



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

FEBRUARY 16, 2017

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION – 7:00 P.M. - 'B' ROOM

ROLL CALL: VICE CHAIR KANZLER
COMMISSIONERS BARKER, NUYGEN, PAREDES, ZAMORA

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 'B' Room 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 1, 2016 and February 2, 2017
- C. CONTINUED PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. SITE PLAN NO. SP-034-2017
CONDITIONAL USE PERMIT NO. CUP-097-2017
TENTATIVE TRACT MAP NO. TT-17928-2017
DEVELOPMENT AGREEMENT NO. DA-005-2017

APPLICANT: WILL INGRAM (FAR WEST INDUSTRIES)
LOCATION: SOUTH SIDE OF GARDEN GROVE BOULEVARD,
EAST OF EUCLID STREET AT 11222 GARDEN
GROVE BOULEVARD

REQUEST: Site Plan approval to construct 16 units consisting of two (2) work-live units and 14 residential units, on a vacant 25,000 square foot lot, in conjunction with a Conditional Use Permit to use the tandem format for the work-live parking spaces. Also, a request for Tentative Tract Map approval to create the units as condominiums. A Development Agreement is also proposed. The site is in the CC-3 (Civic Center Core - 3) zone. This project is exempt pursuant to CEQA Section 15332 - In-Fill Development Projects.

STAFF RECOMMENDATION: Recommend approval of the Development Agreement to City Council and approve Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Tract Map No. TT-17928-2017, subject to the recommended conditions of approval.

D. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

D.1. MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING AND REPORTING PROGRAM
CONDITIONAL USE PERMIT NO. CUP-095-2017

APPLICANT: TOM SCHULTZ (CITY OF GARDEN GROVE FIRE DEPARTMENT)

LOCATION: RIGHT SIDE OF WEST STREET, SOUTH OF CHAPMAN AVENUE, NORTH OF LAMPSON AVENUE AT 12252 WEST STREET

REQUEST: Conditional Use Permit approval to construct and operate an approximately 8,308 square foot fire station and replace a 1,000 square foot community building with a 2,000 square foot community building, in conjunction with associated site improvements at West Haven Park. The site is in the O-S (Open Space) zone. Staff is requesting that the Planning Commission adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project and approve use of the property for the fire station.

STAFF RECOMMENDATION: Recommend adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to City Council and approve Conditional Use Permit No. CUP-095-2017, subject to the recommended conditions of approval.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT

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

Meeting Minutes
Thursday, December 1, 2016

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Chair O'Neill
Vice Chair Kanzler
Commissioner Barker
Commissioner Margolin
Commissioner Nuygen
Commissioner Paredes
Commissioner Zamora

Absent: Margolin

PLEDGE OF ALLEGIANCE: Led by Chair O'Neill.

ORAL COMMUNICATIONS – PUBLIC – None.

November 3, 2016 MINUTES:

Action: Received and filed.

Motion: Zamora Second: Barker

Ayes: (6) Barker, Kanzler, Nuygen, O'Neill, Paredes, Zamora

Noes: (0) None

Absent: (1) Margolin

PUBLIC HEARING – SITE PLAN NO. SP-031-2016 AND DEVELOPMENT AGREEMENT NO. DA-004-2016. FOR PROPERTY LOCATED AT 9691 BIXBY AVENUE, NORTH SIDE OF BIXBY AVENUE, EAST OF GILBERT STREET.

Applicant: Bryson Nguyen
Date: December 1, 2016

Request: Site Plan Approval to construct a 10-unit, two-story apartment complex with a 20% affordable housing density bonus for "low-income" families. Pursuant to State Density Bonus Law, the applicant requests two (2) waivers from the R-3 Zone development standards – (1) residential units within ten (10) feet of a drive aisle; and (2) residential units within fifteen (15) feet of guest parking areas. A Development Agreement and

a Density bonus Housing Agreement are also proposed. The site is in the R-2 (Limited Multiple-Family Residential) zone. This project is exempt pursuant to CEQA Section 15332 – In-Fill Development Projects.

Action: Public Hearing held. Speaker(s): Tony Le, Michael Torres, Tom Leonard

Action: Resolution Nos. 5872-16 and 5873-16 were denied by a 3-3 vote. A 53 signature petition in opposition of the request was submitted by Michael Torres on behalf of the neighborhood residents regarding traffic and parking issues.

Motion: Zamora Second: Paredes

Ayes: (3) Kanzler, Paredes, Zamora

Noes: (3) Barker, Nuygen, O'Neill

Absent: (1) Margolin

MATTERS FROM COMMISSIONERS: Chair O'Neill mentioned that he would be a City Council member as of December 13th and that serving on the Planning Commission was an honor as he loved the opportunity to serve the City.

MATTERS FROM STAFF: Staff thanked Chair O'Neill for his service and looked forward to his role on the City Council. Staff then added that the next regular Planning Commission meeting would be cancelled; that the Holiday Dinner would be Thursday, December 15th; that the January 5th meeting would be cancelled; that a special Planning Commission meeting would occur on Thursday, January 12th; that the regular schedule would resume in February and include Study Sessions regarding State Law changes; and that the current Commissioners were to remain seated until noted otherwise.

Karl Hill, the City's Planning Services Manager, stated that he would be retiring at the end of the month after 31 years of service, and added that it was a pleasure to work with the Planning Commission.

ADJOURNMENT: At 7:46 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, December 15, 2016, at 7:00 p.m. in the B Room of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: O'Neill Second: Zamora

Ayes: (6) Barker, Kanzler, Nuygen, O'Neill, Paredes, Zamora

Noes: (0) None

Absent: (1) Margolin

Judith Moore
Recording Secretary

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

Meeting Minutes
Thursday, February 2, 2017

CALL TO ORDER: 7:03 p.m.

ROLL CALL:

Vice Chair Kanzler
Commissioner Barker
Commissioner Nuygen
Commissioner Paredes
Commissioner Zamora

Absent: None.

PLEDGE OF ALLEGIANCE: Led by Commissioner Paredes.

ORAL COMMUNICATIONS – PUBLIC – None.

January 12, 2017 MINUTES:

Action: Received and filed.

Motion: Zamora Second: Barker

Ayes: (5) Barker, Kanzler, Nuygen, Paredes, Zamora

Noes: (0) None

CONTINUED PUBLIC HEARING FROM 1/12/17 DUE TO LACK OF QUORUM – SITE PLAN NO. SP-032-2017. FOR PROPERTY LOCATED AT 10691 WESTMINSTER AVENUE, NORTH SIDE OF WESTMINSTER AVENUE, WEST OF TAFT STREET.

Applicant: TD/PH & D COMPANY, INC.

Date: February 2, 2017

Request: Site Plan Approval to construct a new approximately 3,000 square foot one-story building, for the operation of a retail meat market, on a vacant 13,259 square foot lot, located at 10691 Westminster Avenue (APN: 099-504-44), along with associated improvements, which include a parking lot and landscaping. The site is in the C-1 (Neighborhood Commercial) zone. This project is exempt pursuant to CEQA Section 15303 – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Dien Tran

Action: Resolution No. 5874-17 was approved.

Motion: Zamora Second: Barker

Ayes: (5) Barker, Kanzler, Nuygen, Paredes, Zamora

Noes: (0) None

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-091-2017. FOR PROPERTY LOCATED AT 7274 LAMPSON AVENUE, SOUTHWEST CORNER OF LAMPSON AVENUE AND MONARCH STREET.

Applicant: VERIZON WIRELESS

Date: February 2, 2017

Request: Conditional Use Permit approval to allow for the construction and operation of a 60-foot tall stealth wireless telecommunication facility disguised as a eucalyptus (mono-eucalyptus), along with related ground-mounted equipment. The site is in the MP (Industrial Park) zone. This project is exempt pursuant to CEQA Section 15303 – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Miguel Samayoa

Action: Resolution No. 5875-17 was approved.

Motion: Paredes Second: Zamora

Ayes: (5) Barker, Kanzler, Nuygen, Paredes, Zamora

Noes: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-033-2017. FOR PROPERTY LOCATED AT 13200-13220 HARBOR BOULEVARD, EAST SIDE OF HARBOR BOULEVARD, SOUTH OF GARDEN GROVE BOUENVARD.

Applicant: DOUG BERGMAN

Date: February 2, 2017

Request: Site Plan approval to construct an approximately 4,954 square foot commercial pad building within the parking lot of an existing multi-tenant shopping center, Harbor Place Center. The site is in the HCSP-TZS (Harbor Corridor Specific Plan-Transition Zone South) zone. This project is exempt pursuant to CEQA Section 15303 – New Construction or Conversion of Small Structures.

Action: Public Hearing held. Speaker(s): Julio Gener, Doug Bergman, James Marshall

Action: Resolution No. 5876-17 was approved.

Motion: Barker Second: Paredes

Ayes: (5) Barker, Kanzler, Nuygen, Paredes, Zamora

Noes: (0) None

PUBLIC HEARING – SITE PLAN NO. SP-034-2017, TENTATIVE TRACT MAP NO. TT-17928-2017, DEVELOPMENT AGREEMENT NO. DA-005-2017. FOR PROPERTY LOCATED AT 11222 GARDEN GROVE BOULEVARD, SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF EUCLID STREET.

Applicant: WILL INGRAM (FAR WEST INDUSTRIES)

Date: February 2, 2017

Request: Site Plan approval to construct 16 units consisting of two (2) work-live units and 14 residential units, on a vacant 25,000 square foot lot, in conjunction with a request for Tentative Tract Map approval to create the units as condominiums. A Development Agreement is also proposed. The site is in the CC-3 (Civic Center – 3) zone. This project is exempt pursuant to CEQA Section 15332 – In-Fill Development Projects.

Action: Motion to continue the case to the February 16, 2017 meeting in order to include a Conditional Use Permit and work out design issues. Public Hearing was opened. Speaker(s): None.

Action: Motion to continue the case with the public hearing to remain open until the next meeting was approved.

Motion: Zamora Second: Barker

Ayes: (5) Barker, Kanzler, Nuygen, Paredes, Zamora

Noes: (0) None

MATTERS FROM COMMISSIONERS: Commissioner Paredes asked for the status of the removal of existing billboards in regard to previous case Site Plan No. SP-027-2016. Staff relayed that the electronic billboard on Newhope Street and Trask Avenue, adjacent to the 22 Freeway, could not be turned on until the three specific existing billboard structures were pulled down.

MATTERS FROM STAFF: Staff gave a brief description of future agenda items for the February 16, 2017 Planning Commission meeting.

ADJOURNMENT: At 7:46 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, February 16, 2017, at 7:00 p.m. in the B Room of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Zamora Second: Paredes

Ayes: (5) Barker, Kanzler, Nuygen, Paredes, Zamora

Noes: (0) None

Judith Moore
Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1	SITE LOCATION: The site is located on the south side of Garden Grove Boulevard, east of Euclid Street, at 11222 Garden Grove Boulevard.
HEARING DATE: February 16, 2017	GENERAL PLAN: Civic Center Mixed Use
CASE NOS.: Site Plan No. SP-034-2017, CUP-097-2017, Tentative Tract Map No. TT-17982, and Development Agreement No. DA-005-2017	EXISTING ZONE: CC-3 (Civic Center Core)
APPLICANT: Far West Industries – Jorge Alvarez	APN: 100-013-09, 100-013-10, and 100-013-13
PROPERTY OWNER: Scott A. Lissoy, Trustee of the Lissoy Trust	CEQA DETERMINATION: Exempt, Section 15332 – In-Fill Development Projects

REQUEST:

A request for approval of a Site Plan to construct 16-units, two (2) work-live and 14 residential, on a vacant 28,232 square foot lot, a Conditional Use Permit for two (2) work-live units with tandem format parking, and a Tentative Tract Map to consolidate the site into a single parcel with condominiums. A Development Agreement is also included.

PROJECT STATISTICS:

	Provided	Code Requirement	Meets Code
Total Lot Size	28,232 S.F.	15,000 S.F.	Yes
Density	24 units per acre/ 16 units	42 units per acre	Yes
Work/Live	2 units		
Residential	14 units		
Total Parking	44	44	Yes
Work/Live	6	3 spaces for 2 units = 6	
Residences	38	2.25 spaces for (2) 1-bedroom units = 4.5 2.75 spaces for (12) 2-bedroom units = 33	
Recreation Area Total	5,155 S.F.	4,800 S.F. 300 S.F. per unit 16 x 300 = 4,800 S.F.	Yes
Common Area	2,929 S.F.		
Private Balcony	2,226 S.F.		
Building Setbacks			Yes
Front	0'-0"	0'-0"	
Rear	10'-0"	10'-0" to habitable space*	
sides	10'-0"	10'-0" to habitable space*	

*Does not include garage.

BACKGROUND:

The site at 11222 Garden Grove Boulevard has been vacant for many years. Longtime employees at City Hall remember a restaurant on the site and building permit records show construction of a 2,680 square foot restaurant in 1960. Other building permit records show correspondence between Building Department staff and the contractor that discuss "the coffee shop and dining room" on the site. The owner mentioned that there was a Coffee Shop on the site, built in 1955, and remembers the original name as Craig's Family Restaurant. These building records may be with the County as they pre-date the incorporation of the City of Garden Grove in 1956.

The site is three contiguous parcels on the south side of Garden Grove Boulevard, and is the second frontage east of Euclid Street. The location sits between an office building owned by Informative Research at the southwest corner of Euclid Street and Garden Grove Boulevard and the Lincoln Educational Training Center, owned by the Garden Grove School District, to the east.

The property was included in the 2012 rezoning of properties to Mixed Use and is zoned CC-3, Civic Center Core. The CC-3 zone intends to preserve the character of the Downtown by maintaining storefronts along the street with zero front setback. The storefronts are required to have large window areas along the street and tall ceiling heights. These spaces are intended to support a business use and are therefore required to be a useable size with a minimum of 40 feet in depth for 60% of the building width. The proposed commercial space extends across 100% of the building width.

DISCUSSION:

Far West Industries is proposing to construct a 16-unit project that meets the requirements of the CC-3 zone. The project includes both new commercial space in work-live units along Garden Grove Boulevard and new residential units and adds to the compact development pattern of the Downtown by providing residences within walking distance to Main Street businesses and theaters, the new Cottage Industry development, and area parks.

A request for a Tentative Tract Map will consolidate the three parcels, which have existed since the restaurant and parking lot were on the site. The Tentative Tract Map will consolidate the parcels into a single property with 16 condominium units.

The development is designed with buildings on both sides of a central drive aisle. The work-live units have commercial spaces along the sidewalk on Garden Grove Boulevard and attached residential units on top. As required by the Zoning Code, the commercial façade has 18-foot high ground floor spaces with large storefront windows.

Residential units flank the drive aisle with four (4) on each side behind the work-live units. There are two buildings at the back of the lot that each contain three (3) units.

The rear units have the only single bedroom units with one per building. All other residential units are two-bedroom.

Pedestrian entryways along each side lead to the front doors of residential units. These walkways and landscape areas along the property lines count as passive recreation areas and include benches for sitting. Accessible units are entered from open space areas in the middle of the property and have a path of travel out to the sidewalk by way of the side yard pathways. Four of the rear units are accessed from the open space areas, while one unit per building is accessed from the parking area. The rear units have the amenity of very large deck areas. The residential units along the drive aisle have balconies on the second floor that are accessed from the living rooms. The project provides more open space than required and these areas are a mix of an active recreation area, passive walkway areas, and individual decks and balconies.

Work-live units are permitted in the CC-3 zone with a Conditional Use Permit. The two (2) work-live units in the development provide the required pedestrian-oriented storefronts along Garden Grove Boulevard and allow a business operator to live above. By allowing work-live units and the tandem format for their parking spaces, the development is consistent with Policy LU-1.6 for the General Plan's Land Use Element, "to encourage workplace development in close proximity to residences in areas designated as Mixed Use". Uses in the work-live units are restricted; auto repair uses, the storage of flammable liquids or hazardous materials beyond that normally associated with a residential use, heavy industrial uses, entertainment uses, and full service restaurants shall be prohibited.

Parking meets the mixed-use requirements with two-enclosed garage spaces for each unit along with open visitor spaces. The work-live units are required to have three (3) parking spaces and through a conditional use permit can use a tandem format. The applicant is requesting a conditional use permit to have each work-live unit with two tandem spaces and an open parking space. The tandem spaces are in enclosed garages attached to the work-live units and have double doors to allow access and deliveries into the commercial space. The design of the project places four of the open visitor parking spaces, including one handicapped space, next to the commercial storefronts. Mixed-use parking standards allow for the sharing of some spaces as a daytime commercial user is typically gone by the time a residential guest needs the space at night.

The project is designed to be an attractive, modern development. The elevations incorporate different materials in a mix of colors that highlight various shapes on the buildings. The commercial elevations along Garden Grove Boulevard are designed with large storefront windows that provide views into the businesses and interesting signage. The development will be a positive addition to the Downtown Civic Center area and further the intent of "encouraging civic, educational, commercial, high-density residential, and compatible uses that enliven the City's core and work together to create a walkable, lively district that encourages interaction and engagement in community activities" (Section 9.18.010.20 Mixed Use Zones Establishment and Intent, Title 9).

DEVELOPMENT AGREEMENT:

The applicant will enter into a Development Agreement with the City. The applicant will be guaranteed four years to construct the project, and the City will receive development agreement payments from the developer in an amount not to exceed \$30,656. Development Agreement payments are designed to reduce the economic costs of new projects to the public and mitigate development-related impacts on the community. The Planning Commission recommendation on the Development Agreement will be forwarded to the City Council for final action.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

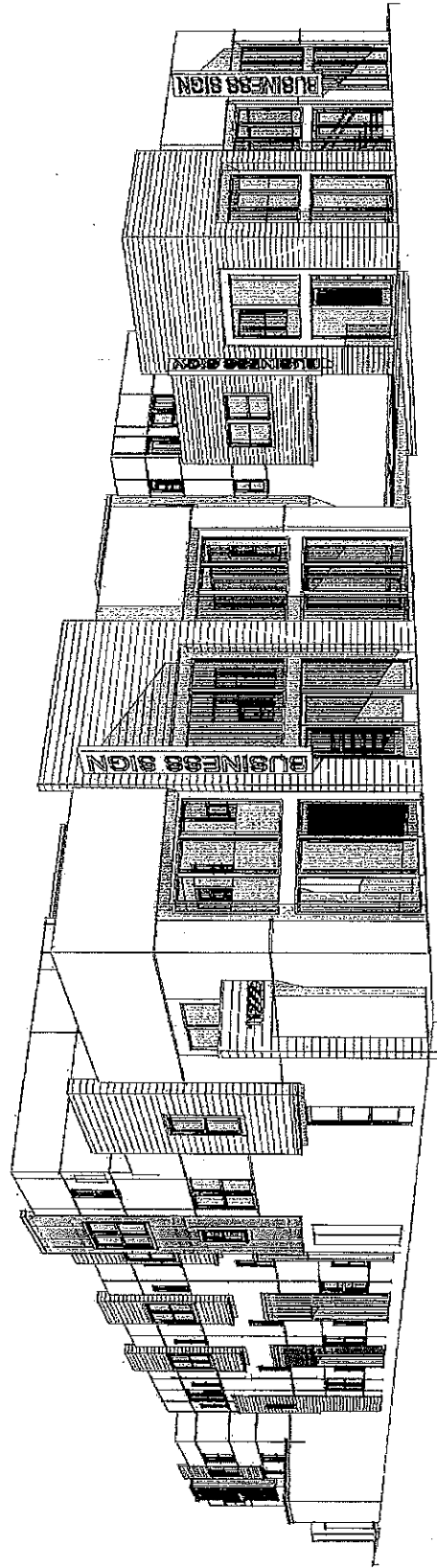
1. Adopt Resolution No. 5881-17 recommending that the City Council approve Development Agreement No. DA-005-2017; and
2. Adopt Resolution No. 5880-17 approving Site Plan No. SP-034-2017, CUP-097-2017, and Tentative Tract Map No. TT-17928, subject to the recommended Conditions of Approval and City Council approval of Development Agreement No. DA-005-2017.



Lee Marino
Planning Services Manager

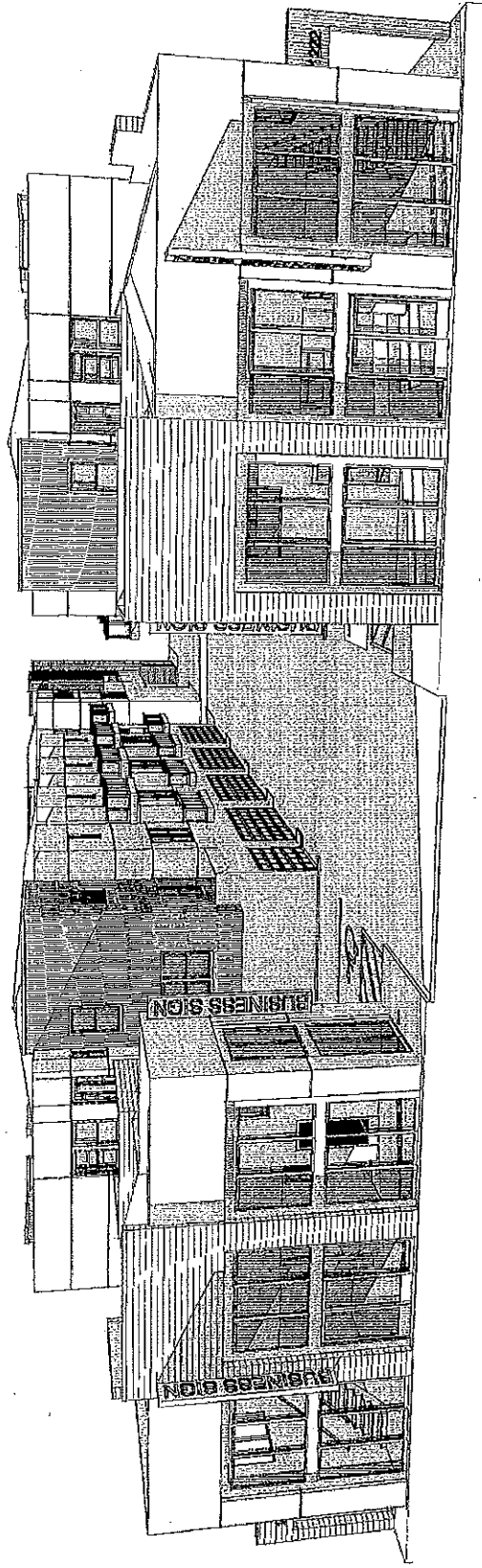


By: Erin Webb
Senior Planner



GARDEN GROVE BOULEVARD EAST PERSPECTIVE





GARDEN GROVE BOULEVARD AERIAL PERSPECTIVE

RESOLUTION NO. 5880-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-034-2017, CONDITIONAL USE PERMIT NO. CUP-097-2017 AND TENTATIVE TRACT MAP NO. TT-17928 FOR THREE CONTIGUOUS PROPERTIES THAT ARE LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF EUCLID STREET, AT 11222 GARDEN GROVE BOULEVARD, ASSESSOR PARCEL NOS. 100-013-09, 100-013-10, AND 100-013-13.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session, assembled on February 16, 2017, and approved Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Tract Map No. 17928, subject to the Conditions of Approval attached hereto as "Exhibit A", and subject to the approval of Development Agreement No. DA-005-2017 by the Garden Grove City Council.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Tract Map No. TT-1792, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Far West Industries (the "Applicant").
2. The Applicant has requested approval of a Site Plan to construct a 16-unit mixed use development that includes two (2) work-live and 14 residential units on a vacant 28,232 square foot site, a Conditional Use Permit for two work-live units with a tandem format for their parking, and a Tentative Tract Map to consolidate the site into a single parcel with condominiums. A Development Agreement incorporating these proposed land use entitlements is also proposed.
3. Pursuant to the California Environmental Quality Act (CEQA), the City of Garden Grove has determined that the proposed project is categorically exempt from the CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15332). The proposed project consists of an in-fill development on a site of less than five acres, substantially surrounded by urban uses and which can be adequately served by all required utilities, and the project is consistent with the applicable General Plan land use designation, all applicable General Plan policies, and the applicable zoning designation and regulations. The project site has no value as habitat for endangered, rare, or threatened species. Further, approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
4. The properties have a General Plan Land Use designation of Civic Center Mixed Use, and are currently zoned CC-3 (Civic Center Core). The subject site is currently vacant.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.

6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on February 16, 2017, and all interested persons were given an opportunity to be heard.
8. Concurrently with adoption of this Resolution, on February 16, 2017, the Planning Commission adopted Resolution No. 5881-17, recommending that the City Council approve Development Agreement No. DA-005-2017 for the Project. The facts and findings set forth in Planning Commission Resolution No. 5880-17 are hereby incorporated into this Resolution by reference.
9. The Planning Commission gave due and careful consideration to the matter during its meeting of February 16, 2017.

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 site at 11222 Garden Grove Boulevard has been vacant for many years. A restaurant was previously on the site and building permit records show construction of a 2,680 sq. ft. restaurant in 1960. The owner mentioned that there was a Coffee Shop on the site, built in 1955 and remembers the original name as Craig's Family Restaurant.

The site is three contiguous parcels on the south side of Garden Grove Boulevard, and is the second frontage east of Euclid Street. It sits between the office building owned by Informative Research at the southwest corner of Euclid Street and Garden Grove Boulevard and the Lincoln Educational Training Center, owned by the Garden Grove School District, to the east.

The property was included in the 2012 rezoning of properties to Mixed Use and is zoned CC-3, Civic Center Core.

The applicant is proposing to construct a 16-unit project that meets the requirements of the Civic Center Core zoning. The project includes two (2) new work-live units along Garden Grove Boulevard and 14 new residential units.

A request for a Tentative Tract Map will consolidate the three parcels which have existed since the restaurant and parking lot where on the site. The Tentative Tract Map will consolidate the parcels into a single property with 16 condominium units.

The development is designed with buildings on both side of a central drive aisle. The work-live units have commercial spaces along the sidewalk on Garden Grove Boulevard and attached residential units on top. As required by the code, the

commercial façade has 18 foot high ground floor spaces with large storefront windows.

Residential units flank the drive aisle with four (4) on each side behind the work-live units. There are two buildings at the back of the lot that each contain three (3) units. The rear units have the only single bedroom units; one per building. All other residential units are 2-bedroom.

The project provides more open space than required and these areas are a mix of an active recreation area, passive walkway areas, and individual decks and balconies.

Work-live units are permitted in the CC-3 zone with a Conditional Use Permit. The two (2) work-live units in the development provide the required pedestrian-oriented storefronts along Garden Grove Boulevard and allow a business operator to live above. The work-live units implement Policy LU-1.6 for the General Plan's Land Use Element, "to encourage workplace development in close proximity to residences in areas designated as Mixed Use". Uses in the work-live units are restricted to make the project compatible with the other residences on the site and the surrounding area.

Parking meets the mixed-use requirements with 2-enclosed garage spaces for each unit along with open visitor spaces. The work-live units are permitted to provide a tandem format for their parking through a conditional use permit. The work-live units will be adequately parked as the design of the project places four open parking spaces including one handicapped space next to the commercial storefronts along with the two private tandem spaces in the garages of the work-live units. Mixed-use parking standards allow for the sharing of some spaces as a daytime commercial user is typically gone by the time a residential guest needs the space at night.

The project is designed to be an attractive, modern development. The development furthers the intent of Downtown Civic Center by "encouraging civic, educational, commercial, high-density residential, and compatible uses that enliven the City's core and work together to create a walkable, lively district that encourages interaction and engagement in community activities" (Section 9.18.010.20 Mixed Use Zones Establishment and Intent, Title 9).

FINDINGS AND REASONS:

SITE PLAN:

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

The subject site has a General Plan land use designation of Civic Center Mixed Use (CCMU) and is zoned CC-3 (Civic Center Core). The proposed project of 16 units, two (2) work-live and 14 residential, with commercial storefronts along the Garden Grove Boulevard frontage meets the intent of the Civic Center Land Use designation from the General Plan that calls for "mid-rise, mixed use buildings that have a human scale and front on pedestrian-friendly streets". "These buildings are to be articulated with first-floor shops and have offices or residences above." The proposal is consistent with several policies from the General Plan's Land Use Element including: Policy LU-1.2 - to encourage modern residences in areas designated as Mixed Use and Policy LU-1.4 - to encourage active and inviting pedestrian-friendly street environments that include a variety of uses. The Site Plan complies with both the spirit and intent of the provisions, conditions, and requirements of the Municipal Code and other applicable ordinances. The proposal complies with the requirements of the CC-3 zone to allow multiple-family residential projects on the subject site only with a commercial component along Garden Grove Boulevard. The design of the site, placement of buildings, the area and size of the open space areas, the number of on-site parking spaces, and the landscape areas are all consistent with the development standards of the CC-3 zone.

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 proposed development has been designed to meet the Code's requirements for access, on and off-site circulation and off-street parking. The plans have been reviewed by the City's Traffic Engineering Division and a technical study on traffic was prepared to determine that the project will have no adverse impacts to surrounding streets. The site provides sufficient parking to accommodate the two (2) proposed work-live units and the 14 residential units.

Furthermore, the City's Fire Department has also reviewed the plans, and all appropriate conditions of approval will eliminate any adverse impacts to surrounding streets should there be an emergency.

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

The streets in the area will be adequate to accommodate the proposed development once the developer provides the necessary improvements for the project. The proposed mixed-use project will not adversely affect essential public facilities such as streets and alleys, utilities, and drainage channels. Utilities and drainage channels in the area are adequate to accommodate the development.

The proposed development will also provide landscaping and proper grading of the site in order to maintain proper drainage in the area. The Public Works Engineering and Water Services Division have reviewed the plans.

4. The project 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. The applicant has worked with the Public Works Department on the location of the water lines, water meters, and sewer line. Therefore, 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.

Development standards for the CC-3 zone require that the building frontages and storefronts on the subject site be brought towards the sidewalk forming a consistent streetwall to enhance the pedestrian environment and maintain the desired character of the Downtown. The large storefront windows and tall ceiling heights of the commercial storefronts create interest along the sidewalk. The project is located between an office building and the Lincoln Continuation School and its modern, attractive design will enhance the area and be compatible with the mix of uses already occurring in the Downtown.

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 project has been designed to meet the CC-3 zone requirements for mid-rise housing that is denser and more urban. The open space is provided in a mix of private balconies and roof decks, along with an active recreation area and passive walkways. The project is designed with attractive modern architecture, interesting signage, pedestrian path gateways, landscaped walkways that connect the buildings and other amenities that create an attractive environment. All landscaped areas are required to adhere to the landscaping requirements of the Title 9 of the Municipal Code. Through the conditions of approval for the project, the necessary protection and maintenance of all landscaping will be achieved.

CONDITIONAL USE PERMIT:

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

The proposed mixed-use development is consistent with the General Plan Land Use Designation of the property, Civic Center Mixed Use, as the design includes both commercial work-live units at the front and residential units on the rest of the site. The work-live units provide the required pedestrian-oriented storefront along Garden Grove Boulevard and allow at least one of the business operators to live above. By allowing work-live units and the tandem format for their parking spaces, such units are encouraged and consistent with Policy LU-1.6 of the General Plan's Land Use Element, to encourage workplace development in close proximity to residences in areas designated as Mixed Use.

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.

The surrounding area is part of the Civic Center and developments are intended to enhance and maintain the best characteristics of the Downtown by having compact development within a pedestrian-oriented district that provides opportunities for people to engage in civic, business, educational and recreational activities near their homes. Parking can be built to respond to the ability of uses to share parking based on their functions and demands. Therefore, the proposed mixed use development will maintain important aspects of the Downtown. The work-live units provide the required commercial storefronts along the street with zero front setback. Development standards require that the commercial spaces be a useable size with a minimum of 40 feet in depth for 60% of the building width. The proposed commercial space extends across the entire front of the buildings.

To protect the health, peace, comfort, and welfare of people living in the area, uses in the work-live units are restricted and do not allow auto repair or auto maintenance uses nor any use that stores flammable liquids or hazardous materials beyond that normally associated with residential use. The requested tandem format for the garages of the work-live units will be limited to the two private parking spaces and not affect the open visitor space provided at the storefront. Also, the design of the project places four open parking spaces including one handicapped space next to the commercial storefronts. Mixed-use parking standards allow that some portion of visitor parking spaces can be shared as daytime commercial users leave before most residential guests arrive at night. Conditions of approval will require that space for vehicle parking will be maintained in garages and that this requirement will be included in the CC&Rs.

3. The proposed use will not interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site.

The proposed mixed-use project will not unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located within the

vicinity of the site. Rather, the development will enhance a vacant lot with an attractive, modern development that meets the requirements to provide pedestrian-oriented storefronts along the Garden Grove Boulevard frontage. People within the vicinity will be able to use the services of the commercial business. New modern construction will add to the valuation of properties in the area. The tandem format for the work-live units, allows flexibility to design an adequately sized commercial space and its attached living spaces. There is adequate parking on the site to accommodate the two work-live units and the 14 residential units.

4. The proposed use will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The mixed use development is consistent with the allowable uses for the CC-3 zone and will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. Pursuant to the conditions of approval, only uses permitted or conditionally permitted in the CC-3 zone may be maintained in the live-work units; auto repair uses, and the storage of flammable liquids or hazardous materials beyond that normally associated with a residential use, heavy industrial uses, entertainment uses, and full service restaurants will be prohibited; no uses that cause vibration, noise, odor, traffic or other impacts that could cause excessive impacts to the surrounding properties shall be permitted; and all work associated with a non-residential use in any of the work-live units shall be done indoors. In addition, Chapter 9.18 of the Garden Grove Municipal Code contains express restrictions on the use and operation of work-live mixed use projects. Provided that proposed work-live mixed-use development adheres to the conditions of approval for the life of the project and the code requirements for the operation of the work-live units, the proposed project will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

5. 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 project has been designed to comply with the development standards and requirements of the CC-3 (Civic Center Core) zone. The site is adequate in size and shape to accommodate the new structures and associated site improvements, which include parking facilities, landscaping, and development walls. The commercial storefronts were required to be close to the sidewalk along Garden Grove Boulevard, within zero to five feet. The tandem format parking spaces for the work-live units are of the required size and double doors provide access to the commercial space for ease of use.

6. 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 to be generated, and by other public or private service facilities as required.

The site is adequately served by Garden Grove Boulevard and the development of the project will include an accessible driveway 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.

TENTATIVE TRACT MAP:

All findings for approval of the proposed Tentative Tract Map under Section 9.40.060 (Tentative Maps – Findings Required) of the Garden Grove Municipal Code and State law can be made.

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

The proposed tentative map will facilitate a development project consisting of 16-units, two (2) work-live and 14 residential, with commercial storefronts along Garden Grove Boulevard, which meets the intent of the General Plan Civic Center Land Use designation and is consistent with several policies from the General Plan Land Use Element including: Policy LU-1.2 – to encourage modern residences in areas designated as Mixed Use; Policy LU-1.4 – to encourage active and inviting pedestrian-friendly street environments that include a variety of uses, and; Policy LU-1.6 – to encourage workplace development in close proximity to residences in areas designated as Mixed Use.

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

The proposed map is consistent with the General Plan in that it allows the development of a mixed use project with commercial storefronts along Garden Grove Boulevard and residential units on the rest of the site. The three lots existed under the previous development of a restaurant and its parking lot on the overall site. The Tentative Tract Map has been reviewed by the City's Engineering Division and determined to be consistent with the General Plan.

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

The consolidated site can accommodate the proposed development and meet all the development standards and City requirements.

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.

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

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

Pursuant to the California Environmental Quality Act (CEQA), the City of Garden Grove determined that the proposed project is categorically exempt from the CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (Cal. Code Regs., Section 15332).

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

As stated in No. 3 above, the consolidated site can accommodate the proposed development of 16 units and meet all the development standards and City requirements. The proposal is for a density of 24 units per acre, while the code would allow a density of 42 units per acre.

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

Tentative Tract Map No. TT-17928 is to consolidate three lots into a single lot and sell the units as condominiums. The proposed improvements are typical of similar sized developments in town and have been reviewed by all City Departments to determine that serious public health problems are not likely.

8. That the design of the subdivision and the proposed improvements will not conflict with easements of record established by court judgement 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;

No such easements for public access are associated with the subject parcels. In addition, the property is not subject to the Williamson Act contract, an open space easement, or conservation easement.

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

The design of the condominium subdivision creates a suitable environment for the work-live and residential uses proposed and meets all applicable zoning regulations. The proposal will construct an attractive development with code compliant parking facilities, landscaping, open space, circulation, and other amenities.

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).

The developer is required to provide power in the garage that will allow for EVCS (electric vehicle charging stations) in the future. Also, the dwelling unit roofs shall be "solar ready" and therefore, capable of providing future solar panels.

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

The subdivision strikes a good balance of providing the Downtown character of interesting storefronts along Garden Grove Boulevard and providing modern residential units within walking distance of shops, restaurants, and parks. The Tentative Tract Map (TT-17928) is to consolidate three underlying parcels into a single parcel and create 16 condominium units. The lot size is similar to other multi-family developments in the area and the unit sizes are typical of current market trends. The subdivision meets the intent of the General Plan and Civic Center zoning to create an interesting mix of uses in the pedestrian-oriented Downtown district.

12. 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 City's Fire Department 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.

13. 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. The Water Services Division has crafted extensive Conditions of Approval to further 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 Site Plan, Conditional Use Permit, and Tentative Tract Map possess characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.32.030 and 9.40.060.
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-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Tract Map No. TT-17928.
3. Approval of this Site Plan, Conditional Use Permit, and Tentative Tract Map shall be contingent upon the approval of Development Agreement No. DA-005-2017 by the Garden Grove City Council.

EXHIBIT "A"

Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017 and Tentative Tract Map No. TT-17928

11222 Garden Grove Boulevard

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, within 30 days of approval. The applicant shall provide the City with a copy of the recorded Notice within ten (10) days of its recordation.
2. All Conditions of Approval set forth herein, or contained in Resolution No. 5880-17, 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, Far West Industries, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All Conditions of Approval are required to be adhered to for the life of the project, regardless of property ownership. Except for minor modifications approved by the Community and Economic Development Director pursuant to Condition No. 4, below, any changes to the Conditions of Approval require approval by the Planning Commission. All Conditions of Approval herein shall apply to Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Tract Map No. TT-17928.
3. Approval of this Site Plan, Conditional Use Permit, and Tentative Tract Map 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, which do not materially change the scope or intensity of the project 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 project, approved site plan, 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 otherwise expressly specified in the individual condition.

6. 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 Division. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be provided throughout all private drive aisles and entrances to the development per City standards for street lighting. Lighting in the common areas shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate the window areas of nearby residences. Provide a lighting plan for review and approval by the Planning Services Division prior to issuance of a building permit.
7. 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 Building Division Plan Check. The project shall also be subject to the following:
 - a. All on-site and off-site utilities (off-site refers to the areas within public right-of-way to the center line of the streets adjacent to the subject property) within the perimeter of the site and to the centerline of the adjacent streets shall be installed or relocated underground.
 - b. Above-ground utility equipment (e.g., electrical, gas, telephone, cable TV) shall not be located in the street setbacks, within the common areas along Garden Grove Boulevard, or any parking areas and shall be screened to the satisfaction of the Community and Economic Development Department.
 - c. No roof-mounted mechanical equipment, including but not limited to dish antennas, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community 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, roof, or wall-mounted mechanical equipment shall be screened from public view from adjacent properties and the public right-of-way and shall also be screened, to the extent feasible, from on-site areas.

Public Works Engineering Division

8. The applicant shall be subject to Traffic Mitigation Fees, In-Lieu Park Fees, Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City.

9. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design of the drive aisles 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.
10. A separate street permit is required for work performed within the public right-of-way.
11. Separate 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' outside the boundary, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan. Street improvement plan shall conform to all format and design requirements of the City Standard Drawings & Specifications.
12. 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 *Final* Water Quality Management Plan that:
 - 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.
 - Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
 - Incorporates structural and Treatment Control BMPs as defined in the DAMP.
 - Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.

13. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - 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.
 - Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site.
 - Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.
14. Prior to the issuance of a grading permit, the applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size drainage facilities per Orange County RDMD standards. Parkway culverts shall be designed per Orange County standard plan 1309, Type B. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
15. Prior to issuance of a grading permit, the applicant shall design a lighting plan within the development in a manner meeting the approval of the City Engineer.
16. Prior to the issuance of the street improvements and grading permit, provide subdivision completion bonds for all work constructed under the street, improvements and grading permit in a manner satisfactory to the City Engineer, City Attorney, and City Finance Department (Risk Management). Alternate forms of security may be considered, solely in the discretion of the City Engineer and with the concurrence of the City Attorney and City Finance Department (Risk Management).
17. The applicant shall construct the driveway entrance to the development per City of Garden Grove Standard Plan B-120 with conforming ADA landing and pathways where public and private sidewalks intersect. All designs must conform to latest ADA standards.
18. No parallel curb parking shall be permitted anywhere on the site and Garden Grove Boulevard.
19. All parking spaces that abut to sidewalks that are not elevated with a curb face to the stall shall have wheel stops.
20. The grading plan shall provide an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition.

21. Orange County Storm Water Program manual requires all contractors to provide a dumpster on-site during construction unless an Encroachment Permit is obtained for placement in street.
22. Any new or required block walls and/or retaining walls shall be shown on the grading plans. Cross sections shall show vertical and horizontal relations of improvements and property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer.
23. All trash container areas shall meet the following requirement:
 - 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;
 - Provide solid roof or awning to prevent direct precipitation into the enclosure per City of Garden Grove Standard Plan B-502;
 - Provide a drain to a sanitary waste line. Connection of trash area drains to the municipal storm drain system is prohibited;
 - Potential conflicts with fire code and garbage hauling activities should be considered in implementing this source control;
 - See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.
 - The trash shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures per City of Garden Grove Standard Plan B-502.
24. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
25. The applicant shall work with Public Works to see if the existing London Plane trees can remain or if new street trees and landscaping will be required to construct street frontage improvements as identified below. All landscaping installed within the public rights-of-way shall be maintained by the applicant in a manner meeting the approval of the City Engineer. A separate street improvement plan shall be prepared for Garden Grove Boulevard and submitted to the engineering department for improvements within the existing and proposed right of way.

Garden Grove Boulevard

- Remove the existing easterly and westerly substandard driveway approaches and existing landscaping (if the London Plane trees cannot be saved) on Garden Grove Boulevard and construct new curb, gutter and sidewalk.
- The new driveway approach to the site shall be constructed in accordance with City of Garden Grove Standard Plan B-120. Standard Plan B-120 calls for a maximum width of 30-feet for commercial and multi residential projects, with any deviation from the standard to be approved by the City Engineer and detailed on the plan showing all modifications.
- Construct 8-inch curb and gutter along the property frontage at 42' from centerline in accordance with City Standard Plan B-113 (Type C-8).
- Construct an 8-foot sidewalk and landscape adjacent to the street curb in accordance with City Standard Plan B-106 and Planning Services Division direction.

Public Works Environmental Compliance Division

26. The applicant shall comply will all NPDES protocol during construction.

Public Works Water Services Division

Water Conditions

27. A new 8" main, water services and fire hydrant shall be installed and tied to the existing 6" main, which runs through the existing property to maintain the existing looped water system. The interfering portion of the 6" asbestos cement main shall be removed using BMP for removal and disposal of the asbestos cement pipe. The developer shall grant the City a blanket water main easement for the water main and appurtenances, in a form acceptable to the City.
28. Water services crossing the drainage structure shall be in a 2" diameter sleeve.
29. A composite utility site plan shall be part of the water plan approval.
30. The water system within the drive aisle shall be constructed per City standards by the developer and dedicated to the City. Bonding will be required.
31. The on-site fire hydrant shall be fully operational prior to the building footing being formed.
32. Water meters and boxes shall be installed after the new water system (including water services) passes all bacteriological and pressure tests.

33. New meters are to remain locked "off" until an account is set-up.
34. There shall be a minimum 15-foot clearance of building footings from the water main. Clearances less than 15 feet shall be reviewed and approved by Water Services staff.
35. New utilities shall have a minimum 5-foot horizontal and minimum 1-foot vertical clearance from water main and appurtenances.
36. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for the landscape system. 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. The property owner(s) 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(s) must open a water account upon installation of RPPD device.
37. There shall be no structures or utilities built on or crossing water or sewer main easements.
38. There shall be a minimum clearance from the sewer main and water main of 10 feet from outside of pipe to outside of pipe.
39. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
40. No permanent structures, trees, or deep-rooted plants shall be placed over the sewer main or water main.
41. Location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.

Sewer Conditions

42. The applicant shall install new private sewer lateral with clean out at right-of-way line. The main in the public right-of-way shall be 6" min. dia., extra strength VCP with wedgelock joints. Each unit shall have a 4" lateral with cleanout. Inspection of lateral and tie-in shall be by the Garden Grove Sanitary District.
43. On site sewer installation shall be installed per the current California Plumbing Code (CPC) and inspected by Building Services.
44. The developer shall relocate the existing sewer main and manhole currently located on the west property line and secure a new sewer main easement for the Garden Grove Sanitary District.

45. Commercial food uses of any type shall require the installation of an approved Grease Control Device (GCD) prior to obtaining a business license.
46. If a Grease Control Device (GCD) is required it shall be installed on the waste line and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the GCD. All other waste lines shall be drained through the grease trap. The GCD may be located inside of the building per County Health Department requirements. Prior to City permit issuance, trap location must be approved by the Orange County Health Department as evidenced by their stamp on the plans. Owner shall maintain comprehensive GCD maintenance records and shall make them available to the City of Garden Grove upon demand.
47. Food grinders (garbage disposal devices) are prohibited within the commercial part of the work-live unit per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations.

Building Services Division

48. The buildings shall be designed to comply with all provisions of the California Building Codes and City adopted amendments.
49. Buildings shall be sprinklered conforming to NFPA 13.
50. Buildings shall be provided with fire alarms.
51. 10% of the units shall be adaptable and on an accessible route. All spaces at the ground floor of the adaptable units shall be accessible. The adaptable units shall be provided with a minimum of one powder room at the ground floor.
52. The work-live units shall be accessible and shall provide an accessible restroom. The required number of fixtures shall be based on California Plumbing Code based on the function of the nonresidential area.
53. There shall be a minimum 4' wide walk/sidewalk connecting the adaptable units to the public way.
54. There shall be a minimum of one van accessible parking space serving the work-live units and one van accessible parking space serving the adaptable units.
55. The roof decks/balconies connecting the dwelling units in the rear buildings (triplexes) above the drive aisle shall be of 1-hour construction.
56. The buildings shall be of Type V-B construction facing the 28-foot wide driveway to allow unlimited openings at the garages.

57. The north and south walls of garages in the triplex plans, that are adjacent to the property lines, shall be 1-hour construction and shall continue up for a minimum of 42" above the level of the roof deck.
58. Each two-car garage shall be EVCS (Electric Vehicle Charging Station) ready with 220V hookups provided inside.
59. The roof of the dwelling units shall be "solar ready", capable of providing future solar panels.
60. The roof of the trash enclosure shall be fire sprinklered where the structure is placed within five feet of a building.

Garden Grove Fire Department

61. The applicant, developer or contractor shall submit fire sprinkler plans, as defined by NFPA 13, 2013 Edition, to the City for review and approval prior to issuance of Building permits.
62. The applicant, developer, or contractor shall submit a Fire Alarm plan, as defined by NFPA 72, 2013 Edition, to the City for review and approval prior to issuance of a Building permit.
63. Fire hydrants shall meet the specification as outline by the Fire Chief and the City's Water Department.
64. Fire hydrants shall be spaced in accordance to the California Fire Code and at the directions from the City of Garden Grove's Fire Department.
65. Fire flow requirements and/or peculiar street configurations may dictate the necessity for additional fire hydrants per California Fire Code, Appendix III-A.
66. All water mains and fire hydrants shall be installed, accessible and operable prior to any on-site use or storage of combustible materials per California Fire Code Section 8704.3.
67. Applicant, developer, or contractor shall provide Fire Apparatus access on the site prior to any flammable material being placed on-site.

Planning Services Division

68. This approval is for the construction of a 16-unit mixed-use development, with two (2) work-live units and 14 residential units. The living area of the work-live units shall be incidental to the work area of the unit and shall not be leased out separately from the work area of the unit. Interior access between the work and live areas of each unit shall be maintained. The portion of each work-live unit used for residential purposes shall at no time exceed 40 percent of the total area of the work-live unit, and no work-live

unit may be converted entirely to a residential use. Each owner of a work-live unit shall at all times comply with the restrictions on uses and activities within a vertically integrated residential/commercial mixed use development set forth in Garden Grove Municipal Code section 9.18.020.070 and the use limitations, design standards, and operating requirements for work-live units set forth in Garden Grove Municipal Code section 9.18.030.360.

69. Only uses listed as permitted or conditionally permitted within the Land Use Chart, Table 9.18-1 of Section 9.18.020.030 of Title 9 of the City's Municipal Code shall be maintained in the work-live units. Auto repair uses, the storage of flammable liquids or hazardous materials beyond that normally associated with a residential use, heavy industrial uses, entertainment uses, and full service restaurants shall be prohibited. No uses that cause vibration, noise, odor, traffic or other impacts that could cause excessive impacts to the surrounding properties shall be permitted. Client and customer visits to work-live units are permitted, but shall be limited to one or two persons at a time so as to not impact on-site parking. All work associated with a non-residential use in any of the work-live units shall be done indoors. A work-live unit shall be occupied and used only by the operator of the business within the unit, or a household of which at least one member shall be the business operator. At least one of the residents of a work-live unit shall be required to have a business license with the City of Garden Grove. Up to two persons, who do not reside in the work-live unit, may work in the unit.
70. No portion of a work-live unit shall be separately rented or sold as a commercial space for any person not living in the premises or as a residential space for any person not working in the same unit.
71. Parking spaces in the garages shall maintain the ability to park two cars in a two-car garage at all times. The garages shall not be used for storage.
72. Residents shall not park or store vehicles anywhere on the site except within the designated parking spaces in the garages for their unit. The open parking shall be made available for patrons of the on-site business during all hours of operation.
73. No outside storage shall be permitted on-site. Storage of boats, recreational vehicles, or commercial vehicles on the property is prohibited.
74. All proposed walls, fences, and hedges shall be consistent with Garden Grove Municipal Code Section 9.18.130.
75. Best Management Practices shall be incorporated in the management of the site to detour and/or abate any graffiti vandalism throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary.

76. The applicant shall submit a complete and detailed landscaping plan with irrigation systems included for review and approval by the Community and Economic Development Department prior to the issuance of a building permit. Drought tolerant plantings are encouraged. The landscape plan shall include the type (both common and botanical names), size, location, and quantity of all proposed plant material. The proposed landscaping shall be planted prior to the finalization of the building permit. The plan shall be consistent with the landscape requirements set forth and/or incorporated in the Garden Grove Municipal Code. All landscape irrigation shall comply with the City's Landscape Ordinance, associated Water Efficiency Guidelines and all recent applicable revisions from the State of California on water conservation measures shall be to the landscape plans. The landscape plan is also subject to the following:
- a. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaping areas shown on the plan. Subsurface systems are encouraged. The irrigation plan for any new trees shall have a deep-water irrigation system that shall be specified on the landscape plan. A detail of the deep-water irrigation system shall be provided for review. If sprinklers are used, they shall be low flow/precipitation sprinkler heads for water conservation.
 - b. The landscape/irrigation plan shall incorporate benches or other seating in the landscaped walkways along the side property lines. These areas are considered passive recreation areas and as such shall consist of landscape areas that incorporate pathways, waterscape, hardscape (i.e. large rocks or boulders, benches, gazebos, raised planters), and unique features that enhance the appearance, desirability, and usability of the area. The intent is to provide landscaped areas that can be utilized for walking, sitting, viewing plants and vegetation, reading, and similar types of activities.
 - c. The active recreation area shall be designed to incorporate the entire required area of 20' x 20' and shall have amenities. The common recreation area shall include, at a minimum, landscaping, decorative paving, barbecues, benches, and tables.
 - d. Landscaping shall be maximized on the site where possible. Given the areas between the garages that were intended for landscaping, have been revised to provide space for water meters, additional landscaping along the drive aisle is required. A landscape planter shall be created next to wall that is adjacent to the two visitor parking spaces at the front of the site on the east side of the drive aisle. Similarly, the other vertical building walls along the drive aisle could incorporate espaliers or vines. Provide solutions to the loss of landscaping along the drive aisle.
 - e. A bike rack shall be incorporated on the property.

- f. Trees planted within 10-feet of any public right-of-way shall be planted in a root barrier shield.
 - g. Landscaping along Garden Grove Boulevard shall match the landscape requirements of the Garden Grove Mixed Use Zones. Parkway plantings typically include canopy trees at a distance of 30' on center in 4'-0" x 8'-0" landscape planters with underplantings of shrubs, decorative grasses and ground cover. Given site constraints and one existing street tree that may remain, the applicant will work with the Planning Services Division to develop a plan for the parkway plantings. The applicant will work with the City's Public Works Department to determine if one of the London Plane trees can be saved. Replacement or new street trees shall be Liquid Amber *Rotundilobia* or other species as determined by the Public Works Department.
 - h. All landscape areas, including the areas located within the public right-of-way along Garden Grove Boulevard that abuts the subject property, are the responsibility of the applicant/property owner(s).
 - i. The landscape plan shall incorporate and maintain for the life of the project those means and methods to address water run-off also identified as Low Impact Development provisions, which address water run-off. This is also to be inclusive of any applicable Water Quality Management Plan (WQMP), the Orange County Drainage Area Management Plan (DAMP), and/or other water conservation measures applicable to this type of development.
77. Enhanced concrete treatment shall be provided within the front 20-feet of the driveway along Garden Grove Boulevard, subject to the Community and Economic Development Department, Planning Division's approval. Such enhanced concrete treatment includes decorative stamped concrete or interlocking pavers, or other enhanced treatment, excluding scored and/or colored concrete. Also, the two pedestrian paths across the drive aisle shall be delineated by enhanced paving clearly differentiated from the drive aisle paving as well as a painted design. For these paving treatments, the color, pattern, material, and final design and configuration shall be approved by the Community and Economic Development Department, Planning Division, and shall be shown on the final site plan, grading plan, and landscape plans.
78. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Section 8.47.010 referred to as the County Noise Ordinance as adopted:
- a. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).
 - b. Sunday and Federal Holidays - may work same hours, but subject to noise restrictions as established in section 8.47.010 of the Municipal Code.

79. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust) that includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, and the use of methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible. Also, the use of solar or low-emission water heaters and the use of low-sodium parking lot lights to ensure compliance with Title 24.
80. The approval and effectiveness of Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Tract Map No. TT-17928 shall be expressly contingent upon the adoption and effectiveness of a binding Development Agreement between the applicant and the City of Garden Grove.
81. Building colors and materials samples shall be submitted to the Planning Division for review and approval prior to issuance of building permits. The buildings shall include at least one different exterior material as opposed to only different textures of stucco. The multi-toned stucco exteriors shall have a minimum of 1-inch reveal lines, windows recessed a minimum of 2-inches, varying roof heights, and decorative garage doors that are in keeping with the modern design of the building. Provide details on the storefront glazing material and color and on other railing details (balconies, etc.)
82. Each unit shall provide a separate storage area having a minimum of 300 cubic feet of private and secured storage space. The storage may be provided within the parking garage provided it does not interfere with garage use for automobile parking.
83. All signage shall comply with Chapter 20 of Title 9 of the City's Municipal Code. A sign program shall be established for the development prior to Certificate of Occupancy.
84. The developer/owner shall prepare Covenants, Conditions, and Restrictions (CC&R's) for review and approval by the City Attorney's office and Community and Economic Development Department prior to the issuance of building permits. The approved CC&R's shall be recorded at the same time that the subdivision map is recorded and two copies of the recorded CC&R's shall be provided to the Planning Division. The CC&R's shall include the following stipulations:
 - a. No portion of a work-live unit shall be separately rented or sold as a commercial space for any person not living in the premises or as a residential space for any person not working in the same unit.
 - b. The portion of each work-live unit used for residential purposes shall at no time exceed 40 percent of the total area of the work-live unit and no work-live unit may be converted entirely to a residential use.

- c. A work-live unit shall be occupied and used only by the operator of the business within the unit, or a household of which at least one member shall be the business operator.
- d. At least one of the residents of the work-live unit shall be required to have a business license with the City of Garden Grove.
- e. Only uses listed as permitted or conditionally permitted in the CC-3 zone and listed with the Land Use Chart, Table 9.18-1 of Section 9.18.020.030 of Title 9 shall be allowed in the work-live units. Furthermore, auto repair uses, the storage of flammable liquids or hazardous materials beyond that normally associated with a residential use, heavy industrial uses, entertainment uses, and full service restaurants shall be prohibited. No uses that cause vibration, noise, odor, traffic, or other impacts that could cause excessive impacts to the surrounding properties shall be permitted. Client and customer visits to the work-live units are permitted, but shall be limited to one or two persons at a time so as to not impact on-site parking. All work associated with a non-residential use in any of the work-live units shall be done indoors. Up to two persons, who do not reside in the work-live unit, may work in the unit.
- f. Notice shall be provided to all occupants and users that the surrounding area may be subject to levels of noise, dust, fumes, or other effects associated with commercial and industrial uses at higher levels than would be expected in strictly residential areas. State and federal health regulations notwithstanding, noise and other standards shall be those applicable to commercial or industrial properties in the applicable zone.
- g. All units shall maintain within the garages, the ability to park two cars at all times. Garages shall not be converted to any other use.
- h. There shall be no business activities, day care, or garage sales conducted within or from the garages.
- i. Parking spaces in the garages shall be made available to the occupants of the unit at all times.
- j. Residents shall not park or store vehicles anywhere on the site except within the designated parking spaces in the garages for their dwelling unit. However, the open parking spaces may be utilized by residents or guests for temporary parking. Any issues arising from the use, application, or restriction of such open parking spaces shall be at the resolve of the Homeowner's Association.
- k. Best Management Practices shall be incorporated to detour and/or abate any graffiti vandalism throughout the project and the life of the project.

- l. Each residence shall be utilized as one (1) dwelling unit. No portion of any residence shall be utilized or rented as a separate dwelling unit.
- m. The CC&R's shall provide provisions for the owners a means of contacting persons responsible for site maintenance, repairs, trash pick-up, and other related matters for a development of this type. This shall also include scheduling of maintenance of such items as the recreation area and urban trail, landscape area maintenance, etc. This also includes ensuring tree overhangs do not block or hinder any vehicles such street sweepers, trash trucks, fire trucks, etc., from maneuvering on the streets within the project.
- n. No outside storage shall be permitted on-site. Storage of boats, recreational vehicles, or commercial vehicles on the property is prohibited.
- o. The CC&R shall include stipulations that maintenance of the private drive aisles, open space areas, common landscaped areas, recreation equipment, walkways, storm drain, and all sewer facilities is the responsibility of the Homeowner's Association, including the common landscaped areas and urban trail.
- p. The above stipulations shall not be modified without the approval of the City of Garden Grove. The CC&R's shall contain a provision that indicates CC&R's may not be terminated or substantially amended without the consent of the City.
- q. The CC&R's shall include language regarding Homeowner's Association responsibilities under National Pollutant Discharge Elimination System (NPDES) regulations.
- r. Each unit shall have a minimum of 300 cubic feet of storage space, which may be provided in the garage parking areas.
- s. The following provisions shall be included within the CC&R's:
 - i. Enforcement: The City is hereby made a party to these Declarations solely for purposes of enforcing its provisions and the Conditions of Approval of Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017 and Tentative Tract Map No. TT-17928. The City, its agents, departments and employees shall have the unrestricted right and authority, but not the obligation, to enforce the provisions of these Declarations and the Conditions of Approval of Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Tract Map No. TT-17928. The City, its agents, departments and employees may further refuse to issue any building, electrical or plumbing permit that may be in violation of these Declarations or Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017,

and Tentative Tract Map No. TT-17928 approvals. However, the City shall not be liable for failing or refusing to enforce the provisions of these Declarations or the Conditions of Approval of Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Tract Map No. TT-17928.

- ii. Assessments: The City may levy special assessments against the properties in connection with its actions to enforce the conditions of these Declarations or Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Tract Map No. TT-17928 approvals, or to abate the violation thereof. The City shall have the same power as the Association to levy special assessments pursuant to the provisions of [SECTION] of these Declarations in the event that it incurs expenses in the enforcement of the conditions of these Declarations or Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Tract Map No. TT-17928 approvals. Notice of intention to make such assessment shall be mailed by the City to the Owner of each affected [LOT/UNIT] affording the Owner thirty (30) days' notice to satisfy or reimburse the City's expenditure. In the event of the failure of any Owner of any affected [LOT/UNIT] to reimburse the City within thirty (30) days, notice of such assessment shall be mailed by the City to said Owner, and said assessment shall thereafter be due as a separate debt to the City within thirty (30) days following the mailing of such notice. Any such delinquent assessment may be and may become a lien upon the interest of the defaulting Owner in the Lot upon the execution by the City and the recording in the Orange County Recorder's office of a notice of delinquent assessment under the same conditions that the Association could record the same pursuant to the provisions of [SECTION]. The City may foreclose on such notice of delinquent assessment in the same manner and with the same power as the Association could foreclose on such notice pursuant to the provisions of [SECTION]. It is the intent of Declarant, which intent shall be binding upon all of Declarant's successors in interest in the Properties, that the City shall be deemed an interest holder pursuant to the provisions of these Declarations in order to enforce the rights which have been given to the City generally in these Declarations and specifically pursuant to this Section.
- iii. Attorney Fees: The City shall be entitled to recover its attorney's fees incurred in connection with its actions to enforce the conditions of these Declarations or Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Tract Map No. TT-17928 approvals, or to abate the violation thereof.
- iv. Public Safety Access: The Police and Fire Department personnel may enter upon any part of the common area for the purpose of enforcing State and local laws.

85. A copy of the resolution approving Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Tract Map No. TT-17928, including these Conditions of Approval, shall be kept on the premises at all times.
86. The permittee shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Tract Map No. TT-17928, and his/her agreement with all conditions of the approval.
87. 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-034-2017, Conditional Use Permit No. CUP-097-2017, Tentative Tract Map No. TT-17928, and/or the associated Development Agreement (collectively, the "Project entitlements"). The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. Notwithstanding the foregoing, in the event any legal action or proceeding is filed against the City and/or applicant, seeking to attack, set aside, void or annul any of the Project entitlements, applicant shall have the right and obligation to either: (1) defend the City with legal counsel mutually selected by the applicant and the office of the City Attorney; or (2) request that the City rescind the Project entitlements and mutually terminate the Development Agreement, in which case the applicant would have no obligation to defend or indemnify the City; however, applicant shall reimburse the City for any costs incurred or assessed against the City as a result of the filing of such legal action or proceeding, provided the City acts promptly to rescind the Project entitlements.
88. 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-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Tract Map No. TT-17928, has begun.

RESOLUTION NO. 5881-17

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING APPROVAL OF DEVELOPMENT AGREEMENT NO. DA-005-2017 FOR A MIXED-USE DEVELOPMENT ON THREE CONTIGUOUS PROPERTIES LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF EUCLID STREET, AT 11222 GARDEN GROVE BOULEVARD.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session, assembled on February 16, 2017, does hereby recommend City Council approval of Development Agreement No. DA-005-2017, for a 16-unit, work-live and residential, mixed-use development (the "Project") on land consisting of three contiguous properties, on the south side of Garden Grove Boulevard, east of Euclid Street, at 11222 Garden Grove Boulevard, Assessor's Parcel Nos. 100-013-09, 100-013-10, 100-013-13 (collectively, the "Property").

BE IT FURTHER RESOLVED in the matter of Development Agreement No. DA-005-2017, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Far West Industries and Scott Lissoy, Trustee of the Lissoy Trust (the "Applicant").
2. The Applicant has requested approval of a Site Plan to construct a 16-unit mixed-use development that includes two (2) work-live and 14 residential units on a vacant 28,232 square foot site, a Conditional Use Permit for two (2) work-live units with a tandem format parking, and a Tentative Tract Map to consolidate the site into a single parcel with condominiums. A Development Agreement incorporating these proposed land use entitlements is also proposed.
3. Pursuant to the California Environmental Quality Act (CEQA), the City of Garden Grove has determined that the proposed project is categorically exempt from the CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Sec. 15332). The proposed project consists of an in-fill development on a site of less than five acres, substantially surrounded by urban uses and which can be adequately served by all required utilities, and the project is consistent with the applicable General Plan land use designation, all applicable General Plan policies, and the applicable zoning designation and regulations. The project site has no value as habitat for endangered, rare, or threatened species. Further, approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
4. The Property has a General Plan Land Use designation of Civic Center Mixed Use, and is currently zoned CC-3 (Civic Center Core). The subject site is currently vacant.

5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on February 16, 2017, and all interested persons were given an opportunity to be heard.
8. Concurrently with adoption of this Resolution, on February 16, 2017, the Planning Commission adopted Resolution No. 5880-17 approving Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Tract Map No. TT-17928, subject to specified Conditions of Approval, and approval of Development Agreement No. DA-005-2017 by the Garden Grove City Council. The facts and findings set forth in Planning Commission Resolution No. 5880-17 are hereby incorporated into this Resolution by reference.
9. The Planning Commission gave due and careful consideration to the matter during its meeting on February 16, 2017 and considered all oral and written testimony presented regarding the project.

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

FACTS:

The property is approximately 28,232 square feet and is currently vacant. The previous use on the site was a restaurant with parking lot.

The property has a General Plan Land Use designation of Civic Center Mixed Use and is zoned CC-3 (Civic Center Core).

The applicant proposes to construct a 16-unit mixed-use condominium development that includes two (2) work-live units and 14 residential units on the property pursuant to Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Trust Map No. TT-17928. The maximum building height will be three (3) stories with an overall height not to exceed 37'-0" and the 16 units will range in size from 1,453 square feet to 2,327 square feet for the residences and 3,398 square feet for the work-live units. Pursuant to the proposed Development Agreement with the City, the applicant will be guaranteed four years to construct the Project in accordance with Site Plan No. SP-034-2017, CUP-097-2017, and Tentative Tract Map No. TT-17928 and the City will receive a development agreement payment in an amount not to exceed \$30,656.00 to reimburse the City for the cost of certain City services required by the Project that are not otherwise being reimbursed to the City.

FINDINGS AND REASONS:

1. The Development Agreement is consistent with the General Plan.

The proposed project of 16-units, two (2) work-live and 14 residential, with commercial storefronts along Garden Grove Boulevard meets the intent of the General Plan Civic Center Land Use designation and is consistent with several policies from the General Plan Land Use Element including: Policy LU-1.2 – to encourage modern residences in areas designated as Mixed Use; Policy LU-1.4 – to encourage active and inviting pedestrian-friendly street environments that include a variety of uses, and; Policy LU-1.6 – to encourage workplace development in close proximity to residences in areas designated as Mixed Use.

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 and in Resolution No. 5880-17.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Development Agreement possesses characteristics that would indicate justification of the request in accordance with Government Code Section 65864 et. seq, provisions for Development Agreements.

RECORDING REQUESTED BY)
AND WHEN RECORDED MAIL TO:)

City Clerk's Office)
City of Garden Grove)
11222 Acacia Parkway)
Garden Grove, CA 92840)
)
)

(Space above for Recorder.)

This document is exempt from payment of a recording fee pursuant to Government Code Section 6103.

Dated: _____

DEVELOPMENT AGREEMENT

NO. DA-005-2017

**SITE PLAN NO. SP-034-2017, CONDITIONAL USE PERMIT NO. CUP-097-2017,
TENTATIVE TRACT MAP NO. TT-17928**

(Far West Industries and Scott A. Lissoy)

THIS DEVELOPMENT AGREEMENT ("Agreement" or "Development Agreement") is made this _____ day of _____, 20__ ("Effective Date"), by the CITY OF GARDEN GROVE, a municipal corporation ("CITY"), on the one hand, and Far West Industries and Scott A. Lissoy, Trustee of the Lissoy Trust (collectively, "DEVELOPER"), on the other hand, pursuant to the authority set forth in Article 2.5 of Chapter 4 of Division I of Title 7, Sections 65864 through 65869.5 of the California Government Code.

RECITALS

The following recitals are a substantive part of this Agreement:

- A. The CITY and DEVELOPER desire to enter into this Development Agreement for the construction of a 16-unit mixed use development, two (2) work-live and 14 residential, on a vacant 28,232 square foot lot with related site improvements (the "PROJECT") on that certain real property located on the south side of Garden Grove Boulevard, east of Euclid Street, at 11222 Garden Grove Boulevard, Garden Grove, California, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "PROPERTY").

- B. In order to implement the PROJECT, DEVELOPER has submitted, and CITY has approved, Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Tract Map No. TT-17928 and associated conditions of approval for the PROJECT.
- C. The CITY and DEVELOPER desire to enter into this Development Agreement for the construction of the PROJECT pursuant to Article 2.5 (commencing with Section 65864) of Chapter 4 of Division 1 of Title 7 of the California Government Code (the "Development Agreement Statute").
- D. The PROJECT is a development requiring certain discretionary approvals by the CITY before it may be constructed.
- E. The Development Agreement Statute provides the authority for CITY to enter into binding development agreements with a person having a legal and equitable interest in real property.
- F. DEVELOPER represents that it owns and/or has an equitable interest in the PROPERTY.

AGREEMENT

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **DURATION.** This Agreement and Land Use Entitlements described in Section 2 shall expire four (4) years from the Effective Date, unless any duty specified remains executory, in which case this Agreement may be renewed for a successive one year term at discretion of CITY, pursuant to law, until all duties are performed. The effective date of this agreement shall begin on the date first identified above.
2. **Permitted Uses/Land Use Entitlements.** The following uses are permitted on the PROPERTY: A 16-unit mixed-use project with two (2) work-live units and 14 residential units. The residential units range in size from 1,453 square feet to 2,327 square feet and the work-live units are 3,398 square feet. 14 of the units are two-bedroom including the work-live units which contain ground floor commercial space with a loft. There are two (2) one-bedroom units on the site with one in each of the rear triplex buildings. All of the units are three-story in height. Additionally, each unit has an attached two-car garage. The work-live units have the attached two-car garage in a tandem format. The following land use entitlements have been granted: Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Tract Map No. TT-17928. The Development is subject to the development standards of the City's Mixed Use Development Standards (Chapter 9.12 of Title 9 of the City's Municipal Code) and the base zoning of CC-3 (Civic Center Core), and the Conditions of Approval to Site Plan No. SP-034-2017.

3. Density/Intensity. The density or intensity of the PROJECT is as follows: mixed use project consisting of 16-units, two (2) work-live and 14 residential, with related improvements on a 28,232 square foot site. This is equal to 24 units per acre.
4. Maximum Height and Building Size. The maximum height and building sizes are as follows: The maximum building height shall be three (3) stories with an overall height not to exceed 45-feet in the front 40 feet of the property and 75-feet beyond that point and the building area is comprised of approximately 15,400 square feet, as indicated on the site plan and elevations.
5. Reservation or Dedication. The reservation of easements or dedication of property to the CITY to allow the construction of the proposed residential development shall be as shown on and/or conditioned in the approved Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Tract Map No. TT-17928.
6. Improvements. The improvements described in Planning Commission Resolution No. 5880-17 shall be constructed prior to the occupancy of the proposed development or the issuance of any certificate of occupancy for any unit of the development, all in accordance with the terms and conditions of Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Tract Map No. TT-17928.
7. Scope of PROJECT. The PROJECT shall consist of a mixed-use project consisting 16-units, two (2) work-live and 14 residential, that range in size from 1,453 square feet to 3,398 square feet, with related improvements.
8. Resolution/Material Terms. All Conditions of Approval as per Resolution No. 5880-17 attached hereto and incorporated herein as "Exhibit B," are material terms of this Agreement. Breach of any condition of approval shall be deemed to be a breach of this Development Agreement.
9. Development Agreement Payment. DEVELOPER shall pay a development agreement payment to the CITY as follows:
 - 9.1 Amount. \$750 per unit and shall be paid prior to issuance of any building permits.
 - 9.2 Amount. The DEVELOPER shall make a contribution of \$1,166 per unit toward construction of a Fire Station, including, but not limited to, related equipment, furnishings, and fixtures, etc., as part of this Development Agreement and shall be paid prior to issuance of any building permits.
 - 9.3 Not to Exceed. Payment under this Agreement shall not exceed \$30,656.00.
10. City Agreement. CITY agrees that the sums to be paid to the CITY, pursuant to Paragraph 9, will reimburse CITY for the cost of certain CITY services required by the PROJECT that are not otherwise being reimbursed to CITY.

11. Payment Due Date. The payment amount of \$30,656.00 shall be due and payable prior to the issuance of building permits for the PROJECT.
12. Termination Provisions. This Agreement may be terminated upon the happening of any of the following events:
 - A. Failure of Developer to perform any of the provisions of this Agreement, or
 - B. Mutual agreement of the parties.
13. Periodic Review. CITY's Director of Community and Economic Development shall review DEVELOPER'S performance every twelve (12) months at the anniversary of the adoption of this Agreement. DEVELOPER shall demonstrate good faith compliance with the terms of this Agreement. If as a result of the review, CITY's Community and Economic Development Director determines that DEVELOPER has not demonstrated good faith compliance with this Agreement, CITY shall hold a public hearing before CITY's City Council. If, following such public hearing, CITY's City Council finds and determines, based upon substantial evidence, that DEVELOPER has not complied in good faith with terms or conditions of this Agreement, CITY may terminate the Agreement.
14. City Discretion. So long as the Agreement remains in effect, DEVELOPER shall have the full vested right to construct and complete development of the PROJECT and the use of the PROPERTY consistent with the land use entitlements identified in Paragraph 2. Otherwise, CITY retains its right and discretion, under all applicable Codes, to approve or disapprove any item related to this PROJECT that it has not specifically agreed to via this Agreement. DEVELOPER acknowledges that it shall comply with all CITY requirements for applications and permits of any nature that apply to the PROJECT and the PROPERTY and that this Agreement does not relieve DEVELOPER of the necessity of filing applications for and obtaining any such permits.
15. Improvement Schedule. The following improvements shall be constructed by the stated dates:

All repairs and improvements to the public right-of-way, required pursuant to Planning Commission Resolution No. 5880-17, shall be completed prior to the issuance of any certificates of occupancy or release of any public utilities.
16. Developer Breach. Failure of DEVELOPER to construct improvements as specified, or to pay amounts specified in a timely fashion, shall result in the withholding of building permits, any other permit or certificate of occupancy until the breach is remedied.
18. Notices. All notices shall be personally delivered or mailed to the below listed address, or to such other address as may be designated by written notice. These addresses shall be used for delivery of service of process.

A. Address of DEVELOPER is as follows:
Far West Industries
2922 Daimler Street
Santa Ana, CA 92705
Attn.: Jorge Alvarez

Scott A. Lissoy, Trustee of the Lissoy Trust
2922 Daimler Street
Santa Ana, CA 92705

B. Address of CITY is as follows:
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840

19. DEVELOPER'S Proposal. The PROJECT shall include DEVELOPER's proposal, as modified by Planning Commission and City Council, including all Conditions of Approval contained in Planning Commission Resolution No. 5880-17, which shall be incorporated herein by this reference. In the event of any inconsistency between terms of the proposal and this Agreement, the terms of this Agreement shall govern.
20. Licenses, Permits, Fees, and Assessments. At its sole expense, DEVELOPER shall obtain all licenses, permits, and approvals as may be required by this Agreement, or by the nature of the PROJECT.
21. Time of Essence. Time is of the essence in the performance of this Agreement.
22. Successor's In Interest. The provisions of this Agreement shall be binding upon and inure to successors in interest of the parties and shall be specifically binding upon and for the benefit of any future lessees or other owners of an interest in PROPERTY.
23. Authority to Execute. The persons executing this Agreement on behalf of the parties warrant that they are duly authorized to execute this Agreement and that by executing this Agreement, the parties are formally bound.
24. Indemnification. DEVELOPER agrees to protect, defend, and hold harmless CITY and its elective or appointive boards, officers, agents, and employees from any and all claims, liabilities, expenses or damages of any nature, including attorneys' fees, for injury or death of any person, or damage to property, or interference with use of property, arising out of, or in any way connected with performance of the Agreement by DEVELOPER, DEVELOPER'S agents, officers or employees, or contractors or subcontractors hired by DEVELOPER.
25. Modification. This Agreement constitutes the entire agreement between the parties and supersedes any previous agreements, oral or written, regarding the subject matter set forth herein. This Agreement may be modified only by

subsequent mutual written agreement executed by CITY, and the DEVELOPER and approved by CITY in accordance with the Development Agreement Statute.

26. Recordation. The City Clerk shall cause this Agreement to be recorded against the PROPERTY within ten (10) days of its Effective Date.
27. Remedies. The breach or default of any term or provision of this Agreement by either party shall give the nondefaulting party the right to proceed with any and all remedies set forth in this Agreement, including an action for damages, an action or proceeding at law or in equity to require the defaulting party to perform its obligations and covenants under this Agreement or to enjoin acts or things which may be unlawful or in violation of the provisions of this Agreement, and the right to terminate this Agreement.
28. Force Majeure. Subject to the party's compliance with the notice requirements as set forth below, performance by either party hereunder shall be deemed to be in default, and all performance and other dates specified in this Agreement shall be extended, where delays or default are due to causes beyond the control and without the fault of the party claiming an extension of time to perform, which may include, without limitation, the following: war, insurrection, strikes, lockouts, riots, floods, earthquakes, fires, assaults, acts of God, acts of the public enemy, epidemics, quarantine restrictions, freight embargoes, lack of transportation, governmental restrictions or priority, litigation, unusually severe weather, inability to secure necessary labor, material or tools, acts or omissions of the other party, or acts or failures to act of any public or governmental entity (except that the City's acts or failure to act shall not excuse performance of the City hereunder). An extension of the time for any such cause shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause, if notice by the party claiming such extension is sent to the other party within thirty (30) days of the commencement of the cause.
29. Attorney's Fees. In addition to any other remedies provided hereunder or available pursuant to law, if either party brings an action or proceeding to enforce, protect or establish any right or remedy hereunder, the prevailing party shall be entitled to recover from the other party its costs of suit and reasonable attorney's fees.
30. Remedies Cumulative. No right, power, or remedy given by the terms of this Agreement is intended to be exclusive of any other right, power, or remedy; and each other and every such right, power, remedy shall be cumulative and in addition to every other right, power, or remedy given by the terms of any such instrument, or by any statute or otherwise.
31. Waiver of Terms and Conditions. The CITY may, in its sole discretion, waive in writing any of the terms and conditions of this Agreement. Waivers of any covenant, term, or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term, or condition.

32. Non-Liability of City Officials and Employees. No member, official, employee or agent of the CITY shall be personally liable to the DEVELOPER, or any successor in interest, in the event of any default or breach by the CITY or for any amount that may become due to the DEVELOPER or its successors, or on any obligations under the terms of this Agreement.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, these parties have executed this Agreement on the day and year shown below.

Date: _____

"CITY"
CITY OF GARDEN GROVE, a
Municipal Corporation

BY _____

ATTEST:

CITY CLERK
DATE: _____

"DEVELOPER"
Far West Industries – Jorge Alvarez

By: _____

Date: _____

(Signature must be notarized.)

Scott A. Lissoy, as Trustee of the Lissoy Trust

By: _____

Date: _____

(Signature must be notarized.)

APPROVED AS TO FORM:

Garden Grove City Attorney

Date: _____

If DEVELOPER is a corporation, a Corporate Resolution and/or Corporate Seal is required. If a partnership, Statement of Partnership must be submitted to CITY.

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Real property in the City of Garden Grove, County of Orange, State of California, described as follows:

LOTS 30, 31 AND 32 IN BLOCK B OR TRACT NO. 1089, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 39, PAGES 13 AND 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE EAST HALF OF ELMWOOD STREET LYING NORTH OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 30, AS ABANDONED BY RESOLUTION NO. 3661-69 OF THE CITY COUNCIL OF SAID CITY, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 8, 1969 IN BOOK 8921 PAGE 815 OF OFFICIAL RECORDS.

APN: 100-013-09, 100-013-10, 100-013-13

EXHIBIT "B"

CONDITIONS OF APPROVAL

Site Plan No. SP-034-2017

11222 Garden Grove Boulevard

CONDITIONS OF APPROVAL

[INSERT FINAL CONDITIONS OF APPROVAL]

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D.1.	SITE LOCATION: East side of West Street, south of Chapman Avenue and north of Lampson Avenue at 12252 West Street
HEARING DATE: February 16, 2017	GENERAL PLAN: Parks and Open Space
CASE NO.: Conditional Use Permit No. CUP-095-2017	ZONE: O-S (Open Space)
APPLICANT: City of Garden Grove Fire Department	CEQA DETERMINATION: Mitigated Negative Declaration
PROPERTY OWNER(S): City of Garden Grove	APN: 231-351-01

REQUEST:

The City of Garden Grove is proposing to construct and operate an approximately 8,308 square foot fire station, replace a 1,000 square foot community building with a 2,000 square foot community building, and make associated site improvements at West Haven Park, which is located in the O-S (Open Space) zone. City staff is requesting that the Planning Commission adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project and approve use of the property for the fire station.

BACKGROUND:

The subject property is the approximately 10-acre West Haven Park located on the east side of West Street, south of Chapman Avenue. The proposed new fire station would be located in a 40,000 square foot area located on the southwestern portion of the park, along West Street and the southerly property line. West Haven Park currently includes an approximately 1,000 square foot community building, a small restroom structure, a sand-filled playground, grass, trees, concrete walkways, trash cans, benches, tables, and underground water storage tanks. The site maintains a General Plan Land Use designation of Parks and Open Space and is zoned O-S (Open Space). The properties to the east and west maintain a General Plan Land Use designation of Low Density Residential, are zoned R-1 (Single-Family Residential), and are developed with single-family homes. The property to the north maintains a General Plan Land Use designation of Parks and Open Space, is zoned O-S, and is developed with Walton Intermediate School. The properties to the south maintain General Plan Land Use designations of Low Density Residential and Parks and Open

Space, are zoned R-1 and O-S, and are developed with single-family homes and Dr. C.C. Violette Elementary School, respectively.

Currently, there is a 1,200 square foot Fire Station (Fire Station 6) located on an approximately 6,941 square foot property, at the northwest corner of Debby Lane and Chapman Avenue, approximately .35 miles from the subject site. The existing fire station is a single-story, three dorm/bedroom, one-bay fire station that was converted from a single-family home. At present, a single paramedic assessment engine company consisting of a Captain, an Engineer, and a Firefighter/Paramedic is stationed at the fire station at any given time. The configuration of the building and the property's small size limit the ability for expansion and modernization of the station in order to meet the growing needs of the Fire Department.

The Fire Department has held three public neighborhood meetings to solicit input. During the first two meetings, the Fire Chief solicited responses regarding three potential locations for the replacement of the existing fire station. These sites included City-owned properties located on the west side of Harbor Boulevard, north of Lampson Avenue; the site where the existing Chapman Avenue fire station is located; and the subject site. Both the Harbor Boulevard site and the existing site on Chapman Avenue would require the acquisition of additional land. The three sites were chosen based upon several factors, which included developed response time standards, consideration of reasonable travel time, the size of the area to be serviced, and the resources available to construct a new fire station. During the first two meetings, the majority of the public comments identified West Haven Park as the most desirable location for the fire station.

During the third meeting, the information from the first two meetings was shared with the public in attendance. Additionally, proposed site layouts and building elevation options were presented to the public in order to obtain comments and design preferences from those attending. Based on the comments received from the public, the City of Garden Grove is proposing to construct the proposed fire station at West Haven Park to replace the existing fire station.

DISCUSSION:

The proposed fire station facility will include the construction of an approximately 8,308 square foot, single-story, three-bay building located on the southwest corner of West Haven Park, along West Street and the southerly property line. Site improvements include the new station building; a parking lot along the northerly side of the building with 21 public parking spaces that are shared with the fire station and park visitors; a fenced-off parking area with 14 striped parking spaces along the east side of the building; landscape improvements; a new trash enclosure; above ground fuel tank surrounded by a block wall; a 10 foot x 10 foot storage building; an emergency generator; a 6-foot high steel tubular fence surrounding the parking area

to be fenced; and a 6-foot high masonry block wall along the southerly property lines, adjacent to the homes to the south. Access to the site will be from West Street via two driveways. The northerly driveway will service the public parking area and the fenced-off parking area. The southerly driveway will service the fire truck bays. The proposed building will maintain a 23-foot setback from West Street and a 24-foot setback from the southerly property line.

The interior of the building will include three bays for indoor fire truck parking, eight-gender neutral dorm/bedrooms, four private bathrooms, one ADA accessible public bathroom, lobby, offices, kitchen, dining room, day room, exercise room, copier room, data room, gear room, medical supply room, conference room, laundry room, and electrical room.

While the exact architectural style of the fire station has not been decided upon, the submitted plans included a design of what the station could potentially look like. It is the goal of the Fire Department to have a fire station designed that will complement the surrounding neighborhood. During the neighborhood meetings, the residents that participated expressed the desire that the new station be more residential in design so the station would be compatible with the surrounding neighborhood.

In conjunction with the proposed fire station, the City is proposing to replace the existing 1,000 square foot community building with a new 2,000 square foot single-story community building in the same location of the existing building. Architectural designs of the building have not been finalized, however, the building is intended to be complimentary to the fire station and adjacent homes. The building will consist of one level and will have a maximum height of approximately 25 feet.

Finally, in order to accommodate the new fire station building, the City is proposing to relocate and replace the existing playground and equipment that is located where the new fire station is proposed. The new playground will be located along the northerly side of the new community building and will contain an equal or greater amount of playground equipment than the existing playground. According to Community Services Department, the new playground will include fire apparatus themed play equipment on a rubberized base for safety.

Public Safety facilities such as police and fire stations are conditionally permitted uses in the Open Space zone. Accordingly, City staff is requesting that the Planning Commission approve use of the property for a fire station via a Conditional Use Permit.

In conjunction with the proposed project, the City (through a consultant) has prepared an initial study and Mitigated Negative Declaration ("IS/MND") in accordance with the California Environmental Quality Act ("CEQA") analyzing the potential environmental impacts of the proposed fire station and related improvements. In accordance with CEQA, the City made the IS/MND available for public review and comment prior to the

meeting. The IS/MND concludes that the proposed project will have no or a less than significant impact on all relevant environmental factors, provided specified mitigation measures are incorporated. These mitigation measures are included as Conditions of Approval to the proposed Conditional Use Permit. City Staff is requesting that the Planning Commission hold a public hearing and adopt the Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the Project so that the City may proceed with final design and construction.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

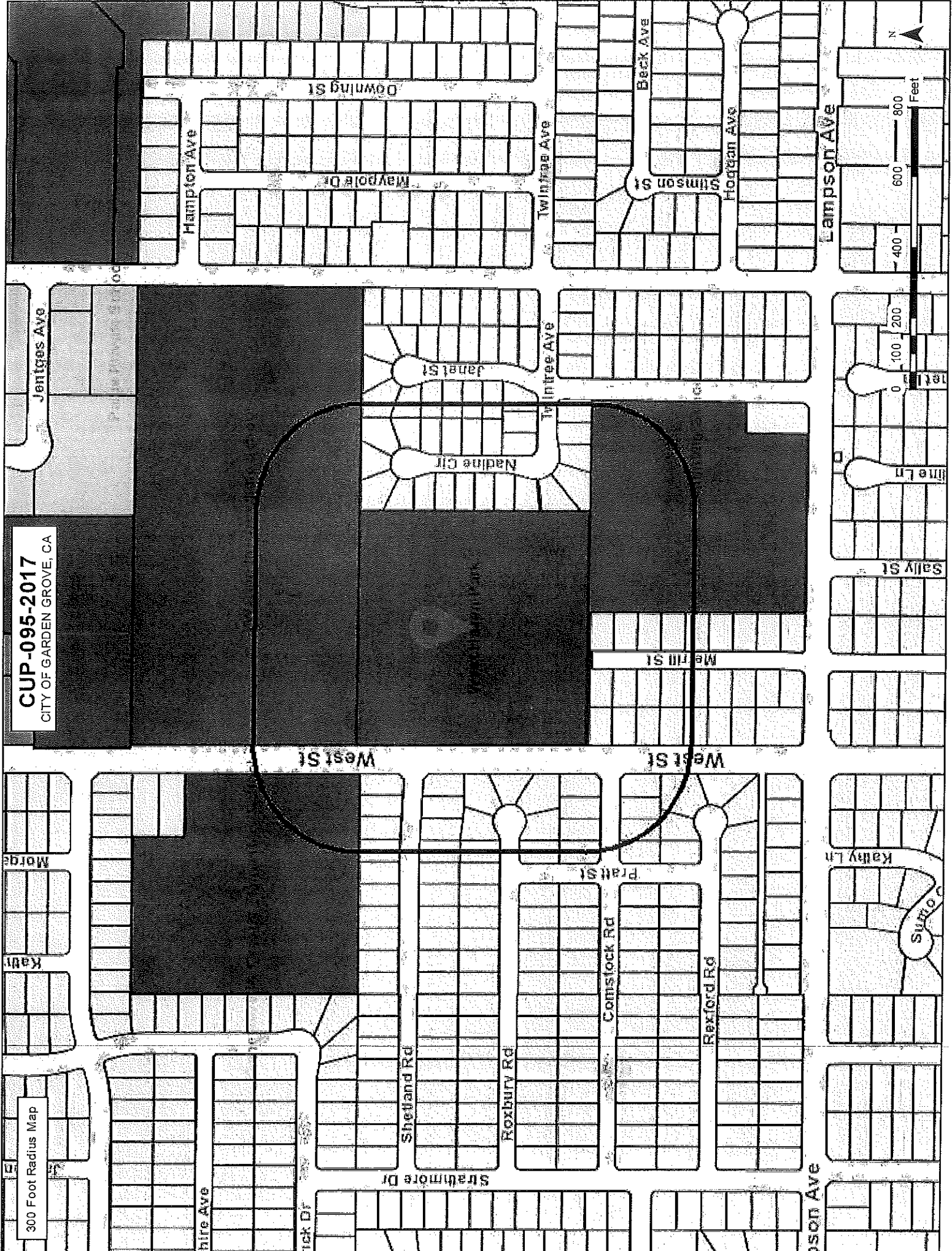
1. Adopt Resolution No. 5879-17 adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Fire Station No. 6 Project and approving Conditional Use Permit No. CUP-095-2017.

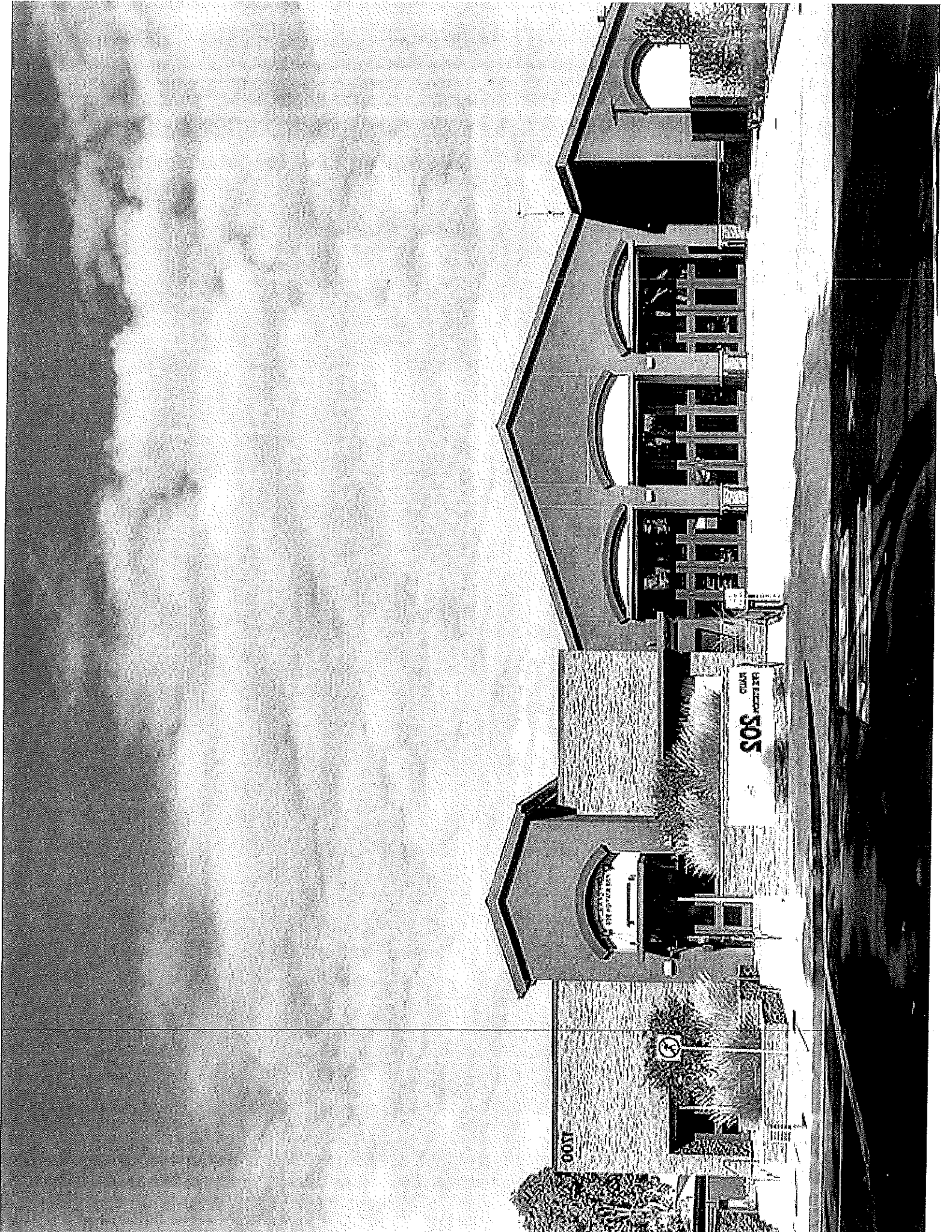


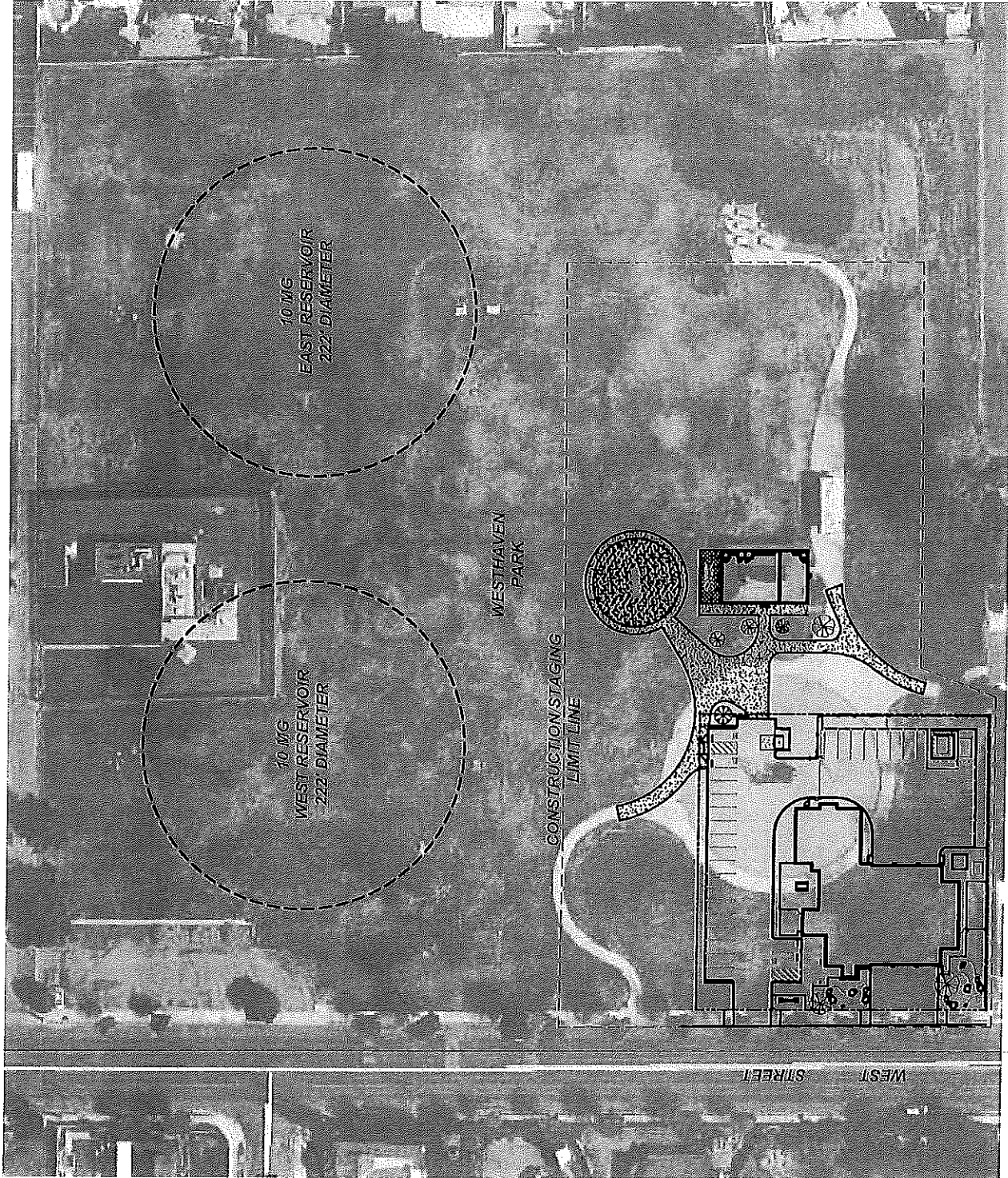
LEE MARINO
Planning Services Manager

CUP-095-2017
CITY OF GARDEN GROVE, CA

300 Foot Radius Map







WESTHAVEN PARK
OVERALL SITE PLAN

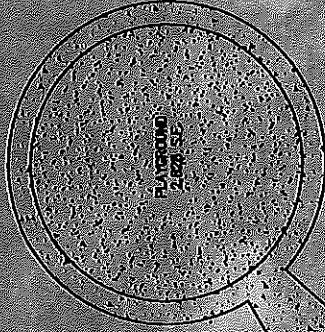


SCALE: 1" = 100'-0"

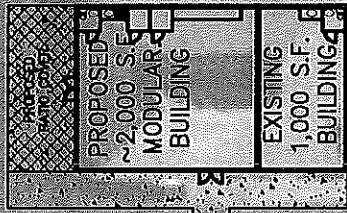


GARDEN GROVE, CA

10/10/2016



WESTHAVEN
PARK

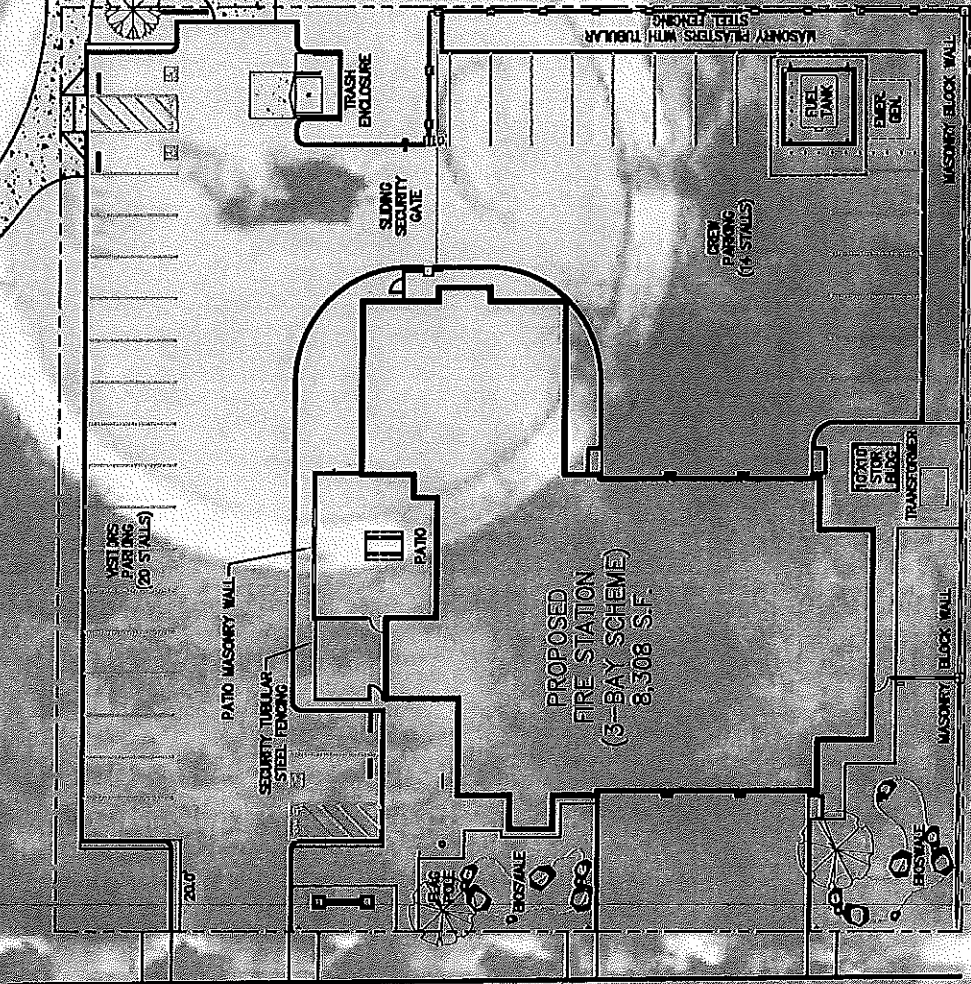


PROPOSED
~2,000 S.F.
MODULAR
BUILDING

EXISTING
1,000 S.F.
BUILDING

COMMUNITY
BUILDING

EXISTING
PUBLIC
RESTROOM
BUILDING
(REQUIRED
AT PLACE)



PROPOSED
FIRE STATION
(3-BAY SCHEME)
8,308 S.F.

VISITOR
PARKING
(20 STALLS)

PATIO MASONRY WALL

SECURITY TUBULAR
STEEL FENCING

ENGINE

TRUCK

TRUCK

TRUCK

TRUCK

TRUCK

TRUCK

TRUCK

TRUCK

TRUCK

TRUCK

PATIO

TRASH
ENCLOSURE

SLIDING
SECURITY
GATE

MASONRY PILLARS WITH TUBULAR
STEEL FENCING

CREW
PARKING
(14 STALLS)

FUEL
TANK

EMER.
GEN.

MASONRY BLOCK WALL

TRANSFORMER

10'X10'
STOCK
BLADE

MASONRY BLOCK WALL

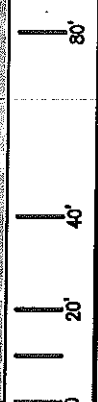


GARDEN GROVE, CA
GARDEN GROVE FIRE DEPARTMENT

GARDEN GROVE FIRE STATION No. 6
PROPOSED SITE
SITE AREA: 40,000 S.F. (0.918 AC) - OPTION 2

10/10/2018

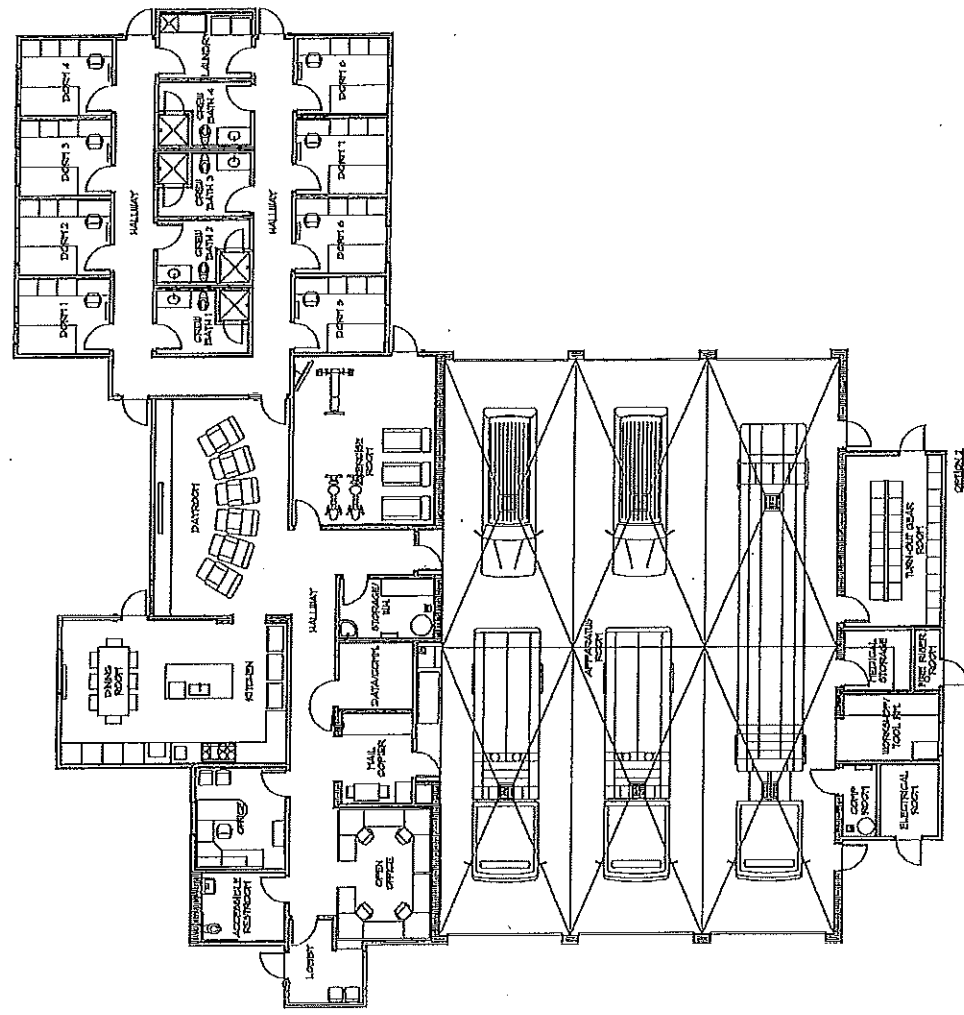
SCALE: 1" = 40'-0"



WEST STREET



GARDEN GROVE, CA
GARDEN GROVE FIRE DEPARTMENT



GARDEN GROVE FIRE STATION No. 6
PROPOSED FLOOR PLAN
OPT 2 BUILDING AREA: 8,308 S.F. 07/07/2015

SCALE: 1" = 20'-0"
40'

10' 20'

0'

RESOLUTION NO. 5879-17

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 CONDITIONAL USE PERMIT NO. CUP-095-2017, IN CONJUNCTION WITH THE GARDEN GROVE FIRE STATION NO. 6 PROJECT INVOLVING CONSTRUCTION AND OPERATION OF A FIRE STATION, NEW COMMUNITY BUILDING, AND RELATED IMPROVEMENTS AT PROPERTY LOCATED AT WEST HAVEN PARK ON THE EAST SIDE OF WEST STREET, SOUTH OF CHAPMAN AVENUE, AT 12252 WEST STREET, GARDEN GROVE, ASSESSOR'S PARCEL NO. 231-351-01.

WHEREAS, the City of Garden Grove Fire Department has proposed the Garden Grove Fire Station No. 6 project, which will involve the construction and operation of a new approximately 8,308 square foot fire station, new approximately 2,000 square foot, community building, and related improvements at property located at West Haven Park on the east side of West Street, south of Chapman Avenue, at 12252 West Street, Garden Grove, California, Assessor's Parcel No. 231-351-01 (collectively, the "Project"); and

WHEREAS, the subject property has a General Plan Land Use designation of Parks and Open Space and is zoned O-S (Open Space); and

WHEREAS, public safety facilities are a conditionally permitted use in the O-S zoning district; and

WHEREAS, pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Section 15000 et seq., an initial study was prepared and it has been determined that the proposed Project qualifies for a Mitigated Negative Declaration because the proposed Project, with the proposed mitigation measures cannot, or will not, have a significant effect on the environment; and

WHEREAS, 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; and

WHEREAS, the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines; and

WHEREAS, the Planning Commission of the City of Garden Grove held a duly noticed public hearing on February 16, 2017 and considered all oral and written testimony presented regarding the initial study, the Mitigated Negative Declaration, the Mitigation Monitoring Program, and the Project; and

WHEREAS, the Planning Commission gave due and careful consideration to the matter during its meeting of February 16, 2017.

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

1. The Planning Commission of the City of Garden Grove has 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, in regular session assembled on February 16, 2017, does hereby adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

5. The record of proceedings on which the Planning Commission 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 that the Planning Commission of the City of Garden Grove does hereby approve Conditional Use Permit No. CUP-095-2017 for construction and operation of the proposed fire station on the subject property, subject to the Conditions of Approval attached as Exhibit "A", based on the following facts and findings:

FACTS:

The City of Garden Grove is proposing to construct and operate an approximately 8,308 square foot fire station, replace a 1,000 square foot community building with a 2,000 square foot community building, and make associated site improvements at West Have Park. The property has a General Plan Land Use Designation of Parks and Open Space and is zoned O-S (Open Space). Public Safety facilities such as police and fire stations are conditionally permitted uses in the Open Space zone.

West Haven Park is approximately 10 acres in size and is located on the east side of West Street, south of Chapman Avenue, and currently contains a 1,000 square foot community building, a small restroom structure, a sand-filled playground, grass, concrete walkways, trees, trash cans, benches, and tables. The proposed new fire station would be located on a 40,000 square foot site located on the southwest corner

of the park, adjacent to West Street and the southerly property line. The properties to the east and west maintain a General Plan Land Use designation of Low Density Residential, are zoned R-1 (Single-Family Residential), and are developed with single-family homes. The property to the north maintains a General Plan Land Use designation of Parks and Open Space, is zoned O-S, and is developed with Walton Intermediate School. The properties to the south maintain General Plan Land Use designations of Low Density Residential and Parks and Open Space, are zoned R-1 and O-S, and are developed with single-family homes and Dr. C.C. Violette Elementary School, respectively.

Currently, there is a 1,200 square foot Fire Station (Fire Station #6) located on an approximately 6,941 square foot property, at the northwest corner of Debby Lane and Chapman Avenue, approximately 0.35 miles from the subject site. The existing fire station is a single-story, three dorm/bedroom, one-bay fire station that was converted from a single-family home. At present, a single paramedic assessment engine company consisting of a Captain, an Engineer, and a Firefighter/Paramedic is stationed at the fire station at any given time. The configuration of the building and property's small size limit the ability for expansion and modernization of the station in order to meet the growing needs of the Fire Department.

The proposed fire station facility will include the construction of an approximately 8,308 square foot, single-story, three-bay building located on the southwest corner of West Haven Park, along West Street and the southerly property line. Site improvements include the new station building; a parking lot along the northerly side of the building with 21 public parking spaces that are shared with the fire station and park visitors; a fenced-off parking area with 14 striped parking spaces along the east side of the building; landscape improvements; a new trash enclosure; above ground fuel tank surrounded by a block wall; a 10 foot x 10 foot storage building; an emergency generator; a 6-foot high steel tubular fence surrounding the parking area to be fenced; and a 6-foot high masonry block wall along the southerly property lines, adjacent to the homes to the south. Access to the site will be from West Street via two driveways. The northerly driveway will service the public parking area and the fenced-off parking area. The southerly driveway will service the fire truck bays. The proposed building will maintain a 23-foot setback from West Street and a 24-foot setback from the southerly property line.

In conjunction with the proposed fire station, the City is proposing to replace the existing 1,000 square foot community building with a new 2,000 square foot single-story community building in the same location of the existing building. Architectural designs of the building have not been finalized, however, the building is intended to be complimentary to the fire station and adjacent homes. The building will consist of one level and will have a maximum height of approximately 25 feet.

Finally, in order to accommodate the new fire station building, the City is proposing to relocate and replace the existing playground and equipment that is located where the new fire station is proposed. The new playground will be located along the northerly side of the new community building, will contain an equal or greater amount

of playground equipment than the existing playground, and will include fire apparatus themed play equipment on a rubberized base for safety.

FINDINGS AND REASONS:

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

The proposed Fire Station #6 replacement, community building, and associated site improvements, as proposed, are consistent with the General Plan Land Use designation and zoning of the property, which is Parks and Open Space and O-S (Open Space), respectively. Public safety facilities such as fire stations are conditionally permitted uses in the O-S zone, which implements the Parks and Open Space Land Use Element. As part of the Project, the recreational facilities in West Haven Park will be enhanced through construction of a new, larger community building and installation of new playground equipment.

The Safety Element of the City's General Plan states "The Fire Department faces the challenge of maintaining adequate staffing levels to accommodate future growth. Fire Stations # 6 and #7 are currently temporary stations and have less staff and resources than the City's other five fire stations. These facilities will require replacement and expansion to accommodate anticipated future growth". Policy SAF-5.2 requires that the City should ensure that the City has adequate resources to respond to health and fire emergencies, such as fire stations, personnel, and equipment. The replacement of Fire Station #6 with the proposed new, larger station is consistent with General Plan Policy SAF-5.2 and will provide the necessary resources to improve the Fire Department's ability to respond to health and fire emergencies as identified with the Safety Element of the City's General Plan.

Finally, the 2,000 square foot community building that is proposed to replace the existing 1,000 square foot community building and the associated site improvements, which include new park play equipment, are consistent with Goal PRK-3 of the Park's, Recreation, and Open Space Element of the City's General Plan. Goal PRK-3 states, "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 citywide facilities." The proposed improvements to the park provide for more updated facilities that will better serve the community for a longer period of time than the existing park facilities, which are nearing the end of their life cycle.

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.

The proposed fire station, community building, and associated site improvements will not adversely affect the health, peace comfort, or welfare

of the persons residing or working in the surrounding area. The zoning allows for the establishment and construction of safety uses as well as community buildings and park related site improvements. The project has been designed and conditioned to minimize potential impacts to the adjoining area as well as to be harmonious with persons who live in the area.

3. The proposed use will not interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site.

As designed, the proposed fire station, community building, and associated site improvements will not unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located within the vicinity of the site. The property is zoned for the proposed uses and the fire station is an expressly conditionally permitted use. The project has been conditioned and is designed to be compatible with adjacent uses.

4. The proposed use will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The use will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. The project has been designed to comply with the development standards for the zone. The City's Departments have reviewed the plan, and all appropriate conditions of approval have been incorporated. The conditions of approval will ensure the public health, safety, and welfare.

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

The project has been designed to be compatible with adjacent uses and comply with the requirements of the City Codes. The site is adequate in size and shape to accommodate the required yards, walls, parking facilities, landscaping and other development standards required by the Municipal Code.

6. 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.

Adequate parking and vehicular access are available for the subject site in accordance with the requirements of City Code. The proposal has been reviewed by City Departments responsible for traffic, water services, environmental services, and safety. The site is adequately served by West Street and the development of the project will include accessible driveways providing both ingress and egress. The site is also adequately served by the

public service facilities required such as public utilities; gas, electric, water, and sewer facilities.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Conditional Use Permit, possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.
2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the following conditions of approval, attached as "Exhibit A," shall apply to, Conditional Use Permit No. CUP-095-2017.

EXHIBIT "A"

Conditional Use Permit No. CUP-095-2017

12252 West Street

CONDITIONS OF APPROVAL

General Conditions

1. Approval of this Conditional Use Permit authorizes use of the subject property for a fire station as described in the Initial Study and adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Garden Grove Fire Station No. 6 Project.
2. Minor modifications to the Site Plan and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the project, and/or these Conditions of Approval determined by the Community and Economic Development Director not to be minor in nature may be subject to approval of the applicable City hearing body.

Public Works Engineering Division

3. 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, it must be demonstrated that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of Notice of Intent (NOI) submitted to the State Water Resources Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WIDD) 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.
4. A grading plan prepared by a registered Civil Engineer will be prepared. The grading plan will 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 will be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan will also include water and sewer improvements. The grading plan will include a coordinated utility plan.
5. A geotechnical study prepared by a registered geotechnical engineer will be prepared. The report will analyze the liquefaction potential of the site and make recommendations. The report will 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 will 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 will make recommendations for pavement design of the interior streets and parking spaces. The report will also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including potential infiltration alternatives, soil compaction, and saturation, permeability and groundwater levels.

6. A separate street permit (No Fee) may be required for work performed by the City's contractor within the public right-of-way on West Street.
7. Prior to grading or building activity, the City will prepare and approve 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.
 - g. Provides notice by recordation of the plan with the County Recorder's office to all future owners that said plan is bound in perpetuity to the property, if applicable.
8. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the City's contractor 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.
 - e. Record the plan with the County Recorder's office and forward the recorded document to the City of Garden Grove Engineering Division, if applicable.
9. Prior to issuance of a grading permit, a hydrological analysis with scaled map and calculations and hydraulic calculations to size drainage facilities per Orange County RDMD standards will be prepared. Parkway culverts will be designed per Orange County Standard Plan 1309, Type B. BMP's will be sized per the requirements of the latest Technical Guidance Documents.
10. Prior to issuance of a grading permit, overhead parking lot and pathway lighting within the development will be designed in a manner meeting the approval of the City Engineer. Location of lighting poles shall be shown on the grading plan.
11. All trash container areas will meet the following requirements:
 - 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 into the enclosure;
 - c. Provide a drain to a sanitary waste line. 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 enclosure(s) will be located to allow pick-up and maneuvering, including turnarounds, in the areas of the enclosures;

- g. Trash storage enclosures will be constructed in accordance with City of Garden Grove Standard Plan B-502.
- 12. The entrance to the development will be constructed per City of Garden Grove Standard Plan B-120 with a conforming ADA landing and pathways where public and private sidewalks intersect. All designs will conform to the latest ADA standards.
- 13. All parking spaces that abut sidewalks that are not elevated with a curb face to the stall will have wheel stops.
- 14. Any new or required block walls and/or retaining walls will be shown on the grading plans with a minimum height of 6 feet from the highest finished grade unless approved for lower height by the Planning Division. Cross sections will be provided on the grading plan showing vertical and the horizontal relations of improvements and the property line. Block walls will be designed in accordance to City standards or designed by a professional registered engineer.
- 15. The grading plan will provide an accessibility route(s) from entries on the buildings to the public street for the ADA pathways in conformance with the requirements of the department of justice standards latest edition with a minimum allowable width of 48 inches.
- 16. The City will design and construct street frontage improvements as identified below:

West Street

- a. Remove the existing sidewalk on West Street and construct a new 8-foot sidewalk adjacent to the existing street curb in accordance with City of Garden Grove Standard Plan B-106. Improvements are to meet and match existing public improvements to the immediate north and south of West Street.
- b. The two driveway approaches to the site shall be constructed in accordance with Garden Grove Standard Plan B-120.

Public Works Water Services Division

- 17. New water service installations 2" and smaller will be installed by the City of Garden Grove. Fire services and larger water services 3" and larger, will be installed by the City's contractor per City Standards.
- 18. Water meter and service will be located within the City right-of-way. Fire services, and large water services 3" and larger, shall be installed by a

contractor with Class A or C-34 license, per City water standards, and shall be inspected by approved Public Works inspection.

19. 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. City will have the RPPD device tested once a year thereafter by a certified backflow device tester and the test results will be submitted to Public Works, Water Services Division.
20. A composite utility plan will be part of the water plan approval.
21. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
22. 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.
23. Fire service shall have above-ground backflow device with a double check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. The above-ground assembly will be screened from public view as required by the Planning Division.
24. Water meters and boxes will be installed by City forces after new water system (including water services) passes all bacteriological and pressure tests. Location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.
25. No permanent structures, trees or deep-rooted plants shall be placed over sewer main or water main.
26. A UPC fixture unit count shall be submitted for meter size verification if additional plumbing fixtures are added to existing structures.
27. Location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.
28. If any wash bays are proposed, the 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. City will

maintain service records for sewer lateral clarifier adequately demonstrating that clarifier is maintained and that wastes are disposed of in accordance with current laws and regulations for hazardous waste.

29. A new sewer lateral will be installed with clean out at right-of-way line. Lateral in public right-of-way shall be 6" min. dia., extra strength VCP with wedgelock joints. All on-site sewer mains, laterals, manholes, and cleanouts to be installed per the California Plumbing code.
30. City's 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

Community and Economic Development Department

31. Best Management Practices will be incorporated in the management of the site to deter and/or abate any graffiti vandalism.
32. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Section 8.47.010 referred to as the County Noise Ordinance as adopted:
 - a. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).
 - b. Sunday and Federal Holidays may work the same hours, but subject to noise restrictions as stipulated in Section 8.47.010 of the Municipal Code.
33. 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.
34. The building plans, including grading and 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.
35. As a part of the finalized working drawings for Planning Division, Engineering Division and Building Plan Check, the City's contractor 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.

36. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the Planning Services Division. Lighting adjacent to residential properties shall be restricted to low, decorative type, wall-mounted lights, or ground lighting system. Lighting in the common and parking areas shall be directed, positioned or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences. Parking area lighting shall be provided during the hours of darkness the establishment is open at a minimum of two-foot candles of light, and one-foot candle of light during all other hours of darkness.
37. The City's contractor shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department, Planning Division, for review and approval prior to submittal of plans for Building 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 Division.
 - b. No roof or wall mounted mechanical equipment shall be permitted unless the Planning Division Services 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.
38. The City's contractor 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 applicable landscaping requirements as specified in Title 9 of the City of Garden Grove Municipal Code 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. Landscaping materials shall be consistent with existing on-site landscape materials and shall include a mixture of trees, shrubs, and ground covers. 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.
39. All Mitigation Measures included within the Initial Study and adopted Mitigated Negative Declaration for the Project shall be implemented and monitored in accordance with the adopted Mitigation Monitoring and Reporting Program. These mitigation measures include, without limitation, the following:
- a. If clearing and/or construction activities will occur during the raptor or migratory bird nesting season (February 15-August 15), the applicant and/or its contractor shall retain a qualified biologist to conduct preconstruction surveys for nesting birds up to 14 days before construction activities. The qualified biologist shall survey the construction zone and a 500-foot buffer surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season. If active nest(s) are identified during the preconstruction survey, a qualified biologist shall establish a 100-foot no-activity setback for migratory bird nests and a 250-foot setback for raptor nests. No ground disturbance should occur within the no-activity setback until the nest is deemed inactive by the qualified biologist.
 - b. The emergency generator must be installed in an enclosed structure located away from the homes that are adjacent to the proposed Fire Station #6. The physical enclosure, its distance to the closest

residence, and its infrequent use during daytime hours only (except in emergencies) are factors that reduce the noise impact associated with operation of the emergency generator to a level of less than significant.

- c. The amount of playground equipment installed within the new playground must equal or surpass the amount of playground equipment within the existing playground.
 - d. To ensure that the odors from diesel equipment are kept to a minimum, the project contractors shall ensure that all diesel trucks and equipment are not left to idle for longer than five (5) minutes.
 - e. The project proponent will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation, as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.
40. No exterior piping, plumbing, roof top access ladders, or mechanical ductwork will be installed on any exterior facade and/or be visible from any public right-of-way or adjoining property.
 41. All on-site curbs, not associated with a parking space, will be painted red.
 42. The site improvements and subsequent operation of the site will adhere to the following:
 - a. The trash enclosure shall match the color and material type used for the block walls and shall be gated. The trash bins shall be kept inside the trash enclosure, and gates closed at all times except during disposal and pick-up. Sufficient trash bins and pick-up to accommodate the site will be provided. The trash shall be picked up at least once per week.
 - b. All drive aisles on the site are considered to be fire lanes and shall remain clear and free of any materials, and/or vehicles.
 43. The proposed development will 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).

44. The City's contractor shall work with the Planning Division to ensure that the proposed building colors are appropriate and not overly bright. The contractor shall submit the actual chip samples of the proposed paint colors to the Planning Division for review and approval.
45. The building shall comply with California Building Standards Code.
46. Doors, in any position, shall not reduce the minimum dimension of a ramp landing to less than 42 inches.
47. Handrails will be installed if any ramp slope is greater than five (5) percent.
48. The block wall along the southerly property line will be decorative, aesthetically pleasing, and to the extent feasible, utilize landscape treatment. The City's contractor shall submit details and plans of the proposed perimeter wall to the Planning Division, for review and approval.