant use is consistent with the hotels, entertainment, and retail uses within the International West Mixed Use (IW) Land Use designation.

Policy LU-1.3: Encourage a wide variety of retail and commercial services, such as restaurants and cultural arts/entertainment, in appropriate locations. The subject proposal will allow for the development of a 1,977 square foot drive-thru restaurant building with 500 square foot outdoor dining patio. Restaurants are an allowable use under the Harbor Corridor Specific Plan. The proposed restaurant use will be compatible with the shopping center use to the south, and other surrounding uses.

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

The project is parked to code and will provide a total of 20 parking spaces. The number of parking spaces provided on-site satisfies the Municipal Code requirements for off-street parking. The proposed development was designed

to minimize any adverse impacts on the on-site facilities, including the parking, circulation, and access.

The project site will be accessed from one (1) existing driveway approach located off Chapman Avenue. The site will provide a total of sixteen (16) striped parking spaces that include sixteen (12) standard parking stalls, one (1) ADA parking stall, and three (3) compact parking stalls. In addition to the striped parking spaces, one-half (1/2) of the vehicles that can be queued in the drive-thru lane count toward the required parking provided on-site. The proposed drive-thru can queue up to eight (8) vehicles, resulting in up to four (4) eligible vehicles to satisfy the required parking requirement.

The drive-thru lane is designed to comply with City standard and can accommodate up to eight (8) cars in its queue. The configuration of the drive-thru and parking spaces was reviewed by the Engineering Division.

The design of the building will also provide new pedestrian access from Chapman Avenue. This pedestrian access also connects to the parking area.

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

The streets, existing utilities, and drainage in the area are adequate to accommodate the development. The Public Works Department has reviewed the project, and has incorporated all the appropriate conditions of approval to minimize any adverse impacts.

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

The project has been reviewed by the Public Works Department. All appropriate conditions of approval included by the Public Works Department will eliminate any adverse impacts to the streets and alleys, utilities, and drainage channels, and will ensure that the project will not adversely impact the City's ability to perform its required public works functions.

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

The subject development is located in highly-visible intersection within the City's resort area. The proposed project will be compatible with the rest of the surrounding neighborhood. Architecturally, the new commercial building will be designed to reflect the Pollo Campero corporate image that features a

contemporary appearance and bold colors. Exterior finishes include stucco, porcelain tile, wood paneling, and metal paneling. In addition, height and façade variations are utilized to break up monotony and create visual interest. Building entrances and the drive-through window are made prominent with metal canopies. The overall building height is 25 feet, which is permitted in the zone. Furthermore, the contemporary design is compatible with the nearby hotels, and other tourist/commercial facilities.

The project has been designed in accordance with the HCSP-TCB (Harbor Corridor Specific Plan – Tourist/Commercial “B”) development standards. In particular, the project complies with the development standards of the HCSP-TCB zone, save for the proposed variances.

The City’s Community Development Department has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to ensure physical, functional, and visual compatibility with the project’s surroundings.

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

The proposed project will include the demolition of the existing 1,785 square foot vacant building and construction of a new commercial building. The new commercial building will be designed to reflect the exterior Pollo Campero corporate image that features a contemporary appearance and bold colors. Exterior finishes include stucco, porcelain tile and wood and metal paneling. In addition, height and façade variations are utilized to break up monotony and create visual interest. Building entrances and the drive-through window are made prominent with metal canopies.

The project will provide a total of 2,470 square feet of new landscaping that will be in various locations across the site, including along the street frontage and within setback areas. New lighting will be added to the parking lot. The proposed improvement will remove dilapidated conditions of the site, and will further beautify the streetscape along Chapman Avenue.

VARIANCE

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use or development of the property that does not apply generally to other property in the same vicinity or zone.

Approval of this Variance will allow the project to deviate from the minimum lot size requirement of 50,000 square feet in the HCSP-TCB (Harbor Corridor Specific Plan – Tourist/Commercial “B”) zone by 30,412 square feet, and deviate from the minimum lot frontage requirement by 35 feet. With exception of the requested Variance, the project meets all other development standards, including, but not limited to, building setbacks, parking, and landscaping.

At the time of its establishment, the Harbor Corridor Specific Plan encouraged new developments to consolidate small lots into one larger development to benefit from greater land use efficiencies and reduced incremental development costs associated with larger development projects. The Harbor Corridor Specific Plan uses the minimum requirements of 50,000 square feet for lot size and 180 feet for lot frontage as a means to fulfill this purpose. The subject lot is currently 19,588 square feet and has a 145 foot lot frontage. In order to meet the 50,000 square foot minimum lot size and 180 foot lot frontage requirements, additional land would need to be acquired. However, it is not feasible for the lot to expand its size to 50,000 square feet or more because the site is surrounded and constrained by public infrastructure to the north (Chapman Avenue); and by developed properties to the west, east, and south.

The foregoing conditions and constraints make further lot consolidation or expansion to satisfy the minimum lot size and minimum lot frontage requirements of the HCSP-TCB zone impractical. In addition, the proposed project is otherwise consistent with the standards and intent of the Harbor Corridor Specific Plan. These constitute exceptional circumstances and conditions applicable to the subject property and its intended development that do not apply generally to other similar properties in the immediate vicinity, within the same zone, or other similarly zoned properties throughout the City.

2. That such Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the subject property.

The granting of the Variance will allow the project to deviate from the minimum lot size requirement of 50,000 square feet of the HCSP-TCB zone by 30,412 square feet and deviate from the minimum lot frontage requirement of 180 feet of the HCSP-TCB zone by 35 feet in order to facilitate the construction of the new drive-thru restaurant and the associated site improvements. Currently, the HCSP-TCB zone consists of a total of 7 contiguous parcels that are located within proximity of the subject site. The parcels include 4 parcels (APN: 231-491-01, 05, 06, and 07) that comprise

the Target shopping center, which includes the Target store (12100 Harbor Boulevard), Fast5Xpress Car Wash (12592 Chapman Avenue), Viva Bargain Discount Store (12220 Harbor Boulevard), and associated parking lot, the Coco's Bakery parcel (12032 Harbor Boulevard), the 7 Leaves Café parcel (12002 Harbor Boulevard), and the subject property (12542 Chapman Avenue). In order to meet the minimum lot size requirement of the HCSP-TCB zone, all HCSP-TCB zoned properties are required to be more than 50,000 square feet or 1.15 acres in area. According to the City's Geographic Information System data, four (4) of the seven (7) HCSP-TCB zoned properties, 7 Leaves Café (12002 Harbor Boulevard), Coco's Bakery (12032 Harbor Boulevard), Target parking lot (APN: 231-491-05), and the subject property (12542 Chapman Avenue) are less than 50,000 square feet or 1.15 acres. When the Harbor Corridor Specific Plan was adopted by the City of Garden Grove in 1985, most of the properties in this area were rendered nonconforming because the majority of the HCSP-TCB zoned properties did not meet the minimum lot size requirement. Approval of the proposed Variance will not set a precedent and will allow the applicant to enjoy a substantial property right possessed by other property owners located in other similar properties in the immediate vicinity, within the same zone, and other similarly zoned properties throughout the City. With exception to the requested Variance, the project meets all other development standards of the HCSP-TCB zone such as, but not limited to, building setbacks, parking, and landscaping.

3. That the granting of a Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

The Variance request will allow the subject site to deviate from the minimum lot size requirement and lot frontage requirement of the HCSP-TCB zone, to facilitate the development of the site. Most of the similarly zoned properties in the surrounding area are developed, and are less than 50,000 square feet in area. Provided the project complies with the Conditions of Approval, the granting of the Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located. With the exception of the minimum lot size and minimum lot frontage requirements, the project has been designed to meet all development standards of the HCSP-TCB zone, such as setbacks, parking, and landscaping.

4. That the granting of such Variance will not adversely affect the City's General Plan.

Approval of the proposed Variance will allow the project to deviate from the minimum lot size requirement of 50,000 square feet and the minimum lot frontage of 180 feet in the HCSP-TCB (Harbor Corridor Specific Plan – Tourist/Commercial “B”) zone by 30,412 square feet and 35 feet respectively. The General Plan regulates the intensity of land uses but does not dictate minimum lot sizes or lot frontages. The proposed project satisfies the maximum floor area ratio of 2.0 for the International West General Plan Land Use designation and meets the intent of the General Plan by furthering the following goals, policies, and implementation programs:

Goal LU-6 - Revitalization of aging, underused, or deteriorated commercial corridors, centers, and properties. With limited vacant land available within the City’s boundary, new developments revitalize aging and underused properties. One of the key themes and visions of the General Plan Land Use Element is the redevelopment of underutilized properties, including older commercial centers, not meeting their full economic potential. The existing building has been vacant since 2021. Many elements of the site, such as the parking lot, landscaping area, and signage are in need of an immediate upgrade. Through all of the associated site improvements such as new landscaping, a new parking lot, and new lighting, the proposed development will remove dilapidated site conditions, and allow the site to meet its full economic potential.

Goal LU-18 - Preservation of City quality and character through compliance with relevant codes and regulations. The project Conditions of Approval will remain in perpetuity for the life of the development. The Conditions of Approval will help ensure that the property is well-maintained and will not be detrimental to the surrounding neighborhood in which the property is located. Additionally, the project proposes to aesthetically enhance the deteriorated site which can foster further investments in high-quality services in the neighborhood.

The proposed project will be consistent with the spirit and intent of the General Plan, furthering its goals, policies, and implementation programs. Therefore, the granting of the requested Variance will not adversely affect the City’s, General Plan.

5. That approval of the Variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

The granting of the Variance will allow the project to deviate from the minimum lot size requirement of 50,000 square feet in the HCSP-TCB zone

by 30,412 square feet and deviate from the minimum lot frontage requirement of 180 feet in the HCSP-TCB zone by 35 feet in order to facilitate the construction of a new drive-thru restaurant and the associated site improvements. Four (4) of the seven (7) HCSP-TCB zoned properties are less than 50,000 square feet, or 1.15 acres, When the Harbor Corridor Specific Plan was adopted by the City of Garden Grove in 1985, most of the properties in this area were rendered nonconforming because the majority of the HCSP-TCB zoned properties did not meet the minimum lot size requirement. Approval of the proposed Variance will not set a precedent and will allow the applicant to enjoy a substantial property right possessed by other property owners located in other similar properties in the immediate vicinity, within the same zone, and other similarly zoned properties throughout the City. The Variance will give the property owner of the subject site the same ability to develop and beautify the site as the owners of other similar properties, which meets the minimum lot size requirements of the HCSP-TCB zone, and otherwise would not require Variance approval.

With the exception of the minimum lot size and minimum lot frontage requirements, the proposed project meets all development standards of the HCSP-TCB zone, such as setbacks, parking, and landscaping. Pursuant to Condition of Approval No. 84 of attached Resolution No. 6082-24, the rights granted pursuant to the Variance shall continue in effect for only so long as the improvements authorized and contemplated by Site Plan No. SP-133-2024 continues to exist on the site. In the event the improvements authorized and contemplated by Site Plan No. SP-133-2024 are not constructed or are demolished and not re-established, the Variance will cease to be effective or grant the property owner any rights to construct other improvements inconsistent with the then-currently applicable development standards. Therefore, the granting of the Variance will not give the property owner a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

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 Variance possess characteristics that would justify the request in accordance with Municipal Code Section 9.32.030.D.3 (Site Plan) and Section 9.32.030.D.6 (Variance).

2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A") shall apply to Site Plan No. SP-133-2024 and Variance No. V-041-2024.

EXHIBIT "A"**Site Plan No. SP-133-2024
Variance No. V-041-2024**

12542 Chapman Avenue

CONDITIONS OF APPROVAL**General Conditions**

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required within 30 days of the approval.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Vandana Kelkar for PMDG, INC, the developer of the project, the owner(s), Andres Family Trusts, and tenant(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Except for minor modifications authorized to be approved by the Department Director pursuant to Condition No. 4, any changes to these Conditions of Approval require approval by the appropriate City hearing body.
3. Site Plan No. SP-133-2024 and Variance No. V-041-2024 only authorize construction of a 1,977 square foot, restaurant pad building with drive-thru lane, and associated site improvements on the property located at 12542 Chapman Avenue, as depicted on the plans submitted by the applicant and made part of the record of the February 15, 2024 Planning Commission proceedings. Approval of this Site Plan and Variance shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to the Site Plan and/or these Conditions of Approval may be approved by the Department Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Department Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Public Works Engineering Division

Project Design

6. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit per the requirements of the Orange County Health Department and the mitigation requirements of governing regulatory requirements. The report shall make recommendations for foundations and pavement structural section design of interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and the implementation of water quality for storm water run-off, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels.
7. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a final design Water Quality Management Plan that:
 - a. Addresses required mitigation Site Design Best Management Practices (BMPs) based upon the latest Santa Ana Regional Water Quality Control Board (SARWQCB) Drainage Area Management Plan (DAMP) as identified in the geotechnical report recommendations and findings, including, but not limited to, infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas as required by the latest adopted County of Orange Technical Guidance Document (TGD).
 - b. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
 - c. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
 - d. Incorporates structural and Treatment Control BMPs as defined in the DAMP.
 - e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.

- g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
 - h. Provides a hydrological analysis with scaled map as well as hydrologic and hydraulic calculations to size storm drains per the Orange County RDMD standards.
8. Parkway culverts shall be designed per City of Garden Grove Standard Plan B-209. Storm drain lateral pipe connections to City maintained storm drains within City right-of-way shall be RCP with a minimum diameter of 18-inches.
 9. Grading and street improvement plans prepared by a registered Civil Engineer are required. As required under Section 107 of the California Building Code (CBC), the grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30' outside the boundary, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan showing all existing utility facilities, easements and proposed utility facilities. All onsite improvements shall be tied by horizontal dimensional control to the property boundary as established by survey. A minimum uninterrupted 20-foot wide throat access to the site is required from the street for the commercial projects and shall meet the requirements of the California Fire Code throughout the site. Vehicle maneuvering, as demonstrated by Auto Turn along private streets and access ways, shall be demonstrated on the grading plan. Street improvement plans shall conform to all format and design requirements of the City Standard Drawings & Specifications.
 10. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer. (Policies and Procedures – TE-17)
 11. The applicant shall coordinate with the Planning Services Division and the Orange County Fire Authority to identify proper emergency vehicle access to the site and shall provide the Engineering Division a copy of the approval letters upon first submittal of the grading and street improvement plans.
 12. The grading plan shall depict an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition and section 1110A of the California Building Code.
 13. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502 and State mandated commercial organic recycling law-AB 1826, including any other applicable State recycling laws related to refuse, recyclables, and/or organics:

- a. Paved with an impervious surface, designed not to allow run-on mixing of drainage from adjoining areas, designed to divert drainage from adjoining roofs and pavements to be directed around the area for trash roll out, and screened or walled to prevent off-site transport of trash by water or wind.
- b. Provide solid roof or awning to prevent direct precipitation into the enclosure.
- c. Connection of trash area drains to the municipal storm drain system is prohibited. Drainage from the enclosure may be directed to a conforming grease or contaminant interceptor.
- d. Potential conflicts with fire code access requirements and garbage pickup routing for access activities shall be considered in implementation of design and source control. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.
- e. The trash enclosure and containers shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures, and concrete aprons for roll-out areas.
- f. Pursuant to state mandated commercial organic recycling law-AB 1826 and SB 1383, the applicant is required to coordinate storage and removal of the organics waste with local recycling/trash company.
- g. Pursuant to applicable state mandated laws, the applicant is required to contact and coordinate with the operations manager of the local recycling/trash company (Republic Services, 800-700-8610) to ensure the trash enclosure includes the appropriate size and number of containers for the disposal of items such as, but may not limited to, municipal solid waste (MSW), recyclables, and organic green waste.
- h. Based on the amount of waste disposed, per week, the applicant shall coordinate with the local recycling/trash company to ensure the adequate frequency of trash pick-up is serviced to the site for municipal solid waste (MSW), recyclables, and organic green waste, including any other type of waste.
- i. The applicant shall ensure large bulk items, intended for coordinated and scheduled pick-up by the local recycling/trash company, are not placed in areas that encroach into drive aisles, parking spaces, pedestrian pathways, or areas in the front of the property including areas public right-of-way (e.g., street, sidewalk), during and after construction. Any large bulk items shall be out of public vantage points.

- j. The requirements for the trash enclosure and design criteria are bound and coordinated with the Water Quality Management Plan (WQMP), when required, as depicted on the project grading plan, which shall be incorporated into the WQMP by narrative description, exhibits and an Operation and Maintenance Plan (O&M).
14. Any new or required block walls and/or retaining walls shall be shown on the grading plans, both in plan-view and cross sections. Cross sections shall show vertical and horizontal relations of improvements (existing and proposed) on both sides of property lines. Required wall heights shall be measured vertically from the highest adjacent finished grade. Block walls shall be designed in accordance to City of Garden Grove Standard B-504, B-505, B-506 & B-508 or designed by a professional registered engineer. In addition, the following shall apply:
 - a. The color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division prior to installation.
 - b. Openings for drainage through walls shall be shown in section details and approved by the City Engineer. Cross-lot drainage is not allowed.
15. The applicant shall remove any existing substandard driveway approaches, curbs, sidewalks, ADA ramps, pavement sections, tree well and landscaping, and construct Chapman Avenue frontage improvements as identified below. All landscape, irrigation, sidewalk, signal modifications and lighting improvements installed within the public rights-of-way shall be maintained by the applicant and shall require the approval of the City Engineer, Street Division, and Planning Division.
 - a. A separate street improvement plan shall be prepared and submitted to the Engineering Division for the proposed improvements within the public right of way Chapman Avenue. All work shall be per City standards and specifications.
 - b. Remove existing easterly driveway approach on Chapman Avenue and replace them with new curb, gutter, landscape, and sidewalk per City standards and specifications.
 - c. Construct curb and gutter when replacing the existing driveway approach along the property frontage on Chapman Avenue in accordance with City Standard Plan B-113 (Type C-8 Modified).
 - d. Remove existing westerly driveway approach and construct new driveway approach to the site on Chapman Avenue in accordance with Garden Grove Standard B-120 (Option #2).

- e. The applicant shall construct new commercial sidewalk panels replacing the existing driveway approach on Chapman Avenue in accordance with City of Garden Grove Standard B-106. The applicant/contractor shall verify the removal and replacement sections of the sidewalk concrete panels with public works inspector prior to start of construction.
 - f. The applicant shall remove and replace the lifted and damaged sidewalk panels in accordance to City of Garden Grove Standard B-106. The owner/contractor shall verify the removal and replacement section of the sidewalk concrete panels with public works inspector prior to start of construction.
 - g. The applicant/contractor shall protect existing bus pad and if damaged during construction it shall be replaced per Garden Grove Standard B-126. The owner/contractor shall verify the removal and replacement sections of the bus pad concrete panels with public works inspector if he observes any damages during or after construction.
 - h. The applicant/contractor shall coordinate with city inspector and OCTA for any temporary shutdown of existing bus stop on Chapman Avenue.
 - i. The applicant shall cold mill (grind) existing asphalt pavement 3-inch uniform depth and replace with 3-inches of fiber reinforced asphalt surface course from the edge of the southerly gutter to the median on Chapman Avenue along the property frontage on Chapman Avenue per City specifications and the direction of City Engineer.
 - j. The applicant shall locate all existing public utilities across the property frontage and within the property boundary of the project prior to commencement of grading operation and mobilization.
 - k. The applicant shall coordinate with the Planning Services Division and Public Works Street Division before placing any type of tree within public right of way and proposed landscape area.
 - l. Street signs shall be installed as required and approved by the City Traffic Engineer.
16. The applicant shall provide adequate drive aisle and lane widths per City of Garden Grove Standard B-311.
17. The grading/horizontal control plan shall provide an approximately 80 feet or four vehicles lengths between the service window and order board and additional 80 feet or four vehicles lengths of queuing distance behind the order board in conformance with the queuing requirements of City of Garden Grove Standard Plan B-312.

18. Turning Template shall be in accordance with City's Traffic Engineering Policy TE-14.
19. Driveway widths shall be in accordance with City's Traffic Engineering Policy TE-8 (Driveway Opening Policy).
20. Sight Distance Standards shall be in accordance with City's Traffic Engineering Policy TE-13. All structures and walls shall be designed to ensure proper vision clearance for cars entering or leaving the driveway and parking areas. No structure, wall or fence shall cause an exceedance of the applicable site distance standards set forth in City Traffic Engineering Policy TE 13.
21. The Site Plan shall comply with the completed Development Review and Comment Sheet prepared pursuant to City's Traffic Engineering Policy TE-17 and provided to the applicant.
22. Private Property Tow Away Sign Design shall be in accordance with City's Traffic Engineering Policy TE-19.
23. No Parking Fire Lane Sign Design shall be in accordance with City's Traffic Engineering Policy TE-20.
24. Traffic Impact Mitigation Fees shall be in accordance with Garden Grove City Council Resolution 9401-16.
25. Parking lot layout shall be in accordance with City Standard Plan B-311 & B-312.

Permit Issuance

26. The applicant shall be subject to Traffic Mitigation Fees, Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.
27. Prior to issuance of grading permit the applicant shall provide the City with documentation on existing reciprocal access agreement on the west side of the property. Should no agreement exist, the applicant shall enter into an agreement with the adjacent property owners and record said agreement in a manner meeting the approval of the City Engineer prior to the issuance of a grading permit.
28. A separate street permit is required for work performed within the public right-of-way.

29. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
30. The applicant shall identify a temporary parking site(s) for construction crew and construction trailers office staff prior to issuance of a grading permit. No construction parking is allowed on local streets. Construction vehicles should be parked off traveled roadways in a designated parking area. Parking areas, whether on-site or off-site, shall be included and covered by the erosion control plan.
31. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a work-site traffic control plan for all the proposed improvements within public right-of-way, and shall be subject to the review and approval of the City Traffic Engineer.
32. In accordance with City of Garden Grove Municipal Code (Chapter 9.48.030), the applicant is required to underground all existing and proposed on-site and off-site utility facilities fronting the project, which the developer is developing or redeveloping. All existing improvements and utilities shall be shown as part of the grading submittal package in the topography section.

Project Construction/Operation

33. The applicant shall coordinate with City's Public Works Department (Engineering, Water Services and Streets Division) and setup appointments for preconstruction inspections for all the on-site and off-site improvements prior to commencement of grading operation and mobilization.
34. In accordance with the Orange County Storm Water Program manual, the applicant and/or its contractors shall provide dumpsters on-site during construction unless an Encroachment Permit is obtained for placement in street.
35. The applicant and his contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal; relocation or resetting, the Contractor shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and his contractor shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The Applicant and his contractor shall be liable for, at his expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical

controls. Temporary Benchmarks shall not be used for Vertical control. Benchmarks shall be to the National Geodetic Vertical Datum (NGVD).

36. Heavy construction truck traffic and hauling trips, and any required lane closures shall occur outside peak travel periods. Peak travel periods are considered to be from 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m.
37. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
 - b. Demonstrate that the applicant is prepared to implement and maintain all non-structural BMPs described in the Project WQMP.
 - c. Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site.
 - d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.
 - e. Identify responsible contractor and individuals for maintaining the new landscape and irrigation improvements for a period of three (3) years following the acceptance of the improvements by the City.

Water Division

38. New water service installations two inches (2") and smaller, may 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 three inches (3") and larger, shall be installed by developer/owner's contractor per City Standards.
39. Water meters shall be located within the City right-of-way. Fire services and large water services three inches (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.
40. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works,

Water Services Division. Property owner must open a water account upon installation of RPPD device.

41. A composite utility site plan shall be part of the water plan approval.
42. New utilities shall have a minimum five-foot (5'-0") horizontal and a minimum one-foot (1'-0") vertical clearance from water main and appurtenances.
43. There shall be no structures or utilities built on or crossing water or sewer main easements.
44. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
45. City shall determine if existing water service(s) is/are usable and meets current City Standards. Any existing meter and service located within new driveway(s) shall be relocated at owner's expense.
46. If required, fire service and any private fire hydrant lateral 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 Services Division.
47. Location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).

Sewer Division

48. Commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license. Plumbing plan for grease interceptor shall be routed to environmental services for review.
49. A properly sized grease interceptor shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor shall be located outside of the building and accessible for routine maintenance. Owner shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.
50. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Existing units are to be removed.

51. Owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be 6" minimum diameter, extra strength VCP with wedgelock joints. New sewer lateral shall be connected to existing 12" sewer main in Chapman Avenue.
52. Contractor shall abandon any existing unused sewer lateral(s) at street right-of-way on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete. Only one sewer connection per lot is allowed.
53. All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of minimum 12" below the water main, outer diameter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board. Pothole is required as part of design to confirm separation.

Orange County Fire Authority

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

Building and Safety Division

55. All work shall comply with the latest California Building Standards Code (CBC) in effect at time of building permit application
56. A Soils Investigation Report complying with CBC Chapter 18 shall be submitted for review at the time of building construction plan check submittal to the City.
57. Requirements for Electric Vehicle (EV) charging and future EV spaces shall comply with the latest California Green Code in effect at time of building permit application.

Planning Services Division

58. 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 submitting plans into the Building and Safety Division Plan Check process. The project shall also be subject to the following:
 - a. All on-site and off-site utilities pertaining to the improvement proposed under this Site Plan shall be installed or relocated underground pursuant to Chapter 9.48 of the Garden Grove Municipal Code.
 - b. All above-ground utility equipment (e.g., electrical, gas, telephone, cable TV, water meters, and electrical transformer) shall not be located

in the street setback and shall be screened to the satisfaction of the Department Director.

- c. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department prior to the issuance of building permits. Said screening shall block visibility of any roof-mounter mechanical equipment from view of public streets and surrounding properties.
 - d. All ground or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
 - e. No exterior piping, plumbing, or mechanical ductwork shall be permitted on any exterior façade and/or be visible from any public right-of-way or adjoining property. All roof access ladders shall be accessed from inside the building.
59. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Title Sections 8.47.040 to 8.47.060 referred to as the Noise Control Ordinance as adopted, except that:
- a. Monday through Saturday- not before 7 a.m. and not after 8 p.m. (of the same day).
 - b. Sunday and Federal Holidays – may work the same hours, but be subject to the restrictions as stipulated in sections 8.47.040 to 8.47.060 of the Municipal Code.
60. The property owner(s) and all tenants shall comply with the adopted City Noise Ordinance.
61. All landscaping shall be consistent with the landscape requirements of the Landscape Water Efficiency Guidelines (Appendix A), per Title 9 of the Municipal Code. The applicant shall submit a separate and complete Water Efficient Landscape Plan. The water efficient landscape submittal shall include landscape plans, irrigation plans, soils report, grading plans, and all other applicable documentation. The landscape plans shall include type, size, location, and quantity of all plant material. The landscape plans are also subject to the following:
- a. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaping areas shown on the plans. The sprinklers shall be of low flow/precipitation sprinkler heads for water conservation.
 - b. The plans shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch

box, fifteen percent (15%) of the trees at 24-inch box and sixty percent (60%) of the trees at 15-gallon, the remaining five percent (5%) may be of any size. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, drought tolerant vines shall be used.

- c. Landscape treatments and irrigation shall be installed within the front, side, and rear setback areas of the property. The landscaping shall incorporate a mixture of ground cover, flowerbeds, shrubs, and trees. The Community Development Department shall review the type and location of all proposed trees.
 - d. Trees planted within ten feet (10'-0") of any public right-of-way shall be planted in a root barrier shield. All landscaping along street frontages adjacent to driveway shall be of the low-height variety to ensure safe sight clearance.
 - e. Street-facing perimeter block walls, whether new or existing, shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.
 - f. The applicant shall be responsible for all installation and permanent maintenance of all landscaping on the property. Said responsibility shall extend to the parkway landscaping, sidewalk, curb, and pavement of the site. All planting areas are to be kept free of weeds, debris, and graffiti.
 - g. All above-ground utilities (e.g., water backflow devices, electrical transformers, irrigation equipment, etc.) shall be shown on the landscaping plans in order to ensure proper screening.
 - h. The landscape plans shall incorporate and maintain, for the life of the project, means and methods to address water run-off, including Low Impact Development (LID) provisions which address water run-off. This includes, without limitation, all applicable requirements of the Water Quality Management Plan (WQMP), Drainage Area Management Plan (DAMP), or Local Implementation Plan (LIP), and any other water conservation measures applicable to this type of development required by applicable ordinance or regulation.
 - i. At the time of irrigation installation, the irrigation system shall comply with all applicable provisions of the City's Water Conservation Ordinance, the City's Municipal Code landscape provisions, and all applicable state regulations.
62. Litter shall be removed daily from the project site, including adjacent public sidewalks and all parking areas under the control of the applicant. These areas

- shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
63. The applicant shall abate all graffiti vandalism within the premises. The applicant shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
 64. There shall be no deliveries from or to the premises before 7:00 a.m. and after 10:00 p.m., seven days a week.
 65. All signs shall comply with the sign requirements of the Harbor Corridor Specific Plan and the Municipal Code including the overlay design standards for the International West Resort Area (Section 9.20.045). All signs shall require a separate permit and shall be installed in accordance with the provisions of the sign ordinance. Wall signage shall be limited to individual channel letters. No roof signs shall be permitted.
 66. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e. banners).
 67. Window signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort.
 68. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Services Division. Any new lighting that is provided within the parking lot area shall maintain a minimum of two foot-candles of light on the parking areas during business hours. Lighting in the parking areas shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate the windows of adjacent properties.
 69. The applicant shall submit a light plan (photometric plan) to Planning Services Division for review. All lighting shall be provided throughout the parking areas at a minimum of two-foot candle of light during the hours of darkness when the businesses are open, and one-foot candle of light during all other hours of darkness.
 70. New perimeter walls, if proposed, shall be developed to City Standards or designed by a Registered Engineer, and shall be measured from the on-site finished grade, and shall be shown on the grading plan.

71. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, the use of methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible, the use of solar or low-emission water heaters, and the use of low-sodium parking lot lights to ensure compliance with Title 24.
72. Any satellite dish antennas installed on the premises shall be screened, subject to approval by the Community Development Department, Planning Services Division. No advertising material shall be placed thereon.
73. During construction, if paleontological or archeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with applicable law.
74. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3502.5 and 3515 of the California Fish and Game regulations, which require the protection of active nests of all bird species, prior to the removal of any on-site landscaping, including the removal of existing trees.
75. The proposed trash enclosure shall be designed to comply with the City's B-502 trash enclosure standard, or with an alternative design approved by the Public Works Engineering Division.
76. The trash enclosure shall have a unifying color and exterior finish that matches, and is integrated, with the existing main restaurant building. The proposed roof design of the trash enclosure shall be architecturally compatible with the design of the development. The Planning Services Division shall review and approve the design of the proposed roof and the material(s). The proposed roof and materials shall also comply with the building code requirements.
77. The trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. The property owner shall provide sufficient trash bins and pick-up to accommodate the site.
78. As part of the finalized working drawings for Planning Services Division, Engineering Division, and Building and Safety Division, the developer shall submit a detailed and dimensioned plot plan, floor plans, exterior elevations, and landscape plans that reflect the above conditions of approval. The plans shall indicate landscape materials, wall materials, and building materials proposed for the project. Color and materials samples shall be submitted to the Planning Services Division at the time plans are submitted for plan check.
79. Any and all corrections notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant, and all agents thereof.

80. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Site Plan No. SP-133-2024 and Variance No. V-041-2024. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including, but not limited, to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.
81. A copy of the decision approving Site Plan No. SP-133-2024 and Variance No. V-041-2024 shall be kept on the premises at all times.
82. The permittee shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-133-2024 and Variance No. V-041-2024, and his/her agreement with all conditions of the approval.
83. Unless a time extension is granted pursuant to Section 9.32.030.D.9. of Title 9 of the Municipal Code, the use authorized by this approval of Site Plan No. SP-133-2024 and Variance No. V-041-2024 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
84. The rights granted to the applicant pursuant to Variance No. V-041-2024 shall continue in effect for only so long as the improvements authorized and contemplated by Site Plan No. SP-133-2024 continues to exist on the site. In the event the improvements authorized and contemplated by Site Plan No. SP-133-2024 are not constructed or are demolished and not re-established, the Variances shall cease to be effective or grant the property owner any rights to construct other improvements inconsistent with the then-currently applicable development standards.
85. The applicant is advised that all on-site business are subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
86. All on-site curbs, not associated with a parking space, shall be painted red.
87. The design and operation of the drive-thru speaker system, including automatic timer, volume control, and message board, is subject to Planning Services Division review and approval. In the event that complaints are

received from adjacent uses concerning noise created by the new food-ordering speaker system, the applicant shall provide a plan to address the issues to the satisfaction of the Community Development Department.

88. The drive-thru menu/order board shall be designed to match the building, and shall incorporate the same color and materials.
89. It shall be the applicant's responsibility to verify that any building or site improvements do not impermissibly interfere with any recorded easements on the subject property or the adjacent properties.

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D.2.	SITE LOCATION: South side of Chapman Avenue, west of Brookhurst Street, at 9852 Chapman Avenue
HEARING DATE: February 15, 2024	GENERAL PLAN: Residential/Commercial Mixed Use 2
CASE NO: PM-2020-174 (Reinstatement-2024)	ZONE: NMU (Neighborhood Mixed Use)
APPLICANT: SVAP II Chapman, LLC	CEQA DETERMINATION: Mitigated Negative Declaration
PROPERTY OWNER: Same as applicant	APN: 133-111-20

REQUEST:

A request to reinstate the approval of Tentative Parcel Map No. PM-2020-174 to subdivide a 7.03-acre (306,411 square feet) property into two (2) parcels to create a new 0.45-acre (19,459 square feet) parcel for a drive-thru restaurant pad building at the Pavilion Plaza West shopping center. Tentative Parcel Map No. PM-2020-174 was originally approved in conjunction with Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, and Variance No. V-032-2021, which facilitated the construction of the Pavilion Plaza West shopping center.

BACKGROUND:

The subject property is located on the west side of Brookhurst Street, south of Chapman Avenue, with frontage along Chapman Avenue. The site, approximately 7.03 acres (306,411 square feet), was previously developed with a 76,000 square foot, vacant grocery store building, formerly known as Vons Pavilion, which ceased operation in 2005. The subject site has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2 and is zoned NMU (Neighborhood Mixed Use). The property abuts NMU zoned properties. The Pavilion Plaza shopping center and Southland Integrated Services medical building are located to the east of the subject site, the Sydney Plaza shopping center to the west, the Promenade shopping center to the north across Chapman Avenue, and a portion of the OCTA Pacific Electric Right-of-Way (ROW) to the south.

On February 18, 2021, the Planning Commission approved Site Plan No. SP-096-2021, to construct an approximately 65,980 square foot shopping center, Pavilion Plaza West, in the form of a 3,500 square foot drive-thru restaurant pad building, an 11,200 square foot commercial multi-tenant pad building, and a 51,280 square foot multi-tenant commercial building. The applicant also obtained approval of Conditional Use Permit No. CUP-200-2021 to operate and construct the

drive-thru restaurant pad building, Variance No. V-032-2021 to deviate from the Title 9 Municipal Code Section 9.18.090.070.B (Neighborhood Mixed Use Zone Development Standards) requirement that the gross building footprint of a structure at ground level not exceed 40,000 square feet of contiguous floor area, and Tentative Parcel Map No. PM-2020-174 to subdivide the 7.03-acre (306,411 square feet) property into two (2) parcels to create a new 0.45-acre (19,459 square feet) parcel for the drive-thru restaurant pad building. The project included site improvements, such as new parking and drive aisles, landscaping, and trash enclosures to comply with the requirements of Title 9 of the Municipal Code.

As a part of the approval in 2021, the project was reviewed and an Initial Study report and Mitigated Negative Declaration (IS/MND) was prepared pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. and the CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.). A Mitigation Monitoring and Reporting Program (MMRP) was prepared for the project.

Construction of the Pavilion Plaza West shopping center began in 2021, prior to the end of the two (2) year expiration date for the land use entitlements, as established by the Conditions of Approval. To date, all commercial buildings and site improvements have been constructed, and the majority of the tenant spaces are now occupied. Thus, the Site Plan, Conditional Use Permit, and Variance approvals for the project have now been exercised. However, since approval of the land use entitlements for the project, the applicant has continued to work with the County of Orange and the Garden Grove Engineering Division to finalize Tentative Parcel Map No. PM-2020-174. Due to the COVID-19 global pandemic, there have been delays in the process. The applicant has indicated to City Staff that the final parcel map is near completion. Therefore, the applicant is requesting to reinstate the tentative parcel map approval in order to finalize the parcel map for the drive-thru restaurant pad building, which is currently in operation by Habit Burger Grill, since it has been more than two (2) years since the tentative parcel map was originally approved.

As part of the approval to reinstate the tentative parcel map, all conditions of approval as originally approved in February 2021 will continue to apply for the life of the project. The Planning Commission Staff Report dated February 18, 2021 ([Attachment 4](#)) for Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, Variance No. V-032-2021 and Tentative Parcel Map No. PM-2020-174, and Resolution No. 6018-21 ([Attachment 5](#)) with Exhibit "A" (Mitigation Monitoring and Reporting Program), and Exhibit "B" (Conditions of Approval), have been attached to this report as reference.

DISCUSSION:

TENTATIVE PARCEL MAP:

In accordance with the State Subdivision Map Act, the applicant is requesting to reinstate approval of Tentative Parcel Map No. PM-2020-174 to subdivide the existing property into two (2) lots for the existing drive-thru restaurant pad building

to be located on its own separate lot. The Tentative Parcel Map is in conformance with the City's General Plan, the zoning requirements, the City's Subdivision Ordinance, and the State's Subdivision Map Act for this site. Subdividing the subject lot into two parcels, complies with the NMU zone development standards for the minimum lot area requirement of 15,000 square feet and minimum lot width requirement of 75'-0". Parcel 1 will be developed with the existing 51,280 square foot in-line commercial multi-tenant building and the 11,200 square foot commercial multi-tenant pad building, while Parcel 2 will be developed with the existing 3,500 square foot drive-thru pad building. A reciprocal vehicular access, parking, and maintenance agreement will be required to be recorded against both properties in perpetuity. The proposed parcel breakdown is as follows:

	Lot Area	Lot Width
Parcel 1	286,952 S.F. (6.59 Acres)	449.10'
Parcel 2	19,459 S.F. (0.45 Acres)	160.43'
Combined Total	306,411 S.F. (7.03 Acres)	-

CEQA:

As a part of the approval in 2021, the project was reviewed and an Initial Study report and Mitigated Negative Declaration (IS/MND) was prepared pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. and the CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.). Based on the Initial Study and supporting technical analyses, it was determined that all potentially adverse environmental impacts can be mitigated to a level of less than significant. On this basis, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) were prepared. No changes are proposed to the project that was previously approved, and no further environmental review is required.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6083-24 approving Tentative Parcel Map No. PM-2020-174 (Reinstatement-2024), subject to the original recommended Conditions of Approval approved by Resolution No. 6018-21 for Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, Variance No. V-032-2021 and Tentative Parcel Map No. PM-2020-174.



Maria Parra
Planning Services Manager



By: Mary Martinez
Urban Planner

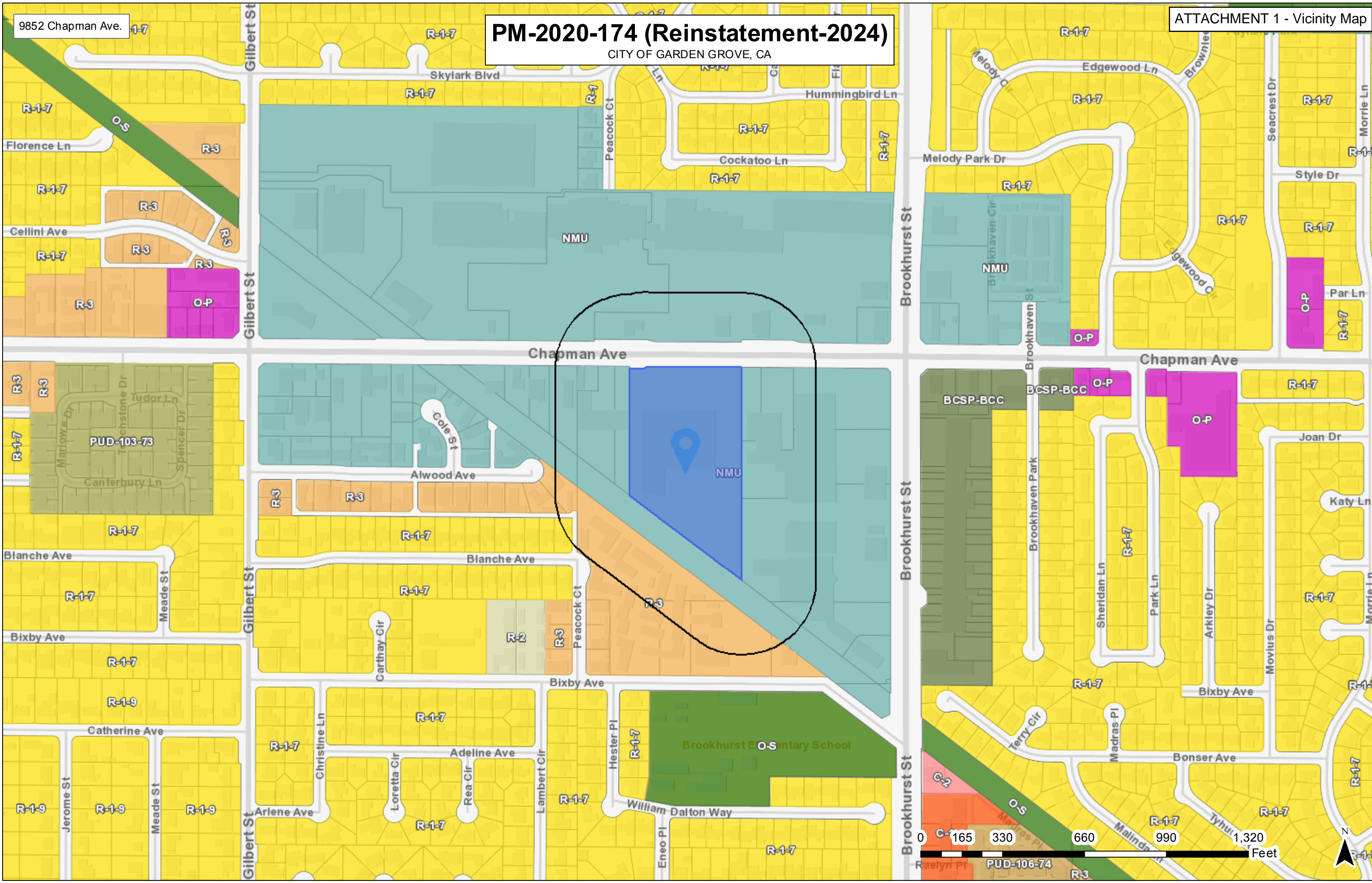
- Attachment 1: Vicinity Map
- Attachment 2: Tentative Parcel Map No. PM-2020-174
- Attachment 3: Resolution No. 6083-24 for Tentative Parcel Map No. PM-2020-174 (Reinstatement-2024)
- Attachment 4: Staff Report dated February 18, 2021 for Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, Variance No. V-032-2021 and Tentative Parcel Map No. PM-2020-174
- Attachment 5: Resolution No. 6018-21 for Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, Variance No. V-032-2021 and Tentative Parcel Map No. PM-2020-174 with Exhibit "A" - Mitigation Monitoring and Reporting Program, and Exhibit "B" - Conditions of Approval

9852 Chapman Ave. 17

PM-2020-174 (Reinstatement-2024)

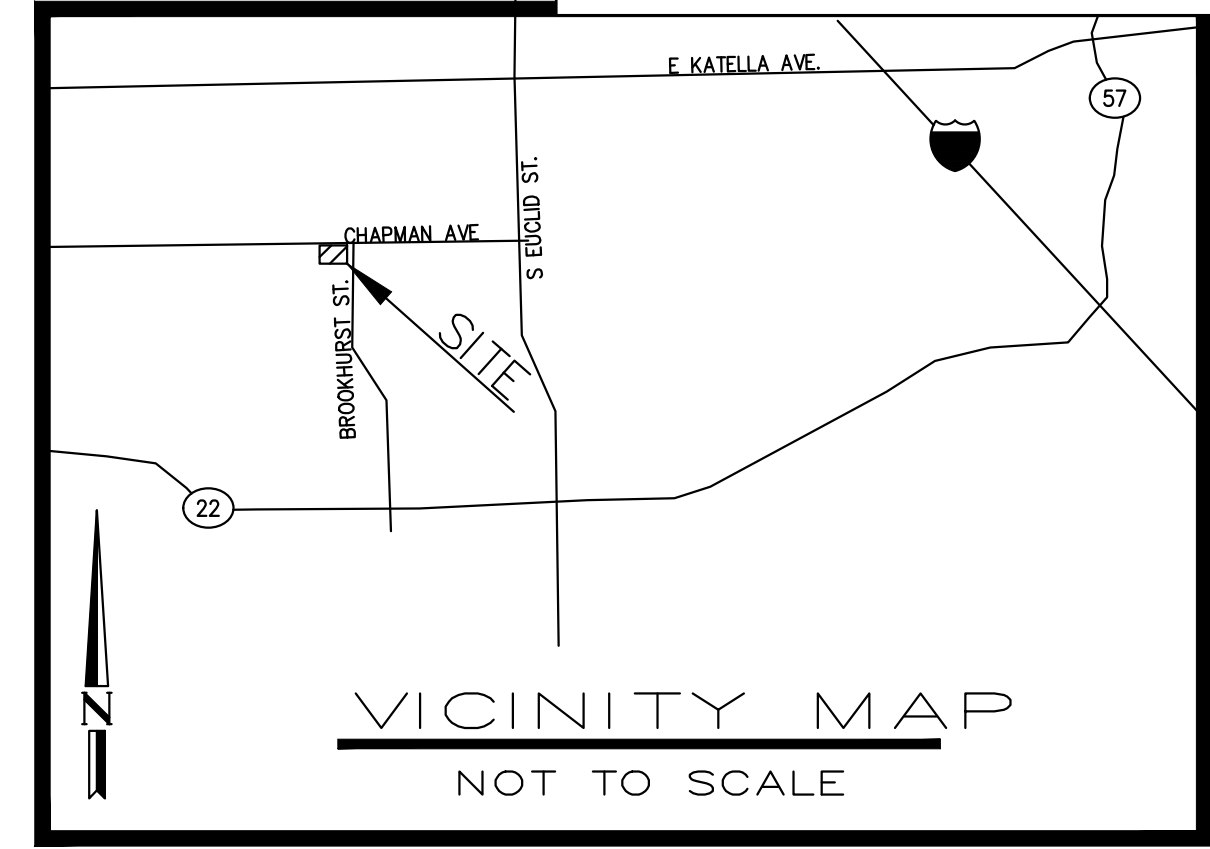
CITY OF GARDEN GROVE, CA

ATTACHMENT 1 - Vicinity Map



TENTATIVE PARCEL MAP NO.2020-174

9852 CHAPMAN AVENUE, GARDEN GROVE, CA



ZONING INFORMATION

ZONE: NMU - NEIGHBORHOOD MIXED USE
ALL SITE RESTRICTIONS WERE OBTAINED PER CITY OF GARDEN GROVE PLANNING DEPARTMENT

Table with 2 columns: SETBACKS, ZONE - NMU. Rows include FRONT YARD (MIN) 15 FT, SIDE YARD (MIN) 0 FT, REAR (MIN) 0 FT, BUILDING HEIGHT (MAX) 50 FT OR 4 STORIES, FLOOR-AREA RATIO 0.50.

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER AMENDED PRELIMINARY REPORT FOR TITLE INSURANCE NO. 00130972-993-S02-CFU DATED AUGUST 25, 2020, AS PREPARED BY CHICAGO TITLE COMPANY.

RECORD OWNER

SVAP II CHAPMAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY

RECORD LEGAL DESCRIPTION

PARCEL A: THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LOS ALAMITOS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 10, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF LOT 10 OF BERRYFIELD, AS PER MAP RECORDED IN BOOK 4, PAGE 97, OF SAID MISCELLANEOUS MAPS, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 31, DISTANT SOUTH 89° 22' 20" WEST, ALONG SAID NORTH LINE OF SECTION 31, 661.02 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 31, SAID POINT OF BEGINNING BEING ON A LINE PARALLEL WITH AND 661.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89° 22' 20" WEST, ALONG SAID NORTH LINE OF SECTION 31, 449.10 FEET; THENCE SOUTH 1° 14' 30" EAST, 559.76 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION 31 TO THE NORTHEAST LINE OF THE 100.00 FOOT RIGHT OF WAY OF THE LOS ANGELES INTER-URBAN RAILWAY COMPANY; THENCE SOUTH 53° 49' 04" EAST, 565.60 FEET ALONG SAID NORTHEAST LINE TO A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 31 THAT PASSES THROUGH THE POINT OF BEGINNING; THENCE NORTH 1° 14' 30" WEST, 908.61 FEET TO THE POINT OF BEGINNING.

PARCEL B: A NONEXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING OF MOTOR VEHICLES AND FOR PEDESTRIAN INGRESS, EGRESS AND ACCESS AND SIGNAGE AS SET FORTH AS DEFINED AND UPON THE TERMS AND CONDITIONS SET FORTH IN THAT CERTAIN GRANT OF RECIPROCAL CROSS EASEMENT RECORDED APRIL 22, 1987 AS INSTRUMENT NO. 87-219288 IN THE OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF BROOKHURST STREET AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 53, PAGE 31, OF RECORD OF SURVEYS, BEING NORTH 0°37'35" WEST.

BENCHMARK

COUNTY OF ORANGE PUBLIC WORKS BENCHMARK DESIGNATION "GG-130" ELEVATION: 85.727 (FEET) [DATUM] DESCRIBED AS: FOUND 2-1/2" BRONZE CITY OF GARDEN GROVE BENCHMARK DISK WITH PUNCH IN TRIANGLE, SET IN THE SOUTHEAST CORNER OF A 16 FT. BY 4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF LAMPSON AVE. AND BROOKHURST AVE. 15 FT. EAST OF THE B.C.R. AND 1 FT. NORTH OF THE CURB FACE.

FLOOD ZONE

THE LAND SHOWN ON THIS SURVEY LIES ENTIRELY WITHIN FLOOD ZONE "X" (SHADED), BEING DESCRIBED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06059C01374, DATED DECEMBER 3, 2009.

APPLICANT

DUSTIN HICKS
STERLING ORGANIZATION
302 DATURA STREET, SUITE 100
WEST PALM BEACH, FLORIDA 33401
(561) 812 - 7480

SURVEYOR

PETER E. WEIBACHER, P.L.S
PBLA SURVEYING, INC.
981 CORPORATE CENTER DRIVE, SUITE 150
POMONA, CA 91768
(888) 714 - 9642

CIVIL ENGINEER

HUNTER STARKEY, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
765 THE CITY DRIVE, SUITE 200
ORANGE, CA 92868
(714) 705 - 1360

ENGINEER OF RESPONSIBLE CHARGE

KIMLEY-HORN AND ASSOCIATES, INC.
765 THE CITY DRIVE, SUITE 200
ORANGE, CA 92868
TELEPHONE:(714) 705-1360
EMAIL: HUNTER.STARKEY@KIMLEY-HORN.COM

Hunter Starkey signature and stamp: HUNTER STARKEY, PE, 11/4/2020, DATE, ENGINEER'S SEAL

TITLE EXCEPTIONS AND EASEMENTS

- A-C TAXES.
1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2 AN EASEMENT IN FAVOR OF ALFRED ROBINSON FOR ROADS, RAILROADS AND DITCHES BY DOCUMENT RECORDED DECEMBER 23, 1881 IN BOOK 85, PAGE 169, OF DEEDS OF LOS ANGELES COUNTY.
(DOCUMENT AFFECTS - PLOTTED HEREON AS [A])
3 AN EASEMENT IN FAVOR OF COUNTY OF ORANGE FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED JUNE 14, 1956 IN BOOK 3545, PAGE 390, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - PLOTTED HEREON AS [B])
4 THIS ITEM HAS BEEN INTENTIONALLY DELETED.
5 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES BY DOCUMENT RECORDED MARCH 23, 1960 IN BOOK 5160, PAGE 468, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - LEGAL DESCRIPTION WITHIN THE DOCUMENT IS AMBIGUOUS - PLOTTED HEREON APPROXIMATELY AS [D])
6 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES BY DOCUMENT RECORDED AUGUST 1, 1962 IN BOOK 6198, PAGE 477, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - PLOTTED HEREON AS [I])
7 AN EASEMENT IN FAVOR OF CITY OF GARDEN GROVE FOR PUBLIC STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED DECEMBER 5, 1969 IN BOOK 9155, PAGE 940, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - PLOTTED HEREON AS [E])
8 AN EASEMENT IN FAVOR OF CITY OF GARDEN GROVE FOR STORM DRAIN PURPOSES BY DOCUMENT RECORDED SEPTEMBER 23, 1974 IN BOOK 11248, PAGE 1114, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - PLOTTED HEREON AS [F])
9 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS, COMMUNICATION SYSTEMS BY DOCUMENT RECORDED SEPTEMBER 13, 1985 AS INSTRUMENT NO. 85-349183, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - PLOTTED HEREON AS [G])
10 AN EASEMENT IN FAVOR OF CITY OF GARDEN GROVE FOR PUBLIC STREET AND HIGHWAY BY DOCUMENT RECORDED SEPTEMBER 30, 1985 AS INSTRUMENT NO. 85-372723, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - LEGAL DESCRIPTION WITHIN THE DOCUMENT IS AMBIGUOUS - PLOTTED HEREON APPROXIMATELY AS [H])
11 AN UNRECORDED LEASE RECORDED DECEMBER 12, 1985 AS DOCUMENT NO. 85-498577, OF OFFICIAL RECORDS.
A DOCUMENT ENTITLED "NOTICE OF COMMENCEMENT OF TERM" RECORDED FEBRUARY 7, 1986 AS DOCUMENT NO. 86-053705, OF OFFICIAL RECORDS.
(DOCUMENTS AFFECT - NOTHING TO PLOT)
12 RECIPROCAL EASEMENT BY DOCUMENT ENTITLED "GRANT OF RECIPROCAL CROSS EASEMENT" FOR INGRESS, EGRESS, ACCESS AND PARKING RECORDED APRIL 22, 1987 AS DOCUMENT NO. 87-219288, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - PLOTTED HEREON AS "PARCEL 2")
13 A DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED APRIL 22, 1987 AS INSTRUMENT NO. 87-219292, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - NOTHING TO PLOT)
14 AN OIL AND GAS LEASE RECORDED MAY 11, 1987 AS DOCUMENT NO. 87-262048, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - NOTHING TO PLOT)
15 THIS ITEM HAS BEEN INTENTIONALLY DELETED.
16 A DEED OF TRUST RECORDED JULY 13, 2006 AS INSTRUMENT NO. 2006000467275, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS - NOTHING TO PLOT)
17 THIS ITEM HAS BEEN INTENTIONALLY DELETED.
18 THIS ITEM HAS BEEN INTENTIONALLY DELETED.
19 THIS ITEM HAS BEEN INTENTIONALLY DELETED.
20 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

TITLE EXCEPTIONS AND EASEMENTS (CONTINUED)

- 21-23 TITLE COMPANY STATEMENTS.
24 THIS ITEM HAS BEEN INTENTIONALLY DELETED.
25 EASEMENT(S) FOR STREET AND HIGHWAY AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MAY 7, 1956 IN BOOK 3500, PAGE 577, OFFICIAL RECORDS
(AFFECTS PARCEL 2 - NOT PLOTTED HEREON)
AND RE-RECORDED JUNE 14, 1956 IN BOOK 3545, PAGE 390, OFFICIAL RECORDS
(AFFECTS PARCEL 2 - PLOTTED HEREON AS [B])
AND RECORDED DECEMBER 21, 1956 IN BOOK 3750, PAGE 133, OFFICIAL RECORDS.
(AFFECTS PARCEL 2 - NOT PLOTTED HEREON)
26 COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 3936, PAGE 154, OFFICIAL RECORDS.
(AFFECTS PARCEL 2 - NOT PLOTTED HEREON)
27 THIS ITEM HAS BEEN INTENTIONALLY DELETED.
28 AN OIL AND GAS LEASE RECORDED SEPTEMBER 19, 1969 IN BOOK 9084, PAGE 598, OFFICIAL RECORDS.
(AFFECTS PARCEL 2 - NOT PLOTTED HEREON)
29 AN OIL AND GAS LEASE RECORDED SEPTEMBER 26, 1969 IN BOOK 9091, PAGE 512, OFFICIAL RECORDS.
(AFFECTS PARCEL 2 - NOT PLOTTED HEREON)
30 EASEMENT FOR WATER PIPES AND RIGHTS INCIDENTAL THERETO, TO THE CITY OF GARDEN GROVE RECORDED IN BOOK 9289, PAGE 413, OFFICIAL RECORDS
(AFFECTS PARCEL 2 - NOT PLOTTED HEREON)
31 EASEMENT FOR STORM DRAIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO THE CITY OF GARDEN GROVE RECORDED SEPTEMBER 23, 1974 IN BOOK 11248, PAGE 1117, OFFICIAL RECORDS
(AFFECTS PARCEL 2 - NOT PLOTTED HEREON)
32 RESTRICTIONS CONTAINED IN THE DEED RECORDED APRIL 22, 1987 AS INSTRUMENT NO. 87-219281 OF OFFICIAL RECORDS.
(AFFECTS PARCEL 2 - NOT PLOTTED HEREON)
33 COVENANTS, CONDITIONS, RESTRICTIONS RECORDED APRIL 22, 1987 AS INSTRUMENT 87-219287, OFFICIAL RECORDS
(AFFECTS PARCEL 2 - NOT PLOTTED HEREON)
34 DOCUMENT ENTITLED "GRANT OF RECIPROCAL CROSS EASEMENT" RECORDED APRIL 22, 1987 AS INSTRUMENT 87-219289, OFFICIAL RECORDS.
(AFFECTS PARCEL 2 - NOT PLOTTED HEREON)

PAVILION PLAZA WEST
PREPARED FOR
STERLING ORGANIZATION

LICENSED PROFESSIONAL



DATE: 11/9/20

TENTATIVE MAP NO. 2020-174

SHEET NUMBER

1 OF 2

Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
765 THE CITY DRIVE, SUITE 200, ORANGE, CA 92868
PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

Table with 2 columns: FIELD, VALUE. Rows include KHA PROJECT 194134001, DATE 11/9/20, SCALE AS SHOWN, DESIGNED BY HS, DRAWN BY DVS, CHECKED BY HS.



Table with 4 columns: No., REVISIONS, DATE, BY. Contains revision entries.

Plotted By: Starkey, Hunter November 09, 2020 03:46:15pm K:\ORA_IDEV\194134001 - Sterling Garden Grove\CAD\PlanSheets\Entitlements\Tentative Parcel Map.dwg

RESOLUTION NO. 6083-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING TENTATIVE PARCEL MAP NO. PM-2020-174 (REINSTATEMENT-2024) FOR A PROPERTY LOCATED ON THE SOUTH SIDE OF CHAPMAN AVENUE, WEST OF BROOKHURST STREET, AT 9852 CHAPMAN AVENUE, ASSESSOR'S PARCEL NO. 133-111-20.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on February 15, 2024, hereby approves Tentative Parcel Map No. PM-2020-174 (Reinstatement-2024) to subdivide a 7.03-acre (306,411 square feet) property into two (2) parcels to create a new 0.45-acre (19,459 square feet) parcel for a drive-thru restaurant pad building at the Pavilion Plaza west shopping center for the property located on the south side of Chapman Avenue, west of Brookhurst Street, at 9852 Chapman Avenue, Assessor's Parcel No. 133-111-20. Tentative Parcel Map No. PM-2020-174 was originally approved in conjunction with Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, and Variance No. V-032-2021, which facilitated the construction of the Pavilion Plaza West shopping center.

BE IT FURTHER RESOLVED in the matter of Tentative Parcel Map No. PM-2020-174 (Reinstatement-2024) the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by SVAP II Chapman, LLC.
2. The applicant is requesting to reinstate the approval of Tentative Parcel Map No. PM-2020-174 to subdivide a 7.03-acre (306,411 square feet) property into two (2) parcels to create a new 0.45-acre (19,459 square feet) parcel for a drive-thru restaurant pad building at the Pavilion Plaza West shopping center. Tentative Parcel Map No. PM-2020-174 was originally approved in conjunction with Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, and Variance No. V-032-2021, which facilitated the construction of the Pavilion Plaza West shopping center. No changes to the previously approved Project are proposed.
3. On February 18, 2021, the Planning Commission adopted Resolution No. 6018-21 adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. and the CEQA Guidelines, California Code of Regulations, Title 14, Sections 15000 et seq. The Planning Commission hereby determines that the potential environmental impacts of the Project were analyzed in the Mitigated Negative Declaration for the Project adopted by the Planning Commission on February 18, 2021 and that no further environmental review pursuant to CEQA is required pursuant to Section 21166 of the Public Resources Code and Section 15162 of the CEQA Guidelines.

4. The property has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2, and is zoned NMU (Neighborhood Mixed Use). The subject property is currently improved with an approximately 65,980 square foot shopping center, Pavilion Plaza West, in the form of a 3,500 square foot drive-thru restaurant pad building, an 11,200 square foot commercial multi-tenant pad building, and a 51,280 square foot multi-tenant commercial 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 the City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on February 15, 2024, and all interested persons were given an opportunity to be heard.
8. Planning Commission gave due and careful consideration to the matter during its meeting on February 15, 2024.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030 and Government Code Section 66412, are as follows:

FACTS:

The subject property is located on the west side of Brookhurst Street, south of Chapman Avenue, with frontage along Chapman Avenue. The site, approximately 7.03 acres (306,411 square feet), was previously developed with a 76,000 square foot, vacant grocery store building, formerly known as Vons Pavilion, which ceased operation in 2005. The subject site has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2 and is zoned NMU (Neighborhood Mixed Use). The property abuts NMU zoned properties. The Pavilion Plaza shopping center and Southland Integrated Services medical building are located to the east of the subject site, the Sydney Plaza shopping center to the west, the Promenade shopping center to the north across Chapman Avenue, and a portion of the OCTA Pacific Electric Right-of-Way (ROW) to the south.

On February 18, 2021, the Planning Commission approved Site Plan No. SP-096-2021, to construct an approximately 65,980 square foot shopping center, Pavilion Plaza West, in the form of a 3,500 square foot drive-thru restaurant pad building, an 11,200 square foot commercial multi-tenant pad building, and a 51,280 square foot multi-tenant commercial building. The applicant also obtained approval of Conditional Use Permit No. CUP-200-2021 to operate and construct the drive-thru restaurant pad building, Variance No. V-032-2021 to deviate from the Title 9 Municipal Code Section 9.18.090.070.B (Neighborhood Mixed Use Zone

Development Standards) requirement that the gross building footprint of a structure at ground level not exceed 40,000 square feet of contiguous floor area, and Tentative Parcel Map No. PM-2020-174 to subdivide the 7.03-acre (306,411 square feet) property into two (2) parcels to create a new 0.45-acre (19,459 square feet) parcel for the drive-thru restaurant pad building. The project included site improvements, such as new parking and drive aisles, landscaping, and trash enclosures to comply with the requirements of Title 9 of the Municipal Code.

As a part of the approval in 2021, the project was reviewed and an Initial Study report and Mitigated Negative Declaration (IS/MND) was prepared pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. and the CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.). A Mitigation Monitoring and Reporting Program (MMRP) was prepared for the project.

Construction of the Pavilion Plaza West shopping center began in 2021, prior to the end of the two (2) year expiration date for the land use entitlements, as established by the Conditions of Approval. To date, all commercial buildings and site improvements have been constructed, and the majority of the tenant spaces are now occupied. Thus, the Site Plan, Conditional Use Permit, and Variance approvals for the project have now been exercised. However, since approval of the land use entitlements for the project, the applicant has continued to work with the County of Orange and the Garden Grove Engineering Division to finalize Tentative Parcel Map No. PM-2020-174. Due to the COVID-19 global pandemic, there have been delays in the process; however the final parcel map is near completion. Therefore, the applicant is requesting to reinstate the tentative parcel map approval in order to finalize the parcel map for the drive-thru restaurant pad building, which is currently in operation by Habit Burger Grill, since it has been more than two (2) years since the tentative parcel map was originally approved.

As part of the approval to reinstate the tentative parcel map, all conditions of approval as originally approved in February 2021 by Resolution No. 6018-21 will continue to apply for the life of the project.

FINDINGS AND REASONS:

TENTATIVE PARCEL MAP

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

The property has a land use designation of Residential/ Commercial Mixed Use 2 and is zoned NMU. The General Plan adopted the Residential/Commercial Mixed Use 2 Land Use designation in 2008 to help revitalize these areas that surround the shopping centers near the intersection of Brookhurst Street and Chapman Avenue. The City of Garden Grove adopted mixed-use zoning, including the NMU zone, to implement the

General Plan Land Use designation of Residential/Commercial Mixed Use 2. The project will further the City's General Plan Goal LU-1, which strives to establish a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision. Policy LU-1.4 encourages a wide variety of retail and commercial services, such as restaurants and cultural arts/entertainment, in appropriate locations. Policy LU-1.5 also encourages active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed-use areas. Finally, Policy LU-1.8 encourages the design of new commercial developments as integrated centers, rather than as small individual strip developments. In accordance with the State Subdivision Map Act, the applicant is requesting to subdivide the existing property into two (2) lots for the existing drive-thru pad building to be situated on its own separate lot. The Tentative Parcel Map is in conformance with the City's General Plan, the zoning requirements, the City's Subdivision Ordinance, and the State's Subdivision Map Act for this site. Subdividing the subject lot into two parcels, complies with Title 9, Zoning Code NMU development standards for the minimum lot area requirement of 15,000 square feet and minimum lot width requirement of 75'-0". In addition, the Residential/Commercial Mixed Use 2 Land Use designation allows a Floor Area Ratio (FAR) of 0.50 for non-residential uses. As a result of the subdivision, the parcels will comply with the FAR threshold. Therefore, the proposed map is consistent with the City's adopted General Plan.

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

The property has a land use designation of Residential/ Commercial Mixed Use 2 and is zoned NMU. In accordance with the State Subdivision Map Act, the applicant is requesting to subdivide the existing property into two (2) lots for the existing drive-thru pad building to be situated on its own separate lot. The Tentative Parcel Map is in conformance with the City's General Plan, the zoning requirements, the City's Subdivision Ordinance, and the State's Subdivision Map Act for this site. Subdividing the subject lot into two parcels, complies with Title 9, Zoning Code NMU development standards for the minimum lot area requirement of 15,000 square feet and minimum lot width requirement of 75'-0". In addition, the Residential/Commercial Mixed Use 2 allows a Floor Area Ratio (FAR) of 0.50 for non-residential uses. As a result of the subdivision, the parcels will comply with the FAR threshold. In addition, the project meets all other Municipal Code requirements, including parking, setbacks and landscaping. Therefore, the proposed map is consistent with the City's adopted General Plan.

3. The site is physically suitable for the proposed type of development.

Approval of the Tentative Parcel Map to subdivide the existing property into two (2) lots for the purpose of constructing the drive-thru restaurant pad building on its own separate lot is suitable for shopping centers. The NMU zone requires a minimum lot size of 15,000 square feet and has a minimum lot width requirement of 75'-0". Parcel 1, approximately 6.59 acres (286,952 square feet), is developed with a 51,280 square foot in-line commercial multi-tenant building toward the rear of the site and an 11,200 square foot commercial multi-tenant pad building fronting Chapman Avenue. Parcel 2, approximately 0.45 acres (19,459 square feet), is developed with a 3,500 square foot drive-thru pad building. After the subdivision, each parcel will meet the minimum lot size and lot width required by the NMU zone. Therefore, the site is physically suitable for the proposed type of development.

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

Per the Initial Study report and Mitigated Negative Declaration (IS/MND) previously prepared pursuant to the California Environmental Quality Act (CEQA), the improvements are not anticipated to impact any existing fish or wildlife habitat. Moreover, the subject site is located in a developed urban area.

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

In 2021, the project was reviewed and an Initial Study report and Mitigated Negative Declaration (IS/MND) was previously prepared pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. and the CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.). Based on the Initial Study and supporting technical analyses, it was determined that all potentially adverse environmental impacts can be mitigated to a level of less than significant. On this basis, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) have been prepared.

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

The subject site has a Land Use designation of Residential/Commercial Mixed Use 2 and is zoned NMU. Both the Land Use designation and zone allow a maximum Floor Area Ratio (FAR) of 0.50 for non-residential uses. The project is an integrated shopping center with a total building floor area of 65,980 square feet, and a total lot size of 306,411 square feet, resulting in an FAR for this project of 0.2, which complies with the requirements of the Municipal Code. As a result of the subdivision, the parcels will comply with the FAR

threshold. Therefore, the site is physically suitable for the proposed density of the development.

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

In 2021, the City's Public Works Department, Community Development Department, Police Department, and Orange County Fire Authority, reviewed the development, and have previously applied conditions of approval to minimize against any potential impacts. The conditions of approval for on- and off-site improvements will safeguard the public health. As long as the conditions of approval are adhered to for the life of the project, the design of the subdivision, and the improvements, are not likely to cause serious public health problems.

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

The design of the subdivision and the improvements will not conflict with easements of record, or easements established by court judgment acquired by the public at large for access through or use of property within the proposed subdivision. The project has been designed to avoid development over existing easements.

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

The subject site is zoned NMU, which allows for commercial shopping centers. The property currently consists of one (1) parcel. As a result of the subdivision, Parcel 1, approximately 6.59 acres (286,952 square feet), is developed with a 51,280 square foot in-line commercial multi-tenant building toward the rear of the site and an 11,200 square foot commercial multi-tenant pad building fronting Chapman Avenue, and Parcel 2, approximately 0.45 acres (19,459 square feet), is developed with a 3,500 square foot drive-thru pad building. After the subdivision, each parcel will meet the minimum lot size of 15,000 square feet, and lot width of 75'-0", as required by the NMU zone. Additionally, the development was designed to comply with the development standards of the NMU zone, and complies with the required parking, setbacks, and landscaping. Therefore, the design and improvement of the proposed subdivision are suitable for the existing uses,

and the subdivision can be developed in compliance with the applicable zoning regulations.

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

To the extent feasible, the project has been designed in accordance with Government Code Section 66473.1, such as to allow for passive or natural heating opportunities in the subdivision design, to encourage the orientation of structures to take advantage of shade and prevailing breezes, to allow solar access for passive heating and opportunities for placement of shade trees and other vegetation for cooling.

11. The design, density and configuration of the subdivision strikes a balance between the effect of the subdivision on the housing needs of the region and of public service needs of City residents and available fiscal and environmental resources.

The development consists of a shopping center on property that has historically been commercially used. The property has a Residential/Commercial Mixed Use 2 Land Use designation and is zoned NMU. Thus, approval of the proposed Tentative Parcel Map will not affect the housing needs of the region, public service needs, or available fiscal and environmental resources.

12. That the character of the subdivision is compatible with the design of existing structures and that the lot sizes of the subdivision are substantially the same as the lot sizes within the general area.

As approved in 2021, the request included the demolition of a 76,000 square foot, vacant grocery store building to construct an approximately 65,980 square foot shopping center. Approval of the Tentative Parcel Map is to subdivide the existing property into two (2) lots for the drive-thru restaurant pad building to be located on its own separate lot. Parcel 1, approximately 6.59 acres (286,952 square feet), will be developed with the existing 51,280 square foot in-line commercial multi-tenant building and the existing 11,200 square foot commercial multi-tenant pad building while Parcel 2, approximately 0.45 acres (19,459 square feet), will be developed with existing 3,500 square foot drive-thru pad building. The buildings, along with the associated site improvements, were designed to comply with the zoning code requirements, and are architecturally compatible with the surrounding area. Moreover, the proposed parcels are substantially similar in size to those within the general area.

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

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

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

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

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Tentative Parcel Map possesses characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.32.030 and 9.40.060 and the Subdivision Map Act.
2. The overall development and subsequent occupancy and operation of the site shall be subject to those environmental mitigation measures identified in the Mitigated Negative Declaration, which are summarized in the Mitigation Monitoring and Reporting Program, Exhibit "A", attached to Resolution No. 6018-21.
3. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the Conditions of Approval, Exhibit "B", attached to Resolution No. 6018-21, shall continue to apply to Tentative Parcel Map No. PM-2020-174 (Reinstatement-2024).

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D.1.	SITE LOCATION: South side of Chapman Avenue, west of Brookhurst Street, at 9852 Chapman Avenue
HEARING DATE: February 18, 2021	GENERAL PLAN: Residential/Commercial Mixed Use 2
CASE NOS.: Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, Variance No. V-032-2021 and Tentative Parcel Map No. PM-2020-174	ZONE: NMU (Neighborhood Mixed Use)
APPLICANT: EPD Solutions, Inc.	APN: 133-111-20
PROPERTY OWNER: SVAP II Chapman, LLC	CEQA DETERMINATION: Mitigated Negative Declaration

REQUEST:

The applicant is requesting Site Plan approval to demolish a 76,000 square foot, vacant grocery store building (formerly Vons Pavilion), to construct an approximately 65,980 square foot shopping center, Pavilion Plaza West, in the form of a 3,500 square foot drive-thru restaurant pad building, an 11,200 square foot commercial multi-tenant pad building, and a 51,280 square foot multi-tenant commercial building. The applicant is also requesting Conditional Use Permit approval to operate and construct the drive-thru restaurant pad building, Variance approval to deviate from the Title 9 Municipal Code Section 9.18.090.070.B (Neighborhood Mixed Use Zone Development Standards) requirement that the gross building footprint of a structure at ground level not exceed 40,000 square feet of contiguous floor area, and Tentative Parcel Map approval to subdivide the 7.03-acre (306,411 square feet) property into two (2) parcels to create a new 0.45-acre (19,459 square feet) parcel for the proposed drive-thru restaurant pad building.

BACKGROUND:

The subject property is located on the west side of Brookhurst Street, south of Chapman Avenue, with frontage along Chapman Avenue. The site, approximately 7.03 acres (306,411 square feet), is currently developed with a 76,000 square foot, vacant grocery store building, formerly known as Vons Pavilion. The existing structure was originally built as a Zody's Department Store in 1960. According to Business Tax records, the Vons Pavilion grocery store began operating in 1985, but ceased operation in 2005. The subject site has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2 and is zoned NMU (Neighborhood Mixed Use). The property abuts NMU zoned properties. The Pavilion Plaza shopping center and

Southland Integrated Services medical building are located to the east of the subject site, the Sydney Plaza shopping center to the west, the Promenade shopping center to the north across Chapman Avenue, and a portion of the OCTA Pacific Electric Right of Way (ROW) to the south.

Vehicular access to the site is currently via two (2) common drive approaches along Chapman Avenue: one is shared with the Sydney Plaza shopping center and is located along the westernmost portion of the site, and the second is located along the easternmost portion of the site, shared with the Pavilion Plaza shopping center and Southland Integrated Services medical building. A Reciprocal Cross Easement Agreement (REA) is currently in place for this common access point between the properties.

The General Plan adopted the Residential/Commercial Mixed Use 2 Land Use designation in 2008 to help revitalize the areas that surround the shopping centers near the intersection of Brookhurst Street and Chapman Avenue. The City of Garden Grove adopted mixed-use zoning, including the NMU zone, in 2012. Consequently, the subject site was rezoned from C-1 (Neighborhood Commercial) to NMU to implement the General Plan Land Use designation of Residential/Commercial Mixed Use 2. The NMU zone is intended to enhance, revitalize, and provide opportunities for new development in neighborhood commercial centers. This zone allows for retail and service commercial businesses and moderate-density residential uses. Residential and commercial uses may be provided together as an integrated mixed-use development, or stand-alone commercial development. Commercial uses and intensities are limited to those that serve local neighborhood needs, and that are compatible with adjacent and surrounding residential development.

The applicant is proposing to demolish the existing 76,000 square foot building in order to construct a new, 65,980 square foot shopping center consisting of a 3,500 square foot drive-thru restaurant pad building, an 11,200 square foot commercial multi-tenant pad building, and a 51,280 square foot multi-tenant commercial building, with the supermarket Sprouts Farmers Market as the major tenant. Along with the request, approval of a Conditional Use Permit is required to operate and construct the drive-thru restaurant pad building. Additionally, the applicant is requesting approval of a Variance to deviate from the Title 9 Municipal Code Section 9.18.090.070.B (Neighborhood Mixed Use Zone Development Standards) requirement for any gross building footprint of structures at ground level to not exceed 40,000 square feet of contiguous floor area. Lastly, the applicant is requesting Tentative Parcel Map approval to subdivide the 7.03-acre (306,411 square feet) property into two (2) parcels to create a new 0.45-acre (19,459 square feet) parcel for the proposed drive-thru restaurant pad building. The applicant is also proposing site improvements that include new parking and drive aisles, landscaping, and trash enclosures to comply with the requirements of Title 9 of the Municipal Code.

PROJECT STATISTICS:

	Provided	Required
Total Project Area:	7.03-acres (306,411 S.F.)	
Parcel 1	286,952 S.F. (6.59 Acres)	15,000 S.F.
Parcel 2	19,459 S.F. (0.45 Acres)	
Building Size¹: Drive-thru Restaurant Pad Building Multi-tenant Building	3,500 S.F. 11,200 S.F. 51,280 S.F. ¹	40,000 S.F. Maximum/Building Structure (Variance Required ²)
Building Heights: Drive-thru Restaurant Pad Building Multi-tenant Building	26'-0" 26'-0" 36'-8"	50 feet or 4 stories, whichever is less
Building Setbacks:		
North (front) to Drive-thru Restaurant	41'-0"	15'-0"
North (front) to Pad Building	32'-0"	
East (side) to Drive-thru Restaurant	108'-0"	0'-0"
East (side) to Multi-tenant Building	30'-6"	
South (rear)	28'-0"	0'-0"
West (side) to Pad Building	42'-0"	0'-0"
West (side) to Multi-tenant Building	57'-0"	
Floor Area Ratio (FAR):	0.2	0.5 Maximum
Landscaping³:	33,641 S.F. (11%)	30,164 S.F. (10%)
Parking^{4,5}:	403 parking stalls ⁴ <u>5 drive-thru</u> <u>queuing⁵</u> 408 spaces	407

^{1,2} The Municipal Code requires for any gross building footprint of structures at ground level to not exceed 40,000 square feet of contiguous floor area. Variance approval required to allow the multi-tenant building to exceed the floor area requirement.

³ The Municipal Code requires 10% of the total net developable site area to be landscaped, excluding the required setbacks.

⁴ The development will provide 382 on-site parking spaces and 21 spaces located on adjacent properties per REA.

⁵ Half the vehicle queuing length of the drive-thru lane is counted toward the required parking.

DISCUSSION:**SITE PLAN:****Site Design and Circulation**

The applicant is proposing to demolish the existing 76,000 square foot building in order to construct a new, 65,980 square foot shopping center consisting of a 3,500 square foot drive-thru restaurant pad building, an 11,200 square foot commercial multi-tenant pad building, and a 51,280 square foot commercial multi-tenant building. The drive-thru restaurant pad building is proposed to be located on the northeast corner of the site fronting Chapman Avenue. The commercial multi-tenant pad building is proposed to be located on the northwest corner of the site, also fronting Chapman Avenue. The in-line commercial multi-tenant building will be located toward the rear on the south side of the site.

The subject shopping center will continue to be accessed via two (2) common existing drive approaches along Chapman Avenue: one is shared with the Sydney Plaza shopping center and is located along the westernmost portion of the site, and the second is located along the easternmost portion of the site, shared with the Pavilion Plaza shopping center and Southland Integrated Services medical building. On-site vehicular circulation is provided via two-way drive aisles leading from Chapman Avenue to access the proposed drive-thru restaurant pad building, the commercial multi-tenant pad building, and the multi-tenant commercial building located at the rear of the site. The subject site may also be reached from Brookhurst Street via the various shared driveways located in the Pavilion Plaza shopping center to the east. Therefore, the site will continue to maintain the same shared vehicular access with the adjacent properties. All on-site drive aisles have been designed to provide an effective circulation pattern, have been designed per the City's standard, and will provide the required drive aisle width to accommodate two-way vehicular traffic, as well as trash truck and emergency vehicle access. A Traffic Study was prepared for the project that reviewed the project's site access and circulation, including the queuing for the drive-thru building, and determined that the site design is adequate.

Section 9.18.090.070.C of Title 9 of the Municipal Code requires a pedestrian-oriented plaza in mixed-use zones. The purpose of the pedestrian-oriented plaza is to provide a place for passive recreation, public gathering, landscape amenities, display of public art, and similar uses that enhance the appearance and function of development and integrate multiple uses on a site. For a building that is constructed with orientation toward the street, the pedestrian-oriented plaza shall be in the form of a boulevard garden plaza along the front setback. The plaza shall be a pedestrian plaza that provides enhanced pedestrian circulation and connects the various uses and buildings on the site. Specifically, for sites at Brookhurst Street and Chapman Avenue, the Code requires NMU zoned properties to be designed to physically and/or visually connect pedestrian pathways to uses across the site. The minimum plaza area required for a parcel with a lot width of more than 300 feet is 1,500 square feet. The project is proposing a plaza area that is 1,570 square feet in size that fronts

Chapman Avenue, adjacent to the front 15'-0" setback. The plaza is located directly east of the commercial multi-tenant pad building and will be improved with amenities, such as patio tables and landscaped planters.

Section 9.18.100.030 of Title 9 of the Municipal Code requires for pedestrian walkways, and other pedestrian-oriented plaza design requirements for mixed use zones. Pedestrian walkways shall be provided and located on the site in a manner that allows easy and clearly identifiable pedestrian access from sidewalks at public rights-of-way to building entrances, publicly accessible amenity areas, and any required pedestrian-oriented plazas. Pedestrian walkways shall also provide access between building entrances and uses on the same site. The site is proposed to be developed with enhanced pedestrian walkways that connect the pedestrian plaza and public sidewalks through the parking areas toward all building entrances within the site. The walkways will be enhanced with high-quality materials and landscaping consisting of accent shrubs and groundcover to satisfy the requirements of the NMU zone.

Lastly, the site will be developed with five (5) trash enclosures to comply with the City's Standard Detail (B-502) for refuse storage enclosures.

Parking

The applicant has not identified specific uses for all proposed buildings, however, the project has been designed to consist of 24,600 square feet for Sprouts Farmers Market, 3,500 square feet for a drive-thru restaurant, 21,574 square feet for general retail, and 16,401 square feet for restaurant uses. Since the general retail square footage exceeds 40,000 square feet, Section 9.18.140.030 (Parking Spaces Required) of Title 9 of the Municipal Code allows a reduced parking ratio of one (1) parking space per 225 square feet of gross floor area. Parking for all proposed restaurant square footage complies with Code requirements at one (1) parking space per 100 square feet of gross floor area. To prevent parking deficiencies in the future, a limit will be placed on restaurant uses that exceed 300 square feet of customer dining areas, and have more than 16 seats, to 60% maximum of the total proposed general retail and restaurant square footage due to its higher parking requirement per Code.

When drive-thru facilities are proposed, the City allows for half the vehicle queuing of the drive-thru to be counted toward the required parking. The total vehicle queuing count is 11 spaces for the proposed drive-thru pad building. Therefore, the project will provide five (5) vehicle queuing spaces to satisfy the required parking.

In addition, the property consists of a single parcel that has a Reciprocal Cross Easement Agreement (REA) with the Pavilion Plaza shopping center and Southland Integrated Services medical building located directly to the east. In October 2020, the REA was amended to allow 21 parking spaces to be placed on the adjacent properties to support the redevelopment of the subject site. The parking spaces are to be located along the eastern side of the shared drive aisle. Written documentation

has been provided demonstrating consent to the parking improvements by the property owners of the two adjacent properties.

Based on the parking requirements of the Municipal Code, a total of 407 parking spaces are required. The development will provide 382 on-site parking spaces, 21 spaces will be located on adjacent properties per the amended REA, and five (5) spaces in drive-thru queue will be counted toward the required parking count, resulting in a total of 408 parking spaces, which is a surplus of one (1) parking space. Therefore, the Project complies with parking requirements of the Municipal Code.

Landscaping

The site has been designed to provide landscaping to comply with the requirements for mixed use zones under Municipal Code Section 9.18.120.030 (Landscaping Requirements). The Code requires a minimum of ten (10%) percent of the total net developable site area to be landscaped, excluding the landscaping provided in required setbacks, with the minimum landscaped area to be counted at 24 square feet. All areas not used for structures, parking spaces, drive aisles, refuse storage areas, or walkways are to be landscaped with adequate groundcover. The Code also requires one (1) site tree located in landscape planters for every four (4) parking spaces evenly distributed throughout the parking lot to shade the parking area.

The proposed project will provide new landscaping across the site, including setbacks and parking areas, with the exception of nine (9) palm trees located along the northern portion of the common drive aisle on the easternmost portion of the site. The existing pavers located in the common drive aisle will also remain. The site proposes 6,750 square feet of landscaping in the required front 15'-0" setback, and a total of 33,641 square feet, or eleven (11%) percent, of the net 301,641 square foot developable area, exceeding the requirements by one (1%) percent. The parking lot is required to provide 102 trees to satisfy requirement of one (1) tree per every four (4) parking spaces. The parking lot provides a total of 112 trees, which exceeds the minimum requirement by ten (10) trees.

The proposed shopping center landscaping is to comply with the landscaping requirements of Title 9 of the Municipal Code, including the City's Landscape Water Efficiency Guidelines. The Planning Division will review the type and location of all proposed plant materials, including irrigation methods, to ensure compliance with state and local water efficient requirements.

Building Architecture

In mixed-use zoned properties, Title 9 of the Municipal Code encourages architectural character that creates visual interest and incorporates human-scale modulation to create a sense of identity throughout developments. The shopping center is proposed to be modern and contemporary in architectural style with varied finishes, colors, and design features, including corrugated and alpolitic metal exterior paneling, cement plaster and smooth face CMU finishes, metal canopies, fabric awnings, and aluminum

storefronts. The buildings also have varied rooflines and varied elevation planes to break down the overall massing, allowing differentiation of materials and color. The building architecture is consistent with the requirements of Section 9.18.100.040 (Enhanced Building Design Standards), which requires designs with architectural character, building articulation, varied rooflines, interrupted building façade for lengths exceeding 75'-0", and enhanced storefronts. Additionally, the buildings within the shopping center will have consistent architecture, finishes, and colors, to provide a cohesive architectural design and identity.

Signage

For consistency in signage within the shopping center, the conditions of approval require that a sign program be submitted for review and approval by the Planning Services Division. The sign program, and all future signage, shall comply with Chapter 9.20 (Sign Standards) of Title 9 of the Municipal Code.

CONDITIONAL USE PERMIT:

Title 9 of the Municipal Code Section 9.18.020.030, Table 9.18-1 (Use Regulations for the Mixed Use Zones), requires Conditional Use Permit (CUP) approval for any use involving a drive-thru facility. All drive-thru facilities are required to have two-way driveways and meet minimum queuing distances. A single drive-thru lane is being proposed at the southeast corner of the new 19,459 square foot parcel that fronts Chapman Avenue, and runs along the northern portion of the pad building, terminating with an exit at the southwest corner of the parcel. A 3'-0" tall screen wall will be provided in the form of shrubs along the drive-thru, as required by Code, to prevent vehicle headlights from shining onto oncoming traffic.

The City's Standard Detail (B-312) for drive-thru restaurants requires a minimum distance of 80'-0" (or four vehicle car lengths) between the entrance of the drive-thru and the menu order board, and an additional 80'-0" (or four vehicle car lengths) between the menu order board and the pick-up window. The project exceeds said requirements. Drive-thru facilities typically provide a total of 160'-0" of queuing lane, or space for eight (8) vehicles. The project will provide a total of over 160'-0" of queuing lane, or space for eleven (11) vehicles. This extended queuing lane will ensure there are no vehicular circulation issues on or off site.

VARIANCE:

The applicant is requesting Variance approval to deviate from the Title 9 Municipal Code Section 9.18.090.070.B (Neighborhood Mixed Use Zone Development Standards) requirement for the gross building footprint of a structure at ground level not exceed 40,000 square feet of contiguous floor area. The in-line tenant building proposed to be located toward the rear of the property has a building footprint of 51,280 square feet, which exceeds the contiguous floor area limit in the NMU zone. Staff is supportive of the Variance. Proposed reasons supporting the five (5) Variance

findings required pursuant to State law and Garden Grove Municipal Code Section 9.32.030.D.6, are as follows:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other properties in the same zone or neighborhood.

The subject site is irregularly shaped and is adjacent to a portion of the OCTA Pacific Electric Right of Way (ROW) to the south. The ROW creates a challenge when developing the site due to the diagonal south property line. This condition differs from other NMU zoned properties in the City, which are rectangular in shape, rendering them less challenging to develop. Positioning one (1) contiguous 51,280 square foot building toward the rear of the lot with a storefront spanning across the width of the lot, as opposed to two (2) separate buildings with a smaller building footprint, creates a storefront that allows for improved vehicle circulation and more efficient parking layout, while creating a buffer between truck deliveries and customer vehicular and pedestrian circulation. The site's irregular shape creates constraints where breaking down the building footprint into two (2) buildings becomes unfeasible in relation to vehicular and pedestrian circulation. Moreover, additional driveways and walkways between the building footprints would result in additional constraints that decrease the overall building area. Therefore, due to the property's shape, compliance with the NMU zone's development standards for parking, setbacks and landscaping, the maximum contiguous floor area limit of 40,000 square feet for a single building results in a less viable development. The shape of the site is a unique condition that is not present in other sites within the same zone, or in the vicinity, of the project site, and constitutes an exceptional and extraordinary circumstance.

2. The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the subject property.

The City has NMU zoned properties at two (2) major intersections: Brookhurst Street/Chapman Avenue and Euclid Street/Katella Avenue. While the maximum contiguous floor area limit of 40,000 square feet for a single building footprint is only applicable to the NMU zone, shopping centers in the direct vicinity of the subject site, which are also zoned NMU, contain buildings that substantially exceed the 40,000 square foot floor area limit. For example, the Promenade shopping center to the north across Chapman Avenue, is zoned NMU and is developed with a single building with a footprint over 100,000 square feet, substantially exceeding the limit established in the zone's development standards. The Pavilion Plaza shopping center located to the east of the subject site, also zoned NMU, is developed with two (2) buildings exceeding a 40,000 square foot building footprint each. Similarly, at the southwest corner of Euclid Street and Katella Avenue, an NMU zoned shopping

center is developed with a building footprint over 100,000 square feet. Therefore, granting of a Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone.

3. The granting of a Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

The granting of a Variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity of the site. The granting of the Variance will allow for re-development of a blighted, underutilized property with a new development that complies with the NMU zone's development standards relating to parking, setbacks, and landscaping. Retaining the project's design with a building exceeding the maximum contiguous floor area limit of 40,000 square feet, would not generate any undesirable impacts on persons or properties in the site vicinity, particularly due to the existing buildings in the direct vicinity that exceed the footprint limitation. Reducing the building footprint to comply with the Municipal Code's contiguous area limit, would remove leasable area, severely impacting the viability of the shopping center. In addition, the proposed building continues to comply with the intent of the NMU zone by enhancing, revitalizing, and providing opportunities for new development in neighborhood commercial centers. Therefore, the granting of a Variance to deviate from the footprint limitation, would not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity of the site.

4. The granting of such Variance will not adversely affect the City's General Plan.

The granting of a Variance would not adversely affect the General Plan vision for the site. The General Plan land use designation of the project site is Residential/Commercial Mixed Use 2. The Land Use designation of the site, and the applicable goals and policies of the General Plan, do not have a contiguous building floor area limit of 40,000 square feet. Rather, the Land Use designation limits the Floor Area Ratio (FAR) for commercial uses to 0.5. The proposed FAR of the shopping center is below the threshold at 0.2. Therefore, the proposed project is consistent with the General Plan. The project is the redevelopment a blighted and vacant 76,000 square foot building, formerly occupied by a Vons Pavilion supermarket. While the proposed project exceeds the 40,000 square feet contiguous floor area limit per Section 9.18.090.070.B of Title 9 of the Municipal Code, it is substantially smaller than the existing structure being demolished. Moreover, the project will comply with the City's Municipal Code requirements, thereby increasing compliance with General Plan guidance.

Approval of the Variance is consistent with several goals set forth in the General Plan. The project will further the City's General Plan Goal LU-1, which

strives to establish a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision. Policy LU-1.3 encourages a wide variety of retail and commercial services, such as restaurants and cultural arts/entertainment, in appropriate locations. Policy LU-1.4 also encourages active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed-use areas. Finally, Policy LU-1.7 encourages the design of new commercial developments as integrated centers, rather than as small individual strip developments. The proposed project consists of a variety of retail and commercial services that will be an integrated pedestrian-oriented shopping center. Therefore, granting of this Variance is in keeping with the spirit and intent of the General Plan.

5. The approval of the Variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

The proposed project includes one building that exceeds the 40,000 square feet contiguous floor area limit required for NMU zoned properties. Other shopping centers in the direct vicinity of the subject site, which are also zoned NMU, also contain buildings that substantially exceed the 40,000 square foot floor area limit. The granting of the Variance will allow for re-development of a blighted, underutilized property with a new development that complies with the NMU zone's development standards relating to parking, setbacks, and landscaping. The proposed project is conditioned to meet all other design standards of Title 9 of the Municipal Code, including but not limited to, parking, setbacks, and landscaping. In addition, pursuant to the Conditions of Approval, the rights granted the applicant pursuant to Variance No. V-032-2021 shall continue in effect for only so long as the site improvements authorized by Site Plan No. SP-096-2021 are constructed and continue to exist on the Site, and in the event the necessary building and other permit or permits for the 51,280 square foot commercial structure is/are not obtained within two (2) years of approval (or the length of any extension approved by the City), the structure is not constructed within the time allowed under such building permit(s), or such structure is demolished and not re-established within one year of demolition, Variance No. V-032-2021 shall cease to be effective or grant the applicant any rights to construct other improvements inconsistent with the then-currently applicable development standards. Therefore, the granting of the Variance will not give the property owner a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

TENTATIVE PARCEL MAP:

In accordance with the State Subdivision Map Act, the applicant is requesting approval of Tentative Parcel Map No. PM-2020-174 to subdivide the existing property

into two (2) lots for the purpose of constructing the drive-thru restaurant pad building on its own separate lot. The Tentative Parcel Map is in conformance with the City's General Plan, the zoning requirements, the City's Subdivision Ordinance, and the State's Subdivision Map Act for this site. Subdividing the subject lot into two parcels, complies with Title 9, Zoning Code NMU development standards for the minimum lot area requirement of 15,000 square feet and minimum lot width requirement of 75'-0". Parcel 1 is being proposed to be developed with a 51,280 square foot in-line commercial multi-tenant building toward the rear of the site and an 11,200 square foot commercial multi-tenant pad building fronting Chapman Avenue. Parcel 2 will be developed with a 3,500 square foot drive-thru pad building. A reciprocal vehicular access, parking, and maintenance agreement will be required to be recorded against both properties in perpetuity. The proposed parcel breakdown is as follows:

	Lot Area	Lot Width
Parcel 1	286,952 S.F. (6.59 Acres)	449.10'
Parcel 2	19,459 S.F. (0.45 Acres)	160.43'
Combined Total	306,411 S.F. (7.03 Acres)	-

Neighborhood Outreach Pamphlets:

The City recommended to the developer to conduct a neighborhood meeting early in the project process to gather community feedback on the proposed development. Due to the challenges of public gathering during the COVID-19 global pandemic, the developer mailed pamphlets to property owners within 300 feet of the project site in August 2020 to invite the community to participate in providing comments or submit any questions related to the project. The pamphlets were mailed on July 26th, 2020, with a deadline to receive comments by August 15th, 2020. One response was received in support of the project, expressing excitement for the development bringing a Sprouts Farmers Market to the community.

California Environmental Quality Act (CEQA):

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

The 20-day public comment period on the Mitigated Negative Declaration occurred from January 28, 2021 to February 17, 2021.

RECOMMENDATION:

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

1. Adopt Resolution No. 6018-21 adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, Variance No. V-032-2021 and Tentative Parcel Map No. PM-2020-174, subject to the recommended conditions of approval.

MP for Lee Marino

Lee Marino
Planning Services Manager



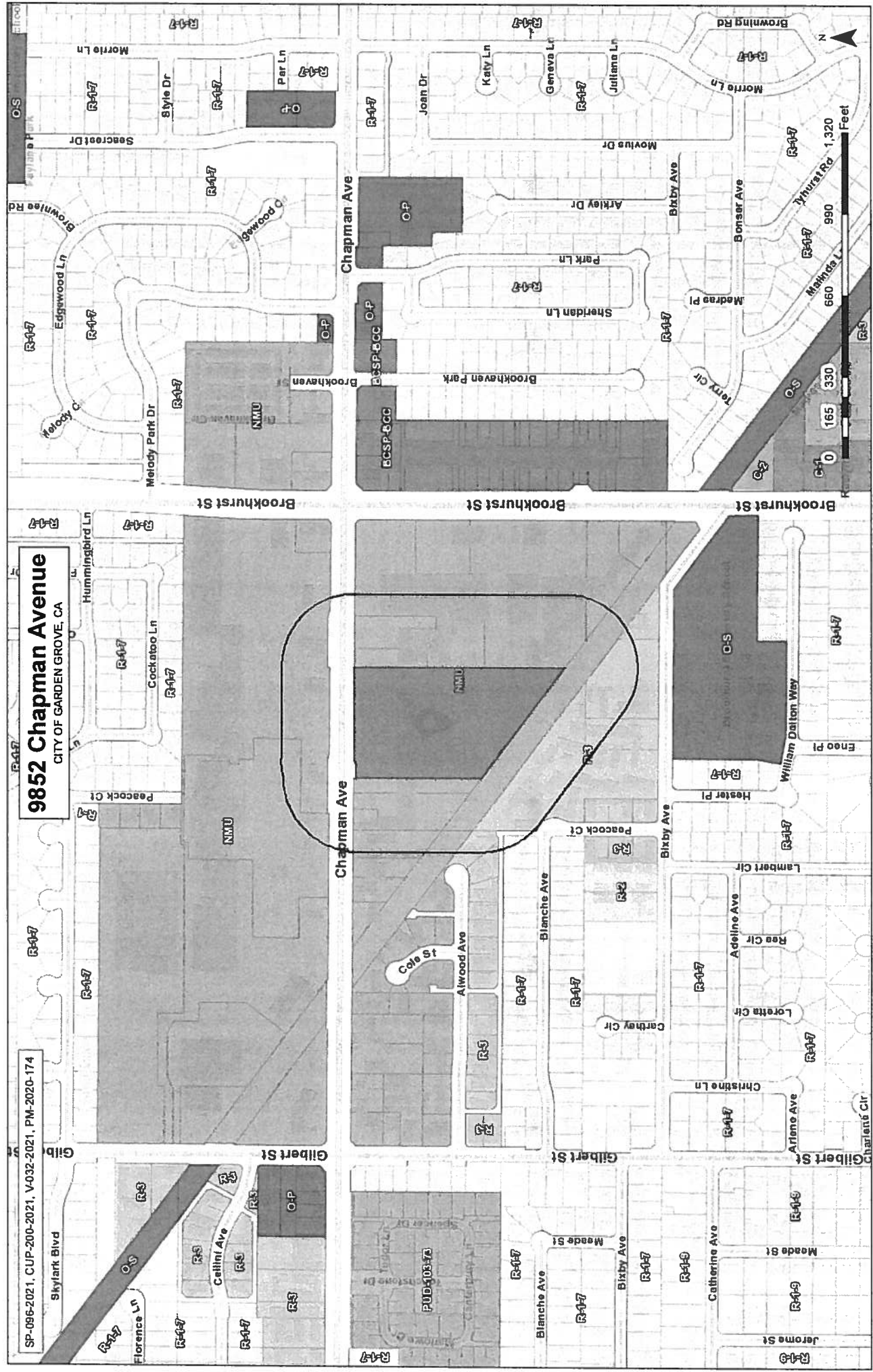
By: Mary Martinez
Associate Planner

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

SP-096-2021, CUP-200-2021, V-032-2021, PM-2020-174

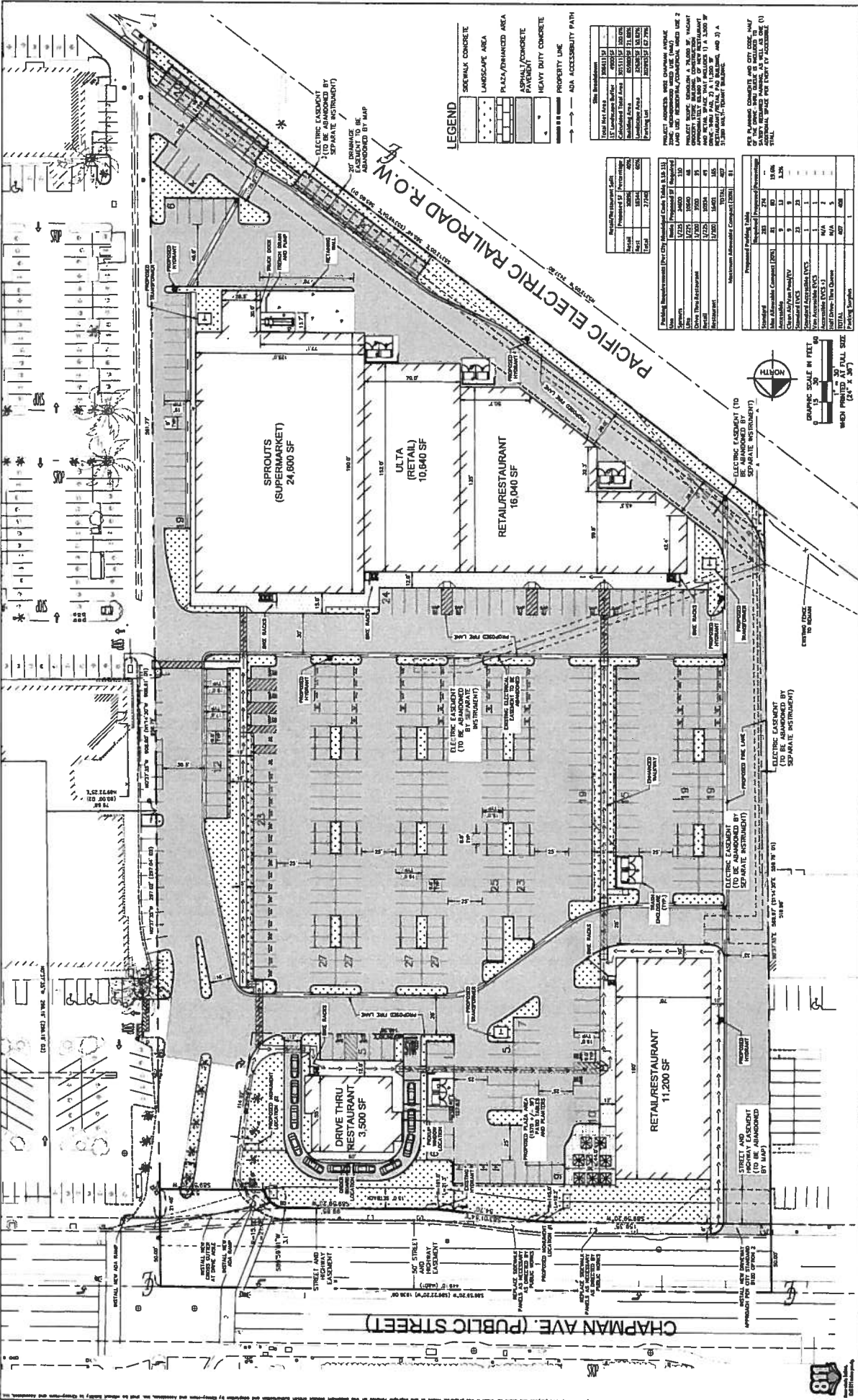
Skylark Blvd

9852 Chapman Avenue
CITY OF GARDEN GROVE, CA



N

0 165 330 990 1,320 Feet



LEGEND

- SEWER/WALK CONCRETE
- LANDSCAPE AREA
- PLAZA/PAVED AREA
- ASPHALT/CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE
- PROPERTY LINE
- ADA ACCESSIBILITY PATH

Item	Quantity	Unit
Concrete	12,500	CY
Asphalt	15,000	CY
Gravel	10,000	CY
Rebar	10,000	LB
Formwork	10,000	SQ YD

PROJECT ASSUMPTIONS: ALL CHANGES TO THIS PLAN SHALL BE MADE BY THE ARCHITECT. ALL UTILITIES SHALL BE AS SHOWN ON THE RECORD PLANS. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. ALL MATERIALS SHALL BE AS SPECIFIED IN THE SPECIFICATIONS. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ANAHEIM SPECIFICATIONS AND THE CALIFORNIA BUILDING CODE.

Item	Quantity	Unit
Concrete	12,500	CY
Asphalt	15,000	CY
Gravel	10,000	CY
Rebar	10,000	LB
Formwork	10,000	SQ YD

PROJECT: PAVILION PLAZA WEST

PREPARED FOR: STERLING ORGANIZATION

DATE: 11/4/20

SCALE: AS SHOWN

DRAWN BY: DVS

CHECKED BY: HS

SHEET NUMBER: SP

DATE: 11/4/20

Kimley»Horn

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785 THE CITY DRIVE, SUITE 200, ORANGE, CA 92668

PHONE: 714-836-1030 FAX: 714-836-8468

WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY



LOCATION MAP

PROJECT INFORMATION

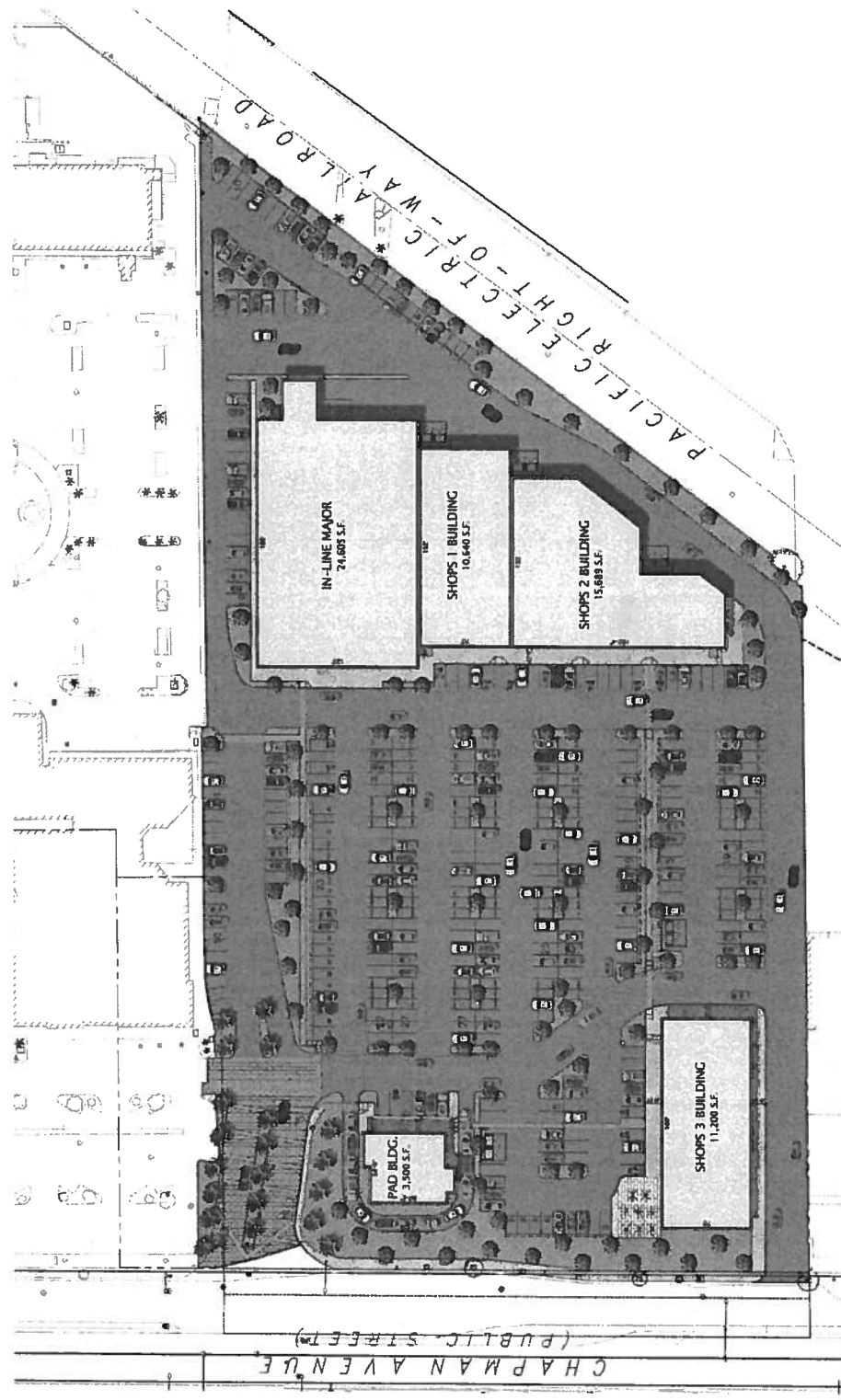
SITE AREA = 7.07 AC = 307,803 SF

SITE BREAKDOWN	AREA	%
TOTAL AREA	307,803.00 SF	
35' LANDSCAPE BUFFER	6,750.00 SF	
CALCULATED TOTAL	301,053.00 SF	100 %
BUILDING AREA	65,634.00 SF	21 %
LANDSCAPE	31,641.00 SF	11 %
PARKING LOT	232,692.49 SF	68 %

RETAIL/RESTAURANT SPLIT	AREA	%
RETAIL	10,489.00 SF	39 %
RESTAURANT	16,401.00 SF	61 %
TOTAL	26,890.00 SF	100 %

Use	Parking Requirements (Per City Municipal Code Table 9.18-13)	
	Build	Proposed SF
SPROUTS	1/225	24,605
LETA	1/225	10,640
RESTAURANT	1/100	16,400
RESTAURANT D/T	1/100	3,500
TOTAL		404
MAXIMUM ALLOWABLE COMPACT (20%)		78

PARKING PROVIDED 404 STALLS
PARKING RATIO 6.16 %



PAVILION PLAZA WEST
GARDEN GROVE, CA

A-02



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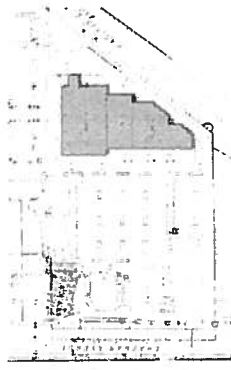
COLORED SITE PLAN



DATE: 08/11/2020
MCG JOB #: 20065.01

DATE	REVISIONS

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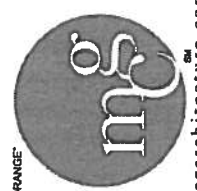
KEY PLAN
FINISHES:

- A EXTERIOR CEMENT PLASTER FINISH
- B SMOOTH FACE CMU
- C SPLIT FACE CMU
- D CORRUGATED METAL PANEL
- E APOLOG METAL PANELS
- F METAL DOOR/ROLL-UP/METAL TRIM
- G METAL CANOPY
- H ALUMINUM STOREFRONT
- J ALUMINUM PANEL/DOWNSPOUT
- K FABRIC AWNING
- L WALL SCONES (TYP)
- M SIGNAGE BY: Others

COLORS:

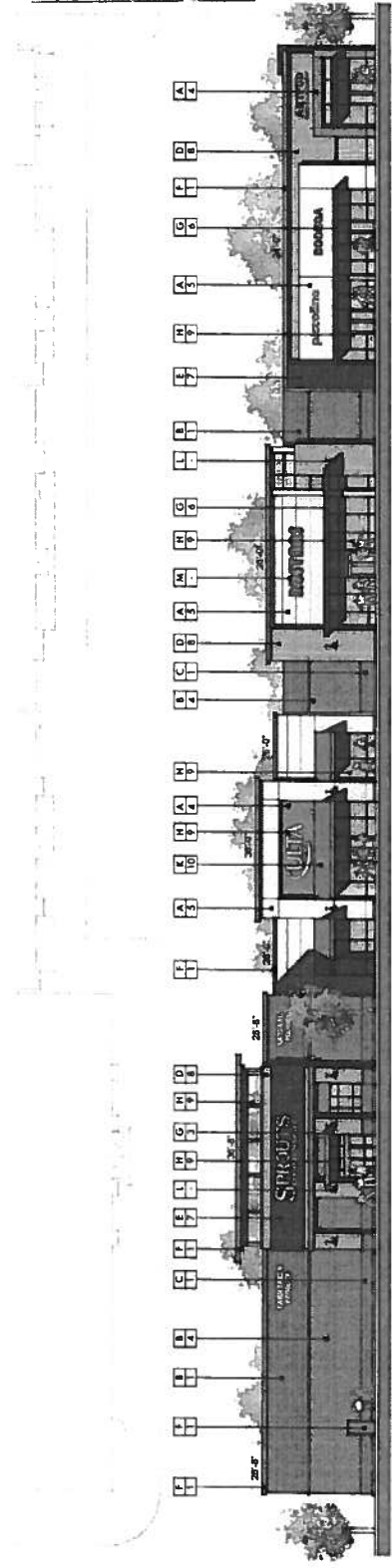
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- 2 PPG 1007-4 "HOT STONE" BY PPG Industries, Inc.
- 3 PPG 1237-7 "GREEN GLOSS" BY PPG Industries, Inc.
- 4 PPG 1017-5 "STEEDLE GRAY" BY PPG Industries, Inc.
- 6 PPG 1211-1 "GOOD GRACE" BY PPG Industries, Inc.
- 6 PPG 1011-7 "ONIX" BY PPG Industries, Inc.
- 7 ALPOLC WOOD TEXTURED METAL PANEL
- 8 CORRUGATED METAL PANEL S-CURVE ACRYLIC COATED GALVALUME BY: Bemidge Manufacturing
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- 10 FABRIC AWNING "ORANGE" BY: Sunbrella

A-05

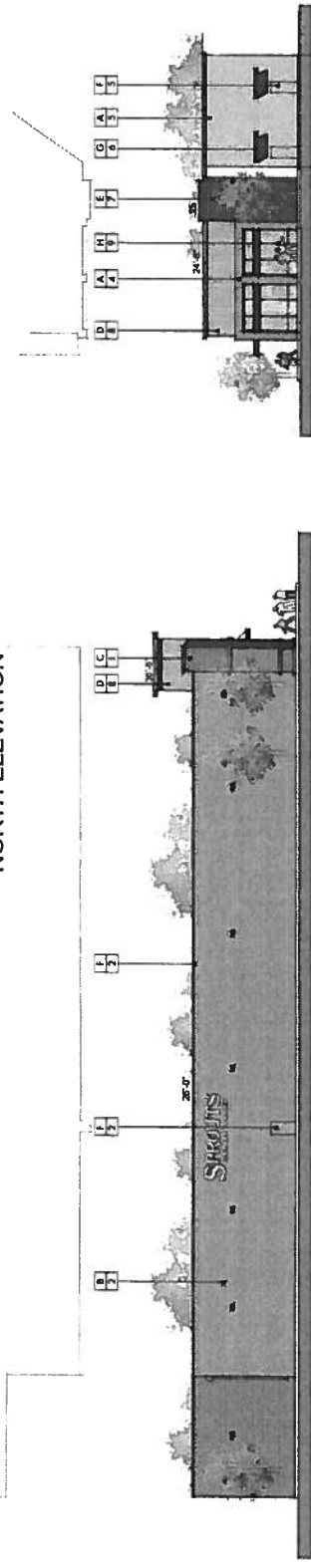


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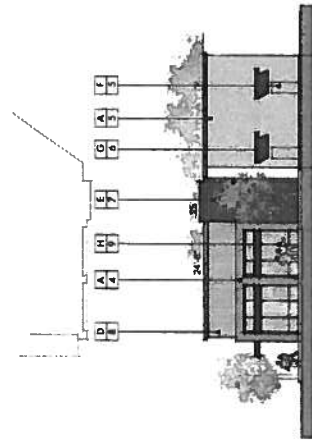
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GLENDORA
IRVINE
SAN FRANCISCO



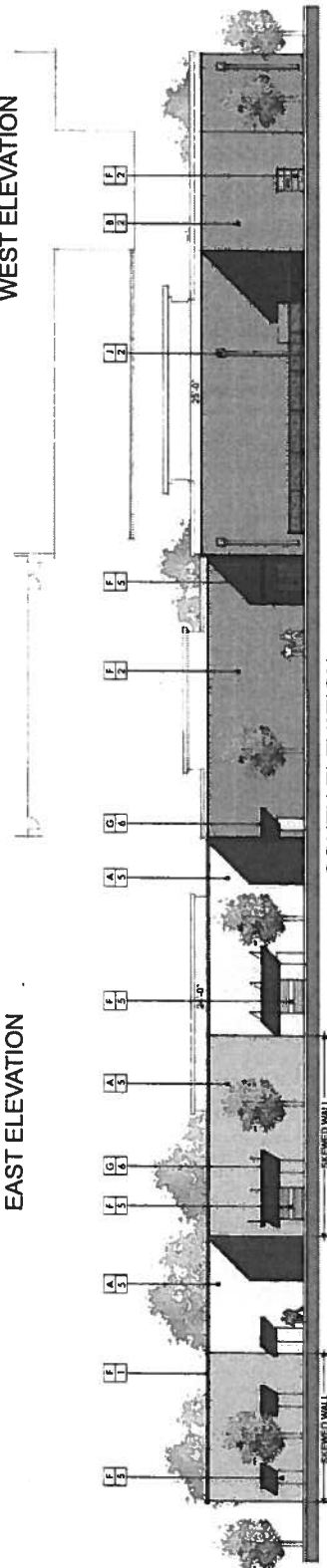
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

PAVILION PLAZA WEST
GARDEN GROVE, CA

PROPOSED ELEVATION
IN LINE MAJOR & SHOPS BUILDING

SCALE : 1'-0" = 1/16"

DATE	MOJ JOB #	DATE	REVISIONS
08.11.2020	20.065.01		

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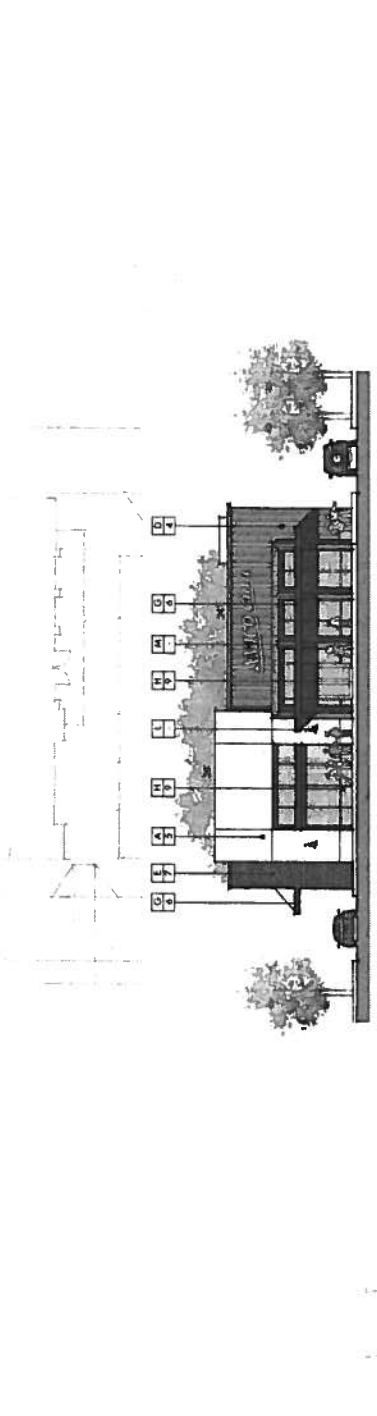
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- E ALPOLIC METAL PANELS
- F METAL DOOR/METAL TRIM
- G METAL CANOPY
- H ALUMINUM STOREFRONT
- J ALUMINUM PANEL
- K GREEN SCREEN
- L WALL SCONES (TYP)
- M SIGNAGE BY Others

COLORS:

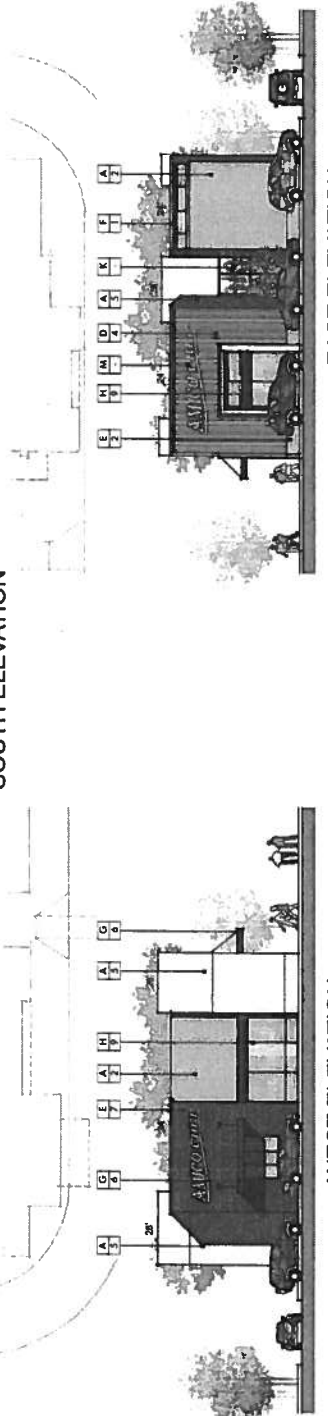
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- 2 PPG 1007.4 "HOT STONE" BY PPG Industries, Inc.
- 3 PPG 1237.7 "GREEN GLOSS" BY PPG Industries, Inc.
- 4 PPG 1012.5 "STEEPLE GRAY" BY PPG Industries, Inc.
- 5 PPG 1211.1 "GOOD GRACE" BY PPG Industries, Inc.
- 6 PPG 1011.7 "ONYX" BY PPG Industries, Inc.
- 7 ALPOLIC WOOD TEXTURED METAL PANEL
- 8 CORRUGATED METAL PANEL COLOR: ALPOLIC COATED GALVALUME BY: Barnidge Manufacturing
- 9 ALUMINUM "CLEAR #17" BY: Kalmeyer
- 10 FABRIC AWNING "ORANGE" BY: Sunbrella



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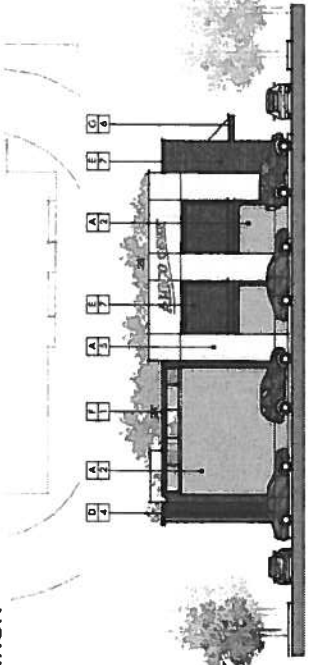
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

PAVILION PLAZA WEST
GARDEN GROVE, CA

PROPOSED ELEVATION
PAD BUILDING

SCALE : 1'-0" = 1/16"

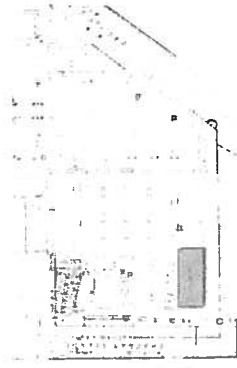
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DATE: _____
REVISIONS: _____

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KEY PLAN
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- B SMOOTH FACE CMU
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- D CORRUGATED METAL PANEL
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- K WALL SCONES (TYP)
- L SIGNAGE BY Others

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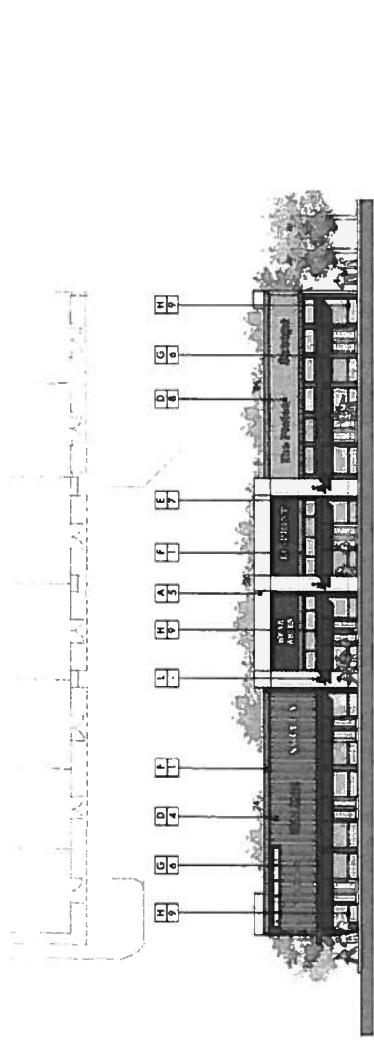
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BY PPG Industries, Inc.
- 7 ALPOLIC WOOD TEXTURED
METAL PANEL
- 8 CORRUGATED METAL PANEL
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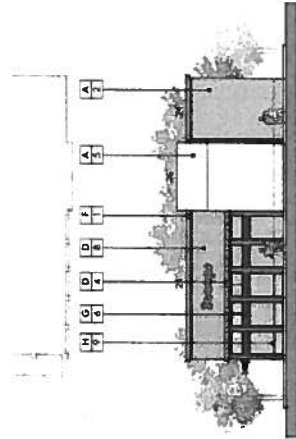
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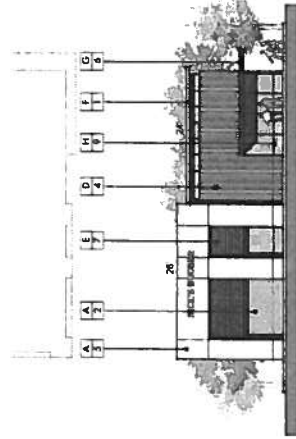
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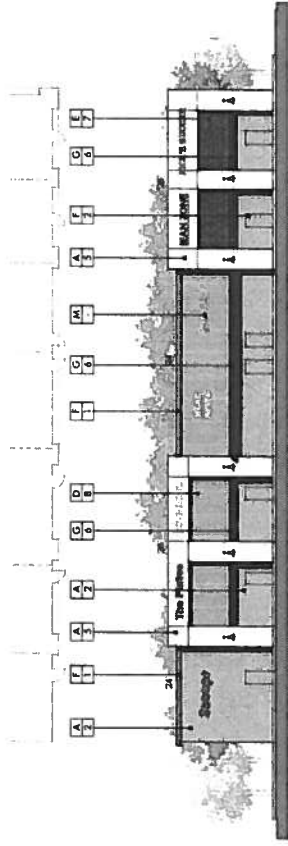
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION
PAVILION PLAZA WEST
GARDEN GROVE, CA

PROPOSED ELEVATION
SHOPS BUILDING

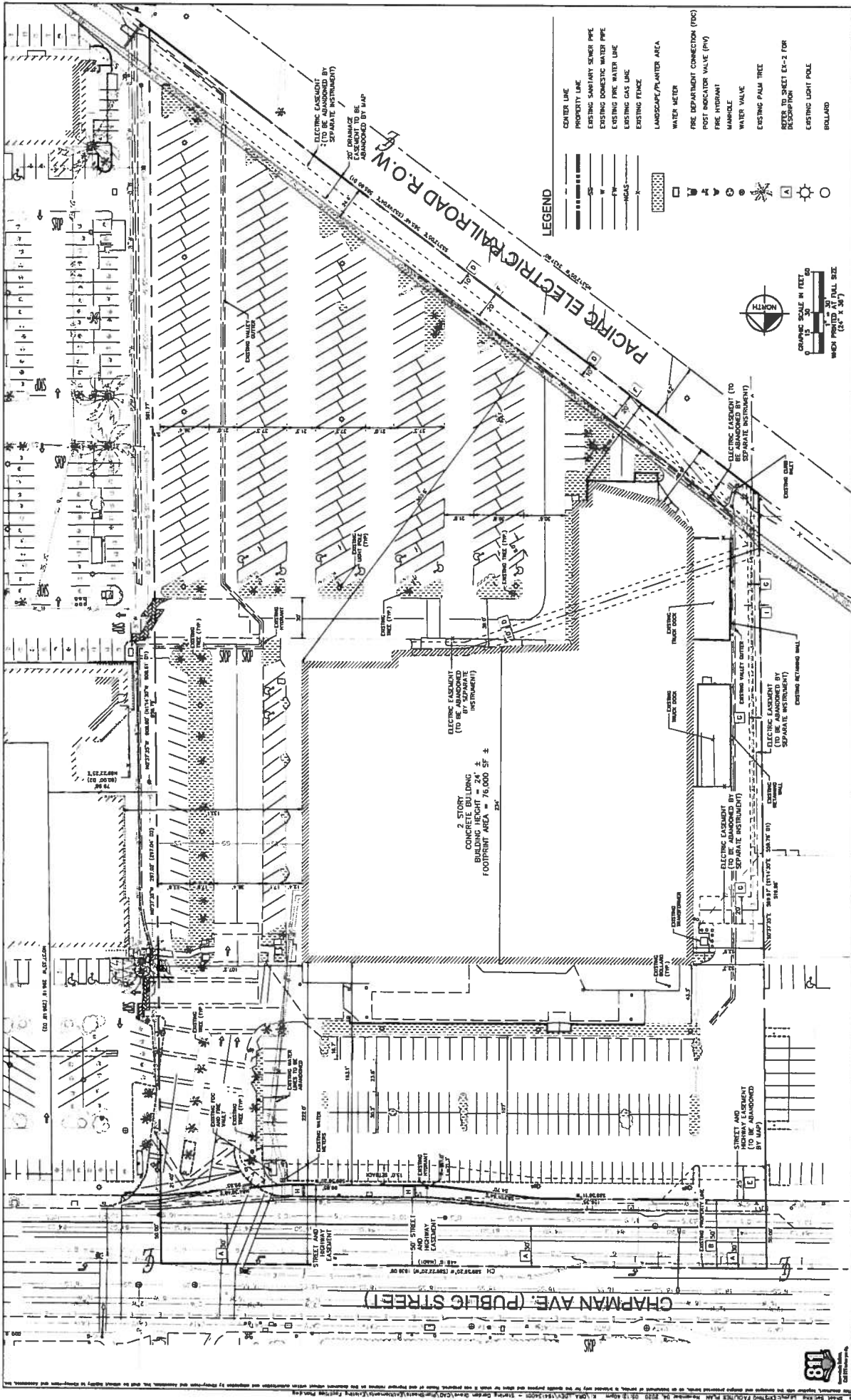
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NO.	DATE	DESCRIPTION

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		EXISTING FACILITIES PLAN SHEET NUMBER EX-1							
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PIA PROJECT 19134001 11/4/20	SCALE AS SHOWN DRAWN BY: DVS CHECKED BY: HJS	REVISIONS <table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No.	DATE	BY			
No.	DATE	BY							

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- 2 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY AND SERVICE COMPANY BY DOCUMENT RECORDED DECEMBER 21, 1969 IN BOOK 65, PAGE 105, OF RECORDS OF LOS ANGELES COUNTY.
- 3 DOCUMENT AFFECTS - PLUOTED HEREIN AS [X] AN EASEMENT IN FAVOR OF COUNTY OF ORANGE FOR STREET AND HIGHWAY APPROVED BY DOCUMENT RECORDED JUNE 14, 1958 IN BOOK 2543, PAGE 390, OF OFFICIAL RECORDS.
- 4 THIS ITEM HAS BEEN INTERNALLY DELETED.
- 5 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY FOR POLE PLUOTED HEREIN APPROXIMATELY AS [X] DOCUMENT RECORDED MARCH 21, 1969 IN BOOK 516, PAGE 462, OF OFFICIAL RECORDS.
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- 7 DOCUMENT AFFECTS - PLUOTED HEREIN AS [X] AN EASEMENT IN FAVOR OF COUNTY OF GARDEN GROVE FOR PUBLIC STREET AND HIGHWAY BY DOCUMENT RECORDED DECEMBER 1, 1969 IN BOOK 653, PAGE 394, OF OFFICIAL RECORDS.
- 8 DOCUMENT AFFECTS - PLUOTED HEREIN AS [X] AN EASEMENT IN FAVOR OF COUNTY OF GARDEN GROVE FOR OPEN DRAIN PURPOSES BY DOCUMENT RECORDED SEPTEMBER 21, 1974 IN BOOK 11246, PAGE 1114, OF OFFICIAL RECORDS.
- 9 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, A SERVICE COMPANY, BY DOCUMENT RECORDED SEPTEMBER 11, 1965 AS INSTRUMENT NO. 20000046724 OF OFFICIAL RECORDS.
- 10 AN EASEMENT IN FAVOR OF COUNTY OF GARDEN GROVE FOR PUBLIC STREET AND HIGHWAY BY DOCUMENT RECORDED SEPTEMBER 20, 1965 AS INSTRUMENT NO. 20000046724 OF OFFICIAL RECORDS.
- 11 DOCUMENT AFFECTS - LEGAL DESCRIPTION WITHIN THE DOCUMENT IS AMBIGUOUS - PLUOTED HEREIN APPROXIMATELY AS [X] A DOCUMENT DATED "NOTICE OF COMPLETION OF JOB" RECORDED FEBRUARY 2, 1988 AS INSTRUMENT NO. 86-20648 OF OFFICIAL RECORDS.
- 12 DOCUMENT AFFECTS - NOTHING TO PLOT
- 13 DOCUMENT AFFECTS - NOTHING TO PLOT
- 14 AN OIL AND GAS LEASE RECORDED MAY 11, 1967 AS INSTRUMENT NO. 87-26048 OF OFFICIAL RECORDS.
- 15 THIS ITEM HAS BEEN INTERNALLY DELETED.
- 16 THIS ITEM HAS BEEN INTERNALLY DELETED.
- 17 THIS ITEM HAS BEEN INTERNALLY DELETED.
- 18 THIS ITEM HAS BEEN INTERNALLY DELETED.
- 19 THIS ITEM HAS BEEN INTERNALLY DELETED.
- 20 THIS ITEM HAS BEEN INTERNALLY DELETED.

TITLE EXCEPTIONS AND EASEMENTS (CONTINUED)

- 21-23 THE COMPANY STATEMENTS.
- 24 THIS ITEM HAS BEEN INTERNALLY DELETED.
- 25 EASEMENTS FOR STREET AND HIGHWAY AND RIGHTS INCORPORAL INHERED AS SET FORTH IN A DOCUMENT RECORDED MAY 7, 1958 IN BOOK 3508, PAGE 577, OFFICIAL RECORDS.
- (AFFECTS PARCEL 2 - NOT PLUOTED HEREIN) AND RE-RECORDED JUNE 14, 1958 IN BOOK 2543, PAGE 390, OFFICIAL RECORDS.
- (AFFECTS PARCEL 2 - PLUOTED HEREIN AS [X]) AND RECORDED DECEMBER 21, 1969 IN BOOK 516, PAGE 111, OFFICIAL RECORDS.
- 26 ORDINANCES, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 2543, PAGE 124, OFFICIAL RECORDS.
- (AFFECTS PARCEL 2 - NOT PLUOTED HEREIN)
- 27 THIS ITEM HAS BEEN INTERNALLY DELETED.
- 28 AN OIL AND GAS LEASE RECORDED SEPTEMBER 19, 1969 IN BOOK 6084, PAGE 586, OFFICIAL RECORDS.
- (AFFECTS PARCEL 2 - NOT PLUOTED HEREIN)
- 29 AN OIL AND GAS LEASE RECORDED SEPTEMBER 26, 1969 IN BOOK 6081, PAGE 512, OFFICIAL RECORDS.
- (AFFECTS PARCEL 2 - NOT PLUOTED HEREIN)
- 30 EASEMENT FOR WATER PIPES AND RIGHTS INCORPORAL INHERED TO THE CITY OF GARDEN GROVE RECORDED IN BOOK 6088, PAGE 413, OFFICIAL RECORDS.
- 31 EASEMENT FOR TRENCH DRAIN AND RIGHTS INCORPORAL INHERED AS GRANTED IN A DOCUMENT RECORDED SEPTEMBER 21, 1974 IN BOOK 11246, PAGE 1114, OFFICIAL RECORDS.
- (AFFECTS PARCEL 2 - NOT PLUOTED HEREIN)
- 32 ORDINANCES, CONDITIONS, RESTRICTIONS RECORDED APRIL 22, 1967 AS INSTRUMENT NO. 86-20648 OF OFFICIAL RECORDS.
- (AFFECTS PARCEL 2 - NOT PLUOTED HEREIN)
- 33 ORDINANCES, CONDITIONS, RESTRICTIONS RECORDED APRIL 22, 1967 AS INSTRUMENT NO. 86-20648 OF OFFICIAL RECORDS.
- 34 DOCUMENT ENTITLED "NOTICE OF COMPLETION OF JOB" EASEMENT RECORDED APRIL 22, 1987 AS INSTRUMENT NO. 86-20648 OF OFFICIAL RECORDS.
- (AFFECTS PARCEL 2 - NOT PLUOTED HEREIN)

Kimley & Horn

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 785 WEST 10TH STREET, SUITE 200
 PHOENIX, ARIZONA 85001
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PAVILION PLAZA WEST
 PREPARED FOR
STERLING ORGANIZATION

DATE PROJECT: 11/4/20
 SCALE: AS SHOWN
 DRAWN BY: DVS
 CHECKED BY: HJS

EXISTING FACILITIES PLAN

SHEET NUMBER
EX-2



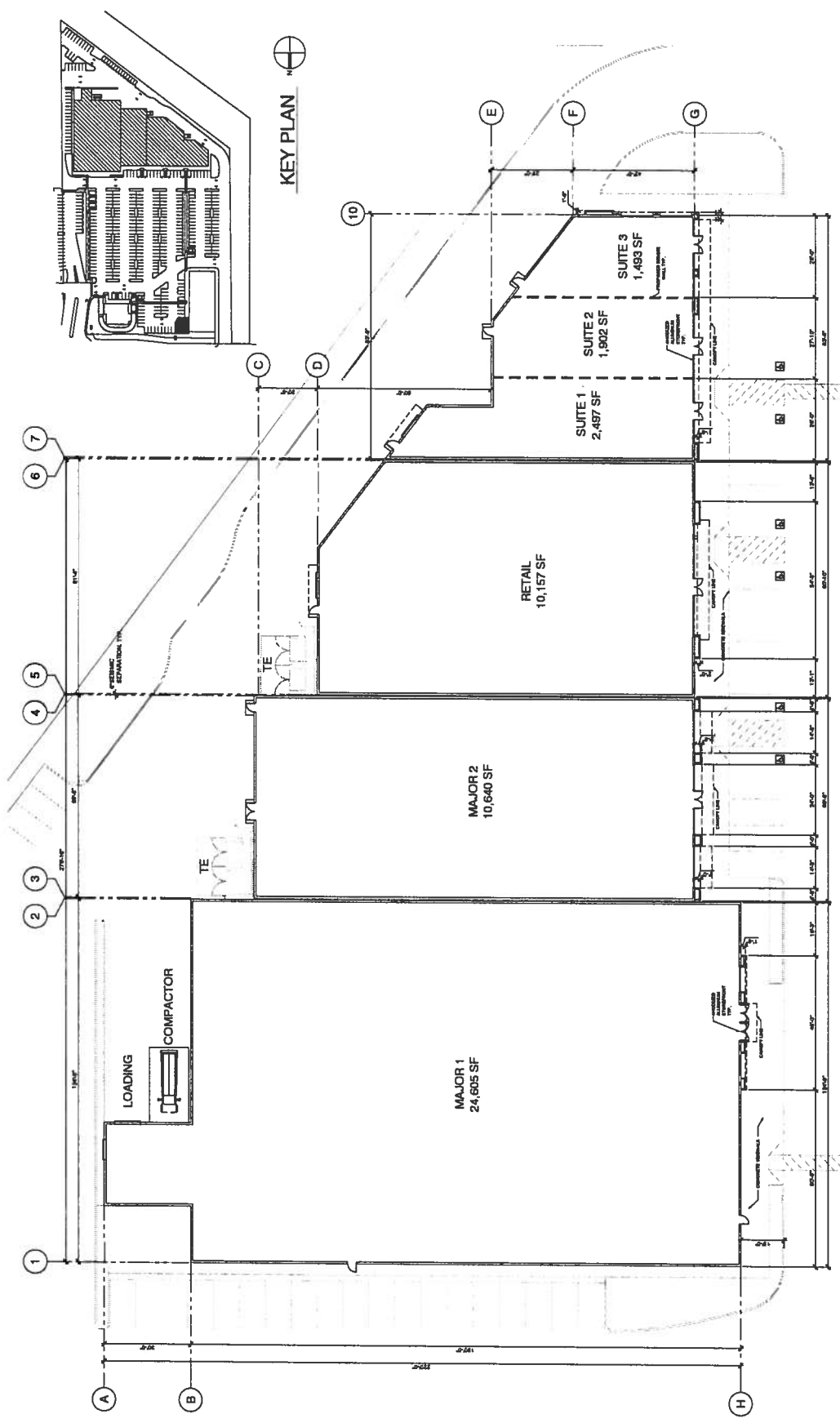
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DENVER
GLENDORA
IRVINE
SAN FRANCISCO

A-03

PAVILION PLAZA WEST
GARDEN GROVE, CA

IN-LINE MAJOR & SHOPS BLDG.
FLOOR PLAN

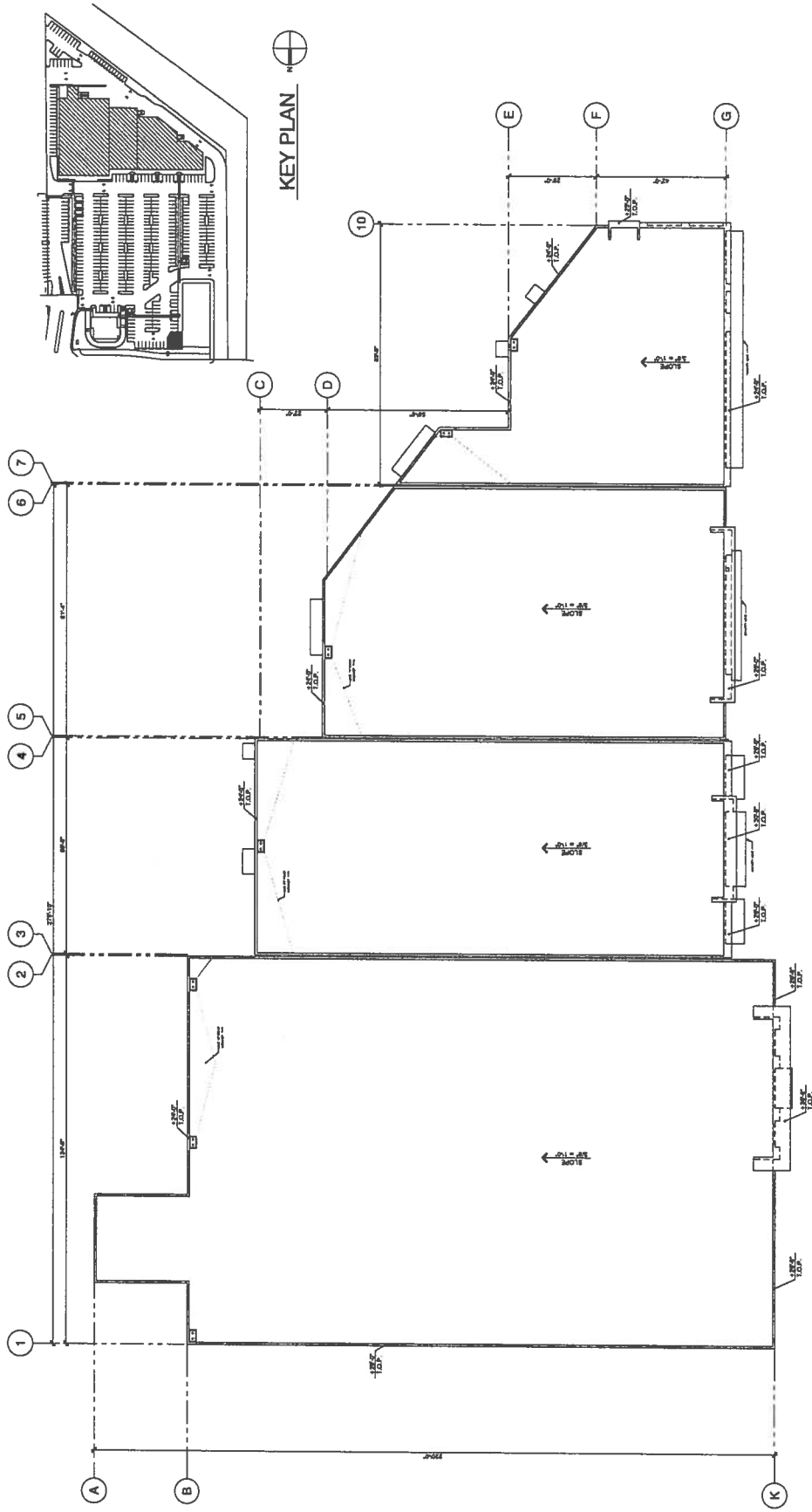


DATE: 08.11.2020
PROJECT JOB #: 20082011
DATE: _____

REVISIONS

DATE

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PAVILION PLAZA WEST
GARDEN GROVE, CA

IN-LINE MAJOR & SHOPS BLDG.
ROOF PLAN

A-04



SAN FRANCISCO
 IRVINE
 GLENORA
 DENVER
 CLEVELAND

DATE: 08.11.2020
 MGR JOB #: 2020011

REVISIONS

DATE

Scale: 1/16" = 1'-0"
 0 6 12 24

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A-06

PAVILION PLAZA WEST
GARDEN GROVE, CA

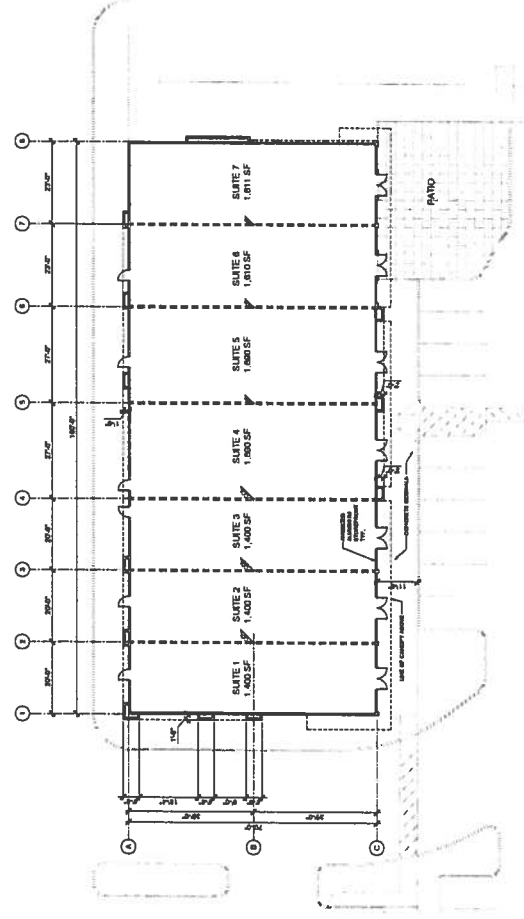
SHOPS BUILDING
FLOOR AND ROOF PLAN



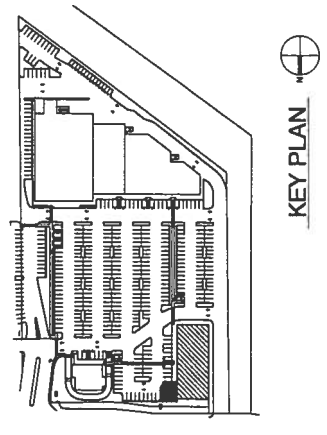
DATE: 08.11.2020
PROJECT JOB #: 200924.01

DATE: _____
REVISIONS: _____

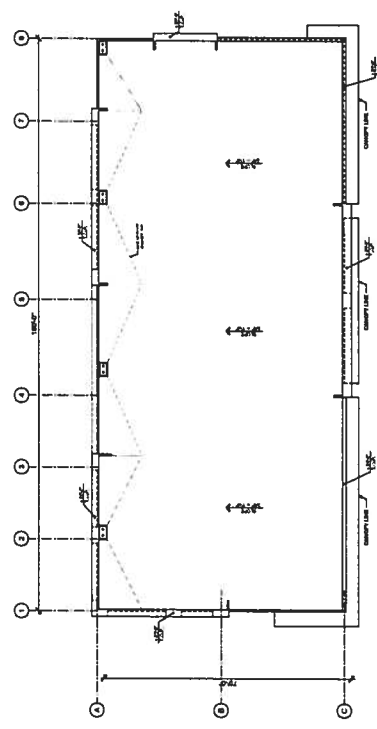
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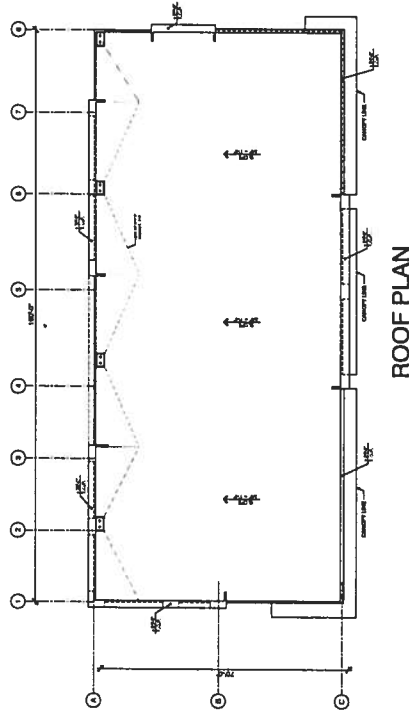
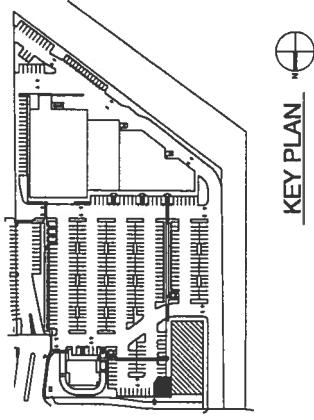
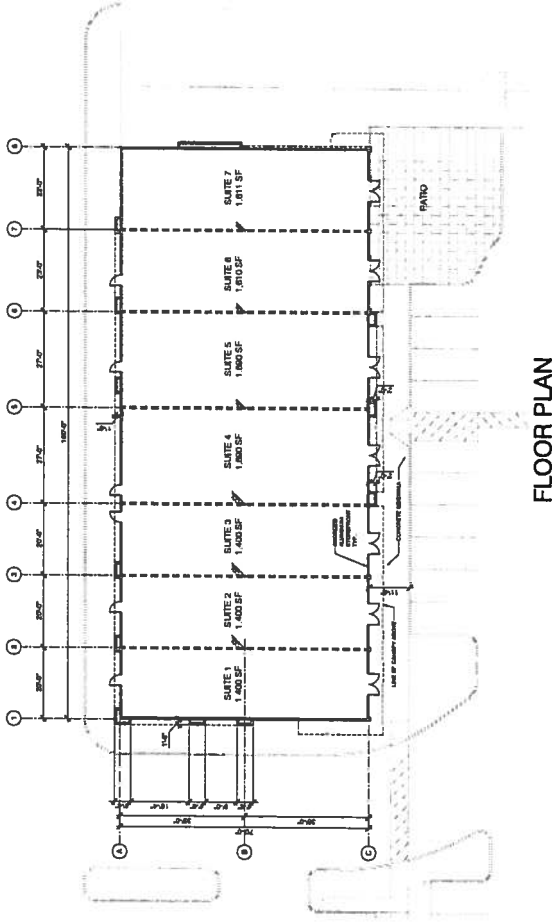
FLOOR PLAN



KEY PLAN



ROOF PLAN



**PAVILION PLAZA WEST
 GARDEN GROVE, CA**

**SHOPS BUILDING
 FLOOR AND ROOF PLAN**

A-06



DATE: 08.11.2009
 SCALE: JOB # 2009010

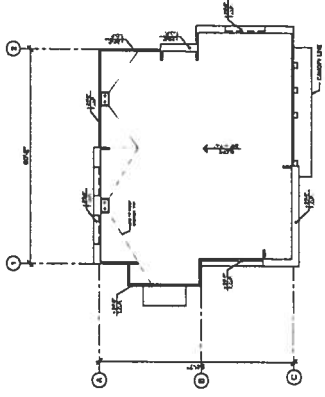
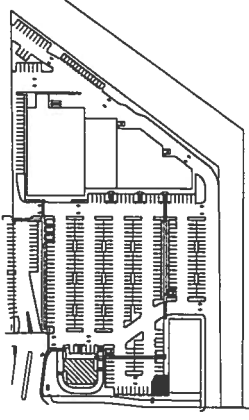
DATE: REVISIONS

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THAT ALL WORK IS DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THAT ALL WORK IS DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES.

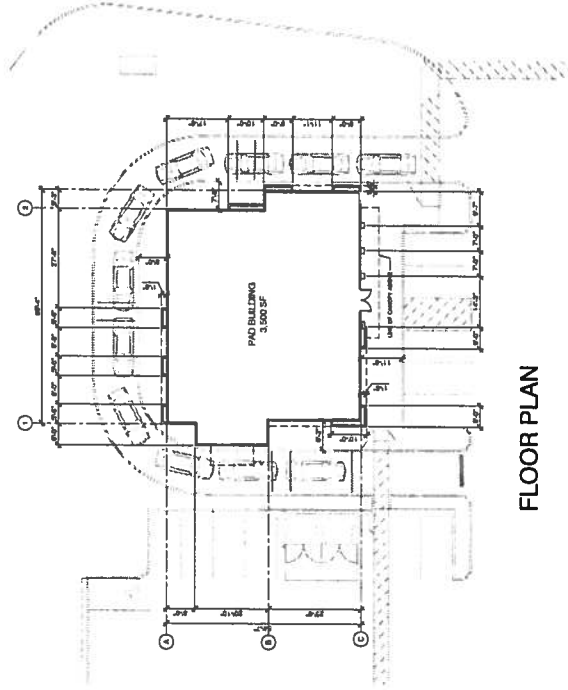


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ROOF PLAN



FLOOR PLAN

PAVILION PLAZA WEST
GARDEN GROVE, CA

PAD BUILDING
FLOOR AND ROOF PLAN

A-08



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

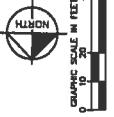
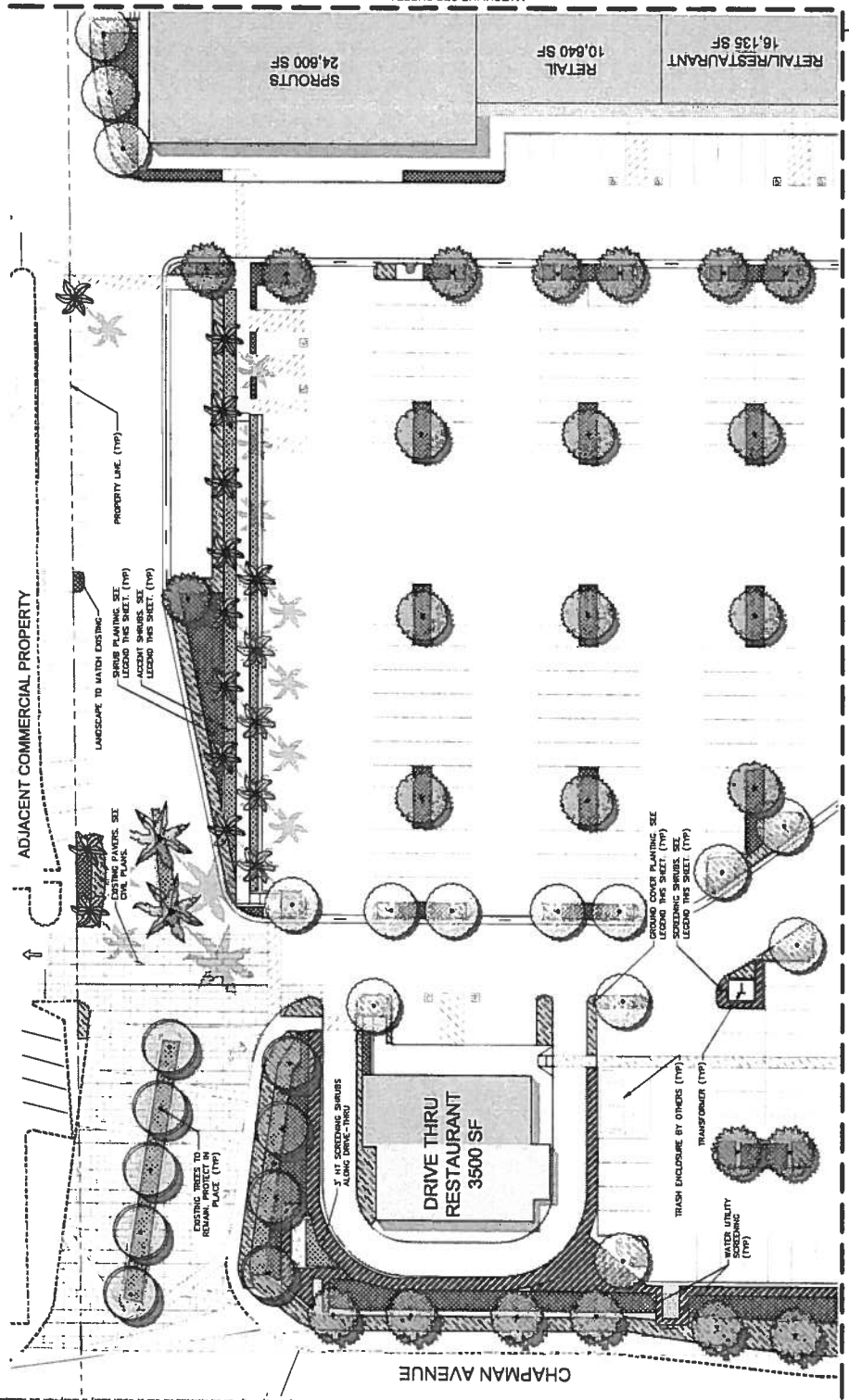
DATE: 06.11.2020
MGR JOB #: 20065.01

DATE: REVISIONS

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CONCEPTUAL PLANTING SCHEDULE

TREE	SYMBOL	ESTIMATED QUANTITY	WATER USE
1	(Symbol)	EXISTING TREE / EXISTING TREE TO REMAIN	-
2	(Symbol)	LAGERSTROMIA IRICA / CHALK WHITE	M
3	(Symbol)	LAURUS NOBILIS / SWEEP BAY	L
4	(Symbol)	PRUNUS CALLERYANA 'BRANDFORD' / BRANDFORD FLOWERING PEACH	M
5	(Symbol)	PRUNUS LANCEA / AFRICAN BIRCH	M
6	(Symbol)	RYDALIS ROMANOFFIANA / GOLDEN PALM	L
7	(Symbol)	WASHINGTONIA ROBUSTA / MEXICAN PALM PALM	L
8	(Symbol)	SHRUBS TO MATCH EXISTING	-
9	(Symbol)	DIETES BICOLOR / FORTNIGHT LILY	L
10	(Symbol)	DMITRIA YAMAMICHA / FLAKILY	L
11	(Symbol)	URUGUAYAN JAPONICA 'TOKUMARU' / WAXLEAF PRIVET	M
12	(Symbol)	WANGDA DOMESTICA / HEAVENLY BAMBOO	L
13	(Symbol)	MALABARICA ROSEUM / DEER GRASS	L
14	(Symbol)	SCORCHING SIBIRIC	-
15	(Symbol)	ALL PROPOSED SCORCHING SHRUBS SHALL CONSIST OF THE FOLLOWING:	-
16	(Symbol)	PITTOSPORA TORRYA / JAPANESE CHECKERWOOD	M
17	(Symbol)	LIQUISTRIUM TEMARU / WAXLEAF PRIVET	M
18	(Symbol)	RHAPHISLEPS IRICA / IRISH HARTSTONK	L
19	(Symbol)	RHAMNUS CALIFORNICA / COFFEEBERRY	L
20	(Symbol)	GRONDCOCCLELLA SIBIRIC	-
21	(Symbol)	ALL PROPOSED GRONDCOCCLELLA SHALL CONSIST OF THE FOLLOWING:	-
22	(Symbol)	PSTISIA GLAUCA / BLUE FESCUE	L
23	(Symbol)	LOWLANDIA LONGIFOLIA / DWARF BAIT BUSH	L
24	(Symbol)	SENECIO MAMMOLESCAE / BLUE CHALK STICKS	L
25	(Symbol)	CARDE OVALIS / EUROPEAN GREY GOOSE	L
26	(Symbol)	HYPOPHRAGA PANFOLIA / HYPOPHRAGA	L
27	(Symbol)	HEMORICALLIS / DAVIDY	M
28	(Symbol)	AGASTIS - SIBIRIC	-
29	(Symbol)	STREPTICIA REFORME / BIRD OF PARADISE	M
30	(Symbol)	AMORCANTHUS HYBRID / HANGAROO PAW	L
31	(Symbol)	AGAVE ATTENUATA / FOXTAIL AGAVE	L



LANDSCAPE NOTES:
 *SEE SHEET L1-2 FOR PRELIMINARY ESTIMATED WATER USE CALCULATIONS.
 THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL, MICROCLIMATE, FERTILIZERS AND APPROPRIATE IRRIGATION. PLANTING MATERIAL SHALL BE DELIVERED TO THE SITE IN A HEALTHY CONDITION AND SHALL BE PROTECTED FROM DAMAGE. PLANTING MATERIAL SHALL BE PROTECTED FROM DAMAGE BY ALL MEANS NECESSARY. PLANTING MATERIAL SHALL BE PROTECTED FROM DAMAGE BY ALL MEANS NECESSARY. PLANTING MATERIAL SHALL BE PROTECTED FROM DAMAGE BY ALL MEANS NECESSARY.
 AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THIS PLAN. THE SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER WASTE. THE SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER WASTE. THE SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER WASTE.
 IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF GARDEN GROVE MUNICIPAL CODE AND THE CALIFORNIA WATER RESOURCES AGENCY. IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF GARDEN GROVE MUNICIPAL CODE AND THE CALIFORNIA WATER RESOURCES AGENCY. IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF GARDEN GROVE MUNICIPAL CODE AND THE CALIFORNIA WATER RESOURCES AGENCY.
 EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

PARKING LOT TREE REQUIREMENTS	
PARKING SPACES	408
TREES REQUIRED	51 (1 TREE PER 8 SPACES)
TREES PROVIDED	55

MICHAEL P. MADSEN, LEA 578

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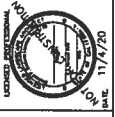
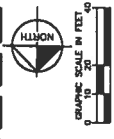
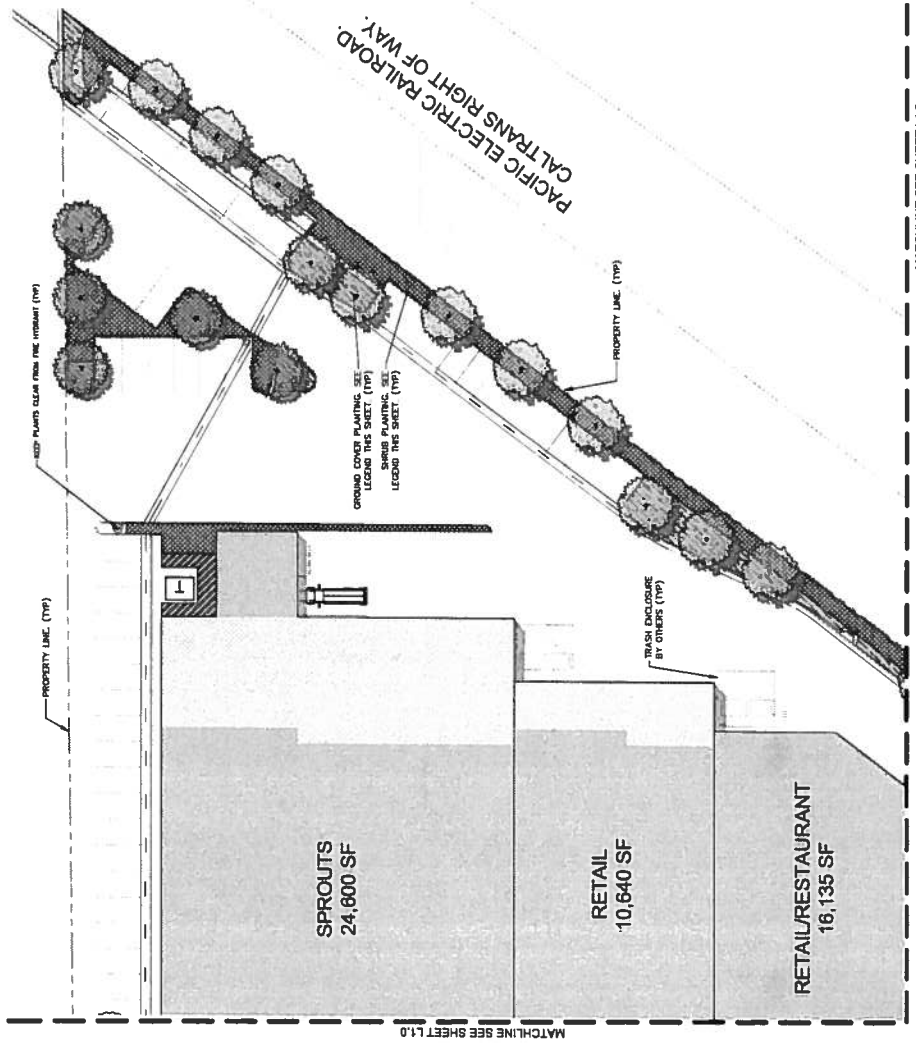
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NO.	DATE	BY	REVISIONS

CONCEPTUAL PLANTING SCHEDULE

TREE	SYMBOL	SCIENTIFIC / COMMON NAME	WATER USE
9		EXISTING TREE (EXISTING TREE TO REMAIN)	L
10		LAGERSTROMIA INDICA / CRAPPE MYRTLE	M
20		LAURUS NOBILIS / SWEET BAY	L
30		PYRUS CALLERYANA / BRANFORD / BRANFORD FLOWERING PEAR	M
10		PAULS LANCEA / AFRICAN SLEAZE	L
25		STYRACIS ROMANOFFIANA / OLEIFER PALM	L
2		WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	L
SCREENING - 3.5 TO 5 FEET			
ALL PROPOSED SCREENING SHRUBS SHALL CONSIST OF THE FOLLOWING:			
		DIETES BICOLOR / PORTLAND LILY	L
		DMISSELLA TIANMINGICA / PLAIN LILY	L
		LIQUISTRIUM JAPONICUM / TEANANAKI / WAX LEAF PRINCE	M
		MANGNIA DOMESTICA / HEAVENLY BAMBOO	L
		MALVARIUM ROBUSTA / DEER GRASS	L
SCREENING - 10 TO 15 FEET			
ALL PROPOSED SCREENING SHRUBS SHALL CONSIST OF THE FOLLOWING:			
		PITTOSPORUM TORRYI / JAPANESE OREGANWOOD	M
		LIQUISTRIUM TEJANUM / WAX LEAF PRINCE	M
		RHAMNUS CALIFORNICA / CORTLAND BERRY	L
SCREENING - 15 TO 20 FEET			
ALL PROPOSED SCREENING SHRUBS SHALL CONSIST OF THE FOLLOWING:			
		PISTIA GLAUCA / BLUE FESCUE	L
		LONANDRA LONGIFOLIA / DWYF MAT BUSH	L
		SENECA MANDARINICAE / BLUE CHALK STICKS	L
		CAREX ORNATA / EUROPEAN GREY SEDGE	L
		IMPATIENS PANSY-COLOUM / IMPATIENS	L
		HEMIPROCALLEIS / DAVID LY	M
SCREENING - 20 TO 25 FEET			
ALL PROPOSED SCREENING SHRUBS SHALL CONSIST OF THE FOLLOWING:			
		STREPTOCARPA REGINAE / BIRD OF PARADISE	M
		AMORCANTHOS HYBRIDUS / HANGARDO PAN	L
		AGAVE ATTENUATA / PORTAL AGAVE	L



PAVILION PLAZA WEST
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NHA PROJECT	194134001
DATE	11/7/20
SCALE	AS SHOWN
DESIGNED BY	CC
DRAWN BY	JD
CHECKED BY	JRH

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7803 FISHCREEK DRIVE, SUITE 1000
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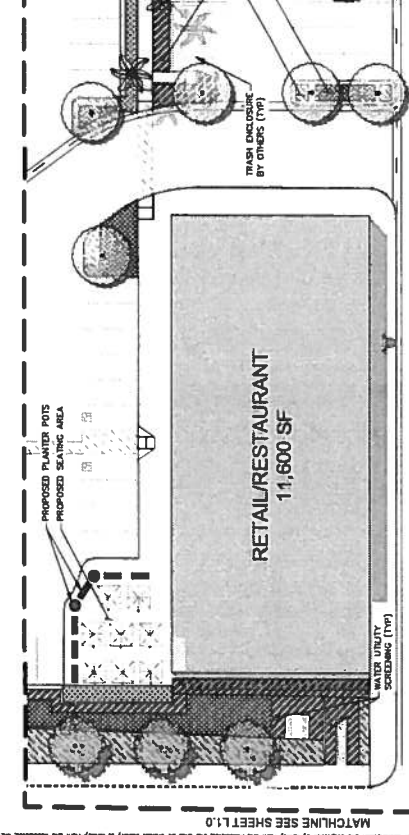
NO.	DATE	BY	REVISIONS

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DATE: 11/7/20
DRAWN BY: JD
CHECKED BY: JRH
SCALE: AS SHOWN

MATCHLINE SEE SHEET L1.0



RETAIL/RESTAURANT
14,600 SF

RETAIL/RESTAURANT
16,136 SF

STATE OF CALIFORNIA ESTIMATED WATER USE

TOTAL WATER USE IS CALCULATED BY SUMMING THE AMOUNT OF WATER ESTIMATED FOR EACH HYDROZONE. WATER USE FOR EACH HYDROZONE IS ESTIMATED WITH THE FOLLOWING FORMULA:

ESTIMATED TOTAL WATER USE (ETWU) = GALLONS PER YEAR PER HYDROZONE

$0.48 \text{ ETAF FOR NON-RESIDENTIAL LANDSCAPE}$

$0.68 \text{ ETAF FOR RESIDENTIAL LANDSCAPE}$

$0.8 \text{ ETAF FOR SPECIAL LANDSCAPE}$

PLANT FACTOR (PF) = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES

HYDROZONE (HA) = (SF OF LANDSCAPE) OR (CUBIC FEET OF LANDSCAPE)

CONVERSION FACTOR (CF) CONVERTS ACRE-FOOT PER YEAR TO GALLONS PER SQUARE FOOT PER YEAR = 1.00

REGULATION FACTOR (RF) = (IF APPLICABLE) REGULATORY REQUIREMENTS

SPECIAL LANDSCAPE AREA (SLA) = SF OF SPECIAL LANDSCAPE USING RECYCLED WATER OR RECYCLED WATER OR WATER FEATURS USING RECYCLED WATER

EVAPORATION RATE (ET) = QUANTITY OF WATER EVAPORATED FROM SOIL AND TRANSPORTED BY PLANTS OVER A SPECIFIED TIME

ETWU = ETWU (HA) X PF X CF X RF

ETWU = ETWU (HA) X PF X CF X RF X ET

ETWU = ETWU (HA) X PF X CF X RF X ET X SLA

ETWU	PF	HA	CF	RF	ET	SLA	ETWU (CALCULATED)
46,70	0.50	21,600	1.00	0.01	-	-	372,863.1
46,70	0.50	3,308	1.00	0.01	-	-	69,625.18
46,70	0.50	-	1.00	0.01	-	256,452.8	256,452.8
46,70	0.50	35,969.00	1.00	0.01	-	-	456,614.28
46,70	0.50	-	1.00	0.01	0.05	-	456,614.28
MAXIMUM APPLIED WATER ALLOWANCE PERCENT OF ESTIMATED TOTAL WATER USE							87.5%

HYDROZONE "A" (DRIP)

HYDROZONE "B" (THREE BUBBLER)

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

CONCEPTUAL DI ANTIMIO SCHEMII

TREES	CITY BOTANICAL COMMON NAME	WATER USE
1	EXISTING TREE / EXISTING TREE TO REMAIN	L
2	LAGERSTROEMIA INOXA / CHAPEL WATTLE	L
3	LAURUS ROBURIS / SWEET BAY	M
4	PIRUS CALLERYANA / BRADFORD / BRUNFORD FLOWERING PEAR	M
5	PIRUS LANCEATA / AFRICAN BIRCH	L
6	STYRACIS ROMANOFFIANA / QUEEN PALM	L
7	WASHINGTONIA ROBERTA / REDWOOD PALM PALM	L
8	DIWELLA TASMANICA / FLAX LILY	M
9	LEUSTRUM JAPONICUM TEANUM / WAXLEAF PRIVET	M
10	WANDURA DOMESTICA / HEAVENLY MANIKO	L
11	MALVACEAE (REDAUB) / DEER GRASS	L
12	EUCALYPTUS	L
13	PHYTOSPIRUM TOSHIBA / JAPANESE CHEERWOOD	M
14	RHAMNUS CALIFORNICA / COFFEEBERRY	L
15	GEORGINA	L
16	FERTIGA GUAIACA / BLUE TEACUP	L
17	LOMANA LONGIFOLIA / DWARF MYRTLE	L
18	SIBIRICA MANIPALISCAE / BLUE CHALK STICKS	L
19	CAREX DWARF / EUROPEAN GREY SEDGE	L
20	HYDRUNAN PARVIFLUM / ANEMONE	L
21	HEMEROCALLIS / DAFFODIL	M
22	ASCOLETA	L
23	STREPTILITHA REGINA / BIRD OF PARADISE	M
24	ANGECARDIUM	L
25	AGAVE ATTENUATA / PORTULACA	L

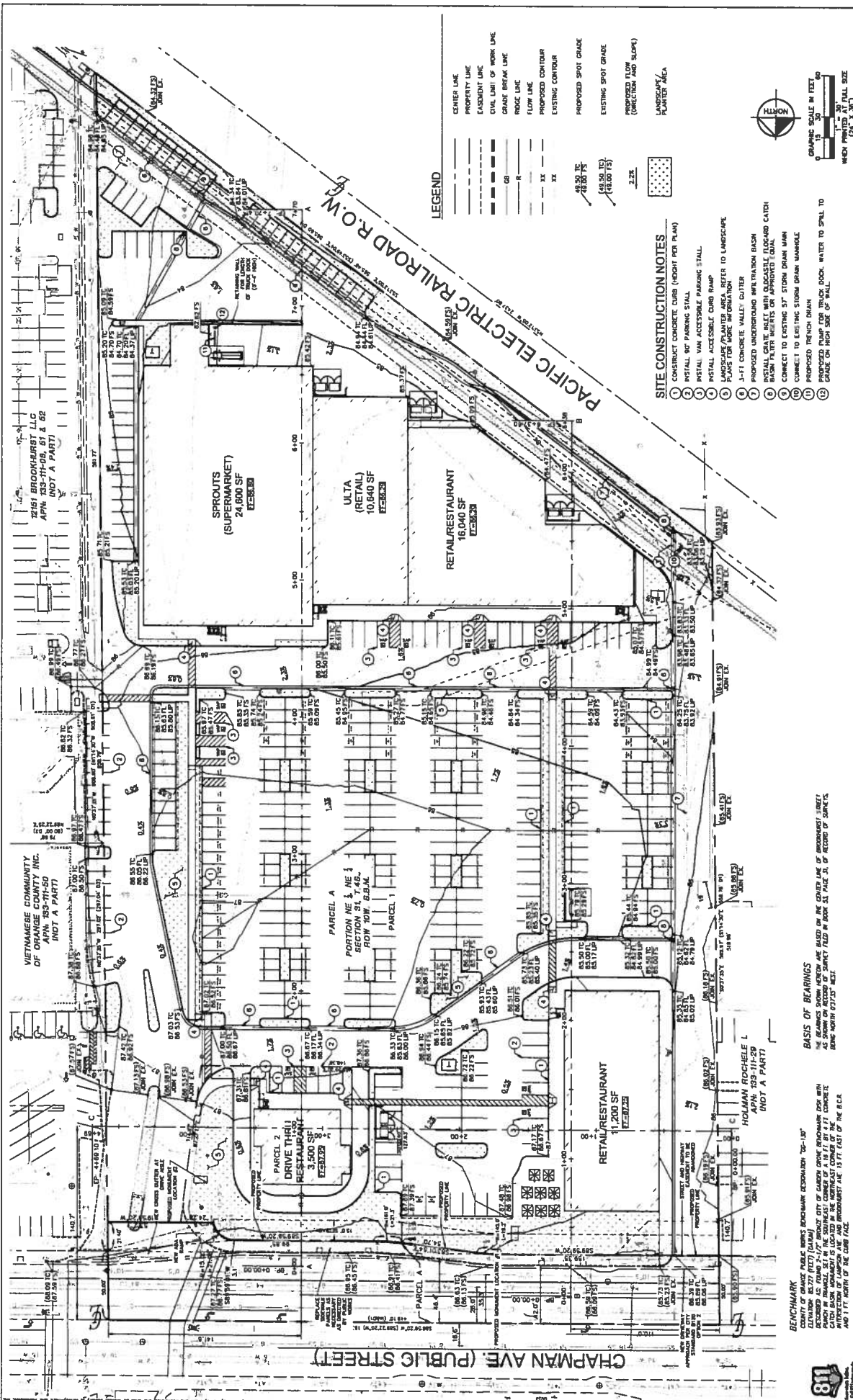
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 6101 HOLLYWOOD BLVD. SUITE 200, ORANGE, CA 92668
 714-953-1030 FAX: 714-953-9455
 WWW.KIMLEY-HORN.COM

PROJECT NO: 19-0027
 DATE: 11/4/20
 SCALE: AS SHOWN
 DESIGNED BY: CC
 DRAWN BY: JF
 CHECKED BY: SA

PAVILION PLAZA WEST
 PREPARED FOR
STERLING ORGANIZATION

PRELIMINARY LANDSCAPE PLAN
 SHEET NUMBER
L1.2

LOCKED 8/11/20
 11/4/20 DATE

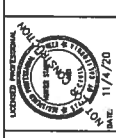


- LEGEND**
- CENTER LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - DUAL LINE OF WORK LINE
 - GRADE BREAK LINE
 - HOGE LINE
 - FLOW LINE
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - PROPOSED SPOT GRADE
 - EXISTING SPOT GRADE
 - PROPOSED FLOW DIRECTION AND SLOPE
 - UNDEVELOPED PLANNED AREA

- SITE CONSTRUCTION NOTES**
1. CONSTRUCT CONCRETE CURB (HEIGHT PER PLAN)
 2. INSTALL 90° PARKING STALL
 3. INSTALL VAN ACCESSIBLE PARKING STALL
 4. CONSTRUCT ACCESSIBLE CURB RAMP
 5. LANDSCAPE PLANTED AREA REFER TO LANDSCAPE PLANS FOR MORE INFORMATION
 6. 3'-1" CONCRETE VALLEY CATCHER
 7. PROPOSED UNDERGROUND INFILTRATION BASH
 8. INSTALL GRATE INLET WITH OGDCASTLE FLOODGATE CATCH BASIN FILTER WEIRETS OR APPROVED EQUIV.
 9. CONNECT TO EXISTING 37" STORM DRAIN MAIN
 10. PROPOSED TRENCH DRAIN
 11. PROPOSED CURB FOR TRUCK DOCK WATER TO SPILL TO GRADE ON HIGH SIDE OF WALL
 12. PROPOSED SPILLWAY

SHEET NUMBER
C1.0

PRELIMINARY GRADING PLAN



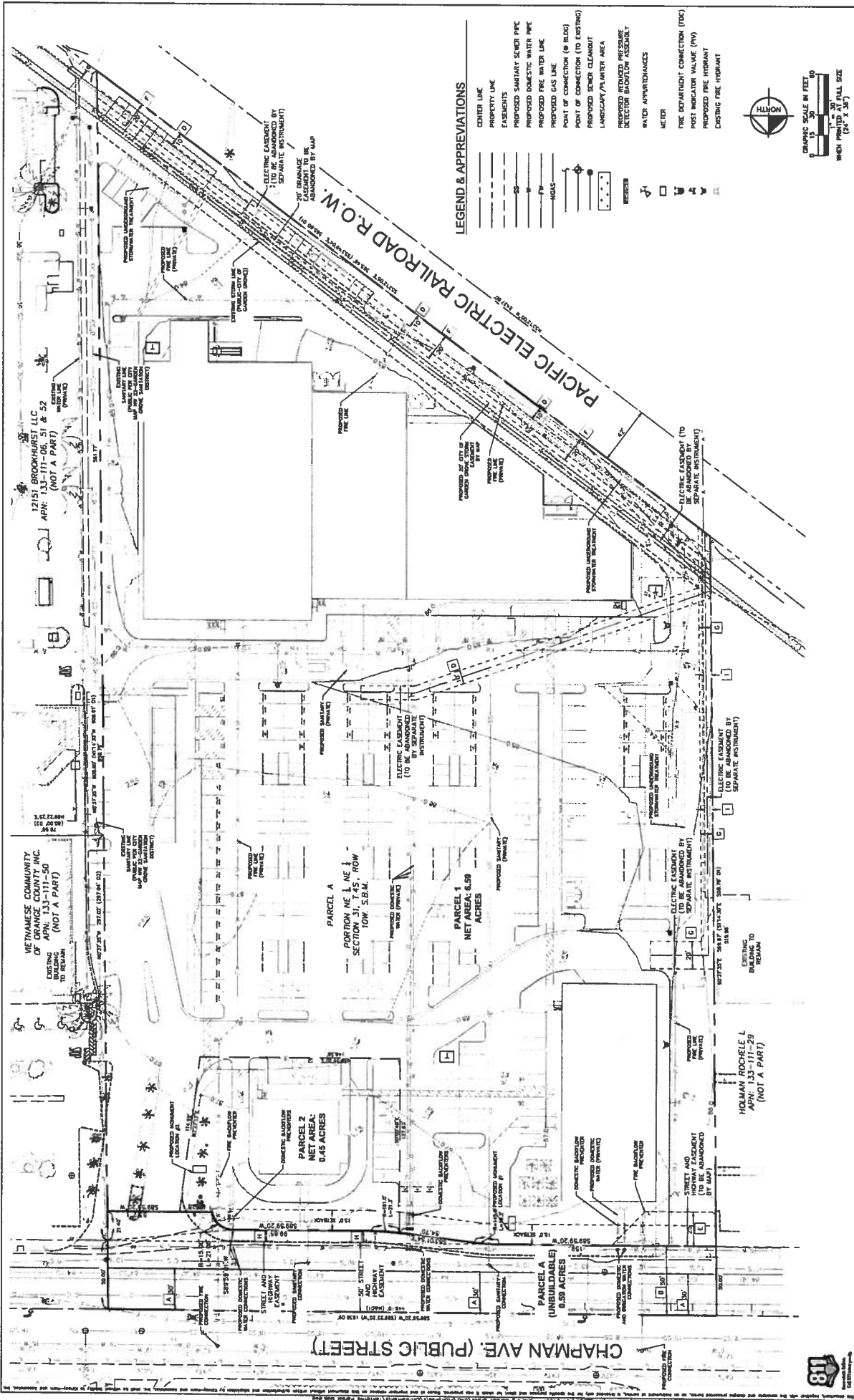
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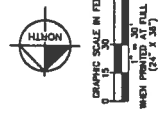
NO.	REVISIONS	DATE	BY

BASIS OF BEARINGS
CENTRIFUGAL BENCH MARK ELEVATION 725.10'
ELEVATION 85.77' (NAD 83)
PLANNED PLAZA IN THE NORTHWEST CORNER OF THE 10 1/4' BY 11 1/4' CONCRETE CATCH BASIN (LOCATED IN THE NORTHWEST CORNER OF THE 10 1/4' BY 11 1/4' CONCRETE AND 11 1/4' NORTH OF THE CURB FACE)

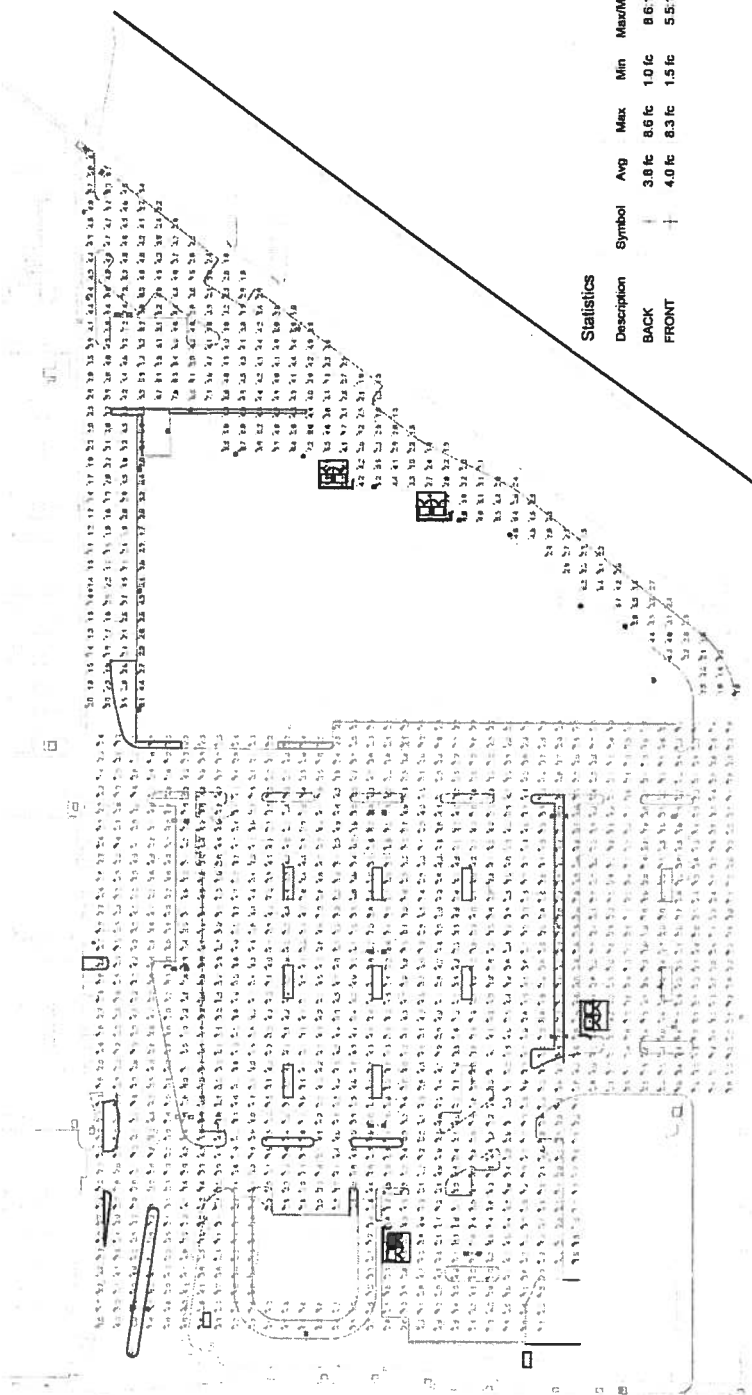
BENCHMARK
CENTRIFUGAL BENCH MARK ELEVATION 725.10'
ELEVATION 85.77' (NAD 83)
PLANNED PLAZA IN THE NORTHWEST CORNER OF THE 10 1/4' BY 11 1/4' CONCRETE CATCH BASIN (LOCATED IN THE NORTHWEST CORNER OF THE 10 1/4' BY 11 1/4' CONCRETE AND 11 1/4' NORTH OF THE CURB FACE)



- LEGEND & APPROPRIATIONS**
- CENTER LINE
 - PROPERTY LINE
 - EXISTENTS
 - PROPOSED SANITARY SEWER PIPE
 - PROPOSED DOMESTIC WATER PIPE
 - PROPOSED FIRE WATER LINE
 - PROPOSED GAS LINE
 - POINT OF CONNECTION (Ø BLDG)
 - POINT OF CONNECTION (TO EXISTING)
 - PROPOSED SENSER CLEANOUT
 - LANDSCAPE/PA/WATER AREA
 - DETECTOR BLENDED PRESSURE
 - WATER APPURTENANCES
 - METER
 - FIRE DEPARTMENT CONNECTION (FDC)
 - POST INDICATOR VALVE (PIV)
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT



	<p>PAVILION PLAZA WEST PREPARED FOR STERLING ORGANIZATION</p>	<p>TENTATIVE MAP NO. 2020-174</p>	<p>SHEET NUMBER 2 OF 2</p>																																	
<p>NSA PROJECT 19113001 SCALE AS SHOWN DATE 11/9/20 DRAWN BY HCS CHECKED BY DVS DESIGNED BY HCS</p>	<p>Kimley»Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 7000 KIMLEY-HORN DRIVE PHOENIX, AZ 85044 TEL: 602-998-4400 FAX: 602-998-4401 WWW.KIMLEY-HORN.COM</p>																																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">REVISIONS</th> <th style="width: 20%;">DATE</th> <th style="width: 20%;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISIONS	DATE	BY																																	
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Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BACK	+	3.8 fc	8.6 fc	1.0 fc	8.6:1	3.8:1
FRONT	+	4.0 fc	8.3 fc	1.5 fc	5.5:1	2.7:1

Schedule	Level	Quantity	Manufacturer	Description	Mounting	Footcandle	Number of Lamps	Light Loss Factor	Wattage
B	A	11	Lithonia Lighting	WOOD LED P4 40W T8W 2' POLE 2.5 BAZE	POLE MOUNT	WOOD LED P4_40W_T8W_2' POLE 2.5	1	0.95	842
D	B	5	Lithonia Lighting	WOOD LED P4 40W T8W 2' POLE 2.5 BAZE	POLE MOUNT	WOOD LED P4_40W_T8W_2' POLE 2.5	1	0.95	201
E	C	13	Lithonia Lighting	WOOD LED P4 40W T8W 18" WALL MOUNT	WALL MOUNT	WOOD LED P4_40W_T8W_18" WALL MOUNT	1	0.95	87 09 94

PHOTOMETRIC PLAN
PAVILION PLAZA WEST
GARDEN GROVE, CA

ES-01

DATE: 06/11/2020
 PROJ. JOB #: 20180011
 DATE: _____
 REVISIONS: _____

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D-Series Size 2
LED Area Luminaires

For mounting on the ceiling or wall, the D-Series Size 2 LED Area Luminaires are available in 1200mm and 1500mm lengths. The luminaires are available in 3000K, 4000K, 5000K and 6000K color temperatures. The luminaires are available in 150lm/W and 200lm/W efficacy options. The luminaires are available in 20° and 30° beam angles. The luminaires are available in 1000mm, 1200mm and 1500mm lengths.

RECOMMENDED LED BY THE MANUFACTURER (MINIMUM)

Beam Angle	Length	Power (W)	Output (lm)	Efficacy (lm/W)
20°	1000mm	100	15000	150
	1200mm	120	18000	150
30°	1000mm	100	20000	200
	1200mm	120	24000	200

WIDGES LED
Advanced WLED Source

Beam Angle	Length	Power (W)	Output (lm)	Efficacy (lm/W)
20°	1000mm	100	15000	150
	1200mm	120	18000	150
30°	1000mm	100	20000	200
	1200mm	120	24000	200

The WLED LED Source is designed to meet the requirements of the most demanding applications. The WLED LED Source is available in 3000K, 4000K, 5000K and 6000K color temperatures. The WLED LED Source is available in 150lm/W and 200lm/W efficacy options. The WLED LED Source is available in 20° and 30° beam angles. The WLED LED Source is available in 1000mm, 1200mm and 1500mm lengths.

EXAMPLE WLED LED BY THE MANUFACTURER (MINIMUM)

Beam Angle	Length	Power (W)	Output (lm)	Efficacy (lm/W)
20°	1000mm	100	15000	150
	1200mm	120	18000	150
30°	1000mm	100	20000	200
	1200mm	120	24000	200

The WLED LED Source is designed to meet the requirements of the most demanding applications. The WLED LED Source is available in 3000K, 4000K, 5000K and 6000K color temperatures. The WLED LED Source is available in 150lm/W and 200lm/W efficacy options. The WLED LED Source is available in 20° and 30° beam angles. The WLED LED Source is available in 1000mm, 1200mm and 1500mm lengths.

Product Features

- High Quality LED Chips
- High Efficiency LED Chips
- High Power LED Chips
- High Temperature LED Chips
- High Voltage LED Chips
- High Current LED Chips
- High Frequency LED Chips
- High Speed LED Chips
- High Accuracy LED Chips
- High Precision LED Chips
- High Reliability LED Chips
- High Durability LED Chips
- High Performance LED Chips
- High Quality LED Chips
- High Efficiency LED Chips
- High Power LED Chips
- High Temperature LED Chips
- High Voltage LED Chips
- High Current LED Chips
- High Frequency LED Chips
- High Speed LED Chips
- High Accuracy LED Chips
- High Precision LED Chips
- High Reliability LED Chips
- High Durability LED Chips
- High Performance LED Chips

Beam Spacing

Beam Angle	Length	Spacing (mm)
20°	1000mm	1000
	1200mm	1200
30°	1000mm	1000
	1200mm	1200

Beam Spacing

Beam Angle	Length	Spacing (mm)
20°	1000mm	1000
	1200mm	1200
30°	1000mm	1000
	1200mm	1200

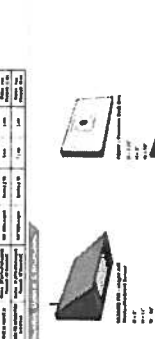
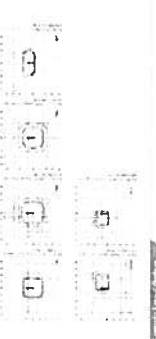
Beam Spacing

Beam Angle	Length	Spacing (mm)
20°	1000mm	1000
	1200mm	1200
30°	1000mm	1000
	1200mm	1200

Beam Spacing

Beam Angle	Length	Spacing (mm)
20°	1000mm	1000
	1200mm	1200
30°	1000mm	1000
	1200mm	1200

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Beam Angle	Length	Spacing (mm)
20°	1000mm	1000
	1200mm	1200
30°	1000mm	1000
	1200mm	1200

Beam Spacing

Beam Angle	Length	Spacing (mm)
20°	1000mm	1000
	1200mm	1200
30°	1000mm	1000
	1200mm	1200

Beam Spacing

Beam Angle	Length	Spacing (mm)
20°	1000mm	1000
	1200mm	1200
30°	1000mm	1000
	1200mm	1200

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20°	1000mm	1000
	1200mm	1200
30°	1000mm	1000
	1200mm	1200

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20°	1000mm	1000
	1200mm	1200
30°	1000mm	1000
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Beam Spacing

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20°	1000mm	1000
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30°	1000mm	1000
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20°	1000mm	1000
	1200mm	1200
30°	1000mm	1000
	1200mm	1200

Beam Spacing

Beam Angle	Length	Spacing (mm)
20°	1000mm	1000
	1200mm	1200
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PAVILION PLAZA WEST GARDEN GROVE, CA

PROPOSED LIGHTING FIXTURE (Specifications)

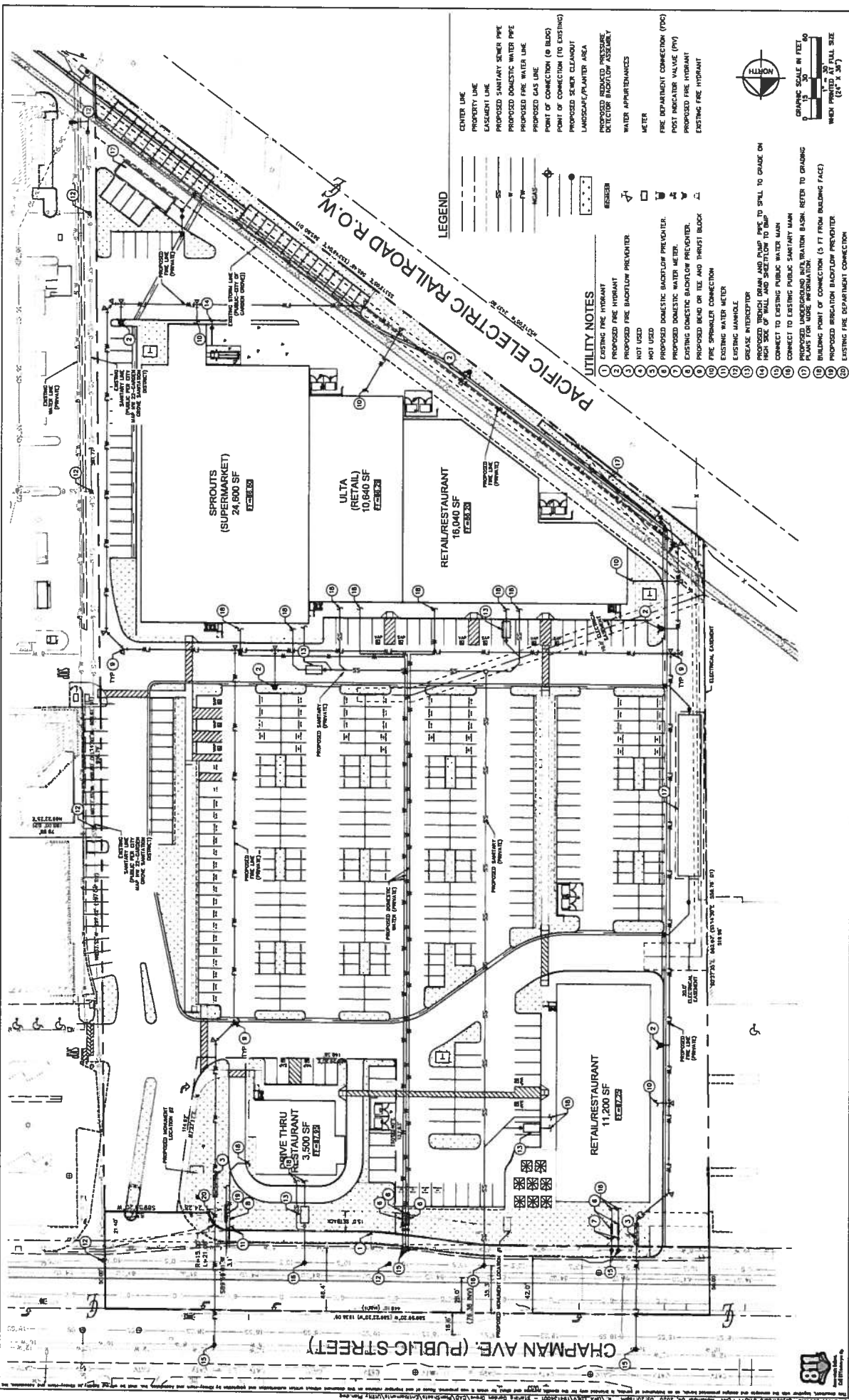
DATE: 05/11/2009
MCC/JLB #:
DATE: 05/11/2009
REVISIONS:

ORANGE COUNTY CONTRACTORS ASSOCIATION
NOTE: This information is provided for informational purposes only and is not intended to be a contract. The information is subject to change without notice. The information is provided as a courtesy and is not intended to be a contract. The information is provided as a courtesy and is not intended to be a contract.



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ES-02



LEGEND

- CENTER LINE
- PROPERTY LINE
- GASMAIN LINE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED DOMESTIC WATER PIPE
- PROPOSED FIRE WATER LINE
- PROPOSED GAS LINE
- POINT OF CONNECTION (Ø BLOOD)
- PROPOSED SEWER CLEANOUT
- LANDSCAPE/WATER AREA
- PROPOSED REDUCED PRESSURE DETECTOR BACKFLOW ASSEMBLY
- WATER APPOINTMENTS
- METER
- FIRE DEPARTMENT CONNECTION (FDC)
- POST INDICATOR VALVE (PIV)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

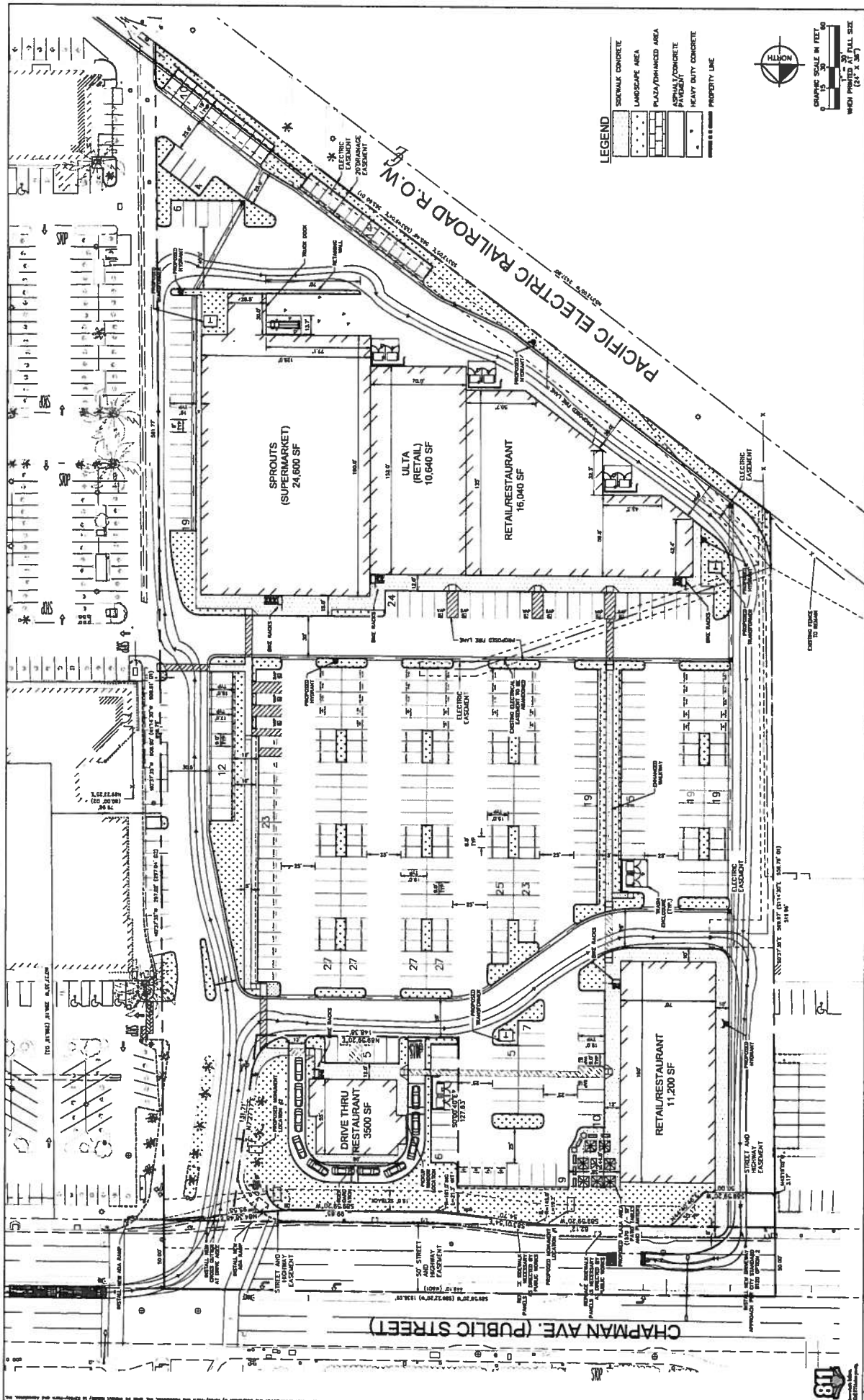
UTILITY NOTES

- 1 EXISTING FIRE HYDRANT
- 2 PROPOSED FIRE HYDRANT
- 3 PROPOSED FIRE BACKFLOW PREVENTER
- 4 HOT USED
- 5 PROPOSED DOMESTIC BACKFLOW PREVENTER
- 6 PROPOSED DOMESTIC WATER METER
- 7 EXISTING DOMESTIC BACKFLOW PREVENTER
- 8 PROPOSED BEND OR TEE AND THRUST BLOCK
- 9 EXISTING WATER METER
- 10 EXISTING MANHOLE
- 11 GREASE INTERCEPTOR
- 12 PROPOSED TROUGH DRAIN AND PUMP PIPE TO SPILL TO GRADE ON HIGH SIDE OF WALL AND SHEETFLOW TO BMP
- 13 CONNECT TO EXISTING PUBLIC WATER MAIN
- 14 PROPOSED UNDERGROUND IRRIGATION BASIN. REFER TO GRADING PLANS FOR USE INFORMATION.
- 15 BUILDING POINT OF CONNECTION (5 FT FROM BUILDING FACE)
- 16 PROPOSED PREVENTER
- 17 EXISTING FIRE DEPARTMENT CONNECTION



DRAWING SCALE IN FEET
 1" = 30'
 1/4" = 30'
 WHEN PRINTED AT FULL SIZE
 (11" X 17")

	<p>PAVILION PLAZA WEST PREPARED FOR STERLING ORGANIZATION</p>	<p>PRELIMINARY UTILITY PLAN</p>	<p>SHEET NUMBER C2.0</p>
<p>DATE PROJECT 19/11/2020</p>	<p>DATE 11/17/20</p>	<p>SCALE AS SHOWN</p>	<p>DATE 11/17/20</p>
<p>DESIGNED BY DJS</p>	<p>DATE 11/17/20</p>	<p>CHECKED BY DJS</p>	<p>DATE 11/17/20</p>
<p>Kimley»Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 785 THE CITY DRIVE, SUITE 200, DRAVES, CA 92368 PHONE: 714-939-1030 FAX: 714-939-9450 WWW.KIMLEY-HORN.COM</p>			
<p>NO. _____</p>	<p>DATE _____</p>	<p>BY _____</p>	<p>REVISIONS</p>



- LEGEND**
- SOBALK CONCRETE
 - LANDSCAPE AREA
 - PLAZA/ENHANCED AREA
 - HEAVY DUTY CONCRETE PAVEMENT
 - HEAVY DUTY CONCRETE
 - PROPERTY LINE



GRAPHIC SCALE IN FEET
 0 10 20 30
 WHICH PRINTED AT FULL SIZE
 (24" X 36")

SHEET NUMBER
TR-1

TRUCK PLAN



PAVILION PLAZA WEST
 PREPARED FOR
STERLING ORGANIZATION

DATE: 6/24/20
 SCALE: AS SHOWN
 DESIGNED BY: DVS
 CHECKED BY: HVS

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NO.	DATE	BY	REVISIONS

RESOLUTION NO. 6018-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING SITE PLAN NO. SP-096-2021, CONDITIONAL USE PERMIT NO. CUP-200-2021, VARIANCE NO. V-032-2021 AND TENTATIVE PARCEL MAP NO. PM-2020-174 FOR PROPERTY LOCATED AT 9852 CHAPMAN AVENUE, ASSESSOR'S PARCEL NO. 133-111-20.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on February 18, 2021, does hereby approve Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, Variance No. V-032-2021 and Tentative Parcel Map No. PM-2020-174 for a parcel located on the south side of Chapman Avenue, west of Brookhurst Street, at 9852 Chapman Avenue, Assessor's Parcel No. 133-111-20, subject to the conditions of approval attached hereto as Exhibit "B".

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, Variance No. V-032-2021 and Tentative Parcel Map No. PM-2020-174, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by EPD Solutions, Inc.
2. The Applicant requests (a) Site Plan approval to demolish a 76,000 square foot, vacant grocery store building (formerly Vons Pavilion), to construct an approximately 65,980 square foot shopping center, Pavilion Plaza West, in the form of a 3,500 square foot drive-thru restaurant pad building, an 11,200 square foot commercial multi-tenant pad building, and a 51,280 square foot multi-tenant commercial building; (b) Conditional Use Permit approval to operate and construct the drive-thru restaurant pad building; (c) Variance approval to deviate from the Title 9 Municipal Code Section 9.18.090.070.B (Neighborhood Mixed Use Zone Development Standards) requirement for the gross building footprint of a structure at ground level not exceed 40,000 square feet of contiguous floor area; and (d) Tentative Parcel Map approval to subdivide the 7.03-acre (306,411 square feet) property into two (2) parcels to create a new 0.45-acre (19,459 square feet) parcel for the proposed drive-thru restaurant pad building.
3. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. and the CEQA Guidelines, California Code of Regulations, Title 14, Sections 15000 et seq., an initial study was prepared for the proposed Project and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration as the proposed Project with implementation of the proposed mitigation measures cannot, or will not, have a significant effect on the environment. A Mitigation Monitoring and Reporting Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be monitored during project implementation.

These mitigation measures are summarized in Exhibit "A" attached hereto. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.

4. The property has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2, and is zoned NMU (Neighborhood Mixed Use). The subject 7.03-acre site is improved with a 76,000 square foot, vacant grocery store building, formerly Vons Pavilion.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on February 18, 2021, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting on February 18, 2021, and considered all oral and written testimony presented regarding the project.

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

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

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030 and Government Code Section 66412, are as follows:

FACTS:

The subject property is located on the west side of Brookhurst Street, south of Chapman Avenue, with frontage along Chapman Avenue. The site, approximately 7.03 acres (306,411 square feet), is currently developed with a 76,000 square foot, vacant grocery store building, formerly known as Vons Pavilion. The existing structure was originally built as a Zody's Department Store in 1960. According to Business Tax records, the Vons Pavilion grocery store began operating in 1985, but ceased operation in 2005. The subject site has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2 and is zoned NMU (Neighborhood Mixed Use). The property abuts NMU zoned properties. The Pavilion Plaza shopping center and Southland Integrated Services medical building are located to the east of the subject site, the Sydney Plaza shopping center to the west, the Promenade shopping center to the north across Chapman Avenue, and a portion of the OCTA Pacific Electric Right of Way (ROW) to the south.

Vehicular access to the site is currently via two (2) common drive approaches along Chapman Avenue: one is shared with the Sydney Plaza shopping center and is located along the westernmost portion of the site, and the second is located along the easternmost portion of the site, shared with the Pavilion Plaza shopping center and Southland Integrated Services medical building. A Reciprocal Cross Easement Agreement (REA) is currently in place for this common access point between the properties.

The General Plan adopted the Residential/Commercial Mixed Use 2 Land Use designation in 2008 to help revitalize the areas that surround the shopping centers near the intersection of Brookhurst Street and Chapman Avenue. The City of Garden Grove adopted mixed-use zoning, including the NMU zone, in 2012. Consequently, the subject site was rezoned from C-1 (Neighborhood Commercial) to NMU to implement the General Plan Land Use designation of Residential/Commercial Mixed Use 2. The NMU zone is intended to enhance, revitalize, and provide opportunities for new development in neighborhood commercial centers. This zone allows for retail and service commercial businesses and moderate-density residential uses. Residential and commercial uses may be provided together as an integrated mixed-use development, or stand-alone commercial development. Commercial uses and intensities are limited to those that serve local neighborhood needs, and that are compatible with adjacent and surrounding residential development.

The applicant is proposing to demolish the existing 76,000 square foot building in order to construct a new, 65,980 square foot shopping center consisting of a 3,500 square foot drive-thru restaurant pad building, an 11,200 square foot commercial multi-tenant pad building, and a 51,280 square foot multi-tenant commercial

building, with the supermarket Sprouts Farmers Market as the major tenant. Along with the request, approval of a Conditional Use Permit is required to operate and construct the drive-thru restaurant pad building. Additionally, the applicant is requesting approval of a Variance to deviate from the Title 9 Municipal Code Section 9.18.090.070.B (Neighborhood Mixed Use Zone Development Standards) requirement for that the gross building footprint of a structure at ground level not exceed 40,000 square feet of contiguous floor area. Lastly, the applicant is requesting Tentative Parcel Map approval to subdivide the 7.03-acre (306,411 square feet) property into two (2) parcels to create a new 0.45-acre (19,459 square feet) parcel for the proposed drive-thru restaurant pad building. The applicant is also proposing site improvements that include new parking and drive aisles, landscaping, and trash enclosures to comply with the requirements of Title 9 of the Municipal Code.

FINDINGS AND REASONS:

SITE PLAN:

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

The property has a land use designation of Residential/Commercial Mixed Use 2 and is zoned NMU. The General Plan adopted the Residential/Commercial Mixed Use 2 Land Use designation in 2008 to help revitalize these areas that surround the shopping centers near the intersection of Brookhurst Street and Chapman Avenue. The City of Garden Grove adopted mixed-use zoning, including the NMU zone, to implement the General Plan Land Use designation of Residential/Commercial Mixed Use 2. The project will further the City's General Plan Goal LU-1, which strives to establish a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision. Policy LU-1.3 encourages a wide variety of retail and commercial services, such as restaurants and cultural arts/entertainment, in appropriate locations. Policy LU-1.4 also encourages active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed-use areas. Finally, Policy LU-1.7 encourages the design of new commercial developments as integrated centers, rather than as small individual strip developments. The proposed project consists of a variety of retail and commercial services that will be an integrated pedestrian-oriented shopping center. The applicant is proposing to demolish the existing 76,000 square foot building in order to construct a new, 65,980 square foot shopping center consisting of a 3,500 square foot drive-thru restaurant pad building, an 11,200 square foot commercial multi-tenant pad building, and a 51,280 square foot multi-tenant commercial building, with the supermarket Sprouts Farmers Market as the major tenant. The project is designed to comply with the development standards of the NMU zone, and complies with the required parking, setbacks, and landscaping. Therefore, the

proposed development is consistent with the intent of the Residential/Commercial Mixed Use 2 Land Use designation and the City's adopted General Plan.

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

The shopping center will consist of sufficient parking, loading and unloading areas, traffic circulation and points of vehicular and pedestrian access, as required by Title 9 of the Municipal Code. Based on the parking requirements of the Municipal Code, a total of 407 parking spaces are required. The development will provide 382 on-site parking spaces, 21 spaces will be located on adjacent properties per the amended REA, and five (5) spaces in drive-thru queue will be counted toward the required parking count, resulting in a total of 408 parking spaces, which is a surplus of one (1) parking space. Therefore, the Project complies with parking requirements of the Municipal Code.

The shopping center will continue to be accessed from two (2) common existing drive approaches along Chapman Avenue. On-site vehicular circulation is provided via two-way drive aisles leading from Chapman Avenue to access the proposed drive-thru pad building, the commercial multi-tenant pad building, and the multi-tenant commercial building located at the rear of the site. The subject site may also be reached from Brookhurst Street via the various shared driveways located in the Pavilion Plaza shopping center to the east. Therefore, the site will continue to maintain the same shared vehicular access with the adjacent properties. A Traffic Study was prepared for the project that reviewed the project's site access and circulation, including the queuing for the drive-thru building, and determined that the site design is adequate. The City's Traffic Engineering Section has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to minimize any impacts to surrounding streets.

The Municipal Code requires for pedestrian walkways, and other pedestrian-oriented plaza design requirements. The site will be developed with enhanced pedestrian walkways that connect the pedestrian plaza and public sidewalks through the parking areas toward all building entrances within the site. Therefore, the shopping center will consist of sufficient parking, loading and unloading areas, traffic circulation and points of vehicular and pedestrian access.

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

The utilities, drainage channels, and streets in the area are existing and adequate to accommodate the development, and all appropriate conditions of

approval will minimize any impacts to surrounding streets. The proposed development will provide landscaping and proper grading of the site, thereby, providing adequate on-site drainage.

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

The Public Works Department has reviewed the project, and all appropriate conditions of approval to improve the site have been included. Furthermore, issues raised by the project have been addressed in the project design and the conditions of approval.

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

The General Plan adopted the Residential/Commercial Mixed Use 2 Land Use designation in 2008 to help revitalize these areas that surround the shopping centers near the intersection of Brookhurst Street and Chapman Avenue. The proposed 65,980 square foot shopping center complies with the development standards of the NMU zone, and complies with the required parking, setbacks, and landscaping. Therefore, the proposed development is consistent with the intent of the Residential/Commercial Mixed Use 2 Land Use designation and the City's adopted General Plan. Moreover, the proposed development will enhance the overall site's appearance, which is currently vacant and underutilized. The project will provide the required landscape treatment along Chapman Avenue, including pedestrian walkways, and other pedestrian-oriented plaza design requirements, to compliment the shopping centers in the immediate vicinity. Therefore, the development possesses a reasonable degree of physical, functional, and visual compatibility with neighboring uses and desirable neighborhood characteristics.

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

The proposed shopping center will consist of three (3) buildings: a 3,500 square foot drive-thru restaurant pad building and an 11,200 square foot commercial multi-tenant pad building fronting Chapman Avenue on the north side of the property, and a 51,280 square foot multi-tenant commercial building to be placed at the rear of the site on the south side of the property. As required by the NMU zone, the shopping center will provide landscaping and site amenities, such as pedestrian pathways to connect uses across the site and a plaza area improved with patio tables and landscaped planters. Pedestrian walkways will also be provided to allow easy and clearly identifiable pedestrian access from the sidewalk at the public rights-of-way to the building

entrances. The walkways will be enhanced with high-quality materials and landscaping consisting of accent shrubs and groundcover to satisfy the requirements of the NMU zone. Therefore, through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.

CONDITIONAL USE PERMIT:

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

The shopping center proposes a 3,500 square foot drive-thru restaurant pad building. Title 9 of the Municipal Code requires CUP approval for any use involving a drive-thru facility. All drive-thru facilities are required to have two-way driveways and meet minimum queuing distances. At the proposed drive-thru restaurant within the shopping center, a single drive-thru lane located at the southeast corner of the new 19,459 square foot parcel that fronts Chapman Avenue, will run around the northern portion of the pad building, terminating with an exit at the southwest corner of the parcel.

The General Plan adopted the Residential/Commercial Mixed Use 2 Land Use designation in 2008 to help revitalize these areas that surround the shopping centers near the intersection of Brookhurst Street and Chapman Avenue. The City of Garden Grove adopted mixed-use zoning, including the NMU zone, in 2012. Consequently, the subject site was rezoned to NMU to implement the General Plan Land Use designation of Residential/Commercial Mixed Use 2. The project will further the City's General Plan Goal LU-1, which strives to establish a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision. Policy LU-1.3 encourages a wide variety of retail and commercial services, such as restaurants and cultural arts/entertainment, in appropriate locations. Policy LU-1.4 also encourages active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed-use areas. Finally, Policy LU-1.7 encourages the design of new commercial developments as integrated centers, rather than as small individual strip developments. The proposed project consists of a variety of retail and commercial services that will be an integrated pedestrian-oriented shopping center. The NMU zone is intended to enhance, revitalize, and provide opportunities for new development in neighborhood commercial centers. This zone allows for retail and service commercial businesses. Commercial uses and intensities are limited to those that serve local neighborhood needs, and that are compatible with adjacent and surrounding residential developments, such as drive-thru restaurants. Therefore, the proposed drive-thru pad building is consistent with the City's adopted General Plan.

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

The proposal to build a drive-thru restaurant as part of a new shopping center will not adversely affect the health, peace, comfort, or welfare in the surrounding area. The NMU zone allows for restaurant uses and the project is designed to meet the requirements of Title 9 of the Municipal Code, including parking, setbacks, and landscaping. All drive-thru facilities are required to have two-way driveways and meet minimum queuing distances. A single drive-thru lane is being proposed at the southeast corner of the new 19,459 square foot parcel that fronts Chapman Avenue, and run around the northern portion of the pad building, terminating with an exit at the southwest corner of the parcel. A 3'-0" tall screen wall will be provided in the form of shrubs along the drive-thru, as required by Code, to prevent vehicle headlights from shining onto oncoming traffic.

The proposed drive-thru restaurant is subject to all provisions of the Garden Grove Municipal Code and the conditions of approval, which will minimize potential impacts to property and persons residing or working in the surrounding area.

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

The proposed drive-thru restaurant, with the proposed site improvements and as part of the new shopping center, is of adequate size to accommodate the proposed use and is integrated with the other uses in the surrounding area. The proposed drive-thru restaurant will be built on a separate parcel that will be part of an integrated shopping center that will also be developed with commercial uses. The shopping center will consist of sufficient parking, landscaping, and loading facilities, as required by Title 9 of the Municipal Code. Based on the parking requirements of the Municipal Code, a total of 407 parking spaces are required. The development will provide 382 on-site parking spaces, 21 spaces will be located on adjacent properties per the amended REA, and five (5) spaces in drive-thru queue will be counted toward the required parking count, resulting in a total of 408 parking spaces, which is a surplus of one (1) parking space. Therefore, the Project complies with parking requirements of the Municipal Code. The site proposes 6,750 square feet of landscaping in the required front 15'-0" setback, and a total of 33,641 square feet, or eleven (11%) percent, of the net 301,641 square foot developable

area, exceeding the requirements by one (1%) percent. The parking lot is required to provide 102 trees to satisfy requirement of one (1) tree per every four (4) parking spaces. The parking lot provides a total of 112 trees, which exceeds the minimum requirement by ten (10) trees. Lastly, the proposed shopping center landscaping is to comply with the landscaping requirements of Title 9 of the Municipal Code, including the City's Landscape Water Efficiency Guidelines.

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

The subject shopping center will continue to be accessed from two (2) common existing drive approaches along Chapman Avenue: one is shared with the Sydney Plaza shopping center and is located along the westernmost portion of the site that, and the second is located along the easternmost portion of the site, shared with the Pavilion Plaza shopping center and Southland Integrated Services medical building. The subject site may also be reached from Brookhurst Street via the various shared driveways located in the Pavilion Plaza shopping center to the east. Therefore, the site will continue to maintain the same shared vehicular access with the adjacent properties.

A Traffic Study was prepared for the project that reviewed the project's site access and circulation, including the queuing for the drive-thru building, and determined that the site design is adequate. The site is also adequately served by the public service facilities required such as public utilities: gas, electric, water, and sewer facilities.

VARIANCE:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

The subject site is irregularly shaped and is adjacent to a portion of the OCTA Pacific Electric Right of Way (ROW) to the south. The ROW creates a challenge when developing the site due to the diagonal south property line. This condition differs from other NMU zoned properties in the City, which are rectangular in shape, rendering them less challenging to develop. Positioning one (1) contiguous 51,280 square foot building toward the rear of the lot with a storefront spanning across the width of the lot, as opposed to two (2) separate buildings with a smaller building footprint, creates a storefront that allows for improved vehicle circulation and more efficient parking layout, while creating a buffer between truck deliveries and customer vehicular and pedestrian

circulation. The site's irregular shape creates constraints where breaking down the building footprint into two (2) buildings becomes unfeasible in relation to vehicular and pedestrian circulation. Moreover, additional driveways and walkways between the building footprints would result in additional constraints that decrease the overall building area. Therefore, due to the property's shape, compliance with the NMU zone's development standards for parking, setbacks and landscaping, the maximum contiguous floor area limit of 40,000 square feet for a single building results in a less viable development. The shape of the site is a unique condition that is not present in other sites within the same zone, or in the vicinity, of the project site, and constitutes an exceptional and extraordinary circumstance.

2. The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the subject property.

The City has NMU zoned properties at two (2) major intersections: Brookhurst Street/Chapman Avenue and Euclid Street/Katella Avenue. While the maximum contiguous floor area limit of 40,000 square feet for a single building footprint is only applicable to the NMU zone, shopping centers in the direct vicinity of the subject site, which are also zoned NMU, contain buildings that substantially exceed the 40,000 square foot floor area limit. For example, the Promenade shopping center to the north across Chapman Avenue, is zoned NMU and is developed with a single building with a footprint over 100,000 square feet, substantially exceeding the limit established in the zone's development standards. The Pavilion Plaza shopping center located to the east of the subject site, also zoned NMU, is developed with two (2) buildings exceeding a 40,000 square foot building footprint each. Similarly, at the southwest corner of Euclid Street and Katella Avenue, an NMU zoned shopping center is developed with a building footprint over 100,000 square feet. Therefore, granting of a Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone.

3. The granting of a Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

The granting of a Variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity of the site. The granting of the Variance will allow for re-development of a blighted, underutilized property with a new development that complies with the NMU zone's development standards relating to parking, setbacks, and landscaping. Retaining the project's design with a building exceeding the maximum contiguous floor area limit of 40,000 square feet, would not generate any undesirable impacts on persons or properties in the site vicinity, particularly

due to the existing buildings in the direct vicinity that exceed the footprint limitation. Reducing the building footprint to comply with the Municipal Code's contiguous area limit, would remove leasable area, severely impacting the viability of the shopping center. In addition, the proposed building continues to comply with the intent of the NMU zone by enhancing, revitalizing, and providing opportunities for new development in neighborhood commercial centers. Therefore, the granting of a Variance to deviate from the footprint limitation, would not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity of the site.

4. The granting of such Variance will not adversely affect the City's General Plan.

The granting of a Variance would not adversely affect the General Plan vision for the site. The General Plan land use designation of the project site is Residential/Commercial Mixed Use 2. The Land Use designation of the site, and the applicable goals and policies of the General Plan, do not have a contiguous building floor area limit of 40,000 square feet. Rather, the Land Use designation limits the Floor Area Ratio (FAR) for commercial uses to 0.5. The proposed FAR of the shopping center is below the threshold at 0.2. Therefore, the proposed project is consistent with the General Plan. The project is the redevelopment a blighted and vacant 76,000 square foot building, formerly occupied by a Vons Pavilion supermarket. While the proposed project exceeds the 40,000 square feet contiguous floor area limit per Section 9.18.090.070.B of Title 9 of the Municipal Code, it is substantially smaller than the existing structure being demolished. Moreover, the project will comply with the City's Municipal Code requirements, thereby increasing compliance with General Plan guidance.

Approval of the Variance is consistent with several goals set forth in the General Plan. The project will further the City's General Plan Goal LU-1, which strives to establish a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision. Policy LU-1.3 encourages a wide variety of retail and commercial services, such as restaurants and cultural arts/entertainment, in appropriate locations. Policy LU-1.4 also encourages active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed-use areas. Finally, Policy LU-1.7 encourages the design of new commercial developments as integrated centers, rather than as small individual strip developments. The proposed project consists of a variety of retail and commercial services that will be an integrated pedestrian-oriented shopping center. Therefore, granting of this Variance is in keeping with the spirit and intent of the General Plan.

5. The approval of the Variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations

upon other properties in the vicinity and zone in which the subject property is situated.

The proposed project includes one building that exceeds the 40,000 square feet contiguous floor area limit required for NMU zoned properties. Other shopping centers in the direct vicinity of the subject site, which are also zoned NMU, also contain buildings that substantially exceed the 40,000 square foot floor area limit. The granting of the Variance will allow for re-development of a blighted, underutilized property with a new development that complies with the NMU zone's development standards relating to parking, setbacks, and landscaping. The proposed project is conditioned to meet all other design standards of Title 9 of the Municipal Code, including but not limited to, parking, setbacks, and landscaping. In addition, pursuant to the Conditions of Approval, the rights granted the applicant pursuant to Variance No. V-032-2021 shall continue in effect for only so long as the site improvements authorized by Site Plan No. SP-096-2021 are constructed and continue to exist on the Site, and in the event the necessary building and other permit or permits for the 51,280 square foot commercial structure is/are not obtained within two (2) years of approval (or the length of any extension approved by the City), the structure is not constructed within the time allowed under such building permit(s), or such structure is demolished and not re-established within one year of demolition, Variance No. V-032-2021 shall cease to be effective or grant the applicant any rights to construct other improvements inconsistent with the then-currently applicable development standards. Therefore, the granting of the Variance will not give the property owner a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

TENTATIVE PARCEL MAP:

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

The property has a land use designation of Residential/ Commercial Mixed Use 2 and is zoned NMU. The General Plan adopted the Residential/Commercial Mixed Use 2 Land Use designation in 2008 to help revitalize these areas that surround the shopping centers near the intersection of Brookhurst Street and Chapman Avenue. The City of Garden Grove adopted mixed-use zoning, including the NMU zone, to implement the General Plan Land Use designation of Residential/Commercial Mixed Use 2. The project will further the City's General Plan Goal LU-1, which strives to establish a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision. Policy LU-1.3 encourages a wide variety of retail and commercial services, such as restaurants and cultural arts/entertainment, in appropriate locations. Policy LU-1.4 also encourages active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed-use areas. Finally, Policy LU-1.7

encourages the design of new commercial developments as integrated centers, rather than as small individual strip developments. In accordance with the State Subdivision Map Act, the applicant is requesting to subdivide the existing property into two (2) lots for the purpose of constructing the drive-thru pad building on its own separate lot. The Tentative Parcel Map is in conformance with the City's General Plan, the zoning requirements, the City's Subdivision Ordinance, and the State's Subdivision Map Act for this site. Subdividing the subject lot into two parcels, complies with Title 9, Zoning Code NMU development standards for the minimum lot area requirement of 15,000 square feet and minimum lot width requirement of 75'-0". In addition, the Residential/Commercial Mixed Use 2 Land Use designation allows a Floor Area Ratio (FAR) of 0.50 for non-residential uses. As a result of the subdivision, the parcels will comply with the FAR threshold. Therefore, the proposed map is consistent with the City's adopted General Plan.

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

The property has a land use designation of Residential/ Commercial Mixed Use 2 and is zoned NMU. In accordance with the State Subdivision Map Act, the applicant is requesting to subdivide the existing property into two (2) lots for the purpose of constructing the drive-thru pad building on its own separate lot. The Tentative Parcel Map is in conformance with the City's General Plan, the zoning requirements, the City's Subdivision Ordinance, and the State's Subdivision Map Act for this site. Subdividing the subject lot into two parcels, complies with Title 9, Zoning Code NMU development standards for the minimum lot area requirement of 15,000 square feet and minimum lot width requirement of 75'-0". In addition, the Residential/Commercial Mixed Use 2 allows a Floor Area Ratio (FAR) of 0.50 for non-residential uses. As a result of the subdivision, the parcels will comply with the FAR threshold. In addition, the proposed project meets all other Municipal Code requirements, including parking, setbacks and landscaping. Therefore, the proposed map is consistent with the City's adopted General Plan.

3. The site is physically suitable for the proposed type of development.

Approval of the Tentative Parcel Map to subdivide the existing property into two (2) lots for the purpose of constructing the drive-thru restaurant pad building on its own separate lot is suitable for shopping centers. The NMU zone requires a minimum lot size of 15,000 square feet and has a minimum lot width requirement of 75'-0". Parcel 1, approximately 6.59 acres (286,952 square feet), is being proposed to be developed with a 51,280 square foot in-line commercial multi-tenant building toward the rear of the site and an 11,200 square foot commercial multi-tenant pad building fronting Chapman Avenue. Parcel 2, approximately 0.45 acres (19,459 square feet), will be developed with a 3,500 square foot drive-thru pad building. After the subdivision, each

parcel will meet the minimum lot size and lot width required by the NMU zone. Therefore, the site is physically suitable for the proposed type of development.

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

Per the Initial Study report and Mitigated Negative Declaration (IS/MND) prepared pursuant to the California Environmental Quality Act (CEQA), the proposed improvements are not anticipated to impact any existing fish or wildlife habitat. Moreover, the subject site is located in a developed urban area.

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

The proposed project was reviewed and an Initial Study report and Mitigated Negative Declaration (IS/MND) was prepared pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. and the CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.). Based on the Initial Study and supporting technical analyses, it was determined that all potentially adverse environmental impacts can be mitigated to a level of less than significant. On this basis, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) have been prepared.

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

The subject site has a Land Use designation of Residential/Commercial Mixed Use 2 and is zoned NMU. Both the Land Use designation and zone allow a maximum Floor Area Ratio (FAR) of 0.50 for non-residential uses. The proposed project is an integrated shopping center with a total building floor area of 65,980 square feet, and a total lot size of 306,411 square feet, resulting in an FAR for this project of 0.2, which complies with the requirements of the Municipal Code. As a result of the subdivision, the parcels will comply with the FAR threshold. Therefore, the site is physically suitable for the proposed density of the development.

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

The City's Public Works Department, Community and Economic Development Department, Police Department, and Orange County Fire Authority, have reviewed the proposed development, and have applied conditions of approval to minimize against any potential impacts. The conditions of approval for on- and off-site improvements will safeguard the public health. As long as the conditions of approval are adhered to for the life of the project, the design of

the subdivision, and the proposed improvements, are not likely to cause serious public health problems.

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

The design of the subdivision and the proposed improvements will not conflict with easements of record, or easements established by court judgment acquired by the public at large for access through or use of property within the proposed subdivision. The project has been designed to avoid development over existing easements.

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

The subject site is zoned NMU, which allows for commercial shopping centers. The property currently consists of one (1) parcel. As a result of the subdivision, Parcel 1, approximately 6.59 acres (286,952 square feet), is being proposed to be developed with a 51,280 square foot in-line commercial multi-tenant building toward the rear of the site and an 11,200 square foot commercial multi-tenant pad building fronting Chapman Avenue, and Parcel 2, approximately 0.45 acres (19,459 square feet), will be developed with a 3,500 square foot drive-thru pad building. After the subdivision, each parcel will meet the minimum lot size of 15,000 square feet, and lot width of 75'-0", as required by the NMU zone. Additionally, the project is designed to comply with the development standards of the NMU zone, and complies with the required parking, setbacks, and landscaping. Therefore, the design and improvement of the proposed subdivision are suitable for the uses proposed, and the subdivision can be developed in compliance with the applicable zoning regulations.

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

To the extent feasible, the project has been designed in accordance with Government Code Section 66473.1, such as to allow for passive or natural heating opportunities in the subdivision design, to encourage the orientation of structures to take advantage of shade and prevailing breezes, to allow solar access for passive heating and opportunities for placement of shade trees and other vegetation for cooling.

11. The design, density and configuration of the subdivision strikes a balance between the effect of the subdivision on the housing needs of the region and of public service needs of City residents and available fiscal and environmental resources.

The proposal consists of a new shopping center on property that has historically been commercially used. The property has a Residential/Commercial Mixed Use 2 Land Use designation and is zoned NMU. Thus, approval of the proposed Tentative Parcel Map will not affect the housing needs of the region, public service needs, or available fiscal and environmental resources.

12. That the character of the subdivision is compatible with the design of existing structures and that the lot sizes of the subdivision are substantially the same as the lot sizes within the general area.

The request includes demolishing an existing 76,000 square foot, vacant grocery store building to construct an approximately 65,980 square foot shopping center. Approval of the Tentative Parcel Map is to subdivide the existing property into two (2) lots for the purpose of constructing the drive-thru restaurant pad building on its own separate lot. Parcel 1, approximately 6.59 acres (286,952 square feet), is being proposed to be developed with a 51,280 square foot in-line commercial multi-tenant building toward the rear of the site and an 11,200 square foot commercial multi-tenant pad building fronting Chapman Avenue. Parcel 2, approximately 0.45 acres (19,459 square feet), will be developed with a 3,500 square foot drive-thru pad building. The new buildings, along with the associated site improvements, are designed to comply with the zoning code requirements, and will be architecturally compatible with the surrounding area. Moreover, the parcels are substantially similar in size to those within the general area.

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

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

14. The discharge of waste from the proposed subdivision into the existing sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board. The conditions of approval for

on- and off-site improvements will ensure permitted capacity of the public sewer system is not exceeded.

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

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan, Conditional Use Permit, Variance, and Tentative Parcel Map possess characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.32.030 and 9.40.060 and the Subdivision Map Act.
2. The overall development and subsequent occupancy and operation of the site shall be subject to those environmental mitigation measures identified in the Mitigated Negative Declaration, which are summarized in the Mitigation Monitoring and Reporting Program, Exhibit "A", attached hereto.
3. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "B") shall apply to Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, Variance No. V-032-2021 and Tentative Parcel Map No. PM-2020-174.

Adopted this 18th day of February 2021

ATTEST:

/s/ DAISY PEREZ
CHAIR

/s/ JUDITH MOORE
RECORDING SECRETARY

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

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on February 18, 2021, by the following vote:

AYES:	COMMISSIONERS:	(6)	ARESTEGUI, CUNNINGHAM, LINDSAY, PEREZ, RAMIREZ, SOEFFNER
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(1)	LEHMAN

/s/ JUDITH MOORE
RECORDING 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 March 11, 2021.

EXHIBIT "A"

**Site Plan No. SP-096-2021
Conditional Use Permit No. CUP-200-2021
Variance No. V-032-2021
Tentative Parcel Map No. PM-2020-174**

9852 Chapman Avenue

MITIGATION MONITORING AND REPORTING PROGRAM

Introduction

The California Environmental Quality Act (CEQA) requires a lead or public agency that approves or carries out a project for which an Mitigated Negative Declaration has been certified which identifies one or more significant adverse environmental effects and where findings with respect to changes or alterations in the project have been made, to adopt a "...reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment" (CEQA, Public Resources Code Sections 21081, 21081.6).

A Mitigation Monitoring and Reporting Program (MMRP) is required to ensure that adopted mitigation measures are successfully implemented for the Pavilion Plaza West project (project). The City of Garden Grove is the Lead Agency for the project and is responsible for implementation of the MMRP. This report describes the MMRP for the project and identifies the parties that will be responsible for monitoring implementation of the individual mitigation measures in the MMRP.

Mitigation Monitoring and Reporting Program

The MMRP for the project will be active through all phases of the project, including design, construction, and operation. The attached table identifies the mitigation program required to be implemented by the City for the Pavilion Plaza West project. The table identifies the Plan, Program, Policies (PPPs); and mitigation measures required by the City to mitigate or avoid significant adverse impacts associated with the implementation of the project, the timing of implementation, and the responsible party or parties for monitoring compliance.

The MMRP also includes a column that will be used by the compliance monitor (individual responsible for monitoring compliance) to document when implementation of the measure is completed. As individual Plan, Program, Policies; and mitigation measures are completed, the compliance monitor will sign and date the MMRP, indicating that the required actions have been completed.

**TABLE 1: MITIGATION MONITORING AND REPORTING PROGRAM
THE PAVILION PLAZA WEST PROJECT**

Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
AESTHETICS			
<p>PPP AES-1: As required by the GGMC Sections 9.18.100.020 and 9.18.140.070, lights provided to illuminate any parking facility or paved area shall be designed with automatic timers (photovoltaic cells), shall be maintained, and shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate areas beyond the property line.</p>	<p>Note in Construction Plans and Specifications. Prior to Building Permits.</p>	<p>City of Garden Grove Building and Safety Division</p>	
AIR QUALITY			
<p>PPP AQ-1: Rule 402. The project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.</p>	<p>Note in Construction Plans and Specifications. Prior to Demolition and Grading Permits.</p>	<p>City of Garden Grove Building and Safety Division</p>	
<p>PPP AQ-2: Rule 403. The project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:</p> <ul style="list-style-type: none"> • All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. • The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day. • The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less. 	<p>Note in Construction Plans and Specifications. Prior to Demolition and Grading Permits.</p>	<p>City of Garden Grove Building and Safety Division</p>	

Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<p>PPP AQ-3: Rule 1113. The project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only "Low-Volatile Organic Compounds" paints (no more than 50 gram/liter of VOC and/or High Pressure Low Volume (HPLV) applications shall be used.</p>	<p>Note in Construction Plans, Specifications, and Permits. Prior to Demolition and Grading Permits.</p>	<p>City of Garden Grove Building and Safety Division</p>	
<p>BIOLOGICAL RESOURCES</p>			
<p>Mitigation Measure BIO-1: Migratory Bird Treaty Act. In the event that vegetation and tree removal activities occur within the active breeding season for birds (February 1–September 15), the project applicant (or their Construction Contractor) shall retain a qualified biologist (meaning a professional biologist that is familiar with local birds and their nesting behaviors) to conduct a nesting bird survey no more than 3 days prior to commencement of construction activities.</p> <p>The nesting survey shall include the project site and areas immediately adjacent to the site that could potentially be affected by project-related construction activities, such as noise, human activity, and dust, etc. If active nesting of birds is observed within 100 feet (ft) of the designated construction area prior to construction, the qualified biologist shall establish an appropriate buffer around the active nests (e.g., as much as 500 ft for raptors and 300 ft for non-raptors [subject to the recommendations of the qualified biologist]), and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.</p> <p>Prior to commencement of grading activities and issuance of any building permits, the City Community and Economic Development Director, or designee, shall verify that all project grading and construction plans are consistent with the requirements stated above, that pre-construction surveys have been completed and the results reviewed by staff, and that the appropriate buffers (if needed) are noted on the plans and established in the field with orange snow fencing.</p>	<p>Note in Construction Plans and Specifications. Prior to Demolition and Grading Permits.</p>	<p>City of Garden Grove Building and Safety Division</p>	

Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
CULTURAL RESOURCES			
<p>PPP CUL-1: Human Remains. In the event that human remains are encountered on the project site, work within 50 ft of the discovery shall cease and the County Coroner shall be notified immediately consistent with the requirements of California Code of Regulations (CCR) Section 15064.5(e). State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. Prior to the issuance of grading permits, the City shall verify that all grading plans specify the requirements of CCR Section 15064.5(e), State Health and Safety Code Section 7050.5, and PRC Section 5097.98, as stated above.</p>	<p>Note in Construction Plans and Specifications. Prior to Grading Permits.</p>	<p>City of Garden Grove Building and Safety Division</p>	
<p>Mitigation Measure CUL-1: Archaeological Resources. Construction plans and specifications shall state that in the event that potential archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the Orange County List of Qualified Archaeologists has evaluated the find to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code. Any resources identified shall be treated in accordance with California Public Resources Code Section 21083.2(g). Prior to commencement of grading activities, the Director of the City of Garden Grove Community and Economic Development Department, or designee, shall verify that all project grading and construction plans include specific requirements regarding Public Resources Code Section 21083.2(g) and the treatment of archaeological resources as specified above.</p>	<p>Note in Construction Plans and Specifications. Prior to Demolition and Grading Permits.</p>	<p>City of Garden Grove Building and Safety Division</p>	
ENERGY			
<p>PPP E-1. CalGreen Compliance: The project is required to comply with the CalGreen Building Code as included in the City's Municipal Code Section 18.04.010 to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.</p>	<p>Note in Construction Plans and Specifications. Prior to Building Permits.</p>	<p>City of Garden Grove Building and Safety Division</p>	

Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
GEOLOGY AND SOILS			
<p>PPP GEO-1: California Building Code. The project is required to comply with the California Building Code as included in the City's Municipal Code Chapter 18.12 to preclude significant adverse effects associated with seismic hazards. California Building Code related and geologist and/or civil engineer specifications for the project are required to be incorporated into grading plans and specifications as a condition of project approval.</p>	<p>Note in Construction Plans and Specifications. Prior to Grading Permits.</p>	<p>City of Garden Grove Building and Safety Division</p>	
<p>Mitigation Measure PAL-1: Paleontological Resources. Construction plans and specifications shall state that in the event that potential paleontological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified paleontologist (i.e., a practicing paleontologist that is recognized in the paleontological community and is proficient in vertebrate paleontology) has evaluated the find in accordance with federal and state regulations. Construction personnel shall not collect or move any paleontological materials and associated materials. If any fossil remains are discovered, the paleontologist shall make a recommendation if monitoring shall be required for the continuance of earth moving activities. Prior to commencement of grading activities, the Director of the City Community and Economic Development Department, or designee, shall verify that all project grading and construction plans specify federal, state, and local requirements related to the unanticipated discovery of paleontological resources as stated above.</p>	<p>Note in Construction Plans and Specifications. Prior to Grading Permits.</p>	<p>City of Garden Grove Building and Safety Division</p>	
HAZARDS AND HAZARDOUS MATERIALS			
<p>PPP HAZ-1: Asbestos Containing Materials. Prior to issuance of demolition permits, the project applicant shall submit verification to the City Building and Safety Department that an asbestos survey has been conducted pursuant to SCAQMD Rule 1403. If asbestos is found, the project applicant shall follow all procedural requirements and regulations of SCAQMD Rule 1403. Rule 1403 regulations require that the following actions be taken: notification of SCAQMD prior to construction activity, asbestos removal in accordance with prescribed procedures, placement of collected asbestos in leak-tight containers or wrapping, and proper disposal.</p>	<p>In Construction Plans and Specifications. Prior to Demolition Permit.</p>	<p>City of Garden Grove Building and Safety Division</p>	

Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<p>PPP HAZ-2: Lead Based Paint. Prior to issuance of demolition permits, the project applicant shall submit verification to the City Building and Safety Department that a lead-based paint survey has been conducted. If lead-based paint is found, the project applicant shall follow all procedural requirements and regulations for proper removal and disposal of the lead-based paint. Cal-OSHA has established limits of exposure to lead contained in dusts and fumes. Specifically, CCR Title 8, Section 1532.1 provides for exposure limits, exposure monitoring, and respiratory protection, and mandates good working practices by workers exposed to lead.</p>	<p>In Construction Plans and Specifications. Prior to Demolition Permit.</p>	<p>City of Garden Grove Building and Safety Division</p>	
HYDROLOGY AND WATER QUALITY			
<p>PPP WQ-1: Stormwater Pollution Prevention Plan: Prior to grading permit issuance, the project developer shall have a SWPPP prepared by a QSD (Qualified SWPPP Developer) pursuant to the Orange County DAMP. The SWPPP shall incorporate all necessary BMPs and other DAMP requirements to comply with NPDES regulations to limit the potential of polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by City staff, or designee, to confirm compliance.</p>	<p>In Construction Plans and Specifications. Prior to Grading Permits.</p>	<p>City of Garden Grove Building and Safety Division</p>	
<p>PPP WQ-2: WQMP. Prior to the approval of the Grading Plan and issuance of Grading Permits a completed Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Building and Safety Division. The WQMP shall identify all Post-Construction, Site Design, Source Control, and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters. The WQMP shall comply with GGMC Section 6.40.050, the Orange County DAMP, and the Santa Ana Region, Regional Water Quality Control Board (RWQCB) requirements in effect at the time permitting.</p>	<p>In Construction Plans and Specifications. Prior to Grading Permits.</p>	<p>City of Garden Grove Building and Safety Division</p>	
NOISE			
<p>PPP N-1: Construction Noise. Project construction activities shall occur in compliance with Municipal Code Section 8.47.060(d), which restricts construction within 500 feet of residential uses, such as the project site, to between 7:00 a.m. and 10:00 p.m.</p>	<p>In Construction Plans and Specifications. Prior to Demolition, Grading, and Construction Permits.</p>	<p>City of Garden Grove Building and Safety Division</p>	

Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
TRIBAL CULTURAL RESOURCES			
<p>Mitigation Measure TCR-1: Native American Monitoring. The project's grading and construction plans and specifications shall state that, prior to commencement of any ground disturbing activities, a Native American monitor approved by the Gabrielino Band of Mission Indians – Kizh Nation – the tribe that consulted on this project pursuant to Assembly Bill A52 (the "Tribe" or the "Consulting Tribe") shall be retained for the proposed project. A copy of the executed contract shall be submitted to the City of Garden Grove Planning and Building and Safety Departments prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribe shall be contracted to conduct a Native American Indian Sensitivity Training for construction personnel prior to the start of construction activities. The training session shall include a handout and shall focus on how to identify Native American resources encountered during earthmoving activities and the procedures to be followed if resources are discovered.</p> <p>The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities of native soils or native fill. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project Site having the potential to impact Tribal Cultural Resources are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources.</p> <p>In the event that Tribal Cultural Resources are inadvertently discovered during ground-disturbing activities, work shall be halted within 50 feet of the find until it can be evaluated by a qualified archaeologist in cooperation with a Tribal monitor approved by the Consulting Tribe to determine if the potential resource meets the CEQA definition of historical (CEQA Guidelines 15064.5(a)) and/or unique resource (Public Resources Code Section 21083.2(g)), and/or a "nonunique archeological resource" that conforms with the criteria of Public</p>	<p>Note in Construction Plans and Specifications. Prior to Demolition and Grading Permits.</p>	<p>City of Garden Grove Planning Division and Building and Safety Division</p>	

Plan, Program, Policy / Mitigation Measure	Timing	Responsible for Ensuring Compliance / Verification	Date Completed and Initials
<p>Resources Code section 21074(a) (Public Resources Code section 21074(c), Public Resources Code section 21083.2(h)). Construction activities could continue in other areas.</p> <p>If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If the find is considered a "historical resource," a "unique archaeological resource," or a "nonunique archeological resource" that conforms with the criteria of Public Resources Code section 21074(a), the archaeologist, in cooperation with a Native American monitor, shall pursue either preservation in place or recovery, salvage and treatment of the resource. Recovery, salvage and treatment protocols shall be developed in accordance with applicable provisions of Public Resources Code Section 21083.2 and CEQA Guidelines 15064.5 and 15126.4. If a resource, as defined above, is not Native American in origin, cannot be preserved in place or left in an undisturbed state, recovery, salvage and treatment shall be required at the project applicant's expense. All recovered and salvaged resources shall be identified and permanently preserved in an established accredited professional repository. Prior to commencement of grading activities, the Director of the City Community and Economic Development Department, or designee, shall verify that all project grading and construction plans require the Native American Sensitivity Training and the treatment of resources as specified in this mitigation measure.</p>			
UTILITIES AND SERVICE SYSTEMS			
<p>PPP SW-1: The City's Municipal Code Section 18.60.040, Minimum Construction and Demolition Waste Diversion Requirements. Construction projects shall reuse, recycle, or divert the minimum percentage amount of designated recyclable and reusable materials as set forth by the CALGreen (Part 11 of Title 24, California Code of Regulations) requires a minimum diversion of 75%.</p>	<p>Note in Construction Plans and Specifications. Prior to Demolition and Grading Permits.</p>	<p>City of Garden Grove Building and Safety Division</p>	

EXHIBIT "B"

**Site Plan No. SP-096-2021
Conditional Use Permit No. CUP-200-2021
Variance No. V-032-2021
Tentative Parcel Map No. PM-2020-174**

9852 Chapman Avenue

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required prior to issuance of a building permit.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, EPD Solutions, Inc., the developer of the project, the owner(s) and tenant(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the Conditions of Approval require approval by the Planning Commission.
3. Variance No. V-032-2021 authorizes a deviation from the requirement set forth in Garden Grove Municipal Code section 9.18.090.070.B that, in the Neighborhood Mixed Use Zone, the gross building footprint of a structure at the ground level not exceed 40,000 square feet in contiguous floor area in order to facilitate the development of a 51,280 square foot multi-tenant commercial building on the subject site in accordance with Site Plan No. SP-096-2021. The rights granted the applicant pursuant to Variance No. V-032-2021 shall continue in effect for only so long as the site improvements authorized by Site Plan No. SP-096-2021 are constructed and continue to exist on the Site. In the event the necessary building and other permit or permits for the 51,280 square foot commercial structure is/are not obtained within two (2) years of approval (or the length of any extension approved by the City), the structure is not constructed within the time allowed under such building permit(s), or such structure is demolished and not re-established within one year of demolition, Variance No. V-032-2021 shall cease to be effective or grant the applicant any rights to construct other improvements inconsistent with the then-currently applicable development standards. Approval of this Site Plan, Conditional Use Permit, Variance and Tentative Parcel Map shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein

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not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.

4. Minor modifications to the Site Plan, Conditional Use Permit, Variance and Tentative Parcel Map and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
5. The approved site plan and floor plan are an integral part of the decision approving this Site Plan, Conditional Use Permit, Variance and Tentative Parcel Map. There shall be no additional changes in the design of the site plan and floor plan without the approval of the Community and Economic Development Department, Planning Services Division. Any additional changes in the approved site plan and floor plan, which have the effect of expanding or intensifying the present use, shall require obtaining the proper entitlement(s).
6. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Engineering Division

7. The applicant shall be subject to Traffic Mitigation Fees, Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.
8. Prior to issuance of a grading permit, the applicant shall design overhead parking lighting within the development in a manner meeting the approval of the City Engineer. Location of lighting poles shall be shown on the precise grading plans.
9. Prior to issuance of a grading permit, the applicant shall obtain and provide to the City a "letter of permission for encroachment and/or temporary work" from the adjacent property where project matchup will need to occur.
10. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks, infiltration and stormwater treatment structures, and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a

building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design of the interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels. Requirements for any "dewatering" will also need to be addressed in the report.

11. A separate street permit is required for work performed within the public right-of-way.
12. Grading and Street Improvement plans prepared by a registered civil engineer are required. The grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30'-0" outside the boundary, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan. All improvements within public right-of-way shall conform to all format and design requirements of the City Standard Drawings & Specifications. For special features, such as decorative pavers or other improvements, if determined to be necessary by the City Engineer in his/her reasonable discretion, the property owner shall enter into an agreement with the City, in a form reasonably approved by the City Engineer, to cover any encroachment limitations, responsibilities and maintenance requirements.
13. The grading/horizontal control plan shall provide approximately 80 feet, or four vehicles lengths, between the service window and order board and an additional 80 feet, or four vehicle lengths, of queuing distance behind the order board in conformance with the queuing requirements of City of Garden Grove Standard Plan B-312.
14. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
15. The grading and street improvement plan shall depict an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition and Section 1110A of the California Building Code.
16. All parking spaces that abut to sidewalks that are not elevated with a curb face to the stall, shall have wheel stops in order to prevent vehicle overhang into sidewalk. Minimum 6-foot width sidewalk is required for parking spaces that are utilizing elevated sidewalk curb face as a wheel stop and must maintain 4'-0" minimum from the overhang of the vehicle bumper for ADA pathway.

17. In accordance with the Orange County Storm Water Program manual, the applicant and/or its contractors shall provide dumpsters on site during construction unless an Encroachment Permit is obtained for placement in street.
18. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the applicant shall submit to the City for review and approval a Water Quality Management Plan that:
 - a. Addresses Site Design BMPs based upon the geotechnical report recommendations and findings such as infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;
 - b. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP;
 - c. Incorporates structural and Treatment Control BMPs as defined in the DAMP;
 - d. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs;
 - e. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs;
 - f. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
19. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications;
 - b. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP;
 - c. Demonstrate that an adequate number of copies of the approved Project WQMP are available on site;
 - d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.

20. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502 and state mandated commercial organic recycling law – AB 1826 / SB 1383:
- a. Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash;
 - b. Provide solid roof or awning to prevent direct precipitation;
 - c. Connection of trash area drains to the municipal storm drain system is prohibited;
 - d. Potential conflicts with fire code and garbage hauling activities should be considered in implementing this source control;
 - e. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information;
 - f. The trash shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures;
 - g. Pursuant to state mandated commercial organic recycling law - AB1826, the applicant is required to coordinate storage and removal of the organics waste with local recycling/trash company;
 - h. Pursuant to applicable state mandated laws, the applicant is required to contact and coordinate with the operations manager of the local recycling/trash company (Republic Services, 800-700-8610) to ensure the trash enclosure includes the appropriate size and number of containers for the disposal of items such as, but may not limited to, municipal solid waste (MSW), recyclables, and organic green waste;
 - i. Based on the amount of waste disposed, per week, the applicant shall coordinate with the local recycling/trash company to ensure the adequate frequency of trash pick-up is serviced to the site for municipal solid waste (MSW), recyclables, and organic green waste, including any other type of waste;
 - j. The applicant shall ensure large bulk items, intended for coordinated and scheduled pick-up by the local recycling/trash company, are not placed in areas that encroach into drive aisles, parking spaces, pedestrian pathways, or areas in the front of the property including areas public right-of-way (e.g., street, sidewalk), during and after construction. Any large bulk items shall be out of public vantage points.

21. The applicant and its contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal; relocation or resetting, the applicant shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and its contractor shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The applicant and its contractor shall be liable for, at applicant's expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls. Temporary Benchmarks shall not be used for vertical control. Benchmarks shall be to the National Geodetic Vertical Datum (NGVD).

TIES TO HORIZONTAL CONTROL:

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

DIGITAL MAP SUBMISSION:

23. Prior to recordation of a final parcel map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.
24. Prior to issuance of a grading permit, the applicant shall submit to Planning Services Division an updated title report along with copies of the recorded instruments listed in the title report, reference maps used to prepare legal description and the plat for review and approval of the parcel map.
25. In order to expedite City's approval and acceptance of the parcel map, the applicant shall forward all plan check comments received from the County of Orange Survey Department to City of Garden Grove's Engineering Division.
26. Prior to recordation of a final parcel map, the applicant shall submit an updated title report, copies of the reference maps used to prepare legal description, the plat and copies of the recorded instruments listed in the title report.

27. The applicant shall provide the City with documentation on existing reciprocal access agreement on the east and west side of the property. Should no agreement exist, the applicant shall enter into an agreement with the adjacent property owners and record said agreement in a manner meeting the approval of the City Engineer prior to the issuance of a grading permit.
28. The Final Parcel Map shall include a blanket easement across all parking and drive aisle areas, landscaping and other features of the site, to the exterior of building walls, for access to public facilities such as storm drains and inlets, and to perform inspections and observation of water quality BMP features as required for reporting and monitoring purposes.
29. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one acre or more of land, the applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for City review on request.
30. Prior to issuance of any grading permit, the existing storm drain easement along the southerly boundary of the property shall be relocated and adjusted to match the correct alignment of the existing public storm drain. The adjustment of this easement shall be addressed on the Final Parcel Map to the satisfaction of the City Engineer.
31. Any new or required block walls and/or retaining walls shall be shown on the grading plans. Cross sections shall show vertical and horizontal relations of improvements and property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer. In addition, the following shall apply:
 - a. The color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division prior to installation.
32. The applicant shall identify a temporary parking site(s) for construction crew prior to issuance of a grading permit. No construction parking is allowed on local streets.
33. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a worksite traffic control plan, satisfactory to the City Traffic Engineer.

34. Heavy construction truck traffic and hauling trips should occur outside peak travel periods. Peak travel periods are considered to be from 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m.
35. Any required lane closures should occur outside of peak travel periods.
36. Construction vehicles should be parked off of traveled roadways in a designated parking.
37. Prior to issuance of a grading permit, the applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size storm drains per the Orange County RDMD standards. Parkway culverts shall be designed per City of Garden Grove Standard B-209. Storm drain lateral pipe connections within City right of way shall be RCP with a minimum diameter of 18-inches. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
38. Prior to issuance of the a building permit, the applicant shall design street improvement plans and construct street frontage improvements as identified below:

Chapman Avenue

- a. Widen the existing tree wells fronting the project on Chapman Avenue to 6'-0" long by 3'-0" wide and plant a total of six Columbia Sycamore trees (36-inch box). The applicant shall coordinate with City's Public Works Department prior to order and placement of trees on Chapman Avenue.
- b. Remove and replace the lifted sidewalk panels in accordance to City of Garden Grove Standard B-106.
- c. Remove and replace existing wheelchair ramps and landing at the intersection of Chapman Avenue and Convey Way (southeast and southwest corners) per latest Caltrans Standard Plan A88A.
- d. Protect existing standalone pedestrian push-button on southeast corner of Chapman Avenue and Convey Way and for any relocation or recall during construction of wheelchair ramp coordinate with Garden Grove's Traffic Division.
- e. Remove and replace existing westerly substandard driveway approach to the site on Chapman Avenue in accordance with City of Garden Grove Standard Plan B-120 (Option #2).
- f. Remove and replace 2-inches of the existing asphalt pavement from the edge of the southerly gutter fronting the property to the edge of the

- existing median on Chapman Avenue in a manner meeting the approval of the City Engineer. The applicant may elect to pay an in-lieu fee in an amount to be determined by engineering division for the full cost of removal and replacement of the asphalt on Chapman Avenue by the City.
- g. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk/landscape area on Chapman Avenue with Planning Services Division and Water Division.
 - h. Any proposed new landscaping in public right of way shall be approved by Planning Division and Public Works Streets Division.
 - i. Applicant/property owner shall enter into an agreement with the City of Garden Grove, in a form approved by the City's Public Works Director, to address improvements such as decorative pavers, landscaping, irrigation and other improvements that encroach into the public right-of-way to define limitations, maintenance and responsibilities between the owner and the City.
 - j. Existing "excess" right-of-way at the northwesterly corner of the property along Chapman Avenue shall be vacated on the Final Parcel Map.
 - k. Parcel "A" shall be dedicated for "Public Street and Utility Purposes" on the Final Parcel Map.

Public Works Water Services Division

- 39. The nearest water main to the project location is 6 inch in diameter. Depending on the fire flow requirement from the Orange County Fire Authority, new fire services would require to be connected to the 12 inch water main north of Chapman Avenue.
- 40. 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.
- 41. Water meters shall be located within the City right-of-way. Fire services and large water services 3" and larger, shall be installed by contractor with Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.
- 42. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device.

Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross-connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.

43. A composite utility site plan shall be part of the water plan approval.
44. There shall be a minimum 15-foot clearance of building footings from water main. Clearances less than 15 feet shall be reviewed and approved by Water Engineering.
45. There shall be no structures or utilities built on, or crossing, water or sewer main easements.
46. New utilities shall have a minimum 5-foot horizontal, and a minimum 1-foot vertical, clearance from water main and appurtenances.
47. There shall be a minimum clearance from sewer main and water main of 10 feet from outside of pipe to outside of pipe.
48. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
49. City shall determine if existing water services(s) is/are usable and meets current City Standards. Any existing meter and service located within new driveway(s) shall be relocated at owner's expense.
50. All fire services, existing and proposed, and all private fire hydrant laterals shall have above-ground backflow device with a double-check valve assembly (DCDA) per City standard B-773. Existing single-check in the vault shall be removed; vault shall be removed. DCDA(s) 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.
51. Water meters and boxes shall be installed by City forces upon payment of applicable fees and after new water system (including water services) pass all bacteriological and pressure tests.
52. No permanent structures, trees or deep-rooted plants shall be placed over sewer main or water main.

53. Location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority.
54. Site shall be graded so that no rain or landscape irrigation water can drain into sewer drains in wash bays. All wash bays shall have adequate roof overhang to prevent rainwater from entering wash bays. No outside sinks or wash area shall be permitted. Owner shall maintain service records for sewer lateral clarifier adequately demonstrating that clarifier maintained and that wastes are disposed of in accordance with current laws and regulations for hazardous waste.
55. Commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license. Plumbing plan for grease interceptor shall be routed to environmental services for review.
56. A properly-sized grease interceptor shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor shall be located outside of the building and accessible for routine maintenance. Owner shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.
57. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Existing units are to be removed.
58. Owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be 6" minimum diameter, extra strength VCP with wedgelock joints.
59. Contractor shall abandon any existing unused sewer lateral(s) at street right-of-way on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete. Only one sewer lateral per lot is allowed.
60. All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of min. 12" below the water main, outer diameter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board.
61. If water main is exposed during installation of sewer lateral, a 20-foot section of the water main shall be replaced with a 20-foot PVC C-900 DR-14 Class 305 water pipe, size in kind, and centered at the crossing.

Public Work's Environmental Services

62. The applicant shall contract with Republic Waste Services for demolition and debris hauling and shall comply with Chapter 18.60 (Construction and Demolition Waste Recycling Program) of the Garden Grove Municipal Code.

Building and Safety Division

63. The project shall comply with the requirements of the latest edition of the California Building Standards Code.
64. A Soil Investigation report complying with the latest edition CBC Chapter 18 shall be submitted at time of first plan review.
65. The roof solar ready zones shall comply with the latest edition of the California Energy Efficiency Standards.
66. The project shall comply with the requirements of Chapter 5 of the latest edition of the California Green Building Code, including building commissioning for buildings with over 10,000 square feet in conditioning space.
67. Occupancy separation shall comply with Table 508.4 of the latest edition of the California Building Standards Code.
68. All fire rated construction shall comply with Chapter 7 of the latest edition of the California Building Standards Code.
69. Future electric charging and clean-air vehicle parking shall be provided per the 2019 Edition of the California Green Building Code and shall comply with Chapter 11B of the latest edition of the California Building Standards Code.
70. An accessible path of travel to trash enclosures, complying with Chapter 11B of the latest edition of the California Building Standards Code, shall be provided.

Orange County Fire Authority

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

Community and Economic Development Department

72. The applicant shall submit detailed plans, showing the proposed location of utilities and mechanical equipment, to the Community and Economic Development Department for review and approval prior to submitting plans into the Building and Safety Division Plan Check process. The project shall also be subject to the following:

- a. All on-site and off-site utilities pertaining to the improvements proposed under this Site Plan shall be installed or relocated underground pursuant to Chapter 9.48 of the Garden Grove Municipal Code.
 - b. All above-ground utility equipment (e.g., electrical, gas, telephone, cable TV, water meters, and electrical transformer) shall not be located in the street setback and shall be screened to the satisfaction of the Community and Economic Development Director.
 - c. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
 - d. All ground or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
 - e. No exterior piping, plumbing, or mechanical ductwork shall be permitted on any exterior façade and/or be visible from any public right-of-way or adjoining property. All roof access ladders shall be accessed from inside the building.
73. A prominent, permanent sign, stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES," shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
74. There shall be no deliveries to or from the premises before 7:00 a.m. and after 10:00 p.m., seven days a week.
75. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the applicant. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
76. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.

77. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
78. Any satellite dish antennas installed on the premises shall be screened, subject to approval by the Community and Economic Development Department, Planning Services Division. No advertising material shall be placed thereon.
79. All signs shall comply with the sign requirements of Chapter 9.20 of Title 9 of the Municipal Code. All signs shall require a separate permit and shall be installed in accordance with the provisions of the sign ordinance. A sign program governing the entire site, including height, size, color, and location of all signs, shall be approved by the Community and Economic Development Department, Planning Division prior to installation of any signage. All signage shall be limited to individual channel letters. No roof signs shall be permitted.
80. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
81. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort.
82. The project shall comply with the City's adopted Noise Ordinance.
83. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Chapter 8.47 as adopted, except that:
 - a. Monday through Saturday - not before 7 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 Chapter 8.47 of the Municipal Code.
84. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, using electricity from power poles rather than diesel or gasoline powered generators, and using methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible, using solar or low-emission water heaters, and using low-sodium parking lot lights, to ensure compliance with Title 24.
85. As a part of the finalized working drawings for the Planning Services Division, Engineering Division, and Building and Safety Division, the developer shall submit a detailed and dimensioned plot plan, floor plans, exterior elevations, and landscape plans that reflect the above conditions of approval. The plans shall indicate landscape materials, wall materials and building materials proposed for

- the project. Color and material samples shall be submitted to the Planning Services Division at the time plans are submitted for plan check.
86. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the Planning Services Division. Parking area lighting shall be provided during the hours of darkness the establishment is open at a minimum of two-foot candles of light, and one-foot candle of light during all other hours of darkness.
87. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department, Planning Services Division, for review and approval prior to submittal of plans for Building and Safety Division, Plan Check. The project shall also be subject to the following:
- a. All above-ground utility equipment (e.g., electrical, gas, telephone) shall not be located in the street setbacks and shall be screened to the satisfaction of the Community and Economic Development Department, Planning Services Division.
 - b. No roof or wall mounted mechanical equipment shall be permitted unless the Planning Services Division approves a method of screening complementary to the architecture of the building, prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets, including the surrounding properties.
88. The applicant shall submit a complete landscape plan governing the entire development for review and approval by the Community and Economic Development Department prior to building permit issuance. The landscaping plan shall comply with all the landscaping requirements as specified in Title 9 of the City of Garden Grove Municipal Code, including the City's Water Efficiency Guidelines, as well as recently adopted provisions by the State of California concerning drought tolerant landscape measures. Said plan shall include type, size, location and quality of all plant material. This includes enhanced landscaping for the walkway areas. The plan shall include an irrigation plan, and staking and planting specification. The landscape plan is subject to the following:
- a. A complete, permanent, automatic remote control irrigation system shall be provided for all common area landscaping shown on the plan. The sprinklers shall be of low flow/precipitation sprinkler heads for water conservation.
 - b. All above-ground utilities (e.g., water backflow devices, electrical transformers, irrigation equipment, etc.) shall be shown on the landscape plan in order to ensure proper landscape screening and will be provided around each of these equipment/apparatus.

- c. The applicant shall be responsible for the installation and maintenance of all landscaping on the property during and after the construction period. Said responsibility shall extend to within the public right-of-way.
 - d. The plan shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch box, fifteen percent (15%) of the trees at 24-inch box and sixty percent (60%) of the trees at 15-gallon, the remaining five percent (5%) may be of any size. All proposed trees shall be non-fruit bearing, evergreen trees that require minimal maintenance.
 - e. No trees shall be planted closer than five feet (5') from the public right-of-way. Trees planted within fifteen feet (15') of any public right-of-way shall be planted in a root barrier shield. All landscaping along street frontages, adjacent to driveways, shall be of the low-height variety to ensure safe sight clearance.
89. No exterior piping, plumbing, roof top access ladders, or mechanical ductwork shall be permitted on any exterior facade and/or be visible from any public right-of-way or adjoining property.
90. New perimeter walls, if proposed, shall be developed to City Standards or designed by a Registered Engineer, and shall be measured from the on-site finished grade, and shall be shown on the grading plan.
91. All on-site curbs, not associated with a parking space, shall be painted red.
92. The proposed development shall comply with all applicable provisions of the Garden Grove Local Implementation Plan (LIP), including but not limited to, providing a Water Quality Management Plan (WQMP) and Section 7 addressing reducing water run-off from the site (e.g., directing roof rain gutter's downspouts to permeable areas such as landscape planters).
93. During construction, if paleontological or archeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with applicable law.
94. The applicant shall work with the Planning Services Division to ensure that the proposed building colors are appropriate and not overly bright. The applicant shall submit the actual chip samples of the proposed paint colors to the Planning Services Division for review and approval.
95. The driveways from Chapman Avenue shall be treated with decorative stamped concrete or interlocking pavers or other enhanced treatment, excluding scored and/or colored concrete. The color, pattern and material shall be approved by the Community and Economic Development Department, Planning Services Division, and shall be shown on the final site plan and the grading plan.

96. As required by Section 9.18.090.070.C of Title 9 of the Municipal Code, the pedestrian-oriented plaza shall be enhanced with amenities. The Planning Services Division shall review and approve the design of the proposed pedestrian-oriented plaza and the amenities. The required pedestrian plaza may consist of landscaped and paved areas, outdoor dining, public art display, fountains, or similar uses and amenities permitted in the applicable zone.
97. As required by Section 9.18.100.030 of Title 9 of the Municipal Code, the pedestrian walkways shall be paved in high-quality materials such as pavers, stone or cobblestone, patterned or scored colored concrete, or similar durable materials. The Planning Services Division shall review and approve the design of the proposed pedestrian walkways and the materials.
98. The trash enclosures shall have unifying color and exterior finish that matches, and are integrated, with the proposed development. The proposed roof design of the trash enclosure shall be architecturally compatible with the design of the development. The Planning Services Division shall review and approve the design of the proposed roof and the material(s). The proposed roof and materials shall also comply with the building code requirements.
99. The trash bins shall be kept inside the trash enclosures, and gates closed at all times, except during disposal and pick-up. The property owner shall provide sufficient trash bins and pick-up to accommodate the site.
100. The design and operation of the drive-thru speaker system, including automatic timer, volume control, and message board, is subject to Planning Services Division review and approval. In the event that complaints are received from adjacent uses concerning noise created by the new food-ordering speaker system, the applicant shall provide a plan to address the issues to the satisfaction of the Community and Economic Development Department.
101. Any and all corrections notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant and all agents thereof.
102. The drive-thru menu/order board shall be designed to match the building, and shall incorporate the same color and materials.
103. The proposed shopping center has been designed to meet the parking requirements for a mix of retail and restaurants uses. Future restaurant uses are limited to 60% maximum of the total gross floor area, or 16,344 square feet. To ensure there is adequate parking for the life of the project, any additional restaurant area will require additional parking to meet the parking requirements of Title 9 of the Municipal Code.

104. All mitigation measures identified in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) adopted in conjunction with the approval of Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, Variance No. V-032-2021, and Tentative Parcel Map No. PM-2020-174 are incorporated into these Conditions of Approval by reference, and applicant shall fully comply with and implement all such mitigation measures. The applicant shall hire an environmental consultant to implement the Mitigation Monitoring and Reporting Program, and shall provide updates about the implementation process to the City of Garden Grove Community and Economic Development Department until completion of the project.
105. Prior to the recordation of the Final Parcel Map, the applicant shall provide a reciprocal access, parking, and maintenance agreement between the two (2) parcels in a manner meeting the approval of the City Attorney.
106. A copy of the resolution approving Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, Variance No. V-032-2021, and Tentative Parcel Map No. PM-2020-174 including these Conditions of Approval, shall be kept on the premises at all times.
107. The applicant shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, Variance No. V-032-2021, and Tentative Parcel Map No. PM-2020-174, and his/her agreement with all conditions of the approval.
108. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, Variance No. V-032-2021, Tentative Parcel Map No. PM-2020-174, and/or the adopted Mitigated Negative Declaration and the associated Mitigation Monitoring and Reporting Program for the Project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including, but not limited, to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.
109. It shall be the applicant's responsibility to verify that any building or site improvements do not impermissibly interfere with any recorded easements on the subject property or the adjacent properties.

110. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the approval of Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021 and Variance No. V-032-2021, and the development authorized pursuant thereto, shall expire and become null and void if the subject use or construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
111. Except as otherwise provided by law, unless a time extension is granted pursuant to Section 9.40.070 of Title 9 of the Municipal Code, the approval of Tentative Parcel Map No. PM-2020-174 shall expire and become null and void if a final parcel map has not been filed within two (2) years of the expiration of the appeal period.
112. The Conditions of Approval set forth herein include certain development impact fees and other exactions. Pursuant to Government Code §66020(d), these Conditions of Approval constitute written notice of the amount of such fees. To the extent applicable, the applicant is hereby notified that the 90 day protest period, commencing from the effective date of approval of Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, Variance No. V-032-2021, and Tentative Parcel Map No. PM-2020-174 has begun.

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: E.1.	SITE LOCATION: N/A
HEARING DATE: February 15, 2024	APN: N/A
CASE NO.: N/A	GENERAL PLAN: N/A
APPLICANT: N/A	ZONE: N/A
PROPERTY OWNER: N/A	CEQA DETERMINATION: N/A

REQUEST:

The purpose of this report is to request that the Planning Commission receive and file the 2023 Annual Progress Report on the Status of the General Plan.

BACKGROUND:

The City is required by the State to submit an annual report, no later than April 1st, on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR), and the Housing and Community Development (HCD).

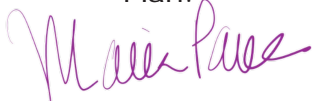
The report focuses and highlights projects approved, ordinances adopted, and programs implemented throughout the calendar year 2023. Additionally, the City reviews the previous year's residential development activity and programs that work toward providing housing throughout the City.

The report also covers the Regional Housing Need Allocation (RHNA) for the 2021-2029 planning period. California General Plan law requires each city and county to accommodate its fair share of the regional housing needs. As determined by the Southern California Association of Governments (SCAG), Garden Grove's allocation is 19,168 new housing units during this planning cycle. This report shows the City's progress on meeting its RHNA.

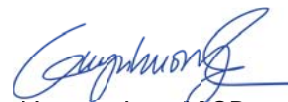
RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- Receive and file the 2023 Annual Progress Report on the Status of the General Plan.



MARIA PARRA
Planning Services Manager



By: Huong Ly, AICP
Associate Planner

Attachment: 2023 Annual Progress Report on the Status of the General Plan



GENERAL PLAN ANNUAL PROGRESS REPORT

City of Garden Grove
REPORTING YEAR 2023

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ATTACHMENTS

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INTRODUCTION

Government Code Sections 65400 and 65700 require the City to submit an annual report on the status of the General Plan and progress in its implementation to the City Council, the Governor’s Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) by April 1 of each year. Every year, the City of Garden Grove reviews the previous year’s actions, residential and non-residential development activity, and programs that work toward providing housing throughout the City, and prepares this report as a review of the activities undertaken to implement the General Plan. The report focuses on the calendar year of 2023. Projects approved, ordinances adopted, and programs implemented during this time are included in the report.

The City continues its process of updating the General Plan, which was last updated in 2022. More information about the General Plan is available at <https://ggcity.org/planning/general-plan> or by contacting the Planning Division at 714-741-5312.






The City is required by the State to prepare an Annual Progress Report that describes its status in implementing the Housing Element. The Annual Progress Report on the Housing Element includes: an annual residential development activity summary and the City’s progress in meeting its share of regional housing needs (i.e., applications, entitlements, permits, and certificates of occupancy); affordable housing activity related to rehabilitation, preservation, and acquisition; and actions taken towards furthering the implementation of housing element programs. Using the Planning Commission and City Council as an avenue, the City must provide opportunities for public discussion and input on housing issues and housing element implementation.

The programs and objectives of the Housing Element identify actions the City will take during the 2021-2029 planning period to advance the City’s progress in accommodating its share of regional housing need for each income level, address housing issues, and identify approaches to meet State law housing requirements. The programs outlined in the plan have been implemented in an effort to conserve and improve the conditions of existing affordable housing stock, assist in the development of housing for low- and moderate-income households, identify adequate sites to encourage the development of a variety of types of housing for all income levels, address and, where appropriate and legally feasible, remove governmental constraints to the maintenance, improvement, and development of housing, and promote equal opportunities for all persons.


In addition, the City maintains a Development Project Update List, which is available on the Planning Division’s webpage at <https://ggcity.org/planning/development-projects-update-list>. The report is updated every quarter and includes all residential, commercial, and industrial projects that advance through the Community Development Department.

COMPLIANCE WITH GOVERNOR'S OFFICE OF PLANNING AND RESEARCH (OPR) GENERAL PLAN GUIDELINES

In 2008, The City of Garden Grove comprehensively updated the Garden Grove General Plan that included the following elements: Land Use, Circulation, Housing, Conservation, Parks, Recreation, and Open Space, Air Quality, Noise, Safety, Community Design, Infrastructure, Active Street Master Plan. In 2021, the City updated the Land Use Element, Housing Element, and Safety Element, and adopted a new Environmental Justice Element. The table below provides a summary of the City's compliance with OPR's General Plan Annual Progress Report Guidelines.

	Elements	Mandated by the State	Status	Notes
	Land Use	Yes	Compliant	In 2023, the Land Use Element was updated to ensure consistency with the updates adopted to the 2021-2029 Housing Element.
	Circulation	Yes	Compliant	In compliance with the State's requirements.
	Housing	Yes	Compliant	In 2023, the City Council adopted the latest updates to the Housing Elements, which were certified by HCD in December 2023.
	Conservation	Yes	Compliant	In compliance with the State's requirements.
	Parks, Recreation, and Open Space	Yes	Compliant	In compliance with the State's requirements.

	Air Quality	Yes	Compliant	In compliance with the State's requirements.
	Noise	Yes	Compliant	In compliance with the State's requirements.
	Safety	Yes	Compliant	In November 2021, the City adopted updates to the Safety Element to minimize further the risk of personal injury, loss of life, property damage, and environmental damage associated with natural and man-made hazards. The updates became effective in December 2021. The City began to implement the updates in 2022.
	Environmental Justice	Yes	Compliant	The City of Garden Grove incorporated an Environmental Justice Element to the City's General Plan in December 2021 in conjunction with updates of the Land Use, Housing, and Safety Element.
	Economic Development	No		The Economic Development Element is not a State-mandated element. The City has added this Element to its General Plan because the economic health of the City is important in order to maintain and improve the quality of life in the community. In 2021, the City updated The Economic Development Strategic Plan (EDSP), which prioritizes six (6) Economic Development goals to be undertaken over the next three years.
	Community Design	No		The Community Design Element is not a State-mandated element. This element aims to recognize and enhance design opportunities throughout Garden Grove that will improve the livability of the community through physical design

				considerations in public areas and encourage quality new development through appropriate development policies.
	Infrastructure	No		Although it is not a State-mandated element, the Infrastructure Element addresses the following support infrastructure systems: Water, Sewer, and Storm Drain throughout the City.

COMPLIANCE WITH STATE LAW REQUIREMENTS FOR THE ADMINISTRATION OF THE GENERAL PLAN

Environmental Justice

In 2016, Senate Bill 1000 amended California Government Code Section 63502 to require cities and counties with disadvantaged communities (DACs) to incorporate environmental justice (EJ) policies into their general plans. If a city, county, or city and county has a disadvantaged community, such as Garden Grove, then the environmental justice element, or related environmental justice goals, policies, and objectives integrated into other elements, are required. The City of Garden Grove incorporated an Environmental Justice Element into the City's General Plan in December 2021, to identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure including the improvement of air quality—and the promotion of public facilities, healthy food access, safe and sanitary homes, and physical activity. The Environmental Justice Element also identifies objectives and policies to promote civil engagement in the public decision-making process that prioritizes improvements and programs that address the needs of disadvantaged communities.

Environmental justice seeks to correct long-standing and existing inequalities regarding pollution and health burdens that certain neighborhoods experience.

Environmental justice is grounded in principles of justice and fairness and focused on creating a society in which everyone can participate, prosper, and reach their full potential. Equitable outcomes come about when smart, intentional strategies are put in place to ensure that everyone can participate in, and benefit from, decisions that shape their neighborhoods and communities.

Military Lands and Facilities

There are no Military Lands or Facilities within Garden Grove city limits.

Consultation with Native American Tribes

The City of Garden Grove completes a full tribal consultation process consistent with State Law during the approval process for discretionary projects pursuant to Senate Bill 18 (SB 18) and Assembly Bill 52(AB 52).

GENERAL PLAN PROGRESS

In 2023, the City continued to implement the Garden Grove General Plan. The following sections demonstrate projects that implemented goals and policies of each element of the General Plan. The lists of projects included in each section are not meant to be exhaustive or all-inclusive.

GENERAL PLAN AMENDMENT TO ACCOMMODATE RESIDENTIAL UNITS
<p>HOUSING ELEMENT UPDATE (GPA-002-2023, A-037-2023): On October 10, 2023, City Council approved updates to the Adopted 2021-2029 Housing Element and an amendment to the Land Use Element. The focus of the General Plan and Zoning Map Amendments is to comply with State law provisions and resolve comments received from the California Department of Housing and Community Development (“HCD”) on the adopted 2021-2029 Housing Element, in order to obtain HCD certification of the City’s Housing Element.</p> <p>Status: Approved</p>

MAJOR RESIDENTIAL DEVELOPMENT PROJECTS Approved Entitlements in 2023
<p>9071-9091 LAMPSON AVENUE - LAMPSON SUBDIVISION (PUD-018-2022, SP-118-2022, TT-19232, and V-038-2022): On February 14, 2023, the City Council approved a request to construct a 13-unit small-lot subdivision project on an approximately 1.6-acre site.</p> <p>Status: Approved, under construction</p>
<p>12233-12239 CHOISSER ROAD – CHOISSER APARTMENTS (SP-120-2023 and Vesting PM-2021-206): On February 16, 2023, the Garden Grove Planning Commission approved a request to construct a six-story, 53 unit-residential apartment complex on a 0.66-acre site. The proposal includes six (6) affordable housing units, 5 units designated for “very low-income” households, and one unit designated for “low-income” households.</p> <p>Status: Approved, construction drawings under review</p>
<p>9691 BIXBY AVENUE - BIXBY APARTMENTS (SP-129-2023): On December 21, 2023, Garden Grove Planning Commission approved a request to construct a</p>

three-story, 27-unit residential apartment complex and associated site improvements on a 0.83-acre lot.

Status: Approved, construction drawings under review

12131 - 12222 TAMERLANE DR - ORCHARD GROVE APARTMENTS

In April 2023, the City Council approved a commitment of housing funds to American Housing Access (Developer) for implementation of substantial rehabilitation and reset of affordable housing covenants to 15 multi-family properties with a total of 78 apartment units, as known as Orchard Grove Apartments (formerly Tamerlane Apartments).

Status: Approved, developer has applied for Tax Credits and is anticipating a Reservation Award Letter in Summer 2024

Related Goals and Policies for Housing

1. Land Use Element:

- **Goal LU-3:** Higher-density residential development along major thoroughfares and in areas well served by public transit, retail and service businesses, public services, and public gathering places.
- **Policy LU-3.2:** Support development of multi-family housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels.
- **LU-2.2:** Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life.
- **LU-2.4:** Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.
- **LU-IMP-2B:** New development shall be similar in scale to the adjoining residential neighborhood to preserve its character.
- **LU-4:** The City seeks to develop uses that are compatible with one another.

2. Housing Element:

- **GOAL H-1:** Preserve, maintain, and enhance housing and neighborhoods Citywide.
- **Policy H-1.3:** Housing Rehabilitation. Promote the rehabilitation of substandard and deteriorating housing, with a particular focus on improvement programs in neighborhoods with the greatest need.
- **Policy H-1.6:** Neighborhood Investments. Invest in neighborhoods that have aging and deteriorating housing and infrastructure, and support efforts to eliminate crime, graffiti, and deferred maintenance practices.
- **GOAL H-2:** Housing supply to accommodate housing needs at all affordability levels
- **H-3.7:** Encourage in-fill housing development that is compatible in character with established residential neighborhoods.
- **H.7:** Encourage in-fill housing development that is compatible in character with established residential neighborhoods.

3. Economic Development Element:

- **ED-IMP-1A:** Use City resources and assist the development community with available financial and economic incentives, where feasible.

MAJOR MIXED-USE DEVELOPMENT PROJECTS On-going

12801 BROOKHURST STREET - BROOKHURST PLACE

On June 2, 2023, the Brookhurst Place Phase II development broke ground. Phase II development will include up to 462 apartment homes; commercial and retail space; and option for a hotel. Upon completion, the 14-acre community project will include 700 new residential units and a one-acre park.

Status: Approved, construction drawings under review

Related Goals and Policies:

1. Land Use Element:

- **Policy LU-1.6:** Mixed Use should be designed to:
 - Create a pleasant walking environment to encourage pedestrian activity.
 - Create lively streetscapes, interesting urban spaces, and attractive landscaping.
 - Provide convenient shopping opportunities for residents close to their residence.
 - Integrate with surrounding uses to become a part of the neighborhood rather than an isolated project.
 - Use architectural elements or themes from the surrounding area, as appropriate.
 - Provide appropriate transition between land use designations to minimize neighbor compatibility conflicts.
- **Policy LU-1.7:** Encourage workplace development in close proximity to residences in areas designated as Mixed Use.
- **Goal LU-3:** Higher-density residential development along major thoroughfares and in areas well served by public transit, retail and service businesses, public services, and public gathering places.
- **Goal LU-5:** Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.
- **Policy LU-5.1:** Work with property owners of vacant commercially-zoned property to develop their sites into appropriate, economically viable projects.
- **Policy LU-4.3:** Allow for mixed-use development at varying intensities in Focus Areas as a means of revitalizing underutilized parcels.
- **Policy LU-4.6:** Where residential/commercial, or residential/industrial mixed use is permitted, ensure compatible integration of adjacent uses to minimize conflicts.
- **LU-IMP-1B:** Evaluate mixed-use projects to ensure that there is an adequate mix of uses on the site and in the area.

2. Housing Element:

- **Policy H-3.7:** In-fill Housing. Encourage in-fill housing development that is compatible in character with established residential neighborhoods.

3. Economic Development Element:

- **ED-IMP-1A:** Use City resources and assist the development community with available financial and economic incentives, where feasible.

10080 GARDEN GROVE BOULEVARD - GARDEN BROOK SENIOR VILLAGE

Construction and residential tenant occupancy of Garden Brook Senior Village by AMG & Associates was completed in 2023. This prominent 8-story development is comprised of 394 senior-living units (129 studio units, 219 one-bedroom units, and 46 two-bedroom units); community spaces that include an indoor fitness area, library room with multi-functional space, and two general-use community rooms; on-site laundry facilities; and a 12,938 square feet of ground-level commercial space.

Status: Completed Winter 2023

Related Goals and Policies:

1. Land Use Element:

- **Goal LU-3:** Higher-density residential development along major thoroughfares and in areas well served by public transit, retail and service businesses, public services, and public gathering places.
- **Goal LU-5:** Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.
- **Policy LU-5.1:** Work with property owners of vacant commercially-zoned property to develop their sites into appropriate, economically viable projects.
- **Policy LU-4.3:** Allow for mixed-use development at varying intensities in Focus Areas as a means of revitalizing underutilized parcels.
- **Policy LU-4.6:** Where residential/commercial, or residential/industrial mixed use, is permitted, ensure compatible integration of adjacent uses to minimize conflicts.

2. Economic Development Element:

- **ED-IMP-1A:** Use City resources and assist the development community with available financial and economic incentives, where feasible.

3. Housing Element:

- **GOAL H-2:** Housing supply to accommodate housing needs at all affordability levels
- **Policy H-2.1:** Expanding Affordable Housing. Preserve and expand the City's supply of affordable rental and ownership housing for lower-income households.
- **Policy H-2.2:** Rental Assistance. Continue to provide rental assistance to lower-income, cost-burdened households.

- **GOAL H-5:** An environment in which all people have fair and equal access to the housing of their choice.
- **Policy H-5.4:** Equitable Housing. Encourage investments and the siting of new housing in an equitable and fair manner that prevents discrimination, overcomes pattern of segregation, avoids concentrations of lower-income households, addresses pollution burdens, and fosters inclusive communities.
- **Policy H-5.5:** Special Housing Needs Accessibility. Broaden the accessibility and availability of housing to special needs residents such as the homeless, disabled, developmentally disabled, elderly, large households, families with children, and female-headed households.

NON-HOUSING MAJOR DEVELOPMENT PROJECTS

Approved Entitlements in 2023

12692 GARDEN GROVE BOULEVARD (SP-121-2023, V-039-2023): On March 02, 2023, the Planning Commission approved a request to construct a new 6,694 square foot one-story office building on the vacant and unimproved portion of a 1.09-acre property.

Status: Approved, construction drawings under review

Related Goals and Policies:

1. Land Use Element:

- **Policy LU-2.4:** Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.
- **Goal LU-4:** Uses compatible with one another.
- **Policy LU-5.1:** Work with property owners of vacant commercially-zoned property to develop their sites into appropriate, economically viable projects.
- **Goal LU-6:** Revitalization of aging, underused, or deteriorated commercial corridors, centers, and properties.

2. Economic Development Element:

- **ED-IMP-3B:** Focus on upgrading dilapidated centers in order to encourage new or expanding businesses to relocate to these areas.

3. Infrastructure Element:

- **Goal INFR-4:** The City is committed to improved water quality resulting from storm and urban water run-off from existing and future development.

4. Community Design Element:

- **Policy CD-3.2:** Create gateways that not only identify an area, but portray the character of the area.
- **Goal CD-4:** Create comfortable and safe corridors that accommodate all modes of transportation.

7390-7440 LINCOLN WAY (SP-122-2023, PM-2022-167): On February 16, 2023, Planning Commission approved a request to construct a new 88,164 square-foot shell industrial building and a new 29,950 square-foot industrial building.

Status: Project under construction

Related Goals and Policies:

1. Land Use Element:

- **Goal LU-1:** The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision.
- **Policy LU-2.4:** Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.
- **Goal LU-4:** The City seeks to develop uses that are compatible with one another. The proposed industrial building is located in an area with existing industrial and office uses.
- **Policy LU-4.4:** Avoid intrusion of non-residential uses incompatible with established residential neighborhoods.
- **Policy LU-4.5:** Require that the commercial and industrial developments adjoining residential uses be adequately screened and buffered from residential areas.
- **Goal LU-7:** Industrial areas that contribute in terms of jobs and the economic impacts they provide.
- **Policy LU-7.3:** Monitor the appearance of industrial properties to prevent areas of decline by requiring improved maintenance or rehabilitation, as necessary.

2. Community Design Element:

- **Policy CD-1.1:** Enhance the positive qualities that give residential, commercial, and industrial areas their unique identities, while also allowing flexibility for innovative design.
- **Policy CD-7.1:** Encourage future development and redevelopment projects to reinforce district scale, identity, and urban form.

13091 HARBOR BOULEVARD (SP-125-2023): On July 6, 2023, Planning Commission approved a request for the addition of a 927 square-foot patio dining area to an existing restaurant.

Status: Approved, construction drawings under review.

Related Goals and Policies:

1. Land Use Element:

- **Policy LU-1.4:** Encourage a wide variety of retail and commercial services such as restaurants and cultural arts/entertainment, in appropriate locations.
- **Goal LU-4:** The City seeks to develop uses that are compatible with one another.

2. Economic Development Element:

- **Goal ED-2:** The City must attract new businesses, while supporting and assisting those already located within Garden Grove.

3. Safety Element:

- **SAF-IMP-2C:** Involve law enforcement agencies in the design and planning phases of ABC licensed establishments to reduce design elements that conceal or encourage criminal activity.

11236 DALE STREET (SP-132-2023): On December 07, 2023, Planning Commission approved a request to construct an approximately 7,430 square foot, two-story, multi-purpose building on an existing church site, True Jesus Church.

Status: Approved, construction drawings under review

Related Goals and Policies:

1. Land Use Element:

- **Goal LU-1:** The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision.
- **Policy LU-2.4:** Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.
- **Policy LU-4.5:** Require that the commercial and industrial developments adjoining residential uses be adequately screened and buffered from residential areas.

2. Economic Development Element:

- **Goal ED-2:** The City must attract new businesses while supporting and assisting those already located within Garden Grove.

CITY WIDE (A-038-2023): On November 28, 2023, the City Council adopted an ordinance implementing zoning text amendments to Title 9 (Land Use) of the Garden Grove Municipal Code pertaining to retail sale by delivery of medicinal cannabis, and development standards for mechanical equipment, maximum hardscape coverage within front yard setbacks, and substitute landscaping.

Status: Approved and Implemented

Related Goals and Policies:

1. Land Use Element:

- **Goal LU-2:** Stable, well-maintained residential neighborhoods in Garden Grove.

- **Policy LU-2.2:** Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life.
- **LU-IMP-2A:** Continue to monitor maintenance standards in neighborhoods to maintain high standards of appearance and stability in the neighborhood.
- **Goal LU-18:** Preservation of City quality and character through compliance with relevant codes and regulations.
- **Policy LU-18.1:** Review the Zoning Code and determine which sections are outdated to meet current trends, regulations, adopted community visions, and the General Plan 2030 land use designations, and revise as necessary.

2. Community Design Element:

- **Goal CD-1:** Create a positive and distinctive City image by protecting historic resources, and by strengthening the positive qualities of the City's overall image and neighborhood identity.
- **CD-IMP-8A:** Amend the City's Zoning Code to incorporate development standards.

3. Conservation Element:

- **CON-IMP-1C:** Promote site appropriate, low-water-use, and drought tolerant native plants City-wide.

OTHER MAJOR PROJECTS

STREET REHABILITATION PROJECTS: In 2023, the City rehabilitated various streets throughout the City including the following: Garden Grove Boulevard (from Harbor Boulevard to Fairview Street), Chapman Avenue (from Springdale Street to Western Avenue); Lampson Avenue (from Harbor Boulevard to Haster Street); Chapman Avenue (from Nelson Street to 9th Street); Mcfadden Avenue (from Ward Street to 600 East); Hazard Avenue (from Bushard Street to Ward Street) – a cooperative Project with City of Westminster; Mays Avenue (from Yockey Street to Magnolia Street); and Newland Street (from Trask Avenue to Garden Grove Boulevard).

Each project had varying issues surrounding rehabilitation needs and these were addressed with different measures to properly manage the unique circumstances of each street, which involved some of the following elements: street section removal and replacement (dig outs), cold milling, asphalt paving, asphalt rubber and aggregate membrane (ARAM) and slurry seal. Concrete rehabilitation included repair of damaged sidewalk, curb and gutter, cross gutter, catch basin, median curb and handicap access ramps. Other improvements included restoration of traffic signing, striping, pavement markers, and reestablishment of centerline ties and monuments.

In addition to major streets, approximately 50 residential streets were also rehabbed with new asphalt treatment.

Status: Completed

Related Goals and Policies:

1. Circulation Element:

- **Goal CIR-2:** Improved traffic flows along the Garden Grove Freeway, as well as improved access along the Freeway, within the City of Garden Grove.
- **Goal CIR-9:** Improved aesthetic quality and maintenance of arterial highways and local roadways.

2. Environmental Justice Element:

- **Policy EJ-2.5:** Neighborhood Cleanup. Support programs and organizations that assist in cleaning up residential neighborhoods, including litter, trash, and graffiti removal.

TRAFFIC IMPROVEMENTS PROJECTS: In addition to the Street Rehabilitation projects, the City Public Works Department completed several traffic improvement projects that include:

- Traffic signal installation and modifications at various intersections including, but not limited to, Chapman Avenue/Lamplighter Street intersection, Euclid Street/Stanford Avenue intersection, Garden Grove Boulevard/Casa Linda Lane intersection, Garden Grove Boulevard/Gilbert Street intersection, Harbor Boulevard/Twintree Lane intersection, and Brookhurst Street/Stanford Avenue intersection.
- Traffic signal installation and modifications & speed radar feedback signs at various intersections including, but not limited to, Trask Avenue/Roxey Drive intersection, and Trask Avenue/Newland Street intersection.
- Garden Grove Boulevard Traffic Signal Synchronization Project (TSSP): The project involved installing traffic signal cabinets, controllers, video detection systems, CCTV cameras and implementing new timing to synchronize traffic signals along the Garden Grove Boulevard corridor. The City has 19 traffic signals on the corridor. As a part of this project, a new video wall in the Traffic Management Center was installed.

Status: Completed

Related Goals and Policies:

1. Circulation Element:

- **Goal CIR-2:** Improved traffic flows along the Garden Grove Freeway, as well as improved access along the Freeway, within the City of Garden Grove.

- **Policy CIR-3.4:** Prioritize circulation improvements that enhance through- traffic flow on Major, Modified Major, Primary, and Secondary Arterials that provide parallel routes to residential streets, in order to reduce through-traffic during peak commute periods.

CALTRANS BICYCLE CORRIDOR IMPROVEMENT PROGRAM PHASE 4 (AWARDED 2018): The City was awarded \$1.4 million in Bicycle Corridor Improvement Program (BCIP) funding for bicycle and pedestrian projects that reduce traffic congestion and improve air-quality under the Department of Transportation (DOT). This grant provides resources to improve the on-street bicycle infrastructure by 75%. The project scope incorporates 15 miles of new and improved bike lanes located along five (5) corridors: Brookhurst Street, West Street, Gilbert Street, Chapman Avenue, and Lampson Avenue. Phase 1: Environmental completed in 2019. Phase 2: Design and Engineering completed in 2020. Phase 3: Right-of-Way (ROW) certification. In 2023, the City implemented Phase 4: Construction of the bike lanes, which is anticipated to be completed in January 2024.

Status: Implemented

Related Goals and Policies:

1. Circulation Element:

- **Goal CIR-5:** Increased awareness and use of alternate forms of transportation generated in, and traveling through, the City of Garden Grove.
- **Policy CIR-6.1:** Continue to implement an updated Master Plan of Bikeways and its amendments.
- **Policy CIR-6.4:** Continue to pursue and monitor funding sources for bikeway facilities.

2. Environmental Justice Element:

- **Policy EJ-2.1:** Equitable Public Improvements. Provide equitable public improvements and community facilities to all areas of Garden Grove.

NEW SIDEWALK CLEAN UP PROGRAM: In 2023, the City implemented a new program to clean and clear sidewalks throughout the City including homeless encampment clean-ups.

Status: Implemented

Related Goals and Policies:

1. Environmental Justice Element:

- **Policy EJ-2.4:** Pedestrian Street Improvements. Enhance sidewalks and crosswalks to create safe walking conditions and easy access to public amenities and transit stops within disadvantaged communities and pedestrian priority areas.
- **Policy EJ-2.5:** Neighborhood Cleanup. Support programs and organizations that assist in cleaning up residential neighborhoods, including litter, trash, and graffiti removal.
- **ENV-IMP 2D:** Support conducting neighborhood clean-up programs, including volunteer programs.

ORGANICS RECYCLING

On July 1, 2022, an amended agreement with the City’s trash disposal company, Republic Services, went into effect to address various recycling mandates from the state, including Senate Bill (SB) 1383, which requires the diversion of organic waste (yard waste and food waste) from the landfills along with changes to traditional recycling.

The SB 1383 residential organics program began on September 1, 2022, and the automatic enrollment program for commercial properties began in April of 2023.

The City developed a comprehensive, public education and outreach program, including community meetings, multi-lingual newsletters and press releases, to provide information related to the State-mandated Organics Recycling program and SB 1383 mandates to the community.

In addition to the SB 1383 recycling changes, the Agreement also included enhanced services for Garden Grove residents, which were also implemented in FY 2022-23, such as:

- Expansion of the bulky item pick-up program to residents of multi-family housing
- Pro-active alley clean-up program
- Community clean-up programs
- Increased bus stop trash receptacle placement and service
- Introduction of a sharps collection program
- SB 1383 services at City facilities

Status: Implemented

Related Goals and Policies:

1. Conservation Element:

- **Goal CON-3:** Reduce total waste diverted to treatment or disposal at the waste source and through re-use and recycling.
- **CON-IMP-3D:** Encourage the use of recycled or rapidly renewable materials, and building re-use and renovation over new construction, where feasible.

2. Environmental Justice Element:

- **ENV-IMP 1B:** Consult with the California Department of Environmental Protection Agency and the U.S. Environmental Protection Agency to implement State and federal laws on clean air, clean water, hazardous waste and materials, solid waste, and toxic and hazardous substances.

URBAN AND COMMUNITY FORESTRY GRANT PROGRAM

In 2023, the City continued its efforts to implement the Urban Forest Management Plan that was adopted in June 2021. The City designed and installed ten (10) informational signs for the species of trees planted throughout the Medal of Honor Bike and Pedestrian Trail during fiscal year 2022-23.

Status: Final inspection was completed in April 2023

Related Goals and Policies:

1. Environmental Justice Element:

- **ENV-IMP 2C:** Implement the Urban Forest Management Plan, including the preparation of a comprehensive tree planting plan.

2. Safety Element:

- **SAF-IMP 10C:** Maintain the City's urban forest while expanding efforts to plant additional trees, gardens, and vegetation within neighborhood and areas with minimal tree canopies.

WOODBURY PARK (13800 ROSITA PLACE)

In Fall 2022, the City of Garden Grove Community Services Department awarded a contract to David Volz Design Landscape Architects to complete the design and construction plans for the revitalization and expansion of Woodbury Park, located at 13800 Rosita Place. The project includes the renovation and expansion of the park, in which the design of the improvements were partially based on feedback received from residents through various community meetings. Included in the remodel of the park is the installation of a new walking trail, outdoor fitness equipment, a recreational swimming pool, two playground areas, picnic shelters, a skate plaza, basketball courts, lighting, restrooms, and a parking lot. In November 2023, the City hosted a community meeting to present the revitalization and expansion project plan for the Woodbury Park to the residents.

Status: Implemented

Related Goals and Policies:

1. Parks, Recreation and Open Space Element:

- **PRK-IMP-1C:** When and where possible, consider the potential for additional parks or recreation facilities on public or private sites that can support a recreational activity such as vacant large buildings, undeveloped industrial properties, and/or existing underutilized parcels.
- **Goal PRK-3:** Well-maintained and improved recreational parkland and facilities, both indoor and outdoor, provide the community with increased facility usage, along with encouraging healthy lifestyles and a sense of community pride in City-wide facilities.
- **Policy PRK-3.1:** Inventory existing parks and recreation facilities to determine rehabilitation needs through a periodic monitoring program, and establish the priority list for facility maintenance and/or rehabilitation.

2. Environmental Justice Element:

- **Policy EJ-2.7:** Park Improvements. Pursue park improvements at established park and recreational facilities with new and improved amenities that meet the needs of the community.

COMMUNITY EMERGENCY RESPONSE TEAM (C.E.R.T.)

In February of 2023, the City of Garden Grove’s Community Emergency Response Team (CERT) hosted a free 20-hour workshop to train Garden Grove residents to prepare for, and recover from, disasters, as well as learn various life-saving skills. Training included basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations.

Status: Completed

Related Goals and Policies:

1. Environmental Justice Element:

- **GOAL EJ-4:** Increased civic engagement and community outreach, with inclusive and transparent strategies that reflect the Garden Grove community.
- **Policy EJ-4.1:** Civic Engagement. Support an equitable, transparent, and comprehensive approach to civic engagement and public outreach on all aspects of City governance and delivery of services.
- **Policy EJ-4.2:** Diverse Communication. Utilize traditional and digital forms of communication in multiple languages to solicit feedback on policy decisions and major development projects.

2. Safety Element:

- **Goal SAF-10:** A robust, climate-responsive community prepared to anticipate, adapt to, and mitigate impacts stemming from climate change.

COTTAGE INDUSTRIES

In the past year, Cottage Industries has made significant progress in bringing the project to completion. Two off-site parking lots and murals on the walls have been constructed. The Community Garden is open and taking applications for garden boxes.

Status: The developer is finalizing tenant mix with an anticipated opening early 2024

Related Goals and Policies:

1. Land Use Element:

- **Goal LU-5:** Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.
- **Policy LU-5.1:** Work with property owners of vacant commercially zoned property to develop their sites into appropriate, economically viable projects.

2. Economic Development Element:

- **Goal ED-2:** The City must attract new businesses, while supporting and assisting those already located within Garden Grove.
- **Policy ED-2.1:** Support a business-friendly environment for new businesses to locate, and existing businesses to flourish.

HOME2 SUITES BY HILTON

In June 2019, the BN Group (Developer) broke ground on a five-story Home2 Suites by Hilton. The Home2 Suites is the first new hotel development to be located south of the 22 Freeway, with 124 hotel rooms, 100 parking spaces, a fitness room, and a pool. The hotel is projected to generate \$500,000 in hotel tax and will create 50 jobs.

Status: Completed in Fall 2023

Related Goals and Policies:

1. Land Use Element:

- **Goal LU-9:** Creation of a tourism- and entertainment-related destination area that will benefit all residents, businesses, and visitors.
- **Policy LU-9.6:** Locate tourist- or entertainment-related uses with adequate access to freeways or major arterials to encourage both local and regional patronage.
- **LU-IMP-9A:** Target future sites for hotels and other tourist-serving uses within International West.

2. Economic Development Element:

- **Goal ED-1:** Opportunities for development of tourism-related businesses shall be enhanced.
- **Policy ED-1.1:** Continue to encourage the development and expansion of hotel facilities in key corridors of the City (i.e., Harbor Boulevard).

CENTRAL CITIES NAVIGATION CENTER (13871 WEST STREET)

In alignment with the Comprehensive Strategic Plan to Address Homelessness (CSPAH), the Central Cities Navigation Center (CCNC) has emerged as a paramount collaborative endeavor between the cities of Garden Grove, Fountain Valley, and Westminster. The CCNC will serve as a transitional and emergency facility, offering crucial supportive services to individuals experiencing homelessness.

The project implemented the Implementing Program 19: Homeless Housing Needs of the General Plan Housing Element, which is intended to address homelessness in the community. The program's objectives include, but not limited to:

- Consistent with the Consolidated Plan, address the needs of at-risk and homeless individuals and families through assistance to non-profits serving the homeless population.
- Provide emergency/transitional housing or homeless services to 250 extremely low-income or at-risk clients annually (1,750 persons total).
- Continue to support local organizations that provide emergency resources and provide opportunities for service expansion.
- Continue to participate in regional efforts to address homelessness, and support additional bridge housing, access centers, and other homeless services offered in the region.
- Continue to allow emergency shelters as a permitted use (by right) in the Emergency Shelter Housing Overlay Zone within the Light Industrial (M-1) zone, subject to those conditions and standards consistent with State law. As part of the annual General Plan report, identify any new shelters that have been constructed in the City.

Status: The CCNC construction commenced in June 2023 and is anticipated to be completed in June 2024

Related Goals and Policies:

1. Land Use Element:

- **Policy LU-1.1:** Identify appropriate locations for residential and non-residential development to accommodate growth through the year 2030 on the Land Use Diagram.
- **Policy LU-2.4:** Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.

2. Housing Element:

- **Policy H-3.5:** Special Housing Needs. Encourage both the private and public sectors to produce or assist in the production of housing, with emphasis on housing affordable to persons with disabilities, the elderly, large families, female-headed households with children, and people experiencing homelessness.
- **Policy H-5.5:** Special Housing Needs Accessibility. Broaden the accessibility and availability of housing to special needs residents such as the homeless, disabled, developmentally disabled, elderly, large households, families with children, and female-headed households.

CIVIC CENTER REVITALIZATION PROJECT (11261-11301 ACACIA PARKWAY)

In August 2023, a development team was selected to design, build, and finance the Garden Grove Civic Center Revitalization project, which include the construction of a new Garden Grove Police Department public safety facility, parking structure, and new park.

Throughout 2023, City Staff and Placeworks continued community outreach efforts.

The City's project webpage and various social media platforms were regularly updated with information, presentations, flyers, resources, and news, which allowed the community to stay connected and informed. Pop-up booths were provided at twelve (12) community events throughout the year, which included the Concerts in the Park, Movies in the Park, GGPD National Night Out, Winter in the Grove, and other City events. In December 2023, the City hosted an open house to update the community on this project.

In December 21, 2023, the City approved a Conditional Use Permit authorizing the construction and operation of a new police headquarters, which includes demolition of the existing police headquarters, construction of a new police headquarters building of up to 104,400 square feet to accommodate up to 221 police officers, construction of a new parking structure with up to 448 spaces, and construction of a new approximately 2.8-acre park within the City's Civic Center Area.

Status: Implemented

Related Goals and Policies:

1. Land Use Element:

- **Goal LU—1:** The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision.
- **Policy LU-2.1:** Protect residential areas from the effects of potentially incompatible uses.

- **Policy LU-2.4:** Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.
- **Policy LU-2.6:** Ensure that every neighborhood has a unique community image that is incorporated and reflected in public facilities, streetscapes, signage, and entryways proposed for each neighborhood.
- **Goal LU-4:** Uses compatible with one another. The Garden Grove Civic Center currently features a mixture of primarily residential and civic/institutional uses, including the existing GGPD police station.
- **Goal LU-11:** Restoration of the Civic Center as the heart of the City.
- **Policy LU-11.1:** Maintain and enhance the centralized public function of the Civic Center.

2. Safety Element:

- **SAF-IMP-1E:** The Police Department will continue to conduct annual needs assessments of police facilities, equipment and personnel to plan and ensure that future.
- **Goal SAF-2:** Crime reduction can be achieved through public facility and infrastructure improvements and the use of crime reducing design techniques.

3. Community Design Element:

- **Policy CD-4.5:** Encourage new public and private parking facilities to meet aesthetic and functional standards beneficial to the urban environment.
- **Goal CD-5:** Landmarks contribute to the character and image of Garden Grove.
- **Policy CD-5.1:** Preserve existing landmarks and encourage the creation of new buildings and monuments that will function as neighborhood and district landmarks.
- **CD-IMP-5B:** Encourage new development to create new landmarks for the community.

3. Circulation Element:

- **Goal CIR-7:** Adequate access to appropriate parking areas within the City.

ADDITIONAL CITY REPORTS

Budget and Financial Reports: <https://ggcity.org/finance/budget-and-financial-reports>

Performance Report: <https://ggcity.org/docs/Performance-Report>

Active Streets Master Plan: <https://ggcity.org/sites/default/files/active-streets-master-plan-web.pdf>

Parks, Recreation & Facilities Master Plan: <https://ggcity.org/sites/default/files/PRF-Master-Plan.pdf>

CONCLUSION

The General Plan continues to direct all land use decisions for the City and is a good guide for direction in Garden Grove's future development. The City continues to follow opportunities that meet Garden Grove's Community vision, which is to be a safe, attractive, and economically vibrant city with an informed and involved public. Garden Grove is a diverse community that promotes unique attributes and strives to preserve our residential character.

Planning Commission Date: February 15, 2024

City Council Date: March XX, 2024



A G E N D A

GARDEN GROVE PLANNING COMMISSION

FEBRUARY 15, 2024 - 7:00 PM

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

Agenda Item Descriptions: Are intended to give a brief, general description of the item. The Planning Commission may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

Documents/Writings: Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Planning Commission within 72 hours of a meeting, are made available for public inspection at the same time (1) in the Planning Services Division Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; and (1) at the Community Meeting Center at the time of the meeting.

Public Comments: Members of the public who attend the meeting in-person and would like to address the Planning Commission are requested to complete a yellow speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the Recording Secretary before the meeting begins. General comments are made during "Oral Communications" and are limited to three (3) minutes and to matters the Planning Commission has jurisdiction over. Persons wishing to address the Planning Commission regarding a Public Hearing matter will be called to the podium at the time the matter is being considered. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

REGULAR MEETING AGENDA

ROLL CALL: CHAIR LINDSAY, VICE CHAIR CUNNINGHAM
COMMISSIONERS ARBGAST, CUEVA, LARICCHIA, PAREDES,
RAMIREZ

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

- A. SELECTION OF CHAIR AND VICE CHAIR
- B. ORAL COMMUNICATIONS - PUBLIC
- C. APPROVAL OF MINUTES – [December 21, 2023](#)
- D. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

D.1. [SITE PLAN NO. SP-133-2024](#)
[VARIANCE NO. V-041-2024](#)

APPLICANT: PMDG, INC. (VANDANA KELKAR)

LOCATION: SOUTH SIDE OF CHAPMAN AVENUE, EAST OF HARBOR BOULEVARD, AT 12542 CHAPMAN AVENUE

REQUEST: A request for Site Plan approval to construct a 1,977 square foot restaurant pad building with a drive-thru lane, along with associated site improvements. Also, a request for Variance approval to deviate from the minimum 180'-0" lot frontage and 50,000 square foot lot size requirements for the Harbor Corridor Specific Plan – Tourist Commercial "B" (HCSP-TCB) zone. The existing 1,785 square foot building will be demolished to facilitate the proposed project. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 – New Construction or Conversion of Small Structures – of the State CEQA Guidelines.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-133-2024 and Variance No. V-041-2024, pursuant to the recommended Conditions of Approval.

D.2. [TENTATIVE PARCEL MAP NO. PM-2020-174 \(REINSTATEMENT 2024\)](#)

APPLICANT: SVAP II CHAPMAN, LLC

LOCATION: SOUTH SIDE OF CHAPMAN AVENUE, WEST OF BROOKHURST STREET, AT 9852 CHAPMAN AVENUE

REQUEST: A request to reinstate the approval of Tentative Parcel Map No. PM-2020-174 to subdivide a 7.03-acre (306,411 square feet) property into two (2) parcels to create a new 0.45-acre (19,459 square feet) parcel for a drive-thru restaurant pad building at the Pavilion Plaza West shopping center. The City of Garden Grove Planning Commission previously approved Tentative Parcel Map No. PM-2020-174 on February 18, 2021 in conjunction with Site Plan No. SP-096-2021, Conditional Use Permit No. CUP-200-2021, and Variance, No. V-032-2021, which facilitated the construction of the Pavilion Plaza West shopping center. The site is in the NMU (Neighborhood Mixed Use) zone. No changes to the previously approved project are proposed.

In conjunction with this request, the City of Garden Grove Planning Commission will also consider a

determination that the potential environmental impacts of the project were analyzed in the Mitigated Negative Declaration for the project adopted by the Planning Commission on February 18, 2021 and that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required pursuant to Section 21166 of the Public Resources Code and Section 15162 of the CEQA Guidelines.

STAFF RECOMMENDATION: Approval of Tentative Parcel Map No. PM-2020-174 (REINSTATEMENT 2024).

E. ITEM FOR CONSIDERATION

E.1. [ACKNOWLEDGEMENT OF THE 2023 ANNUAL PROGRESS REPORT ON THE STATUS OF THE GENERAL PLAN AND HOUSING ELEMENT](#)

F. MATTERS FROM COMMISSIONERS

G. MATTERS FROM STAFF

H. ADJOURNMENT

Jurisdiction	Garden Grove
Reporting Year	2023 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	500,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
FGPUZA - Focused General Plan Update and Zoning Amendments	\$ 360,750.00	\$ 291,694.00	Completed	Other	Services provided by MIG, Inc. to prepare EIR findings and fact and statement of overriding considerations. Inclusion of all legal ads pertaining to FGPUZA included in task. A portion of the Housing Element Funded by additional source PGP SB2 grants funds. 2021-2029 Housing Element Update approved (Date) - Amended original allocation of \$300,000.00 to \$360,750.00
FZA - Focused Zoning Amendments	\$ 14,250.00	\$ -	Completed	Other	Amended original allocation of \$75,000.00 to \$14,250.00. All of task funded by PGP SB2 grant funds. Services provided by MIG, Inc. to provide preparation and completion of FZA related to development standards of residential mixed use, and hosing conversions
Building and Planning Software	\$ 125,000.00	\$ 157,710.00	Completed	Other	Phase 1 for Build permit implementatin and integration complete, services provided by Civos, Inc. for creation of software VivaCivic. Phase 2 for Plan Routing including Planning Engineering review and workflow complete. Phase 3 complete for additional features requested by the City including pre-application review, and ADU review and plan check. Additional task not included in the allocation and budget are supplemented by the General Fund

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		8
	Non-Deed Restricted		0
Low	Deed Restricted		1
	Non-Deed Restricted		0
Moderate	Deed Restricted		0
	Non-Deed Restricted		0
Above Moderate			84
Total Units			93

Building Permits Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		0
	Non-Deed Restricted		0
Low	Deed Restricted		0
	Non-Deed Restricted		0
Moderate	Deed Restricted		0
	Non-Deed Restricted		0
Above Moderate			428
Total Units			428

Certificate of Occupancy Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		0
	Non-Deed Restricted		0
Low	Deed Restricted		118
	Non-Deed Restricted		0
Moderate	Deed Restricted		0
	Non-Deed Restricted		0
Above Moderate			666
Total Units			784

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	Garden Grove	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level	Current Year	
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		428
Total Units		428

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	13	23	27
2 to 4 units per structure	0	0	0
5+ units per structure	80	0	394
Accessory Dwelling Unit	0	405	363
Mobile/Manufactured Home	0	0	0
Total	93	428	784

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	428	428
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	320
Number of Proposed Units in All Applications Received:	339
Total Housing Units Approved:	339
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	4	4
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	319	319
Discretionary	1	20

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	20
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	25
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier		Affordability by Household Incomes - Building Permits							8	9	
Current APN	Street Address	Project Name*	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
21511305	12393 Ditmore Dr		0	0	0	0	0	0	428	12/22/2023	428
9023616	11720 Daniel Ave								1	12/29/2023	1
13246602	11786 Mac Gill St								1	12/20/2023	1
9940320	10313 McClure Ave								1	10/5/2023	1
9940320	10315 McClure Ave								1	10/5/2023	1
9907220	10243 Trask Ave								1	10/4/2023	1
8937306	10224 Tyhurst Rd								1	12/11/2023	1
9943105	13763 Ward St								1	10/2/2023	1
9943105	13765 Ward St								1	10/2/2023	1
10132203	13270 Stephens Ave								1	9/29/2023	1
8926433	10948 Holly Dr								1	12/22/2023	1
9032101	11644 Donna Ln								1	9/11/2023	1
9007211	12425 Walnut Ave								1	12/18/2023	1
13340207	12761 Valencia Way								1	11/2/2023	1
10130113	12935 Trask Ave								1	11/7/2023	1
9029406	12833 Lemonwood Ln								1	12/22/2023	1
8924116	12125 Diane St								1	12/21/2023	1
13205305	9165 La Grand Ave								1	11/30/2023	1
23313136	11745 Puriyear Ln								1	11/1/2023	1
13204113	11056 Mac Murray St								1	12/14/2023	1
23302301	11860 Holyoak Ln								1	10/13/2023	1
9039604	11666 John Ave								1	11/8/2023	1
9825213	9655 Russell Ave								1	10/30/2023	1
9730226	13856 Yockey St								1	11/21/2023	1
10134318	12305 Flint Pl								1	12/4/2023	1
9059211	12635 Morgan Ln								1	12/22/2023	1
8951106	12163 Nutwood St								1	10/26/2023	1
8938112	12350 Browning Rd								1	10/4/2023	1
13308218	12072 Loraleen St								1	10/17/2023	1
13217315	11281 Gilbert St								1	12/20/2023	1
13037601	6372 Santa Catalina Ave								1	11/15/2023	1
9917411	14189 Hope St								1	11/7/2023	1
8958311	10619 Geraldine Rd								1	12/14/2023	1
21509101	12521 Adelle St								1	12/22/2023	1
9009106	12397 Lee Ln								1	7/10/2023	1
9023616	11724 Daniel Ave								1	11/29/2023	1
21513212	12675 Aristocrat Ave								1	11/29/2023	1
8950236	11656 Stephanie Ln								1	10/27/2023	1
10143306	13275 Clinton St								1	9/28/2023	1
9950216	13846 Barney St								1	11/27/2023	1
13345204	8816 Woolley Ln								1	12/22/2023	1

13332304	12566 JANE DR								1	9/7/2023	1
13231207	11604 DESMOND ST								1	6/23/2023	1
8958412	10572 GERALDINE RD								1	3/30/2023	1
8923307	12655 BLACKTHORN ST								1	2/1/2023	1
9049132	11891 LOARA ST								1	1/11/2023	1
10151210	12665 CARDINAL AVE								1	4/5/2023	1
9738504	8016 BESTEL AVE								1	6/28/2023	1
9059413	11886 SUMO CIR								1	1/9/2023	1
9730230	13946 YOCKEY ST								1	8/2/2023	1
13221103	11412 BOWLES AVE								1	2/1/2023	1
9842118	13836 YOAK ST								1	10/8/2023	1
13037221	11822 AMETHYST ST								1	3/1/2023	1
13314137	12385 LAMBERT CIR								1	8/22/2023	1
8911216	10675 CLAUSSEN ST								1	8/18/2023	1
13248107	8545 MAC ALPINE RD # B								1	9/25/2023	1
13152103	12545 DALE ST								1	1/17/2023	1
13212514	9932 ALDGATE AVE								1	5/9/2023	1
8922309	12616 FLETCHER DR								1	10/5/2023	1
10850423	10715 KEDGE AVE								1	7/27/2023	1
8957308	11413 TACOMA ST								1	10/17/2023	1
9008304	12315 PINE ST								1	3/28/2023	1
13202225	8695 DEWEY DR								1	6/27/2023	1
10165202	12972 TRASK AVE								1	1/9/2023	1
9960104	10083 JENNIRICH AVE								1	8/30/2023	1
10850405	15670 STARBOARD ST								1	5/24/2023	1
9949234	14166 LAKE ST								1	1/16/2023	1
9040230	11713 FREDRICK DR								1	2/28/2023	1
9727103	13546 PURDY ST								1	1/4/2023	1
9029209	12866 WOODLAND LN								1	9/13/2023	1
8947603	11236 IVANHOE ST								1	3/29/2023	1
13217404	9276 JOYZELLE DR								1	1/9/2023	1
9825511	9674 LUDERS AVE								1	5/2/2023	1
21506105	12143 DITMORE DR								1	5/16/2023	1
21506105	12139 DITMORE DR								1	5/16/2023	1
21506105	12141 DITMORE DR								1	5/16/2023	1
10148130	13105 SIEMON AVE								1	10/17/2023	1
13248414	8725 CHAPMAN AVE								1	5/4/2023	1
8941111	11956 STEELE WAY								1	1/30/2023	1
9811401	9506 MIRAGE AVE								1	3/2/2023	1
9943312	13805 HEIDI CIR								1	9/13/2023	1
9951103	10536 SCHOONER AVE								1	2/6/2023	1
9837119	14153 DONEGAL DR								1	1/5/2023	1
9045309	11862 RICKY AVE								1	4/26/2023	1
9045309	11860 RICKY AVE								1	4/26/2023	1
9045309	11864 RICKY AVE								1	5/4/2023	1
10015306	13910 LA BONITA AVE								1	4/5/2023	1
23314219	11694 JEWEL LN								1	7/19/2023	1
9835223	9795 OASIS AVE								1	2/15/2023	1
13216209	9626 VONS DR								1	5/1/2023	1
8938508	10233 MALINDA LN								1	9/26/2023	1
13332312	12515 OCEAN BREEZE DR								1	1/23/2023	1
13217408	9330 JOYZELLE DR								1	9/14/2023	1
9942119	10629 MALLARD DR								1	1/25/2023	1

9036108	11915 SAMUEL DR											1
9943308	10614 BLAKE ST											1
9029105	11705 STANFORD AVE											1
13332405	12566 OCEAN BREEZE DR											1
9929205	13355 WESTLAKE ST											1
13243212	9091 TRISTAN DR											1
23156104	12576 ASPENWOOD LN											1
10847108	10535 BARBETTE AVE											1
13307132	9236 BIXBY AVE											1
9021301	11616 FREDRICK DR											1
10036121	13366 VIKING CIR											1
13236311	9926 ROYAL PALM BLVD											1
23150102	12215 BANGOR ST											1
23139108	12764 WEST ST											1
9035107	11903 ROBERT LN											1
10135118	13273 PALM ST											1
9756123	13656 RIATA ST											1
9811208	9606 WESTMINSTER AVE											1
8960110	10295 GERALDINE RD											1
13208413	9405 MURLINE DR											1
9926313	13655 FERNWOOD DR											1
23131305	12106 FALLINGLEAF ST											1
8942313	11796 PALMWOOD DR											1
8928227	12226 MOVIUS DR											1
13332504	9556 LAMBERT CIR											1
8928247	12235 MORRIE LN											1
8928303	10276 CHAPMAN AVE											1
8928303	10274 CHAPMAN AVE											1
13218203	11442 DESMOND ST											1
8958430	11523 DOLAN ST											1
9926611	10876 WOODBURY RD											1
13345205	8806 WOOLLEY LN											1
13345205	8804 WOOLLEY LN											1
9903302	10178 CENTRAL AVE											1
23136123	12416 MERRILL ST											1
10003223	13186 BIRCHWOOD ST											1
13209205	9731 GAMBLE AVE											1
13233116	9224 MARCHAND AVE											1
13329116	12694 LEROY AVE											1
13329116	9261 COLLEGE ST											1
9931709	10035 RIDGLEY DR											1
9843103	13675 YOAK ST											1
9843103	13673 YOAK ST											1
10009201	13470 BARNETT WAY											1
13201330	11163 BOWLES AVE											1
9841211	13805 MCMAINS ST											1
9059409	12605 KATHY LN											1
9040325	12176 ROBERT LN											1
13247226	8655 MAC KAY RD											1
13047330	6549 STANFORD AVE											1
9738506	13376 COAST ST											1
9043204	11545 JACALENE LN											1
13139119	12204 FIELDGATE ST											1

8/18/2023	1
3/23/2023	1
6/21/2023	1
4/25/2023	1
12/19/2023	1
2/22/2023	1
8/16/2023	1
6/23/2023	1
12/4/2023	1
5/10/2023	1
1/25/2023	1
7/6/2023	1
6/6/2023	1
3/23/2023	1
3/27/2023	1
8/28/2023	1
3/16/2023	1
11/21/2023	1
6/15/2023	1
6/29/2023	1
1/16/2023	1
1/19/2023	1
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5/22/2023	1
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9/28/2023	1
2/8/2023	1
2/8/2023	1
9/29/2023	1
6/1/2023	1
2/21/2023	1
7/13/2023	1
8/15/2023	1
5/12/2023	1
3/21/2023	1
4/24/2023	1
3/22/2023	1
5/15/2023	1
5/15/2023	1
8/20/2023	1
7/30/2023	1
8/1/2023	1
11/14/2023	1
12/22/2023	1
7/10/2023	1
10/31/2023	1
10/2/2023	1
3/1/2023	1
4/3/2023	1
3/23/2023	1
1/17/2023	1
2/22/2023	1

21512301	12246 LORNA ST								1	11/13/2023	1
10004223	13236 NINA PL								1	1/10/2023	1
10151413	12715 WOODBURY RD								1	7/20/2023	1
8942410	11895 PALMWOOD DR								1	1/26/2023	1
9756302	8566 MAYS AVE								1	3/3/2023	1
9907224	10266 DAKOTA AVE								1	7/5/2023	1
8942109	11906 EASY WAY								1	1/24/2023	1
13154113	8416 ACACIA AVE								1	4/11/2023	1
9938604	14094 BOWEN ST								1	1/10/2023	1
9825114	9735 IMPERIAL AVE								1	4/24/2023	1
13243204	11746 FAUN LN								1	1/17/2023	1
23147208	12376 TWINTREE AVE								1	1/4/2023	1
9835108	9865 READING AVE								1	1/24/2023	1
9928365	10390 LUDERS AVE								1	5/8/2023	1
13314209	12432 LAMBERT CIR # B								1	10/13/2023	1
9034306	12336 GAMMA ST								1	1/11/2023	1
10062104	11296 WOODBURY RD								1	7/25/2023	1
23132316	12886 CHAPARRAL DR								1	10/23/2023	1
9847102	13846 ERIN ST								1	3/21/2023	1
13318209	12348 HARVEY LN								1	4/20/2023	1
9036301	11844 SAMUEL DR								1	6/6/2023	1
8930314	11111 SONGISH ST								1	4/28/2023	1
13213223	11285 BISCAYNE CT								1	10/9/2023	1
8938510	10245 MALINDA LN								1	5/25/2023	1
9946226	10406 BLAKE ST								1	7/20/2023	1
13234215	9691 SHANNON AVE								1	9/29/2023	1
9930527	13685 HOPE ST								1	10/13/2023	1
21508111	12286 ADELLE ST								1	6/15/2023	1
9942218	10725 TEAL DR								1	8/17/2023	1
13329336	12556 BARBARA AVE								1	12/13/2023	1
13229303	8936 YORKSHIRE AVE								1	9/7/2023	1
9042222	11556 KATHY LN								1	10/13/2023	1
10008208	13346 NINA PL								1	7/12/2023	1
9044401	11476 KATHY LN								1	8/18/2023	1
9044401	11474 KATHY LN								1	8/18/2023	1
13221314	8825 ORANGEWOOD AVE								1	7/12/2023	1
13247103	8575 MAC ALPINE RD								1	2/15/2023	1
23154601	12506 VOLKWOOD ST								1	8/24/2023	1
13139210	7765 BELGRAVE AVE								1	7/26/2023	1
13216202	9526 VONS DR								1	4/3/2023	1
10163108	12115 FLAGSTONE AVE								1	8/15/2023	1
9852115	13816 CORK ST								1	8/24/2023	1
10132217	12952 DOWNIE PL								1	7/7/2023	1
23315124	11556 WEST ST								1	1/25/2023	1
9050105	11425 REVA DR								1	8/4/2023	1
13215202	11406 LARKIN DR								1	4/6/2023	1
13227118	11566 VICILIA ST								1	4/6/2023	1
13306138	12216 CUNNINGHAM LN								1	11/22/2023	1
9056113	12646 WOODLAND LN								1	3/17/2023	1
8945214	12195 BROOKHAVEN PARK								1	10/31/2023	1
9929227	13316 JESSICA DR								1	2/17/2023	1
9053908	11692 ORANGEWOOD AVE								1	2/10/2023	1
13224107	11378 YANA DR								1	2/13/2023	1

2017-18 Financial Statement
2017-18 Financial Statement

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table with 10 columns: Item, Description, Status, Start Date, End Date, Progress, etc. Includes rows for various housing programs like Affordable Housing, Rental Housing, etc.

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ANNUAL ELEMENT PROGRESS REPORT
 Housing Element Implementation

ANNUAL ELEMENT PROGRESS REPORT
 Housing Element Implementation

1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0	6.1	6.2	6.3	6.4	6.5	6.6	6.7	6.8	6.9	7.0	7.1	7.2	7.3	7.4	7.5	7.6	7.7	7.8	7.9	8.0	8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	8.9	9.0	9.1	9.2	9.3	9.4	9.5	9.6	9.7	9.8	9.9	10.0
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1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0	6.1	6.2	6.3	6.4	6.5	6.6	6.7	6.8	6.9	7.0	7.1	7.2	7.3	7.4	7.5	7.6	7.7	7.8	7.9	8.0	8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	8.9	9.0	9.1	9.2	9.3	9.4	9.5	9.6	9.7	9.8	9.9	10.0
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1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0	6.1	6.2	6.3	6.4	6.5	6.6	6.7	6.8	6.9	7.0	7.1	7.2	7.3	7.4	7.5	7.6	7.7	7.8	7.9	8.0	8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	8.9	9.0	9.1	9.2	9.3	9.4	9.5	9.6	9.7	9.8	9.9	10.0
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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs. Please contact HCD if your data is different than the material supplied here

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	Garden Grove
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	10/15/2021 - 10/15/2029 6th Cycle

Income Level		Permitted Units Issued by Affordability										Total Remaining RHNA by Income Level	
		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)		
Very Low		-	-	18	-	-	-	-	-	-	-	18	4,148
Low		-	-	-	-	-	-	-	-	-	-	-	2,801
Moderate		-	-	-	-	-	-	-	-	-	-	-	3,211
Above Moderate		68	52	381	-	-	-	-	-	-	-	929	8,061
Total RHNA		68	52	446	-	-	-	-	-	-	-	947	18,221
Total Units		Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).										7	
Extremely low-income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining	
Extremely Low-income Units*		-	-	8	-	-	-	-	-	-	8	2,075	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.
 Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Garden Grove	
Reporting Year		2023	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Housing Rehabilitation Grant	Assist approximately 40 homeowners per year or a total of 320 homeowners.	2021-2029	Since the reimplemention of the Senior Home Improvement Grant Program (now the Home Repair Program) in 2022, the City has assisted a total of 35 Garden Grove residents with housing rehabilitation grants.
Program 2: Code Enforcement	Property Maintenance Ordinance. Enforce established standards of home maintenance practices through continued application of the Property Maintenance Ordinance. Building and Land Use Code Enforcement. Preserve the quality of housing in the City's target areas through building code enforcement inspections. Inspect all newly constructed and remodeled units. Continue to use Land Use Code enforcements activities to reduce the incidences of zoning violations. Proactively prevent violations through education and outreach of home improvement assistance.	2021-2029	City Code Enforcement team is actively responding to citizen-provided complaints relating to potential Municipal Code and Building Code violations to ensure compliance with the City's Property Maintenance Ordinance. Building Inspectors inspect every permit issued to ensure related construction meets standards of applicable Building Codes.
Program 3: Multi-Family Acquisition and Rehabilitation	Increase and maintain the City's affordable housing stock through acquisition and rehabilitation of 10 aging and/or deteriorating multi-family residential units annually (80 units total). Identify potential acquisition and rehabilitation units for interested housing development organizations. Provide technical/financial assistance for construction of 10 affordable units annually (80 units total) using combination of federal, State, local funds to provide land cost write-downs & other construction assistance. Offer expedited processing for projects that include affordable housing units. Encourage implementation of Community Residential General Plan Land Use Designation for new construction of senior housing, which allows higher densities & development standards reflective of senior population.	2021-2029	In December 2023, the City released a Request for Proposals (RFP) making over \$4 million in HOME, HOME-American Rescue Plan, and low and moderate income housing asset funds available for acquisition/rehabilitation and/or new construction of affordable housing and permanent supportive housing. The RFP solicited proposals from qualified developers for the development of affordable housing and permanent supportive housing developments within the city. City staff is currently reviewing proposals, and will be moving forward with negotiations with developers regarding eligible housing projects within the city. The City and its Housing Authority are collaborating for the acquisition and/or development of an affordable housing site with use of its Low and Moderate Income Housing Asset Funds. City is currently reviewing proposals for affordable housing and permanent supportive housing developments, and will be moving forward with negotiations with developers regarding eligible housing projects within the city. The City released a Request for Proposals in late December 2023 making over \$4 million in HOME, HOME-American Rescue Plan, and low and moderate income housing asset funds available for acquisition/rehabilitation and/or new construction of affordable housing and permanent supportive housing.
Program 4: Affordable Housing Construction	Density Bonus projects will be one of the main sources of newly constructed units over the next eight years. Continue to inform non-profit & for-profit developers of assistance available for construction of affordable housing, including density bonuses. Encourage residential developments that lower housing costs through reduced energy consumption. Maximizing energy efficiency & incorporation of energy conservation & green building features can reduce housing costs for homeowners & renters.	Ongoing; pre-application technical assistance to all residential development applicants that includes options, incentives, and resources (list of affordable housing developers and affordable housing financing agencies/programs) or technical assistance for including affordable units in the project; Within 1 year compile a list of local for profit and nonprofit developers and lenders/finance programs for property owners interested in developing housing; Consultation with 12-160 2021-2029 Housing Element local developers (including nonprofit developers) to start immediately after Housing Element adoption and continue annually; industrial property contamination	The City regularly updates applications, procedures, and internal processes to ensure compliance with applicable housing laws, to facilitate the construction of affordable and/or senior housing, including through state density bonus law. Housing development that incorporate affordable housing continue to increase and have become more prominent, signaling that density bonus projects are a primary source of newly constructed affordable housing units. This is evident in the housing developments that were entitled and/or completed in CY 2023, all of which included density bonus and affordable units. New housing units continue to be developed with energy efficient components, in compliance with California Building Standards Code and CalGreen, which reduce housing construction hard costs. The City actively monitors all industrial properties on the City's sites inventory by conducting environmental desktop reviews to search available relevant state and federal records and databases to determine if there is reported

<p>Program 5: Rental Assistance</p>	<p>Housing Choice Voucher Program (Section 8). Annually provide rental assistance to approximately 2,337 very low-income persons or households. Pursue additional funding for the Section 8 program.</p> <p>Mainstream Voucher (MV) Program. The GGHA was recently awarded 75 MVs for individuals between the age of 18 and 61 with a debilitating condition. The City anticipates receiving additional Mainstream Vouchers as part of the federal government's American Rescue Plan.</p> <p>HEART Program. Utilizing HUD Home funds and the City's Low/Moderate Income Housing Asset Funds, the City annually provides rental assistance with services to approximately 10 literally homeless households.</p> <p>Anti-Displacement Program. The City currently provides Tenant-Based Rental Assistance to 17 senior households at risk of homelessness due to expiring affordability covenants of their apartment complexes.</p>	<p>2021-2029</p>	<p>The City annually provides approximately 2,300 Housing Choice Vouchers to eligible households.</p> <p>In CY 2023, the City re-implemented the HEART program for literally homeless and at-risk individuals. Since inception, the program has provided rent assistance with wrap-around services to over 70 homeless and at-risk households.</p> <p>In CY 2023, the City re-implemented the rental assistance program for literally homeless and at-risk individuals through our ESG and ESG-CV allocations. During CY 2023, the program has provided rental assistance with wrap-around services to over 101 homeless and at-risk households.</p> <p>The Garden Grove Housing Authority (GGHA) administers 117 specialty Emergency Housing Vouchers and 75 Mainstream vouchers. In CY 2023, the GGHA was able to maintain rental housing and assisted 174 households with specialty vouchers and supportive services.</p>
<p>Program 6: Home Ownership Assistance</p>	<p>Provide assistance to low-income households through the First Time Homebuyer Assistance program. Provide first time homebuyer assistance to five households, subject to availability of funding. Assist in the preservation of 280 affordable units at risk of converting to market rents by.</p>	<p>2021-2029</p>	<p>Based on available funding, the City assisted 1 homeowner in CY 2023 with down-payment through the first time homebuyer program.</p>
<p>Program 7: Preservation of Affordable Rental Housing</p>	<p>Periodically monitoring the status of the units that are at risk of converting to market rate during the planning period.</p> <p>If any property owners indicate plans to convert affordable units to market rate rents, the City will contact qualified entities to explore transfer of ownership options. The entities will be selected from the State's list of qualified entities to acquire/manage affordable housing.</p> <p>Make the State's list of qualified entities to acquire/manage affordable housing available to interested residents, developers, or property owners.</p> <p>Inform residents in units that are converting to market rents of affordable housing programs available in the City, including Section 8 and other affordable housing developments.</p>	<p>2021-2029</p>	<p>The Tamerlane Project consists of 15 properties (78-units). As of June 30, 2023 the affordability covenants for 10 of the properties (49 of 78 units) had expired. The City worked with the owner and approved an Assignment and Assumption Agreement of all 15 properties to Affordable Housing Access, Inc., (AHA) a non-profit corporation with a mission to create and preserve affordable housing. Subsequent to the approval and sale of the properties to AHA, the City approved an amendment to extend the affordability covenants for all expired properties and extended the affordability period until December 31, 2025.</p> <p>During this interim period, AHA and the City have been working on a new Affordable Housing Agreement that restates and restructures the terms and conditions of all 15 properties and resets the affordability period for all 78 units for a term of 55-years. The Affordable Housing Agreement will be executed in the 2024 calendar year.</p> <p>The City is contracted with a Consultant who manages and monitors existing and new Density Bonus projects and agreements. In the event affordable units become at risk of converting to market rate units, the Consultant notifies City Staff, who then informs residents in units that are converting to market rents of affordable housing programs available in the City, including Section 8 and other affordable housing developments.</p>

<p>Program 8: Residential Sites Inventory and Monitoring of No Net Loss</p>	<p>Provide adequate sites to accommodate the City's entire RHNA allocation of 19,168 units (4,166 very low income, 2,801 low income, 3,211 moderate income, and 8,990 above moderate income).</p> <p>Maintain and monitor unit count based on income/affordability assumed on parcels included in the sites inventory and actual units constructed and income/affordability when sites are developed.</p> <p>Identify net change in capacity and summary of remaining capacity in meeting the remaining RHNA.</p> <p>Provide technical assistance and information on available City-owned parcels for lower income housing developments to housing providers. Technical assistance may include development counseling and lot consolidation assistance.</p> <p>Publish the residential sites inventory and housing opportunity list on the City's website.</p> <p>Update previously submitted Housing Element Annual Planning Reports (APRs) for 2018, 2019, and 2020 to establish the correct number of ADU permitted projects filed on record with the Building & Safety Division with those identified in the APRs.</p>	<p>Ongoing</p>	<p>A master list of all identified site inventory sites, affordability level, and reasonable capacity has been created. City staff updates the spreadsheet as housing projects are submitted for review and approved. The master list automatically updates as sites listed are developed. Total tallies per unit affordability are also automatically updated to ensure RHNA goals per affordability category are met. Residential Sites Inventory and Housing Opportunity List published to City's website. City staff annually prepares Annual Progress Report, and makes available to the public, City decision-makers, and also submits to the State Department of Housing and Community Development. For any proposed reduction of residential density that results in the Residential Sites Inventory failing to accommodate the RHNA by income level, City has established protocol to identify additional adequate sites to accommodate the share of housing need by income level, pursuant to State No Net Loss requirements.</p>
<p>Program 9: Accessory Dwelling Units (ADUs)</p>	<p>Prepare pre-approved ADU design templates, tailored to meet specific zoning and building standards. Use of these design templates by a potential developer would ensure that the proposed ADU meets most, if not all, required standards at the outset of the development process, minimizing and streamlining the review process.</p> <p>Promote development of ADUs by providing written information at the City's planning counter and on the City's website, including development of an information packet to market ADU construction.</p> <p>Monitor ADU permit applications and approvals (including the affordability of constructed ADUs) through the Housing Element Annual Progress Report process: if, at the midpoint of Review the existing density bonus ordinance that establishes procedures to ensure compliance and consistency with Government Code §65400 and §65915, including revisions of density bonus provisions for units that are for lower-income households, very low-income households, persons and families of moderate income, and senior housing.</p>	<p>Prepare ADU design templates, promotion materials, and information packet within one year of Housing Element adoption; annually monitor ADU construction and affordability; in 2025, evaluate progress compared to projections. If targets are not being achieved, implement new strategies in a timely manner (i.e., within approximately six months) to encourage ADU development.</p>	<p>Efforts to prepare updated APRs to include correct number of ADUs is ongoing.</p> <p>Development of standard pre-approved ADU design plans are ongoing.</p> <p>To promote the development of ADUs, materials, handouts, and applications pertaining to ADUs are made available to the public, and on the City's dedicated ADU webpage, and are updated on an as-needed basis to comply with applicable Municipal Code or State law requirements.</p> <p>The City annually monitors ADU permit applications and approvals through the Housing Element Annual Progress Report.</p> <p>The City continues to implement enacted state ADU laws, which, in part, allow for amnesty of existing unpermitted ADUs, providing a path towards legalization and preservation of said units.</p>
<p>Program 10: Density Bonus</p>	<p>Evaluate the density bonus procedural requirements to ensure financial feasibility to facilitate affordable housing development and provide flexibility.</p> <p>Promote the use of density bonus incentives and provide technical assistance to developers in utilizing density bonus for maximize feasibility and meet local housing needs.</p>	<p>Evaluate the current Density Bonus ordinance within one year of Housing Element adoption; adopt a new Density Bonus Ordinance by the end of 2022; and provide ongoing promotion of the density bonus incentives and ongoing technical assistance.</p>	<p>Focused zoning amendments adopted in 2022, in part, established updated review and approval procedures for Density Bonus Housing Applications ensuring compliance and consistency with State Density Bonus Law. Additionally, the City has retained a consultant to update the Density Bonus Application and other associated documents. The Consultant will also manage and monitor existing and new Density Bonus projects and agreements. Planning Services Division and Neighborhood Improvement Division staff provide technical assistance to developers.</p> <p>The City Attorney drafts each Density Bonus Agreement to ensure compliance with Density Bonus Law.</p>

<p>Program 11: Inclusionary Housing Ordinance</p> <p>Evaluate and consider adopting an inclusionary housing ordinance requiring residential rental housing developments to include a specified percentage of affordable units as a condition of development.</p> <p>Conduct an economic feasibility study to determine: 1) what percentage of units are required to be affordable, 2) whether the inclusionary housing ordinance, if enacted, would unduly constrain or discouraging the private market development of housing in the City, and 3) determine if a payment of an in-lieu fee or provision of affordable offsite units in another project could be implemented as an option.</p>	<p>Conduct an economic feasibility analysis within four years of Housing Element adoption; if an inclusionary housing ordinance is determined to be economically feasible for Garden Grove and will positively impact production of affordable housing, adopt an inclusionary housing ordinance by 2027.</p>	<p>Efforts to study the economic feasibility of an Inclusionary Housing Ordinance are ongoing.</p>
<p>Program 12: Mixed-Use Development</p> <p>Technical Support. Facilitate the development of residential units in mixed-use areas by providing technical support to facilitate lot consolidation, financial assistance (where feasible), and streamlined permit processing. The City will establish specific and objective criteria for mixed-use site plan reviews and will target development densities as estimated in the Housing Element.</p> <p>Strategic Partnerships. Play a proactive role in development of mixed-use areas by pursuing strategic partnerships with developers, lenders, and property owners to ensure the development of housing at appropriate densities and the inclusion of affordable housing units.</p> <p>Annually Monitor Development Relating to the Provision of Housing Affordable to Lower-Income Households. Establish a protocol to annually monitor development interest, inquiries, and progress towards mixed-use development and affordable housing creation by specific RHNA income categories. Periodically re-evaluate emergency shelter development & siting standards based on existing needs & development interest & as warranted, re-evaluate & make appropriate changes to facilitate development of emergency shelters. Prioritize projects that include special needs housing or housing for extremely/very low-income households in development application review process. Refer residents to Regional Center of Orange County for housing & services available for persons with developmental disabilities. Provide information on services on City's website. As available, City will pursue State & federal monies for direct support of housing construction & rehabilitation specifically targeted for housing for persons with disabilities.</p>	<p>2021-2029</p>	<p>In 2022, the City adopted objective development standards for residential and mixed-use developments (that include at least 2/3 residential). The City is actively encouraging new developments in mixed-use zones. Incentive programs, including Density Bonuses, further encourage the development of affordable housing as a part of mixed-use developments. Density bonus projects, which typically exceed realistic capacity densities estimated in the Housing Element, have become more prevalent in mixed-use zones. City Staff has established strong relationships with developers that specialize in mixed-use developments that include residential units, including affordable units.</p> <p>The City annually monitors development of lower-income affordable housing through the Housing Element Annual Progress Report.</p>
<p>Program 13: Special Needs Housing</p> <p>Encourage developers to include Extremely Low Income units with wrap-around services for homeless. Garden Grove's Permanent Supportive Housing Program is designed to increase & preserve supply of supportive housing for extremely low-</p>	<p>Ongoing; update Development Code by the end of 2022</p>	<p>The City continues to re-evaluate and make appropriate changes to its development standards, to facilitate the development of emergency shelter. In 2022, the City adopted an ordinance to allow Low-Barrier Navigation Centers as a permitted use by right within the City's Emergency Shelter Overlay Zone, to comply with State housing law.</p> <p>The City implemented the Homeless Emergency Assistance and Rental Transition (HEART) Program, which provides tenant-based rental assistance and supportive services to extremely low-income individuals who are homeless or at-risk of homelessness. In CY 2023, the City assisted 31 households (43 individuals) through the HEART Program.</p> <p>The City is currently developing a full-service navigation center for unsheltered Garden Grove residents. This 85-bed navigation center will provide emergency shelter and wrap around supportive services to Garden Grove residents experiencing homelessness for up to 180-days. The navigation center is anticipated to be completed and operational by June 2024.</p> <p>The City is currently reviewing proposals for affordable housing and permanent supportive housing developments, and intends to move forward with negotiations with developers regarding eligible housing projects within the city. The City released a Request for Proposals in late December 2023 making over \$4 million in HOME, HOME-American Rescue Plan, and low and moderate income housing asset funds available for acquisition/rehabilitation and new construction of affordable housing and permanent supportive housing.</p> <p>Additionally, the City is currently reviewing proposals from non-profit service providers to administer a HOME-American Rescue Plan funded rental</p>

<p>Program 14: Parking Standards</p>	<p>Standards Review. Review parking standards and modify only as needed within the Municipal Code and the relevant specific plans. Parking standards should facilitate and encourage a variety of housing types, including affordable lower-income housing, and should not constrain development.</p> <p>Reducing Parking. Continue using available procedures for reducing parking based on proximity to transit corridors, mixed-use projects along commercial corridors, projects near community facilities (shopping, schools, recreation, etc.), projects with a variety of unit types, and projects for seniors, disabled persons, and other special needs households that typically have lower parking demands.</p> <p>Parking Solutions. Identify parking management strategies and tools to minimize parking impacts in residential neighborhoods, including, but not limited to approaches that increase parking supply, use existing parking facilities more efficiently, address variable demand. reduce parking</p>	<p>Ongoing; update Municipal Code standards specific to parking within four years of Housing Element adoption</p>	<p>Parking reductions, and parking management policy discussions are ongoing. Additionally, the City implements parking standards in compliance with enacted state laws, including, but not limited to, AB 2097, AB 1308, and density bonus law.</p>
<p>Program 15: Water and Sewer Service Providers</p>	<p>Within 30 days of Housing Element adoption, deliver the Garden Grove Housing Element to all providers of sewer and water service within the City.</p>	<p>30 Days</p>	<p>Completed.</p>
<p>Program 16: Objective Design Standards</p>	<p>Adopt objective design and development standards amending residential development standards under Title 9 (Land Use) of the Garden Grove Municipal Code.</p>	<p>By the end of 2022</p>	<p>Completed. Focused Zoning Amendments, including objective development standards for housing developments was approved by City Council in 2022.</p>
<p>Program 17: Zoning Code Update</p>	<p>Modify Single-Family Residential Development Standards to codify existing policies for single-family residential improvements, not expressly written in the Municipal Code, aimed at addressing impacts on city infrastructure, and on-site and on-street parking, to provide clearer and more objective direction to developers and property owners, and to conform zoning regulations regarding transitional and supportive housing to existing State law.</p> <p>Modify Multi-Family Residential Development Standards to ensure all development standards in the Municipal Code that are applicable to multifamily housing development projects in the R-2 (Limited Multiple Residential) and R-3 (Multiple Family Residential) zones, are objective and in compliance with State housing laws.</p> <p>Modify Mixed Use Regulations and Development Standards to ensure all development standards in the Municipal Code that are applicable to multifamily housing development projects and certain new mixed use</p>	<p>By the end of 2022</p>	<p>Completed. Focused Zoning Amendments, including objective development standards for housing developments was approved by City Council in 2022.</p>

<p>Program 18: Affirmatively Further Fair Housing</p>	<p>Promote AFFH opportunities & housing for all, including persons protected by Fair Employment & Housing Act & other State/federal law. Promote federal/State/local laws regarding AFFH. Retain multilingual resources/information on City website, social media, newspapers, & physical locations. Provide yearly AFFH presentations to City Council, summarizing AFFH metrics. Direct homebuyers/owners with real estate documents containing restrictions based on race, religion, or other characteristics, to Clerk-Recorder to remove discriminatory language. Target Fair Housing information, services, & workshops in neighborhoods with disproportionate housing needs/displacement risks. Ensure all applications are considered/reviewed/approved without prejudice to proposed residents, contingent on application's compliance with entitlement requirements. Pursue funding & target neighborhoods of concentrated poverty for investments identified in Consistent with the Consolidated Plan, address the needs of at-risk and homeless individuals and families through assistance to non-profits serving the homeless population.</p> <p>Provide emergency/transitional housing or homeless services to 250 extremely low income or at-risk clients annually (1,750 persons total).</p> <p>Continue to support local organizations that provide emergency resources and provide opportunities for service expansion.</p> <p>Continue to participate in regional efforts to address homelessness, and support additional bridge housing, access centers, and other homeless services offered in the region.</p> <p>Continue to allow emergency shelters as a permitted use (by right) in the Emergency Shelter Housing Overlay Zone within the Light Industrial (M-1) zone, subject to those conditions and standards consistent with State law. As part of the annual General Plan report, identify any new shelters that Continue implementation of environmental conservation plans and policies that foster multi-modal transportation systems, reduce greenhouse gas emissions, implement Low Impact Development standards, promote water conservation, and encourage habitat conservation.</p> <p>Promote environmentally sustainable building practices that provide cost savings to homeowners and developers, including advertising utility rebate, weatherization, and energy audit programs through private utilities and the State.</p> <p>Provide informational material at the Planning and Building and Safety Division's counter and on the City website from Southern California Edison and others that detail energy conservation measures for new and existing buildings, the benefits of the Green Building Code, and resources to assist lower-income households with energy-related expenses.</p> <p>Continue to enforce the State energy standards of the California Green</p>	<p>Ongoing; expand access to multilingual informational material on fair housing to be made available at public counters, libraries, other community locations, & on the City's website within two years; assess fair housing issues as part of the regional Analysis of Impediments to Fair Housing Choice; & address any identified impediments in Garden Grove within one year.</p> <p>ACTION 1: Four times per year. 2021-2029 Metrics: Four times per year as part of fair housing workshops by the Fair Housing Council of OC & other housing related events. Conduct at least one workshop in both Spanish & /or Vietnamese & provide translation services available at other</p>	<p>In 2023, the City's Code Enforcement Division addressed and closed 1,489 cases, which included the resolution of complaints in concentrated rehabilitation needs areas.</p> <p>In CY 2023, the City has funded the Fair Housing Foundation to annually provide fair housing services to over 200 unduplicated Garden Grove residents.</p> <p>The City continues to promote affirmatively further fair housing opportunities for all persons. Resources and information, included on the City website, are provided in multiple languages.</p> <p>The City continues to implement placement of clients and housing through the Section 8 program.</p> <p>City staff regularly provides presentations and updates to the City Council, and the public, on housing program metrics.</p> <p>City staff continuously provides information regarding State and Federal housing laws and programs to the public.</p> <p>The City continues to ensure all development applications are considered, reviewed, and approved without prejudice to the proposed residents. All proposed amendments to the General Plan, Land Use Map, and Zoning Map, promote the City's policies for diverse housing opportunities in every neighborhood, consistent goals and policies contained with the General Plan, Housing Element, and Environmental Justice Element.</p> <p>The City continues to pursue funding for programs and projects that benefit residents in areas of low opportunity, and disadvantaged communities. In</p>
<p>Program 19: Homeless Housing Needs</p>	<p>2021 to 2029, with code amendments to include low-barrier navigation centers by the end of 2022</p>	<p>2021 to 2029, with code amendments to include low-barrier navigation centers by the end of 2022</p>	<p>In CY 2023, the City re-implemented the Emergency Solutions Grant Program for literally homeless or at-risk individuals through our ESG and ESG-CV allocations. During CY 2023, the combined program has provided services with wrap-around services to over 663 homeless or at-risk individuals.</p> <p>In 2022, the City adopted an ordinance to allow Low-Barrier Navigation Centers as a permitted use by right within the City's Emergency Shelter Overlay Zone, to comply with State housing law.</p> <p>In 2022, the City adopted an ordinance to allow transitional, supportive housing, and "supportive housing for homeless", as permitted uses by-right in residential zoning districts subject to the same approval requirements, development standards, and restrictions that apply to other residential dwellings of the same type in the same zone, to comply with State housing law.</p>
<p>Program 20: Healthy and Sustainable Living Environments</p>	<p>Continue to allow emergency shelters as a permitted use (by right) in the Emergency Shelter Housing Overlay Zone within the Light Industrial (M-1) zone, subject to those conditions and standards consistent with State law. As part of the annual General Plan report, identify any new shelters that Continue implementation of environmental conservation plans and policies that foster multi-modal transportation systems, reduce greenhouse gas emissions, implement Low Impact Development standards, promote water conservation, and encourage habitat conservation.</p> <p>Promote environmentally sustainable building practices that provide cost savings to homeowners and developers, including advertising utility rebate, weatherization, and energy audit programs through private utilities and the State.</p> <p>Provide informational material at the Planning and Building and Safety Division's counter and on the City website from Southern California Edison and others that detail energy conservation measures for new and existing buildings, the benefits of the Green Building Code, and resources to assist lower-income households with energy-related expenses.</p> <p>Continue to enforce the State energy standards of the California Green</p>	<p>Ongoing, Update energy conservation information within 1 year</p>	<p>All new housing development projects must comply with all applicable energy use, and green building standards of the latest applicable Building Codes. Additionally, all new developments must incorporate all current and applicable LID standards, landscape water efficiency standards, and must comply with CEQA requirements.</p> <p>Promotion of green building technologies is ongoing.</p>

<p>Program 21: Replacement of Units on Sites</p>	<p>Pursuant to Government Code Section 65583.2(g)(3), require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site identified in the Housing Element consistent with those requirements set forth in Government Code section 65915(c)(3). Replacement requirements shall be required for sites identified in the inventory that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, and:</p> <p>Where subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income; or</p> <p>Subject to any other form of rent or price control through a public entity's valid exercise of its police power; or</p> <p>Occupied by low or very low-income households. For the purpose of this program "previous five years" is based on the date the application for development was submitted.</p>	<p>Ongoing</p>	<p>Completed. City has developed "Replacement Unit Determination" application, and implementation procedure in compliance with Government Code Section 65583.2(g)(3). As applicable, the Replacement Unit procedure requires the replacement of "protected units."</p>
<p>Program 22: Affordable Housing Overlay</p>	<p>Study and, if shown to be appropriate for Garden Grove, adopt an Affordable Housing Overlay. Assess any constraints such an ordinance might have on residential development in the City and modify accordingly.</p> <p>Consult with for-profit and nonprofit developers to determine an appropriate mix of incomes that make development feasible in Garden Grove.</p> <p>Consider targeting mixed use corridors and zones with higher residential density maximums as potential areas for an Affordable Housing Overlay.</p> <p>The Overlay regulations should be additive to any established base zone and also be complementary with other affordable housing programs, including the Density Bonus Ordinance and the Inclusionary Housing Ordinance.</p>	<p>Within four years of Housing Element adoption, conduct an analysis to determine if an Affordable Housing Overlay is appropriate for Garden Grove; if an Affordable Housing Overlay has been deemed appropriate for the City, adopt an ordinance by 2026.</p>	<p>Studies and policy discussions relating to affordable housing overlay area ongoing.</p>
<p>Program 23: Reasonable Accommodation</p>	<p>Prepare Reasonable Accommodation application and related promotional materials advertising the availability of the process.</p>	<p>Formalize the Reasonable Accommodation application and prepare related materials within one year of adoption of the Housing Element. Prepare marketing materials to promote the Reasonable Accommodation process within one year and after process is completed.</p>	<p>Hardship Exemption and Justification of Partial Compliance application are available on City website. Preparation and updates to the Reasonable Accommodation Application, including promotional materials, are ongoing.</p>
<p>Program 24: SB9 Unit Housing Development</p>	<p>On January 25, 2022, the City adopted an SB 9 Ordinance establishing regulations pertaining to two-unit residential developments and urban lot splits in single-family residential zones in the City, pursuant to Senate Bill 9 (SB9), which became effective on</p>	<p>Ongoing</p>	<p>The City has adopted applications and procedures to facilitate the development of SB 9 projects. Updates to those applications and procedures are ongoing.</p>

<p>Program 25: Fair Housing Services</p>	<p>Continue to comply with all State and federal fair housing requirements when implementing housing programs or delivering housing-related services.</p> <p>Consistent with the Consolidated Plan, provide fair housing services to Garden Grove residents. Serve 1,010 persons annually with general housing/fair housing issues (8,080 persons total over eight years).</p> <p>Continue to assist households through the Fair Housing Council of Orange County, providing fair housing services and educational programs concerning fair housing issues. Refer fair housing complaints to the Fair Housing Council and continue to provide funding support.</p> <p>Refer residents involved in housing-related civil disputes such as landlord/tenant disputes and housing discrimination complaints to the California Department of Fair Employment and Housing and the Fair Housing Council of Orange County.</p>	<p>Ongoing</p>	<p>The City enforces State and Federal fair housing laws. To achieve fair housing goals, Garden Grove is contracted with a fair housing service provider to provide information, mediation, and referrals to residents. Additionally, the City also collaborates with other Orange County municipalities and the County of Orange to complete a comprehensive Regional Analysis of Impediments to Fair Housing Choice. Included in promoting fair housing, the City will continue to work toward providing and maintaining equal housing opportunities for special needs residents.</p> <p>The City annually provides approximately 2,300 Housing Choice Vouchers to eligible households.</p>
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Garden Grove
Reporting Period	2023 (Jan. 1 - Dec. 31)
Planning Period	10/15/2021 - 10/15/2029

Note: "*" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only			Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.			TOTAL UNITS ⁺	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺		
Rehabilitation Activity								
Preservation of Units At-Risk								
Acquisition of Units				8	10		18	As of June 30, 2022 the affordability covenants for 8 of the properties at Tamerlane Apartments (49 of 78 units) had expired. The City worked with the owner and approved an Assignment and Assumption Agreement of all 15 properties to Affordable Housing Access, Inc., (AHA) a non-profit corporation with a mission to create and preserve affordable housing. Subsequent to the approval and sale of the properties to AHA, the City approved an amendment to extend the affordability covenants for all expired properties and extended the affordability period until December 31, 2025.
Mobilehome Park Preservation								In 2023, the City contributed approximately \$3.6M to AHA to provide substantial rehabilitation to the Tamerlane properties in exchange for the remaining 18 units in Tamerlane to be affordable to extremely low and very low-income households.
Total Units by Income				8	10		18	

Jurisdiction	Garden Grove
Reporting Period	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production; per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
<p>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.</p>	
<p style="text-align: center;">Notes</p>	