



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

FEBRUARY 6, 2020

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

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

SELECTION OF CHAIR AND VICE CHAIR

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

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

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

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

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: December 5, 2019
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. CONDITIONAL USE PERMIT NO. CUP-176-2020

APPLICANT: MONICA MALONEY

LOCATION: SOUTHWEST CORNER OF EUCLID STREET AND
KATELLA AVENUE AT 10870 KATELLA AVENUE

REQUEST: Conditional Use Permit approval to operate an existing 29,112 square foot tenant space as a trade school, UEI College, for 220 students and 20 employees/instructors. The site is in the NMU (Neighborhood Mixed Use) zone. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality act (CEQA) pursuant to Section 15301 – Existing Facilities.

STAFF RECOMMENDATION: Approval of Conditional Use Permit No. CUP-176-2020, subject to the recommended Conditions of Approval.

- D. MATTERS FROM COMMISSIONERS
- E. MATTERS FROM STAFF
 - E.1 DISCUSSION ON NEW HOUSING LEGISLATION
- F. ADJOURNMENT

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

Meeting Minutes
Thursday, December 5, 2019

CALL TO ORDER: 7:05 p.m.

ROLL CALL:

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

Absent: Perez

Commissioner Perez joined the meeting at 7:11 p.m.

PLEDGE OF ALLEGIANCE: Led by Commissioner Le.

ORAL COMMUNICATIONS – PUBLIC – None.

November 21, 2019 MINUTES:

Action: Received and filed.

Motion: Lindsay Second: Le

Ayes: (6) Le, Lehman, Lindsay, Nguyen, Ramirez, Soeffner

Noes: (0) None

Absent: (1) Perez

CONTINUED PUBLIC HEARING FROM NOVEMBER 7, 2019 – AMENDMENT NO. A-026-2019, LOT LINE ADJUSTMENT NO. LLA-023-2019, AND FRONT YARD DETERMINATION NO. FYD-005-2019 FOR PROPERTY LOCATED AT 9792 STANFORD AVENUE, SOUTH SIDE OF STANFORD AVENUE BETWEEN GILBERT STREET AND BROOKHURST WAY.

Applicant: HENRY TRAN & Y-MINH DINH, KEVIN DINH & XUAN THAO NGUYEN, AN DAC NGUYEN & MY-Y DINH, AI MY DINH, JIMMY TONG, RONALD DINH & MINH THUY LE, VINNY DINH, AND THOMAS DINH & ANNIE TRAN

Date: December 5, 2019

Request: Approval of a Zone Change and Lot Line Adjustment to reconfigure the existing lot lines of a currently vacant 0.97-acre project site in order to reduce the total number of legal lots from four (4) to three (3) for the purpose of constructing a single-family dwelling unit on each lot. The request will include (i) a Zone Change to amend the site zoning designation from R-1 (Single-Family Residential) with a minimum lot size of 15,000 square feet to R-1 (Single-Family Residential) with a minimum lot size of 11,000 square feet, (ii) a Lot Line Adjustment to reconfigure the existing lot lines to create three (3) new lots with areas of 14,228 square feet (Lot 1), 14,224 square feet (Lot 2), and 14,223 square feet (Lot 3), and (iii), a Front Yard Determination to designate the interior street side of Lot 1 as the front of the property. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality act (CEQA) pursuant to Sections 15061 – Review for Exemption, 15303 – New Construction or Conversion of Small Structures, and 15305 – Minor Alterations in Land Use Limitations.

Action: Resolutions of Denial Nos. 5968-19 (A) and 5969-19 (LLA/FYD) were approved with findings as described below. One letter in support of the denial was submitted by William Heideman and Fredericka Cleary:

Zone Change Amendment: The Planning Commission finds that for the following reasons, the required findings for approval of the requested Zone Change Amendment cannot be made:

1. The proposed zone change is not consistent with the City's General Plan.

The proposed project is not consistent with the goals and policies of the Land Use Element of the General Plan. The intent of the Neighborhood Preservation Policy of the General Plan is to preserve residential neighborhoods. The City Council approved the current R-1 (Single-Family) zone with a minimum lot size of 15,000 square feet to preserve the larger lot character of the neighborhood. The net developable lot area of the reconfigured parcels is not consistent with the neighborhood as the proposed homes will be developed on smaller lots when the shared easement is removed from the developable lot area. The proposed zone change amendment will change the character of the neighborhood, and will not preserve the existing large-lot character of the neighborhood.

2. The proposed zone change will not ensure a degree of compatibility with surrounding properties and uses.

The zone change is not compatible with the surrounding properties, and will not ensure the preservation of the existing residential character of the neighborhood. The residential area is characterized as having larger lots. The net developable lot area of the reconfigured parcels is not consistent with the neighborhood as the proposed homes will be developed on smaller lots when the shared easement is removed from the developable lot area. While there are existing parcels in the area that have existing smaller lot sizes, the homes on those parcels are oriented toward Stanford Avenue. The proposed homes on the reconfigured lots will be oriented toward the shared easement, and not onto Stanford Avenue, which is not consistent with the character of the neighborhood.

Lot Line Adjustment and Front Yard Determination: The Planning Commission finds that for the following reasons, the required findings for approval of the requested Lot Line Adjustment and Front Yard Determination cannot be made:

Lot Line Adjustment:

The parcels, as a result of the Lot Line Adjustment, will not conform to the zoning and building codes.

Lot Line Adjustment LLA-023-2019 is contingent upon approval of Amendment No. A-026-2019; however, the Planning Commission has denied Amendment No. A-026-2019 pursuant to the findings and reasons set forth in Resolution No. 5968-19. As such, the Lot Line Adjustment request is not consistent with the current zoning designation of R-1 (Single-Family Residential) with a minimum lot size of 15,000 square feet. The net developable lot area of the reconfigured subject parcels will be less when the shared easement is eliminated, which is not consistent with the other residential lots in the area.

Front Yard Determination:

The proposed Front Yard Determination will allow each parcel to be developed to its fullest and best use by determining the front for the purpose of applying requirements for setbacks, wall, fence, hedge heights, parking, and landscaping.

The Front Yard Determination is contingent upon approval of Amendment No. A-026-2019; however, the Planning Commission has denied Amendment No. A-026-2019

pursuant to the findings and reasons set forth in Resolution No. 5968-19.

Motion: Ramirez Second: Lindsay

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

Noes: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-078-2019 AND CONDITIONAL USE PERMIT NO. CUP-158-2019 FOR PROPERTIES LOCATED AT 11352 ACACIA PARKWAY, 11412 ACACIA PARKWAY, 12911 7TH STREET, 12902 7TH STREET, 12912 7TH STREET, 12932 7TH STREET, 11361 GARDEN GROVE BOULEVARD, 11391 GARDEN GROVE BOULEVARD, AND 12911 8TH STREET.

Applicant: COTTAGE INDUSTRIES, LLC

Date: December 5, 2019

Request: A request by the Cottage Industries, LLC for approval of a Site Plan, Associated Parking Management Plan, and Conditional Use Permit for the Cottage Industries Art Block Project. The proposed Site Plan would allow the conversion of nine (9) existing residential structures and nine (9) existing accessory structures, along with the construction of six (6) new commercial structures, with a total combined square footage of 2,800 square feet, to accommodate new commercial restaurant, office/service, retail, and motel uses; and, the construction of an accessory trellis structure. The proposed Conditional Use Permit would allow the operation of a motel use within ten (10) building structures on five (5) properties of the project site. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality act (CEQA) pursuant to Section 15333 – Infill Development Projects.

Action: Public Hearing held. Speaker(s): Chris Bennett, George Brietigam, Sandra Duarte, Phat Bui, Gerald Sloan, Jim Newton, Maureen Blackmun.

Action: Resolution Nos. 5971-19 (SP) and 5972-19 (CUP) were approved. Staff noted that Condition of Approval No. 64, which was not applicable, would be removed and the conditions re-numbered.

Motion: Lindsay Second: Le

Ayes: (6) Le, Lehman, Lindsay, Perez, Ramirez, Soeffner

Noes: (1) Nguyen

Chair Lehman called a ten minute recess at 8:45 p.m. The meeting reconvened at 8:54 p.m.

PUBLIC HEARING - MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING AND REPORTING PROGRAM, PLANNED UNIT DEVELOPMENT NO. PUD-104-70 (REV. 2019), AND SITE PLAN NO. SP-079-2019 FOR PROPERTY LOCATED AT 12821 KNOTT STREET, NORTHWEST CORNER OF KNOTT STREET AND ACACIA AVENUE, INCLUDING THAT PORTION OF BRADY WAY, WHICH FRONTS ALONG THE WESTERLY PROPERTY LINE OF THE SUBJECT SITE.

Applicant: REXFORD INDUSTRIAL REALTY, LP
Date: December 5, 2019

Request: To amend Planned Unit Development No. PUD-104-70 to facilitate an expansion of the existing 119,836 square foot industrial building with the construction of a 45,335 square foot one-story addition of industrial space. Also, a request for Site Plan approval to construct a 45,335 square foot one-story addition of industrial space to the existing 119,836 square foot industrial building, along with associated site improvements. The site is in the Planned Unit Development No. PUD-104-70 zone. The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project.

Action: Public Hearing held. Speaker(s): James Long, George Brietigam

Action: Resolution Nos. 5973-19 (PUD) and 5974-19 (SP) were approved.

Motion: Lindsay Second: Soeffner

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

Noes: (0) None

PUBLIC HEARING - VARIANCE NO. V-028-2019 FOR PROPERTY LOCATED AT 12750 GARDEN GROVE BOULEVARD, SOUTH OF GARDEN GROVE BOULEVARD.

Applicant: ORANGE COUNTY EMERGENCY PET CLINIC
Date: December 5, 2019

Request: Variance approval, from the City of Garden Grove Municipal Code Sections 9.20.040a and 9.20.040.2.c, to allow the construction of a second free-standing monument sign on a lot that is less than five (5) acres, and to allow the monument sign to be located less than 25 feet from a property line for an integrated office development. The site is in

the HCSP-OP (Harbor Corridor Specific Plan-Office Professional) zone. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality act (CEQA) pursuant to Section 15311 – Accessory Structures.

Action: Public Hearing held. Speaker(s): Grant Bjorn

Action: Resolution No. 5975-19 was approved.

Motion: Ramirez Second: Le

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

Noes: (0) None

MATTERS FROM COMMISSIONERS: Commissioner Le asked if changes to approved entitlements required re-noticing. Staff responded that the more substantial modifications would be re-noticed and brought back to the Planning Commission and that minor modifications would be addressed ministerially. Staff added that neighborhood meetings were not required, but recommended in certain cases such as for a zone change or general plan amendment, however, very few people, if any, attended neighborhood meetings as they tend to prefer the hearings at which decisions are made. In regard to noticing for the Cottage project, in the beginning, the surrounding neighborhood had been canvassed with notifications. Staff then noted that current confusion as to the intensity of the project was likely caused by the use of the word 'motel' rather than 'hotel or boutique hotel'.

Commissioner Perez encouraged staff to post more project information online.

Vice Chair Ramirez encouraged everyone to use the Garden Grove app to report City maintenance issues such as graffiti and pot holes, and to call Police dispatch to report homeless camps. He expressed that residents need to be mindful of the city they live in and that homelessness was more about mental illness and addiction, and that in certain communities, police were trained on how to communicate with the homeless to assist them with seeking services.

MATTERS FROM STAFF: Staff reminded Commissioners that the December 19th and January 2nd meetings would be cancelled.

ADJOURNMENT: At 9:41 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, January 16th, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Judith Moore, Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: Southwest corner of Euclid Street and Katella Avenue at 10870 Katella Avenue
HEARING DATE: February 6, 2020	APN: 089-010-57
CASE NO.: CUP-176-2020	GENERAL PLAN: Residential/ Commercial Mixed Use 2
APPLICANT: John Bucher	ZONE: NMU (Neighborhood Mixed Use)
PROPERTY OWNER: KAT GG DE LLC	CEQA DETERMINATION: Exempt

REQUEST:

The applicant is requesting Conditional Use Permit approval to allow the operation of an approximately 29,112 square foot adult trade school, UEI College. The school will offer diploma programs in Business Office Administration, Dental Assisting, Pharmacy Technician, Medical Assisting, Computer Systems Technician, Medical Billing and Insurance Coding, Medical Assistant Technician, Medical Front Office and Billing, Medical Office Specialist, Computer and Network Technician, Information Technology, Heating, Ventilation, and Air Conditioning (HVAC), Criminal Justice, and Automotive Training and Electrician.

BACKGROUND:

The subject site is developed with a multi-tenant commercial center located on the southwest corner of Katella Avenue and Euclid street. The commercial center currently includes retail, restaurants, a medical office, and a gym.

The site has a General Plan Land Use Designation of Residential/Commercial Mixed-Use 2 and is zoned NMU (Neighborhood Mixed Use), which permits the establishment of Trade or Business Schools with the approval of a Conditional Use Permit. The subject site abuts R-3 (Multiple-Family Residential) zoned properties to the south, and R-1 (Single-Family Residential) zoned properties to the west. To the north, across Katella Avenue, and to the east, across Euclid Street, the subject site is adjacent to properties located in the City of Anaheim.

The applicant proposes to occupy a vacant tenant space that was formerly occupied by a Smart & Final grocery store. Title 9 of the Garden Grove Municipal Code requires approval of a Conditional Use Permit in order to operate a "Business, Trade School" in the NMU zone.

DISCUSSION:

The proposed trade school will occupy an approximately 29,112 square foot vacant tenant space within the existing commercial center. Access to the space will be from two existing entrances facing the center's parking lot located on the east side of the building; no modifications to the entrances will be made.

The proposed floor plan of the trade school will consist of a lobby/reception area, eleven (11) general classrooms ranging from 25 to 30 desks and chairs in each classroom, one (1) testing room and one (1) proctor room, two (2) medical classrooms, two (2) dental classrooms, one (1) auto classroom, two (2) HVAC shops, one (1) auto shop, one (1) copy room, one (1) breakroom, one (1) student lounge, men and women's restroom, one (1) all gender restroom, twenty-one (21) offices, one (1) conference room, one (1) janitor room, and three (3) storage rooms. The applicant is conditioned to obtain building and fire occupancy approval prior to issuance of a business license. The school cannot occupy the tenant space until Building and Safety and Fire Department approval is received and all conditions of approval are met.

The business trade school will operate from 8:00 a.m. to 10:30 p.m. Monday through Saturday. Fourteen (14) service programs will be offered to students. Classes will be conducted at three (3) different periods during the week and on Saturday. The morning session will be from 8:00 a.m. to 12:00 p.m., the afternoon session will be from 1:00 p.m. to 5:00 p.m., and the evening session will be from 6:00 p.m. to 10:30 p.m. During the weekdays, the morning and evening sessions are anticipated to be the largest sessions, with a targeted full capacity of approximately 200 people (including students, administrators, and faculty). The afternoon session is anticipated to be at a smaller capacity with approximately 75 students. On Saturday, the student population will be between 50 to 75 students and about 8 to 10 faculty members. The 125 to 130 students would require approximately 12 faculty members.

Currently, the existing parking supply for the large commercial center is shared parking for retail, commercial, medical, restaurants and gym uses. A parking analysis was required by the Planning Department and conducted by the applicant in order to determine whether or not the supply will provide enough parking to meet actual demand for parking spaces, based on the operating characteristics of the various uses in the shopping center.

The existing site currently provides 915 parking spaces that are shared by all on-site uses, with the exception of the Chevron gas station located at the northeast corner of the site. Title 9 of the Municipal Code requires a Trade or Business School to be parked at one (1) space per 35 square feet of instruction area (1:35), and administrative offices be parked at one (1) space per 250 (1:250). Based on the square footage of each tenant space (729 spaces required) and the proposed trade

school (228 spaces required), the total code required parking for the site is 957 parking spaces.

A parking inventory and occupancy survey was conducted at the existing shopping center at the southwest corner of Katella Avenue and Euclid Street during typical peak periods of parking demand for the retail center and the proposed land use. The parking survey included all spaces throughout the center, with the exception of the Chevron gas station in the northeast corner. The gas station is located on a separate parcel and parking is not shared. The total existing parking inventory for the center is 915 parking spaces. Based on the parking analysis that was conducted, 376 parking spaces were occupied during weekday peak hours (7:00 p.m.), and 422 parking spaces were occupied during weekend peak hours (10:00 a.m.). Parking demand was observed to be highest during the early evening on the weekday, and highest in the late morning on the weekend. Across both weekday and weekend days, parking occupancy did not exceed 46% occupancy.

Based on the existing observed parking demand at the shopping center, 422 vehicles, and the parking demand for the proposed UEI College, 228 spaces, the total peak parking demand at the shopping center is 650 spaces. The existing parking supply of 915 spaces is more than adequate to accommodate typical non-holiday parking demand at the shopping center with the proposed UEI College.

To account for potential changes to development plans, the City of Garden Grove Municipal Code requires a 10% increase in the minimum number of parking spaces to be added to peak demand calculations. Accounting for a 10% increase, the adjusted peak parking demand at the shopping center is projected to be 715 spaces. Similarly, the existing parking supply of 915 spaces is more than adequate to accommodate the adjusted peak parking demand project at the shopping center.

Based on a review of the shopping center's current parking demand and the anticipated use, staff has determined that sufficient on-site parking is provided to accommodate the proposed use. In the event that the circulation and parking for the shopping center changes or becomes a problem due to the operation of the trade school, the applicant is required to submit and implement a mitigation plan to be reviewed and approved by the City Traffic Engineer. Staff has also included a condition of approval that allows for a change to the hours of operation as prescribed by the City in the event that problems arise.

RECOMMENDATION:

Staff is recommending that the Planning Commission take the following action:

- Approve Conditional Use Permit No. CUP-176-2020, subject to the recommended conditions of approval.



Lee Marino
Planning Services Manager

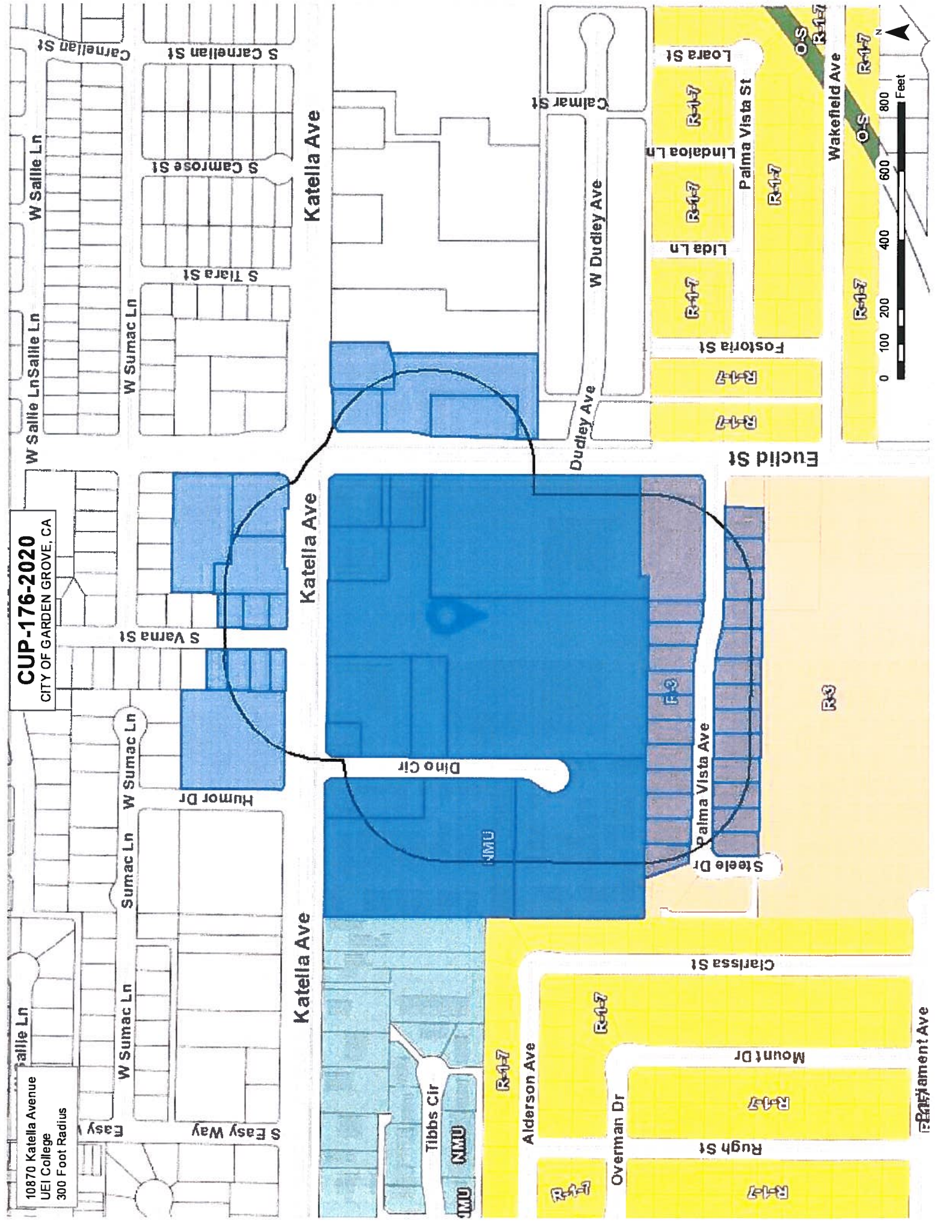


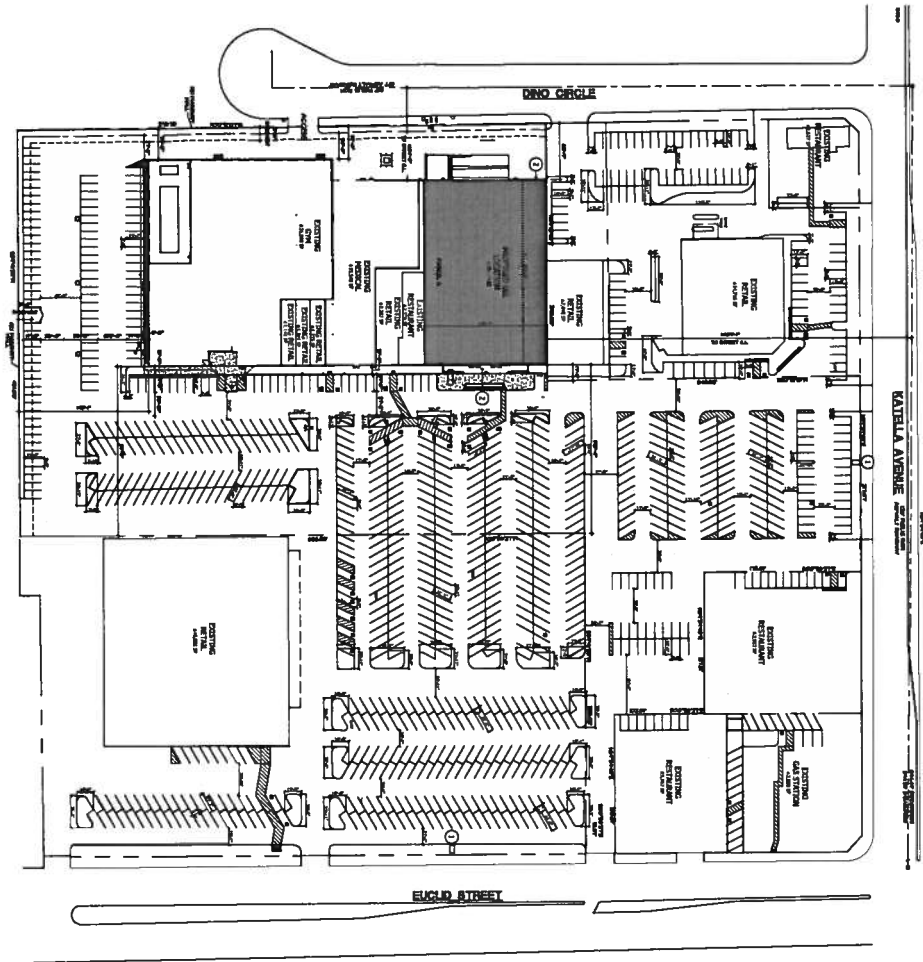
By: Nancy Mith
Project Planner

CUP-176-2020

CITY OF GARDEN GROVE, CA

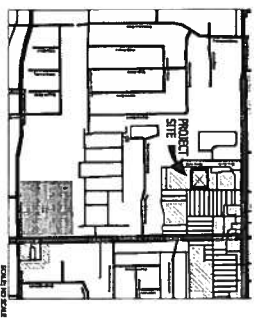
10870 Katella Avenue
UEI College
300 Foot Radius





EXISTING SITE PLAN
SCALE: 1/16"=1'-0"
NORTH

VICINITY MAP
SCALE: NTS
NORTH



SITE DATA

EXISTING PARCEL AREA:	48.63 ACRES: 215,648 SF
AREA OF PARKING STALLS (STALLS, DRIVERS, AND BLS)	46.63 ACRES: 203,700 SF
TOTAL EXISTING BUILDING AREA:	439,777 SF
PROPOSED UET BUILDING AREA:	429,112 SF
TOTAL EXISTING LANDSCAPE AREA:	214,000 SF OR 5% OF PARKING
EXISTING HARDSCAPE TO REMAIN:	48,000 SF
EXISTING BUILDING HEIGHT:	416'-0" TO 418'-6" A/F

USE	AREA (SF)	PARKING RATIO	STALLS
RENTAL	75,001	1/225 SF	334
RESTAURANT (0-16 SEATS)	2,279	1/200 SF	13
RESTAURANT (16+ SEATS)	11,500	1/100 SF	115
MEDICAL	15,548	1/170 SF	92
GMV	25,000	1/200 SF	125

PROPOSED UET - 1 SPACE PER EMPLOYEE PLUS 1 SPACE PER 3 STUDENTS CAPACITY (BASED ON MAXIMUM OCCUPANCY)

UET PARKING REQUIREMENTS (PROPOSED)	AREA (SF)	OLF	OL
CLASSROOMS	9,832	1/20 SF	492
SHOPS	5,075	1/20 SF	114
TOTAL OCCUPANTS	606	1 SPACE PER 3 UET EMPLOYEES	202
TOTAL STALLS REQUIRED			222

PARKING TABULATION	TOTAL EXISTING	PERCENTAGE
TYPE OF PARKING STALL	883	97%
STANDARD	32	3%
ACCESSIBLE	951	
TOTAL STALLS PROVIDED	915	

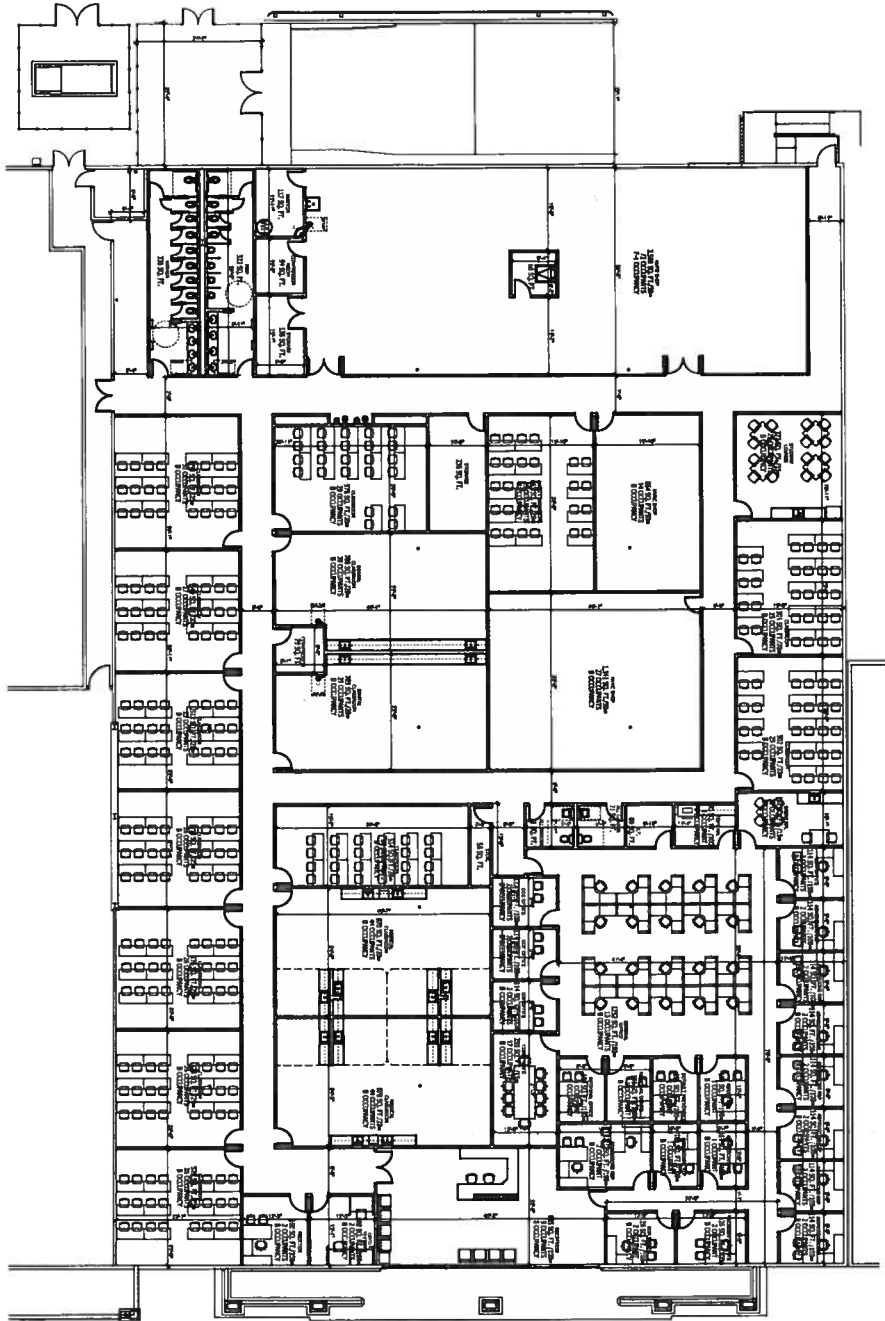
KEY NOTES

- ① NEW UET SIGNAGE IN EXISTING MONUMENT SIGN
- ② NEW UET BUILDING SIGNAGE

LEGAL DESCRIPTION

T 4 & 10 SEC 29 POR NE 1/4

JOB NO: 19-1271.14 SCALE: AS NOTED SHEET NO: A-1	REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION			SHEET TITLE: EXISTING SITE PLAN GROUND FLOOR	JOB TITLE: 10870 KATELLA AVENUE GARDEN GROVE, CA 92804	 INTERIOR ARCHITECTURE • SPACE PLANNING 1995 HERRING WAY, SUITE 100, GARDEN GROVE, CA 92841
NO.	DESCRIPTION							



FLOOR PLAN
SCALE: 3/32"=1'-0"



NOTE: ALL ROOMS ARE TO BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.

NO.	DESCRIPTION	AREA (SQ. FT.)	TOTAL
1	RECEPTION	150	150
2	OFFICE	1200	1200
3	CLASSROOM	1000	1000
4	LIBRARY	800	800
5	COMPUTER LAB	600	600
6	STORAGE	400	400
7	RESTROOM	200	200
8	MEETING ROOM	150	150
9	CONFERENCE ROOM	100	100
10	RECEPTION	150	150
11	OFFICE	1200	1200
12	CLASSROOM	1000	1000
13	LIBRARY	800	800
14	COMPUTER LAB	600	600
15	STORAGE	400	400
16	RESTROOM	200	200
17	MEETING ROOM	150	150
18	CONFERENCE ROOM	100	100
19	RECEPTION	150	150
20	OFFICE	1200	1200
21	CLASSROOM	1000	1000
22	LIBRARY	800	800
23	COMPUTER LAB	600	600
24	STORAGE	400	400
25	RESTROOM	200	200
26	MEETING ROOM	150	150
27	CONFERENCE ROOM	100	100
28	RECEPTION	150	150
29	OFFICE	1200	1200
30	CLASSROOM	1000	1000
31	LIBRARY	800	800
32	COMPUTER LAB	600	600
33	STORAGE	400	400
34	RESTROOM	200	200
35	MEETING ROOM	150	150
36	CONFERENCE ROOM	100	100
37	RECEPTION	150	150
38	OFFICE	1200	1200
39	CLASSROOM	1000	1000
40	LIBRARY	800	800
41	COMPUTER LAB	600	600
42	STORAGE	400	400
43	RESTROOM	200	200
44	MEETING ROOM	150	150
45	CONFERENCE ROOM	100	100
46	RECEPTION	150	150
47	OFFICE	1200	1200
48	CLASSROOM	1000	1000
49	LIBRARY	800	800
50	COMPUTER LAB	600	600
51	STORAGE	400	400
52	RESTROOM	200	200
53	MEETING ROOM	150	150
54	CONFERENCE ROOM	100	100
55	RECEPTION	150	150
56	OFFICE	1200	1200
57	CLASSROOM	1000	1000
58	LIBRARY	800	800
59	COMPUTER LAB	600	600
60	STORAGE	400	400
61	RESTROOM	200	200
62	MEETING ROOM	150	150
63	CONFERENCE ROOM	100	100
64	RECEPTION	150	150
65	OFFICE	1200	1200
66	CLASSROOM	1000	1000
67	LIBRARY	800	800
68	COMPUTER LAB	600	600
69	STORAGE	400	400
70	RESTROOM	200	200
71	MEETING ROOM	150	150
72	CONFERENCE ROOM	100	100
73	RECEPTION	150	150
74	OFFICE	1200	1200
75	CLASSROOM	1000	1000
76	LIBRARY	800	800
77	COMPUTER LAB	600	600
78	STORAGE	400	400
79	RESTROOM	200	200
80	MEETING ROOM	150	150
81	CONFERENCE ROOM	100	100
82	RECEPTION	150	150
83	OFFICE	1200	1200
84	CLASSROOM	1000	1000
85	LIBRARY	800	800
86	COMPUTER LAB	600	600
87	STORAGE	400	400
88	RESTROOM	200	200
89	MEETING ROOM	150	150
90	CONFERENCE ROOM	100	100
91	RECEPTION	150	150
92	OFFICE	1200	1200
93	CLASSROOM	1000	1000
94	LIBRARY	800	800
95	COMPUTER LAB	600	600
96	STORAGE	400	400
97	RESTROOM	200	200
98	MEETING ROOM	150	150
99	CONFERENCE ROOM	100	100
100	RECEPTION	150	150

NO.	REVISIONS

SHEET TITLE:
FLOOR PLAN
GROUND FLOOR

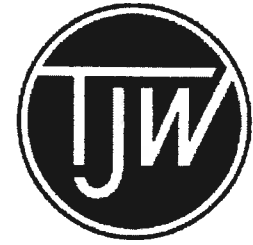
JOB TITLE:

UEI COLLEGE
 10870 KATELLA AVENUE
 GARDEN GROVE, CA 92804

CDL DESIGN
 INTERIOR ARCHITECTURE • SPACE PLANNING
 10870 KATELLA AVENUE, SUITE 200, GARDEN GROVE, CA 92804
 TEL: 714.942.1111 FAX: 714.942.1112
 WWW.CDLDESIGN.COM

SCALE: 3/32"=1'-0"
 SHEET NO: A-2

JOB NO: 19-1271.14



TJW ENGINEERING, INC.
TRAFFIC ENGINEERING &
TRANSPORTATION PLANNING
CONSULTANTS

November 18, 2019

Mr. John Bucher
 MADISON STREET PARTNERS
 4100 MacArthur Blvd, Suite 350
 Newport Beach, CA 92660

SUBJECT: City of Garden Grove UEI College 10870 Katella Ave Trip Generation Study

Dear Mr. Bucher,

TJW Engineering, Inc. (TJW) is pleased to submit this trip generation study for the proposed projects located at 10870 Katella Avenue in the City of Garden Grove. The project includes the construction of a UEI College location consisting of a maximum of 220 students and employees at a time. The proposed site plan is attached for reference.

Trip Generation

Projected trip generation for the proposed project was based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition). Based on the proposed project's intended use the projected trip generation was determined using the University/College Land Use Code 550.

Table 1 – Trip Generation

Proposed Land Use	Qty	Unit	Daily Trips (ADTs)		AM Peak Hour					PM Peak Hour				
			Rate	Volume	Rate	In:Out Split	Volume			Rate	In:Out Split	Volume		
							In	Out	Total			In	Out	Total
University/College (550)	220	Students	1.56	343	0.15	78:22	26	7	33	0.15	32:68	11	22	33
University/College (550)	20	Employees	8.89	178	0.75	76:24	11	4	15	0.79	33:67	5	11	16
Total				343			26	7	33			11	22	33

Notes: Rates from ITE Trip Generation (10th Edition, 2017)

The proposed project is projected to generate a total of 33 AM peak hour trips, 33 PM peak hour trips, and 343 daily trips.

Mr. Bucher
UEI College 10870 Katella Ave Trip Generation
November 18, 2019
Page 2

Please contact us at (949) 878-3509 if you have any questions regarding this analysis.

Sincerely,

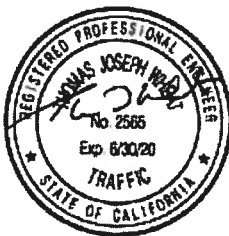
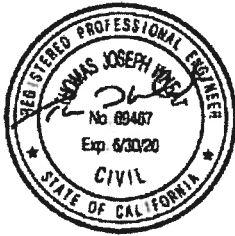


Thomas Wheat, PE, TE
President

Registered Civil Engineer #69467
Registered Traffic Engineer #2565



David Chew, PTP
Transportation Planner



SITE DATA

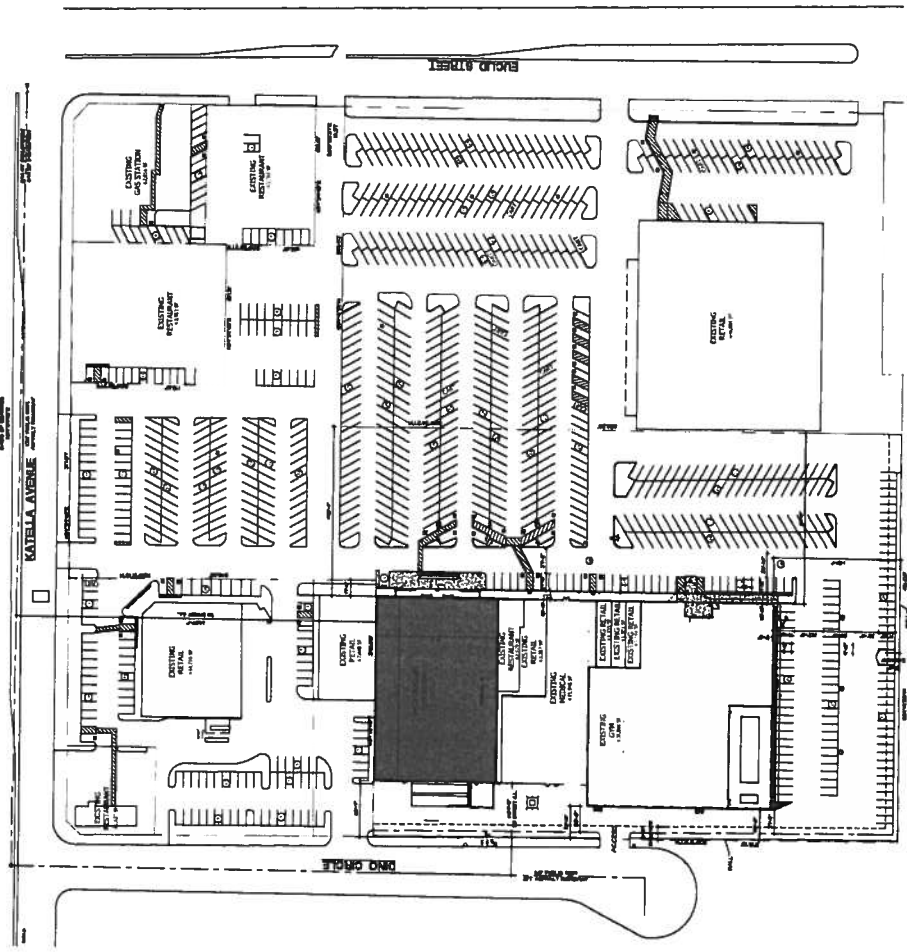
EXISTING PARCEL AREA:	48.62 ACRES, 375,640 SF
AREA OF PARKING STALLS (SPACES, DRIVEWAYS, ALLEYS)	46.03 ACRES, 262,7000 SF
TOTAL EXISTING BUILDING AREA:	489,777 SF
PROPOSED EXISTING BUILDING AREA:	225,112 SF
TOTAL EXISTING LANDSCAPE AREA:	14,000 SF OR 5% OF PARCEL
EXISTING HARDSCAPE TO REMAIN:	26,000 SF
EXISTING BUILDING HEIGHT:	21.6'-0" TO 21.8'-6" AFF

USE	AREA (SF)	PARKING RATIO	STALLS
RETAIL	76,000	1/225 SF	334
RESTAURANT (0-16 SEATS)	2,570	1/200 SF	13
RESTAURANT (16+ SEATS)	11,500	1/100 SF	115
MEDICAL	15,548	1/170 SF	92
GYM	25,000	1/200 SF	125

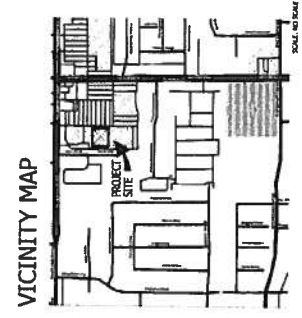
PROPOSED UET - 1 SPACE PER EMPLOYEE PLUS 1 SPACE PER 3 STUDENTS CAPACITY (BASED ON MAXIMUM OCCUPANCY)

USE	AREA (SF)	OLF	OL
CLASSROOMS	9,832	1/20 SF	492
SHOPS	6,480	1/200 SF	32
TOTAL OCCUPANTS	622	1 SPACE PER 3	208
UET EMPLOYEES		1 SPACE PER EMPLOYEE	20
TOTAL STALLS REQUIRED			228

PARKING TABULATION	TOTAL EXISTING
TYPE OF PARKING STALL	863
STANDARD	32
ACCESSIBLE	957
TOTAL STALLS REQUIRED	915



EXISTING SITE PLAN
SCALE: 1/64"=1'-0"



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

CDL DESIGN

10870 KATELLA AVENUE
GARDEN GROVE, CA 92804

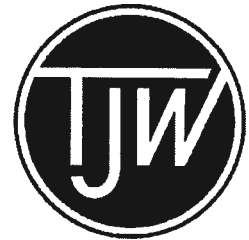
UEI COLLEGE

10870 KATELLA AVENUE
GARDEN GROVE, CA 92804

JOB TITLE:
SHEET TITLE: EXISTING SITE PLAN
GROUND FLOOR

REVISIONS

JOB NO: 19-1271.14
SCALE: 1/64"=1'-0"
SHEET NO: A-1



TJW ENGINEERING, INC.
 TRAFFIC ENGINEERING &
 TRANSPORTATION PLANNING
 CONSULTANTS

December 11, 2019

Mr. John Bucher
 MADISON STREET PARTNERS
 4100 MacArthur Blvd, Suite 350
 Newport Beach, CA 92660

Subject: UEI College 10870 Katella Ave Parking Analysis – City of Garden Grove

Dear Mr. Bucher:

TJW ENGINEERING, INC. (TJW) is pleased to submit this parking analysis for the proposed project located at 10870 Katella Avenue in the City of Garden Grove. The project includes the construction of a UEI College location with a maximum occupancy of 602 students and 20 employees. The proposed site plan is attached for reference in the **Appendix**.

Parking Analysis

Municipal Code Parking Requirements

Title 9 Chapter 9.18.140 – Mixed Use Regulations and Development Standards Parking outlines the City of Garden Grove’s minimum parking requirements for various land use classifications. **Table 1** summarizes the minimum parking requirements for the existing shopping center and the proposed project use per *Table 9.18-11 – Required Parking Spaces*.

Table 1: Minimum Parking Requirements

Land Use	Municipal Code Parking Requirement			Land Use Qty (ft)	Total Spaces Required
	Spaces	Per	Unit ¹		
Existing Land Uses					
Retail	1	225	SF	75,001	334
Restaurant (0-16 Seats)	1	200	SF	2,579	13
Restaurant (16+ Seats)	1	100	SF	11,500	115
Medical	1	170	SF	15,548	92
Gym	1	200	SF	35,000	175
Subtotal					729

Land Use	Municipal Code Parking Requirement			Land Use Qty (ft)	Total Spaces Required
	Spaces	Per	Unit ¹		
Proposed Land Use					
UEI College	1	3	OC	622	208
UEI College	1	1	EMP	20	20
Subtotal					228
				Total	957

¹SF=Square feet; OC=Occupant; EMP=Employee

As shown in **Table 1**, the existing minimum municipal parking requirement is 729 spaces. The proposed UEI College requires 228 spaces. With the proposed project, the center requires a total of 957 spaces.

Existing Site Parking Survey

A parking inventory and occupancy survey was conducted at the existing shopping at the southwest corner of Katella Avenue and Euclid Street (**Exhibit 1**). The survey identified an inventory of 915 spaces. The survey was conducted on Thursday November 7th, 2019 from 8:00 AM to 10:00 PM and Saturday November 9th, 2019 from 8:00 AM to 6:00 PM. These hours were selected based on typical peak periods of parking demand at retail centers and the proposed land use. The parking survey included all spaces throughout the center, with the exception of the Chevron gas station in the northeast corner; this use is on a separate parcel and parking is not shared. The complete parking data sheets are also provided in the **Appendix**.

Exhibit 1: Parking Survey Area



The survey was conducted in one-hour intervals to identify peak parking demand at the shopping center. The results of the parking survey were tabulated and are shown in **Table 2**.

Table 2: Summary of Parking Demand

Time Period			Weekday		Weekend	
			Occupancy	Percent	Occupancy	Percent
8:00	to	9:00	219	24%	340	37%
9:00	to	10:00	237	26%	360	39%
10:00	to	11:00	304	33%	422	46%
11:00	to	12:00	313	34%	392	43%
12:00	to	1:00	318	35%	369	40%
1:00	to	2:00	300	33%	373	41%
2:00	to	3:00	293	32%	369	40%
3:00	to	4:00	297	32%	323	35%
4:00	to	5:00	348	38%	303	33%
5:00	to	6:00	357	39%	282	31%
6:00	to	7:00	375	41%	--	--
7:00	to	8:00	376	41%	--	--
8:00	to	9:00	337	37%	--	--
9:00	to	10:00	243	27%	--	--
Total Inventory						915

As shown in **Table 2**, the total existing parking inventory for the center is 915 spaces. The weekday peak parking demand at the shopping center occurred at 7:00 PM when a total of 376 spaces were occupied (41% occupancy) and the weekend peak parking demand occurred at 10:00 AM when a total of 422 spaces were occupied (46% occupancy). Observed parking demand was highest during the early evening on the weekday and highest in the late morning on the weekend. Across both weekday and weekend days, parking occupancy did not exceed 46% occupancy.

Based on the existing observed parking demand at the shopping center, 422 vehicles, and the parking demand for the proposed UEI College, 228 spaces, the total peak parking demand at the shopping center is projected to be 650 spaces. The existing parking supply of 915 spaces is more than adequate to accommodate typical non-holiday parking demand at the shopping center with the proposed UEI College.

To account for potential changes to development plans, the City of Garden Grove Municipal Code requires a 10% increase in the minimum number of spaces to be added to peak demand calculations. Accounting for a 10% increase, the adjusted peak parking demand at the shopping center is projected to be 715 spaces. Similarly, the existing parking supply of 915 spaces is more than adequate to accommodate the adjusted peak parking demand projected at the shopping center.

Shared Parking Analysis

To confirm that adequate parking is available at the shopping center, including during the peak season, TJW has prepared an *Urban Land Institute (ULI) Shared Parking Model* for the proposed project.

The principal behind shared parking is that when different land uses have different peak periods of parking demand, they may be able to share a single pool of parking. This pool can contain less parking than if each land use had to provide enough parking to satisfy its peak parking demand separately. The shared parking model incorporates *ULI* base parking ratios for various land uses, based on years of research into parking demand by *ULI* and its members, as well as seasonal and time of day factors to determine projected parking demand for each hour of the day and month of the year to determine when peak parking demand occurs.

The shared parking model was prepared based on the land uses at the shopping center. Detailed input and results of the shared parking analysis are included in the **Appendix. Table 3** provides an overview of the results.

Table 3: Shared Parking Analysis Results

Time of Week	Peak Month	Peak Time	Peak Parking Demand (Spaces)	Municipal Requirement (Spaces)	Existing Capacity (Spaces)
Weekday	December	1:00 PM	705	957	915
Weekend	December	12:00 PM	590		

In summary, the shared parking model indicates that based on the existing and proposed land uses at the shopping center, the *ULI* shared parking model projects peak weekday parking demand at the center to occur at 1:00 PM in December at 705 total parking. Peak projected weekend parking demand is 590 spaces at 12:00 PM in December.

Based on the results of the shared parking analysis, the proposed parking supply of 915 parking spaces at the existing shopping center with the construction of the proposed project is projected to adequately accommodate peak December parking demand.

Please feel free to call us at (949) 878-3509 if you have any questions regarding this analysis.

Sincerely,

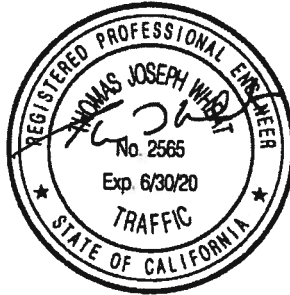


Thomas Wheat, PE, TE
President



David Chew, PTP
Transportation Planner

Registered Civil Engineer #69467
Registered Traffic Engineer #2565



Jeffrey Chinchilla, PE
Project Engineer

Appendices

SITE DATA

EXISTING PARCEL AREA:	48.62 ACRES, 215,640 SF
AREA OF PARKING STALLS (STALLS, DRIVES, AISLES)	46,03 ACRES, 202,700 SF
TOTAL EXISTING BUILDING AREA:	489,777 SF
PROPOSED UET BUILDING AREA:	279,112 SF
TOTAL EXISTING LANDSCAPE AREA:	±14,000 SF OR 5% OF PARKING
EXISTING LANDSCAPE TO REMAIN:	±8,000 SF
EXISTING BUILDING HEIGHT:	±16'-0" TO ±18'-6" AFF

USE	AREA (SF)	PARKING RATIO	STALLS
RETAIL	75,001	1/225 SF	334
RESTAURANT (0-16 SEATS)	2,579	1/200 SF	13
RESTAURANT (16+ SEATS)	11,500	1/100 SF	115
MEDICAL	15,548	1/170 SF	92
GYM	25,000	1/200 SF	125

PROPOSED UET:

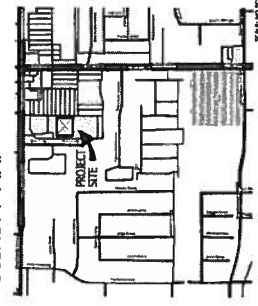
1 SPACE PER EMPLOYEE PLUS 1 SPACE PER 3 STUDENTS CAPACITY (BASED ON MAXIMUM OCCUPANCY)

USE	AREA (SF)	UET	CU
CLASSROOMS	9,832	1/100 SF	492
SHOPS	6,460	1/150 SF	130
TOTAL OCCUPANTS	622	1 SPACE PER 3	208
UET EMPLOYEES		1 SPACE PER EMPLOYEE	20
TOTAL STALLS REQUIRED			228

PARKING TABULATION

TYPE OF PARKING STALL	TOTAL EXISTING
STANDARD	893
ACCESSIBLE	37
TOTAL STALLS REQUIRED	967
TOTAL STALLS PROVIDED	915

VICINITY MAP



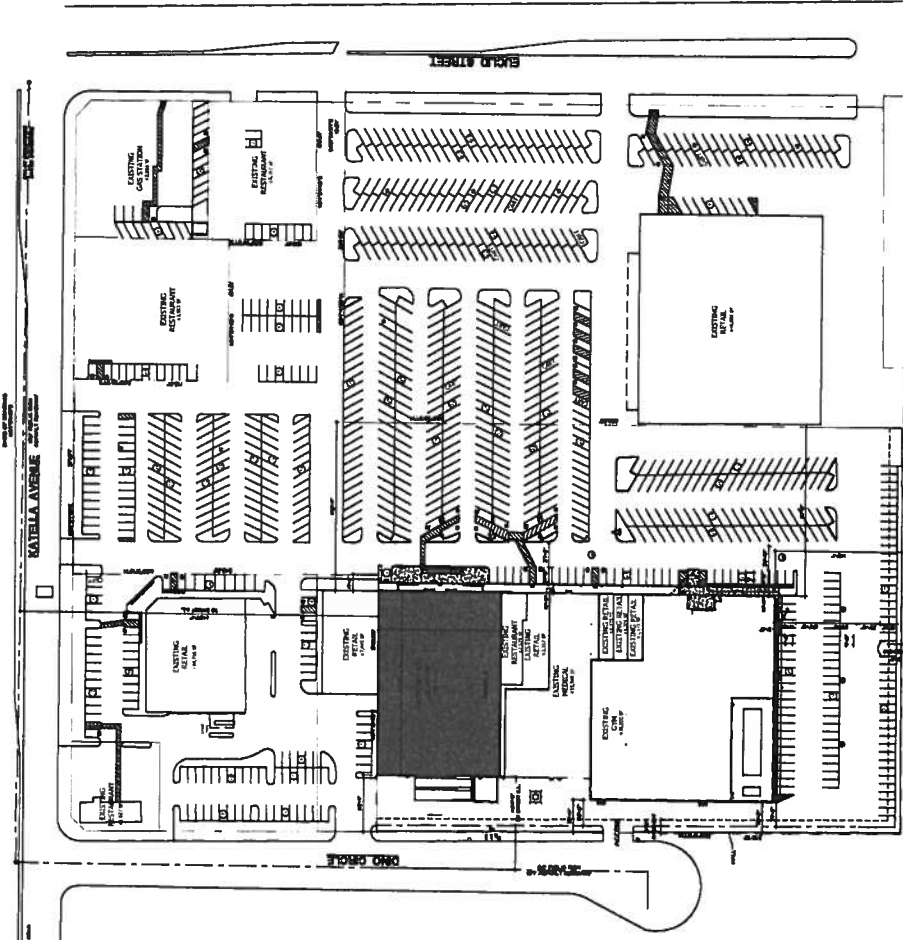
VICINITY MAP

SCALE: NTS



EXISTING SITE PLAN

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



CDBL DESIGN

UET COLLEGE

10870 KATELLA AVENUE
GARDEN GROVE, CA 92804

GROUND FLOOR
EXISTING SITE PLAN

JOB NO: 19-1271.14

SCALE: AS NOTED

SHEET NO: A-1

REVISIONS

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Thursday, 11/7/19
**Katella and Euclid
Shopping Center**

Hour Start	Regular	Handicap	20 Min
8:00 AM	215	2	2
9:00 AM	227	6	4
10:00 AM	280	20	4
11:00 AM	296	13	4
12:00 PM	303	11	4
1:00 PM	288	9	3
2:00 PM	280	10	3
3:00 PM	285	9	3
4:00 PM	336	8	4
5:00 PM	343	10	4
6:00 PM	360	11	4
7:00 PM	363	9	4
8:00 PM	326	7	4
9:00 PM	237	3	3
Inventory	879	32	4

Prepared by AimTD LLC
cs@aimtd.com

714.253.7888

Saturday, 11/9/19
**Katella and Euclid
Shopping Center**

Hour Start	Regular	Handicap	20 Min
8:00 AM	331	8	1
9:00 AM	349	8	3
10:00 AM	405	13	4
11:00 AM	378	10	4
12:00 PM	357	8	4
1:00 PM	365	4	4
2:00 PM	353	13	3
3:00 PM	313	8	2
4:00 PM	293	8	2
5:00 PM	272	8	2
Inventory	879	32	4

Prepared by AimTD LLC
cs@aimtd.com

714.253.7888

Table
 UEI College Garden Grove
 Description: Shared Parking ULI

11/26/2019

UEI College - SHARED PARKING DEMAND SUMMARY

PEAK MONTH: DECEMBER - PEAK PERIOD: 1 PM, WEEKDAY

Land Use	Project Data Quantity Unit	Weekday				Weekend				Weekday		Weekend		Estimated Parking Demand	Estimated Parking Demand		
		Base Rate	Mode Adj	Non- Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non- Captive Ratio	Project Rate	Unit	Peak Hr Adj	Peak Mo December			Peak Hr Adj	Peak Mo December
Community Shopping Center (<400 ksf) Employee	75,001	2.90	1.00	1.00	2.90	/ksf GLA	3.20	1.00	1.00	3.20	/ksf GLA	1.00	1.00	0.85	1.00	218	204
Fast Food Restaurant Employee	14,079	0.70	1.00	1.00	0.70	/ksf GLA	0.80	1.00	1.00	0.80	/ksf GLA	1.00	1.00	1.00	1.00	53	60
Health Club Employee	35,000	12.75	1.00	1.00	12.75	/ksf GLA	12.00	1.00	1.00	12.00	/ksf GLA	1.00	1.00	1.00	1.00	180	169
Medical/Dental Office Employee	15,548	2.25	1.00	1.00	2.25	/ksf GLA	2.00	1.00	1.00	2.00	/ksf GLA	1.00	1.00	1.00	1.00	32	28
		6.60	1.00	1.00	6.60	/ksf GLA	5.50	1.00	1.00	5.50	/ksf GLA	0.70	0.90	0.50	0.90	146	87
		0.40	1.00	1.00	0.40	/ksf GLA	0.25	1.00	1.00	0.25	/ksf GLA	0.75	1.00	0.50	1.00	11	5
		3.00	1.00	1.00	3.00	/ksf GLA	3.00	1.00	1.00	3.00	/ksf GLA	0.90	1.00	0.30	1.00	42	14
		1.50	1.00	1.00	1.50	/ksf GLA	1.50	1.00	1.00	1.50	/ksf GLA	1.00	1.00	1.00	1.00	23	23
												Customer Employee Reserved Total	Customer Employee Reserved Total			586	474
																119	116
																0	0
																705	590

RESOLUTION NO. 5976-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-176-2020 FOR A PROPERTY LOCATED ON THE SOUTHWEST CORNER OF EUCLID STREET AND KATELLA AVE, AT 10870 KATELLA AVENUE, ASSESSOR'S PARCEL NO. 089-010-57.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-176-2020 for a property located on the southwest corner of Katella Avenue and Euclid Street at 10870 Katella Avenue, Assessor's Parcel No. 089-010-57.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-176-2020, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by John Bucher.
2. The applicant is requesting Conditional Use Permit approval to allow the operation of an approximately 29,112 square foot business trade school, UEI College, in an existing, vacant tenant space.
3. The City of Garden Grove has determined that this project is exempt pursuant to Article 19, Section 15301, Existing Facilities, of the California Environmental Quality Act.
4. The property has a General Plan Land Use designation of Residential/ Commercial Mixed Use 2, and is zoned NMU (Neighborhood Mixed Use). The property is improved with a multi-tenant commercial center.
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 6, 2020 and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of February 6, 2020; 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 9.032.030.4b, are as follows:

FACTS:

The proposed trade school will occupy an approximately 29,112 square foot vacant tenant space within the existing commercial center. Access to the space will be from two existing entrances facing the center's parking lot located on the east side of the building; no modifications to the entrances will be made.

The proposed floor plan of the trade school will consist of a lobby/reception area, eleven (11) general classrooms ranging from 25 to 30 desks and chairs in each classroom, one (1) testing room and one (1) proctor room, two (2) medical classrooms, two (2) dental classrooms, one (1) auto classroom, two (2) HVAC shops, one (1) auto shop, one (1) copy room, one (1) breakroom, one (1) student lounge, men and women's restroom, one (1) all gender restroom, twenty-one (21) offices, one (1) conference room, one (1) janitor room, and three (3) storage rooms. The applicant is conditioned to obtain building and fire occupancy approval prior to issuance of a business license. The school cannot occupy the tenant space until Building and Safety and Fire Department approval is received and all conditions of approval are met.

The business trade school will operate from 8:00 a.m. to 10:30 p.m. Monday through Saturday. Fourteen (14) service programs will be offered to students. Classes will be conducted at three (3) different periods during the week and on Saturday. The morning session will be from 8:00 a.m. to 12:00 p.m., the afternoon session will be from 1:00 p.m. to 5:00 p.m., and the evening session will be from 6:00 p.m. to 10:30 p.m. During the weekdays, the morning and evening sessions are anticipated to be the largest sessions, with a targeted full capacity of approximately 200 people (including students, admin, and faculty). The afternoon session is anticipated to be at a smaller capacity with approximately 75 students. On Saturday, the student population will be between 50 to 75 students and about 8 to 10 faculty members. The 125 to 130 students would require approximately 12 faculty members.

Currently, the existing parking supply for the large commercial center is shared parking for retail, commercial, medical, restaurants and gym uses. A parking analysis was required by the Planning Department and conducted by the applicant in order to determine whether or not the supply will provide enough parking to meet actual demand for parking spaces, based on the operating characteristics of the various uses in the shopping center.

The existing site currently provides 915 parking spaces that is shared by all on-site uses, with the exception of the Chevron gas station located at the northeast corner of the site. Title 9 of the Municipal Code requires a Trade or Business School to be parked at one (1) space per 35 square feet of instruction area (1:35), and administrative offices to be parked at one (1) space per 250 (1:250). Based on the square footage of each tenant space (729 spaces required) and the proposed trade

school (228 spaces required), the total code required parking for the site is 957 parking spaces.

A parking inventory and occupancy survey was conducted at the existing shopping center at the southwest corner of Katella Avenue and Euclid Street during typical peak periods of parking demand for the retail center and the proposed land use. The parking survey included all spaces throughout the center, with the exception of the Chevron gas station in the northeast corner. The gas station is located on a separate parcel and parking is not shared. The total existing parking inventory for the center is 915 parking spaces. Based on the parking analysis that was conducted, 376 parking spaces were occupied during weekday peak hours (7:00 p.m.), and 422 parking spaces were occupied during weekend peak hours (10:00 a.m.). Parking demand was observed to be highest during the early evening on the weekday, and highest in the late morning on the weekend. Across both weekday and weekend days, parking occupancy did not exceed 46% occupancy.

Based on the existing observed parking demand at the shopping center, 422 vehicles, and the parking demand for the proposed UEI College, 228 spaces, the total peak parking demand at the shopping center is 650 spaces. The existing parking supply of 915 spaces is more than adequate to accommodate typical non-holiday parking demand at the shopping center with the proposed UEI College.

To account for potential changes to development plans, the City of Garden Grove Municipal Code requires a 10% increase in the minimum number of parking spaces to be added to peak demand calculations. Accounting for a 10% increase, the adjusted peak parking demand at the shopping center is projected to be 715 spaces. Similarly, the existing parking supply of 915 spaces is more than adequate to accommodate the adjusted peak parking demand project at the shopping center.

Based on a review of the shopping center's current parking demand and the anticipated use, staff has determined that sufficient on-site parking is provided to accommodate the proposed use. In the event that the circulation and parking for the shopping center changes or becomes a problem due to the operation of the trade school, the applicant is required to submit and implement a mitigation plan to be reviewed and approved by the City Traffic Engineer. Staff has also included a condition of approval that allows for a change to the hours of operation as prescribed by the City in the event that problems arise.

FINDINGS AND REASONS:

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

The subject site has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2 and is zoned NMU (Neighborhood Mixed Use). Business trade schools are conditionally permitted in the NMU zone.

Provided that the conditions of approval are complied with, the use is consistent with the General Plan and redevelopment plan.

2. The proposed use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area or unreasonably interfere with the use, enjoyment or valuation of property of other persons located in the vicinity. Nor will the requested use jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

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

Provided the conditions of approval are adhered to for the life of the project, the use will not unreasonably interfere with the use, enjoyment or valuation of the property of other persons located within the vicinity of the site. Due to the nature and character of the use, there will be no impact on safety, noise, or traffic to the public or surrounding properties and uses. The use will be utilizing a tenant space previously occupied by a grocery store and will be operating as an adult trade school, which, by nature, is less impactful on noise and no impact to traffic is anticipated since the project does not meet the threshold to require a traffic study. Further, based on the parking study, there will be adequate parking to support the use. As indicated in the parking study for the proposed use, on-site parking will not be impacted since during peak hours, the proposed use along with existing uses will utilize less parking spaces than what is currently available.

3. The proposed site is adequate in size and shape to accommodate the development features of the proposed use so that the new use is integrated with the uses in the surrounding area.

The site will not be modified with any site improvements; therefore, the site will be adequate in size to accommodate the proposed use within the surrounding area.

4. The proposed site is adequately served by public and private facilities for the use.

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

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Conditional Use Permit does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030 (Conditional Use Permits).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following Conditions of Approval, attached as Exhibit "A", shall apply to Conditional Use Permit No.CUP-176-2020.

EXHIBIT "A"

Conditional Use Permit No. CUP-176-2020

10870 KATELLA AVENUE

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, on the property within 30 days of approval. This Conditional Use Permit runs with the land and is binding upon the property owner, his/her/its heirs, assigns, and successors in interest.
2. The term "applicant," as referenced in the conditions of approval, shall refer to both the tenant/business operator and the property owner, including subsequent purchasers and/or tenants of the trade school. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the Hearing Body.
3. This Conditional Use Permit only authorizes the operation of adult trade school in an approximately 29,112 square foot tenant space at 10870 Katella Avenue, as depicted on the plans submitted by the applicant and attached to these Conditions of Approval. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to the floor plan and/or these Conditions of Approval, which do not materially change the scope or intensity of the approved use and which will not result in impacts that have not previously been addressed, may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the floor plan and/or these Conditions of Approval determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Fire Department

6. Per the California Fire Code Article 10 (CFC), the fire inspector shall determine the location and rating of fire extinguishers.
7. Modifications to existing sprinklered buildings require verification to the Fire Department by a licensed sprinkler contractor. This verification shall state that the sprinkler system is not impaired by alterations to the building and that the system remains in compliance with all applicable code requirements.
8. Per the California Fire Code (CFC) Section 1003.3, fire sprinkler system(s) and all control valves shall be supervised to an approved central alarm station, when the number of sprinkler heads is 100 or more.
9. Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort.
10. Per the California Fire Code (CFC) Section 1003.2.9, the applicant shall provide means of illuminated egress. When the occupant load is 100 or more, illumination shall be automatically provided from an emergency system.
11. Exit signs shall be approved as self-powered or electrically illuminated and energized from separate circuits, one circuit from the premises wiring and one circuit from an approved storage battery or an on-site generator.

Building and Safety Division

12. Plans shall meet all requirements of the 2019 California Building Standards Code.
13. There shall be an accessible route from the public sidewalk to the building entrance.
14. There shall be an accessible route from the accessible parking spaces to the building entrances, and within the site; an accessible route is required to connect all building entrances and exits.
15. Plans shall provide exiting analysis and show the maximum travel distance; all exit discharges shall lead directly to exterior of the building and connect to a public way.
16. All rooms, spaces, and elements within the building shall be made accessible and on an accessible route.

17. All hand sinks shall be accessible and have a forward approach
18. All restrooms shall be accessible and shall meet the California Building Code Chapter 11B, Division 6.
19. A minimum of 5%, but not less than one, accessible seating shall be provided in each classroom.
20. Reception counter and waiting area shall comply with the California Building Code 11B-227.
21. All rooms shall be provided with a turning space complying with 11B-304.3.
22. Corridor walls shall be fire-rated in accordance with California Building Code Section 708.
23. Plans shall show plumbing fixtures count that complies with the California Plumbing Code Table A and Table 422.1. Drinking fountains are required and shall comply with California Building Code Section 11B-211.
24. The project shall comply with the non-residential chapter (chapter 5) of the 2016 California Green Code.
25. Plans shall be prepared, stamped, and signed by a Licensed Architect.

Public Works Engineering Division

26. The applicant shall be subject to Traffic Mitigation 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.

Community and Economic Development Department

27. The adult trade school is permitted to operate only between the hours of 8:00 a.m. to 10:30 p.m., Monday through Saturday; however, in the event that operation of the trade school results in safety or security problems or unreasonable impacts to surrounding uses, and changing the hours of operation will reduce these problems or impacts, the City may change the authorized hours of operation.

28. A maximum of 200 students shall not be exceeded at any time.
29. No storage shall be permitted outside the building.
30. No storage of any inoperable vehicles shall be permitted on-site.
31. There shall be no uses or activities of an adult-oriented nature permitted on the premises as outlined in City Code Section 9.08.070.
32. Litter shall be removed daily from the premises, including adjacent public sidewalks and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
33. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising.
34. 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.
35. Any modifications to existing signs or the installation of new signs shall be consistent with the established sign program for the center and shall require approval by the Community and Economic Development Department, Planning Services Division prior to issuance of a building permit.
36. In the event security problems occur, and at the request of the Police Department, the permittee, at his own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.
37. The property owner shall provide sufficient trash bins to accommodate the use. Trash pickup shall be at least one time a week. Should the need arise; trash pickup shall increase, in order to handle the amount of trash generated by all uses on site.
38. All pay phones located outside the building shall allow outgoing calls only. Any existing phones must be modified to that affect by the property owner, within 30 days of the effective date of this decision.
39. 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 discovered.

40. 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.
41. No new 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.
42. 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, Planning Division. Said screening shall block visibility of any roof-mounted mechanical equipment from the view of public streets and surrounding properties.
43. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to, and approved by, the Community and Economic Development Department, Planning Division. No advertising material shall be placed thereon.
44. The applicant/property owner shall be responsible for providing adequate parking area lighting in compliance with the City regulations. Lighting in the parking area shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate adjacent properties.
45. The applicant shall submit tenant improvement plans to the City of Garden Grove, Building and Safety Division for plan check review and approval prior to issuance of a business license.
46. The building plans, including grading and site development plans and all construction activity, shall comply with the current editions of the California Building Regulations as found in the California Code of Regulations (CCR), Title 24 Parts 2 through 12 as adopted by the City of Garden Grove.

47. All plans submitted to the City of Garden Grove for plan check review shall be prepared under the supervision of a licensed architect or registered engineer and submitted to the City of Garden Grove for review and approval. No occupancy of the proposed school's tenant space shall be allowed until the applicant has been granted occupancy approval by the Building and Safety Division and the Fire Department.
48. All activities associated with the school shall be conducted within a fully enclosed building.
49. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
50. No area of the premises may be rented out, used for private parties or for day care services, at any time.
51. Parking for the approved adult trade school is provided in a shared lot within a commercial shopping center. If, at any time, the commercial center cannot accommodate the parking demand generated by the adult trade school due to operation of the trade school or changes to the parking or circulation within the commercial center, which results in a nuisance, hindrance, and/or problem with either on-site and off-site parking and/or circulation, the applicant shall devise and implement a plan, prepared by a licensed traffic engineer and approved by the City, to relieve the situation. Upon written request by the City, the applicant shall submit a plan to manage the parking and circulation issues for review and approval by the Community and Economic Development Department and City Engineer. The plan may include, but is not be limited to: reducing the hours of operation, reducing occupancy, instituting an off-site parking arrangement; having on-site parking control personnel; and/or other actions that may be deemed applicable to the situation. If the City's Community and Economic Development Director and/or City Engineer deems such action is necessary to address parking and circulation problems, such action shall be implemented within 30 days of written notice. Failure to take appropriate action shall be deemed a violation of these Conditions of Approval and may result in the City restricting the overall use of the facility and/or revocation of Conditional Use Permit No. CUP-176-2020.
52. A copy of the resolution approving Conditional Use Permit No. CUP-176-2020 shall be kept on the premises at all times.

Conditional Use Permit No. CUP-176-2020
Conditions of Approval

53. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-176-2020, and his/her agreement with all conditions of the approval.
54. If deemed necessary by the Community and Economic Development Director, this Conditional Use Permit may be reviewed periodically by the City in order to determine if the business is operating in compliance with all Conditions of Approval. On a yearly basis, as determined by City Staff, the business operator shall meet with City Staff to discuss operating conditions of the business and to determine if the business is operating in compliance with the Conditions of Approval.
55. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Conditional Use Permit No. CUP-176-2020. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.
56. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-176-2020 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.

10870 Katella Avenue
UEI College
300 Foot Radius

CUP-176-2020
CITY OF GARDEN GROVE, CA

