



A G E N D A

GARDEN GROVE PLANNING COMMISSION

July 6, 2023 - 7:00 PM

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

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

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

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

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

REGULAR MEETING AGENDA

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

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. [APPROVAL OF MINUTES – April 20, 2023](#)
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1. [SITE PLAN NO. SP-081-2020\(TE2\)](#)
[TENTATIVE TRACT MAP NO. TT-18181\(TE2\)](#)

APPLICANT: NHAN VUONG

LOCATION: SOUTH SIDE OF LAMPSON AVENUE, BETWEEN 9TH STREET AND WEST STREET AT 11712 LAMPSON AVENUE

REQUEST: A request for a one-year time extension for the approved entitlements under Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181 to subdivide an existing 47,284 square foot lot, improved with a single-family home, into four (4) residential lots that will be served by a private street designed as a cul-de-sac (Lot 5). The approval allowed each parcel with a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1, and Lots 2, 3, and 4, will each be developed with a new two-story, single-family home. Also, a minor land deviation was approved to allow the front yard fence for Lot 1, located along Lampson Avenue to be constructed at a height of 6 feet. A CEQA determination is not required as the project was previously exempted.

STAFF RECOMMENDATION: Approval of one-year Time Extensions for Site Plan No. SP-081-2020(TE2) and Tentative Tract Map No. TT-18181(TE2).

C.2. [SITE PLAN NO. SP-125-2023](#)
[CONDITIONAL USE PERMIT NO. CUP-241-2023](#)

APPLICANT: SABROSO! MEXICAN GRILL

LOCATION: SOUTHWEST CORNER OF HARBOR BOULEVARD AND GARDEN GROVE BOULEVARD AT 13091 HARBOR BOULEVARD

REQUEST: A request to operate a new restaurant, Sabroso! Mexican Grill, in an existing 2,780 square foot tenant space within a pad building located at 13091 Harbor Boulevard. The requested site plan approval includes exterior tenant improvements and the addition of a 927 square foot patio dining area. Also, a request for Conditional Use Permit approval for a new original State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General) License. The site is in the HCSP-DC (Harbor Corridor Specific Plan-District Commercial) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental

Quality Act (CEQA) pursuant to Section 15303 – New Construction or Conversion of Small Structures – of the State CEQA Guidelines.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-125-2023 and Conditional Use Permit No. CUP-241-2023, subject to the recommended conditions of approval.

- D. MATTERS FROM COMMISSIONERS
- E. MATTERS FROM STAFF
- F. ADJOURNMENT

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

Meeting Minutes
Thursday, April 20, 2023

CALL TO ORDER: 7:02 p.m.

ROLL CALL:

Commissioner Arbgast
Commissioner Cunningham
Commissioner Lindsay
Commissioner Montano
Commissioner Paredes
Commissioner Perez
Commissioner Ramirez

Absent: Montano, Perez

PLEDGE OF ALLEGIANCE: Led by Commissioner Paredes

ORAL COMMUNICATIONS – PUBLIC – None

April 6, 2023 MINUTES:

Action: Received and filed.

Motion: Ramirez Second: Arbgast

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

Noes: (0) None

Absent: (2) Montano, Perez

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-233-2023 FOR PROPERTY LOCATED ON THE NORTHEAST CORNER OF LAMPSON AVENUE AND 9TH STREET AT 12432 9TH STREET.

Applicant: SMARTLINK C/O AT&T MOBILITY

Date: April 20, 2023

Request: A request for Conditional Use Permit approval to allow the construction and operation of a 60'-0" tall, unmanned, wireless telecommunication facility disguised as a eucalyptus tree (mono-eucalyptus), along with a 375 square foot (25 feet x 15 feet) equipment enclosure, to be located on a site currently improved with a church, St. Olaf Church. The site is in the R-1 (Single-Family Residential) zone. In conjunction with the

request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303(c) – New Construction or Conversion of Small Structures – of the State CEQA Guidelines.

Action: On April 19, 2023, staff received a letter from the property owner withdrawing their authorization for Conditional Use Permit No. CUP-233-2023, and on April 20, 2023, the applicant submitted a request to officially withdraw the application from the Planning Commission agenda. Staff withdrew the item.

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-238-2023 FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF WESTMINSTER AVENUE AND EUCLID STREET AT 10882-B WESTMINSTER AVENUE.

Applicant: PAUL PHAM
Date: April 20, 2023

Request: A request for Conditional Use Permit approval to operate a new billiards/pool hall at an existing 3,038 square foot tenant space. The billiard/pool hall formerly operated at 10902 Westminster Avenue, however, the business owner proposes to relocate the business to a new, smaller tenant space within the same shopping center. The site is in the C-2 (Community Commercial) zone. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities – of the State CEQA Guidelines.

Action: Resolution No. 6061-23 was approved.

Motion: Cunningham Second: Arbgast

Ayes: (5) Arbgast, Cunningham, Lindsay, Paredes, Ramirez
Noes: (0) None
Absent: (2) Montano, Perez

MATTERS FROM COMMISSIONERS: None.

MATTERS FROM STAFF: Staff stated the May 4th and 18th meetings would be cancelled.

ADJOURNMENT: At 7:20 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, June 1, 2023, at 7:00 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

_____ Judith Moore, Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: South side of Lampson Avenue, between 9 th Street and West Street, at 11712 Lampson Avenue
HEARING DATE: July 6, 2023	GENERAL PLAN: Low Density Residential
CASE NO.: Site Plan No. SP-081-2020TE2 and Tentative Tract Map No. TT-18181TE2	ZONE: R-1 (Single-Family Residential)
	APN: 090-302-40
APPLICANT & PROPERTY OWNER: Nhan Vuong	CEQA DETERMINATION: Previously adopted Exemption- Section 15332 "In-Fill Development Projects"

REQUEST:

The applicant is requesting approval of a one-year time extension for the approved entitlements under Site Plan No. SP-081-2020 and Tentative Tract Map No. 18181 to subdivide an existing 47,284 square foot lot, improved with a single-family home, into four (4) residential lots that will be served by a private street designed as a cul-de-sac (Lot 5). The approval allowed each parcel to be developed with a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1, and Lots 2, 3, and 4 will each be developed with a new two-story, single-family home. Also, a minor land deviation was approved to allow the front yard fence for Lot 1, located along Lampson Avenue, to be constructed at a height of 6 feet.

BACKGROUND:

The project site is a 47,284 square foot lot located on the south side of Lampson Avenue, between 9th Street and West Street. The property has a General Plan Land Use Designation of Low Density Residential and is zoned R-1 (Single-Family Residential).

The project site is located in a residential area improved with single-family residences. The project site abuts R-1 zoned properties developed with single-family homes to the north, across Lampson Avenue, to the east, south, and to the west. The properties that directly abut the project site to the west are part of a single-family residential subdivision developed with seven (7) parcels located on Persimmons Circle.

On April 7, 2020, the Planning Commission approved Site Plan No. SP-081-2020, and Tentative Tract Map No. TT-18181 with seven (7) yes votes. The approval allowed the subdivision of an existing 47,284 square foot lot, improved with a single-family home and a detached guest house, into four (4) residential lots that will be served by a private street designed as cul-de-sac (Lot 5). Each lot was approved with a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1, and Lots 2, 3 and 4 will each be developed with a new two-story, single-family home. Each lot will also include an Accessory Dwelling Unit (ADU) as permitted by State Law. Also, the approval included a minor land deviation to allow the front yard fence for Lot 1, located along Lampson Avenue, to be constructed at a height of 6 feet.

Under the State Subdivision Map Act, tentative maps expire two-years from the date the land use approval becomes effective. Condition of Approval No. 69 of SP-081-2020 and TT-18181 allowed the Site Plan to expire two years from the date the approval became effective to be consistent with the two-year expiration date of the Tentative Tract Map. For this approval, the land use entitlements became effective on May 8, 2020, with a two-year expiration date of May 8, 2022.

On July 22, 2022, the Planning Commission approved a one-year time extension to Site Plan No. SP-081-2020 and Tentative Tact Map No. TT-18181 (Time Extension #1) with a seven (7) yes votes. This approval extended the subject entitlement expiration date to May 8, 2023.

On April 17, 2023, the Interim Community and Economic Development Director approved a Minor Modification to modify Conditional of Approval No. 62.b. to permit the construction of a new retaining/perimeter block wall within the subject site without replacing existing perimeter walls between the subject property and nine (9) of the adjacent properties or constructing a decorative cap between the new and existing perimeter walls.

On May 4, 2023, prior to the expiration of the subject entitlements, the applicant filed a land use application with the City requesting a second one-year time extension to Site Plan No. SP-081-2020 and Tentative Tact Map No. TT-18181 (Time Extension #2).

In accordance with the Municipal Code, and because the approved entitlements were not yet exercised, the applicant is now requesting a second one-year time extension for the previously approved entitlements. No changes are proposed to the previously approved project.

DISCUSSION:

TIME EXTENSION

Site Plan No. SP-081-2020 and Tentative Tract Map No. 18181 went into effect on May 8, 2020, with a two-year expiration date of May 8, 2022. The applicant received approval of a one-year time extension (Time Extension #1) on July 7, 2022, which extended the subject entitlement expiration date to May 8, 2023. The applicant filed a new application with the City of Garden Grove requesting a second one-year time extension to the subject entitlement (Time Extension #2). The application was received on May 4, 2023 prior to the entitlements expiring.

The applicant has made significant progress toward obtaining the required permits to commence construction of the project. The applicant has continued to work with the City on the grading plan review, and received a fourth round of comments from the City on May 25, 2023. The applicant submitted construction drawings for each of the proposed residential structures to the City for plan check review in April and May of 2023. Also, the final tract map has been reviewed by the Orange County Survey Department, and is now awaiting final signatures from the county surveyor.

Delays to the project have occurred due to the applicant's on-going attempt to comply with Condition of Approval No. 62 (a-b). These conditions of approval require the applicant to (I) construct a 7'-0" perimeter project block wall, (II) work with adjacent property owners in constructing the perimeter block wall to avoid having a double block wall, and (III) construct a decorative cap between the new project perimeter wall and any existing perimeter wall/fence if the applicant cannot obtain adjacent property owner's approval to build a single project perimeter wall.

The applicant has made several attempts to contact and receive approval from all eleven (11) property owners whose property abuts the project site for the purpose of constructing a single project perimeter block wall. To date, only two (2) of the eleven (11) property owners have agreed to a single project perimeter block wall design, while the other nine (9) property owners have not responded.

A Minor Modification was approved by the City on April 23, 2023 that allowed the applicant to proceed with constructing a single perimeter block wall on the project site due to challenges in obtaining approval from several of the adjacent property owners. Nevertheless, the applicant is required to continue to work with the City to comply with appropriate site drainage requirements between the perimeter walls.

Title 9 of the Municipal Code allows for a one (1) year time extension for approved entitlements, provided that the Planning Commission finds that: (a) the request for the time extension was submitted prior to the permit expiration date, (b) there has been no change in the general plan designation or zoning of the site, and (c) there is no land use action or study currently underway that would have the potential to render the development nonconforming.

The applicant submitted the time extension application on May 4, 2023, prior to the expiration of the entitlements. In addition, the General Plan Land Use Designation of Low Density Residential and the R-1 (Single-Family Residential) zoning of the property have remained the same, and there are no pending land use actions or studies that would have the potential to render the approved development nonconforming. As such, the proposed project is conforming to the General Plan and zoning designations of the property. No changes are proposed to the previously approved project. The subject request is in compliance with Municipal Code standards for time extensions.

CEQA

As a part of the April 17, 2022 approval for SP-081-2020 and TT-18181, the Planning Commission determined that the project was categorically exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303). No changes are proposed to the project that was previously approved, and no further environmental review is required.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6062-23 approving Site Plan No. SP-081-2020TE2 and Tentative Tract Map No. TT-18181TE2, subject to the original Conditions of Approval for Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181.

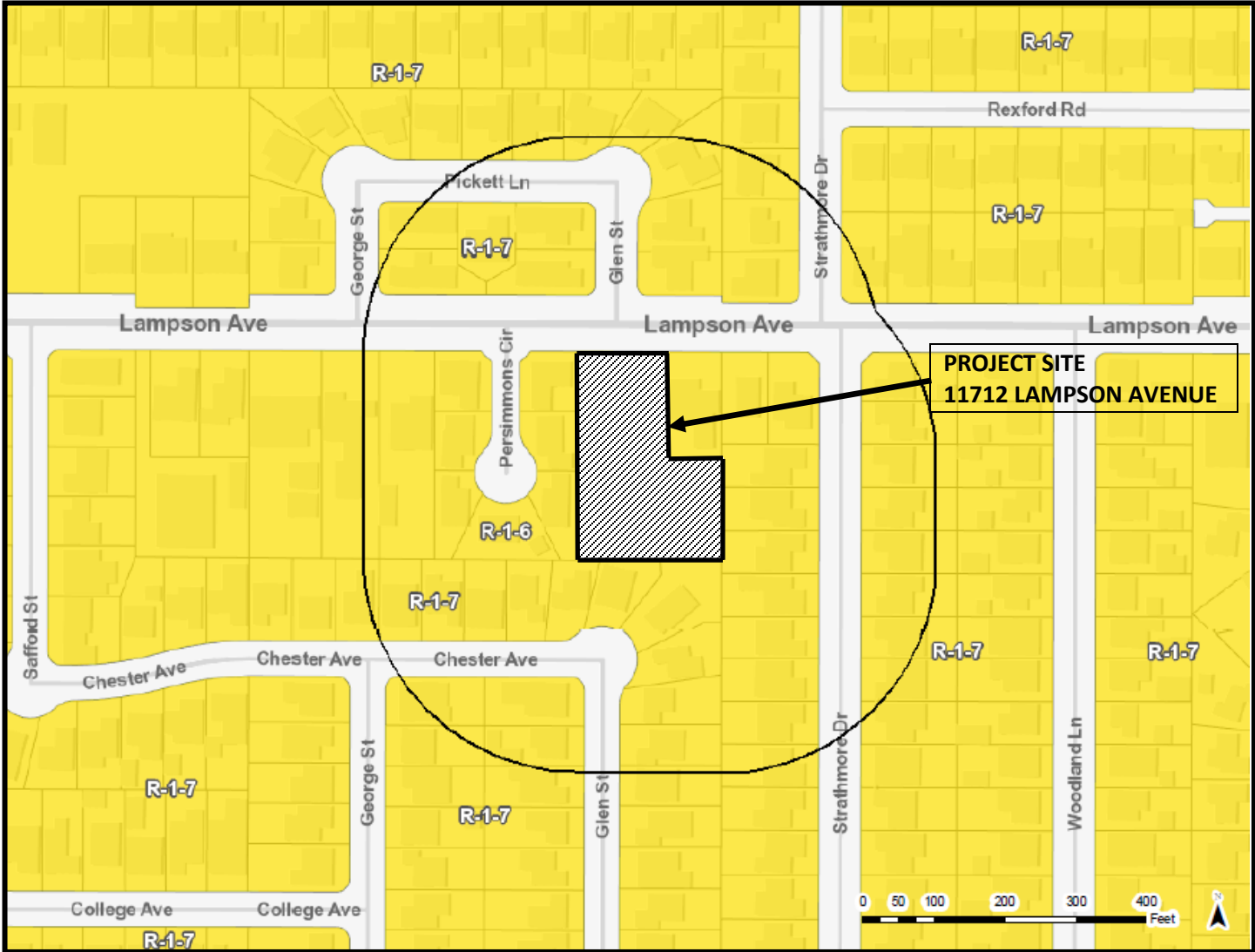


MARIA PARRA
Planning Services Manager



- Attachment 1: Vicinity Map
- Attachment 2: Plans
- Attachment 3: Planning Staff Report dated April 16, 2020 with Resolution No. 5978-20 and Conditions of Approval for SP-081-2020 and TT-18181
- Attachment 4: Planning Staff Report dated July 7, 2022 and Resolution No. 6047-22 for SP-081-2020(TE1) and TT-18181 (TE1)
- Attachment 5: Minor Modification No. 1 for SP-081-2020 and TT-18181



SITE PLAN NO. SP-081-2020TE2 TENTATIVE TRACT MAP NO. TT-18181TE2



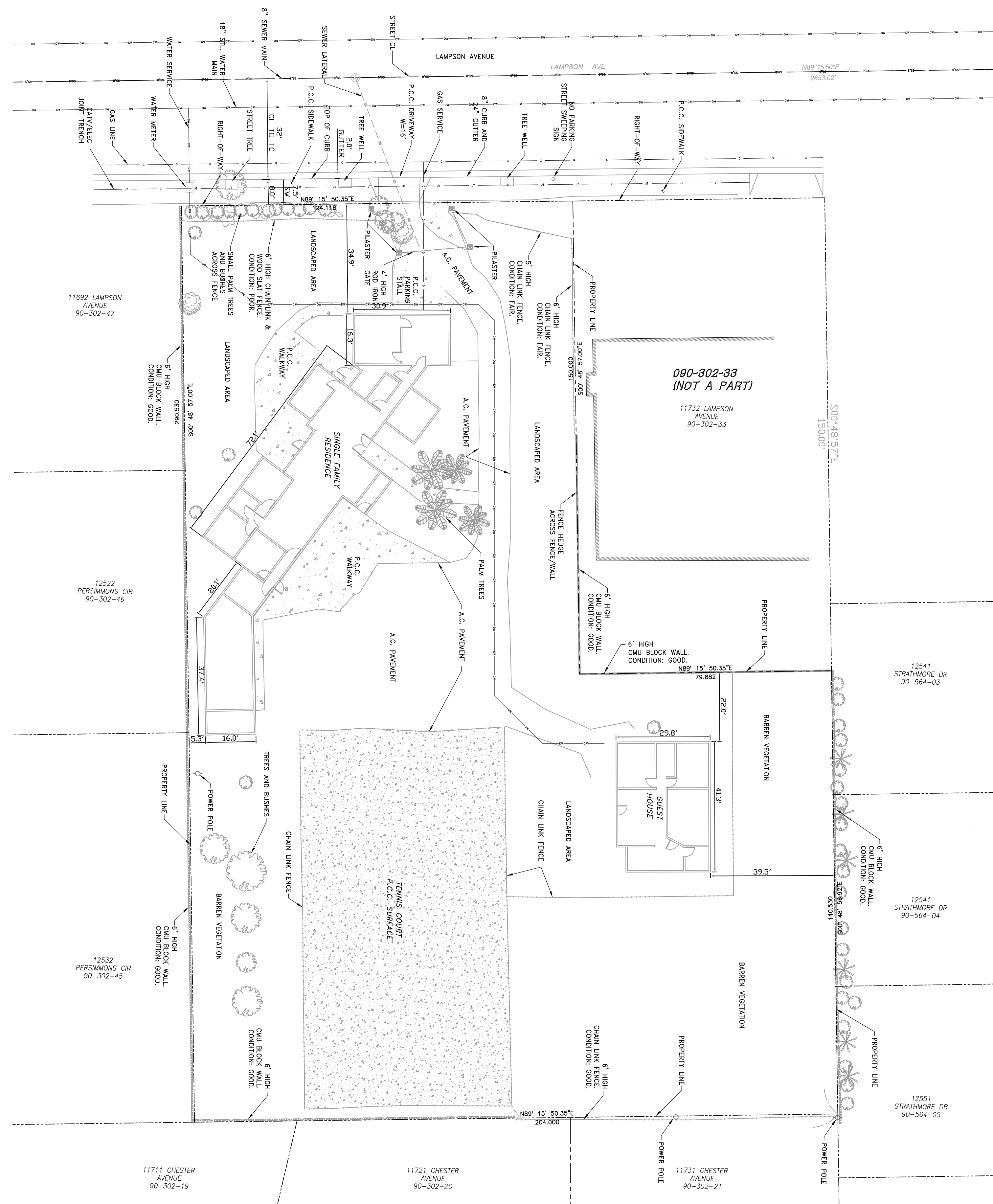
LEGEND

-  SUBJECT SITE(S) – 11712 LAMPSON AVENUE
-  300 FOOT RADIUS

NOTES

1. SITE ADDRESSES – 11712 LAMPSON AVENUE
2. ZONING: R-1 (SINGLE-FAMILY RESIDENTIAL)
3. GENERAL PLAN: LOW DENSITY RESIDENTIAL

EXISTING SITE PLAN
11712 LAMPSON AVENUE



LEGAL DESCRIPTION:
THE EAST 204.000 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

BENCHMARK # 05530
SQ SPIKE IN W. CURB
LAMPSON AVE 2FT W OF BC CURB RETURN SW CORNER OF WEST ST.
BM ELEVATION = 112.121'
ADJUSTED 1985, NGVD 1929'

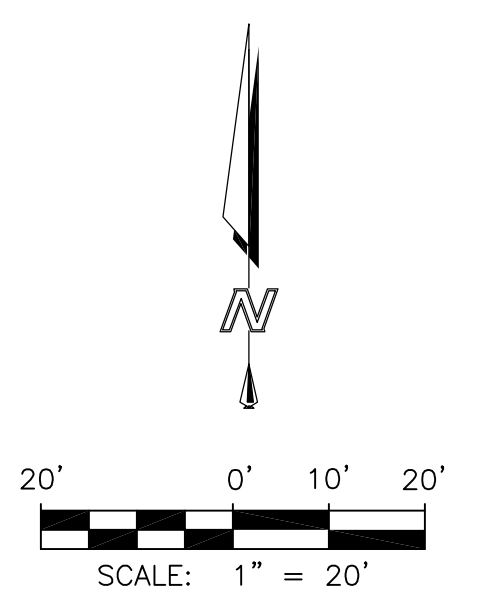
CONTOUR INTERVAL 0.50'

BASIS OF BEARINGS:
N89°15'50"E ALONG CENTERLINE STREET OF LAMPSON AVENUE.

PROJECT SITE DATA:
EXISTING LAND USE: RESIDENTIAL (R-1-7)
A.P.N. 090-302-40
LOT SIZE = 1.08 ACRES

LEGEND

- CONCRETE AREAS
- CMU BLOCK WALK
- SS SEWER LINE
- DW WATER LINE
- G GAS LINE
- JT JOINT TRENCH
- ASPH: ASPHALT
- BW: BACK OF WALK
- CL: CENTERLINE
- CMU: CONCRETE MASONRY UNIT
- CP: CONTROL POINT
- DW: DOMESTIC WATER
- EP: EDGE OF PAVEMENT
- FL: FLOWLINE
- GM: GAS METER
- GRND: GROUND
- PCC: PORTLAND CEMENT CONCRETE
- PP: POWER POLE
- TC: TOP OF CURB
- WM: WATER METER



SP-081-2020TE2
TT-18181TE2

G-

PLANS PREPARED BY:

CEI
CONSULTING CIVIL ENGINEERS
18800 AMAR RD., SUITE 815, WALNUT, CA 91789
(626) 667-8676

JOAQUIN CERVANTES, P.E., RCE 70635

DESCRIPTION	BY	DATE	REVISIONS	DATE
DRAWN BY	JD	9/20/19		
DESIGNED BY	JD	9/20/19		
REVISED BY	JD	9/20/19		
AS-BUILTS				

CITY OF GARDEN GROVE

EXISTING SITE PLAN

11712 LAMPSON AVENUE, GARDEN GROVE, CA

DATE: 09/20/2019 SHEET 1 OF 1 SHEETS

SITE PLAN
11712 LAMPSON AVENUE
GARDEN GROVE, CA 92840

LEGAL DESCRIPTION

SEC 33 T 4 R 10 E 240E 1/2 NW 1/2 SE 1/4 EX S 990FT & E 80 FT N 190FT & PORTION TO STREET.

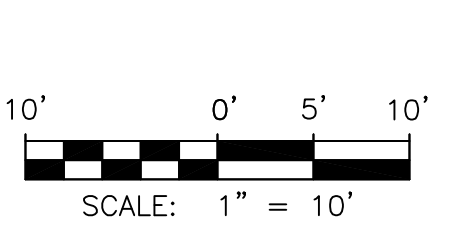
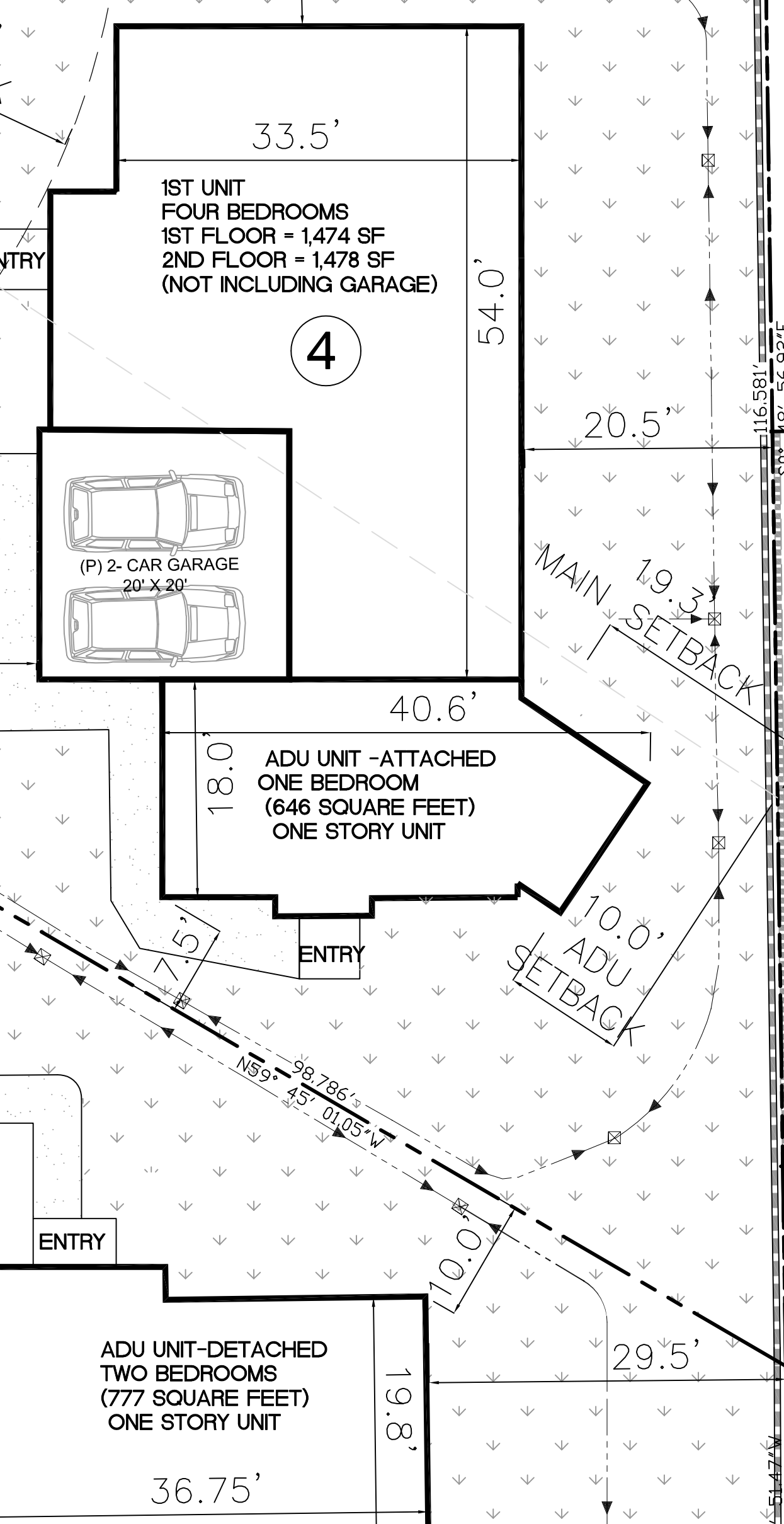
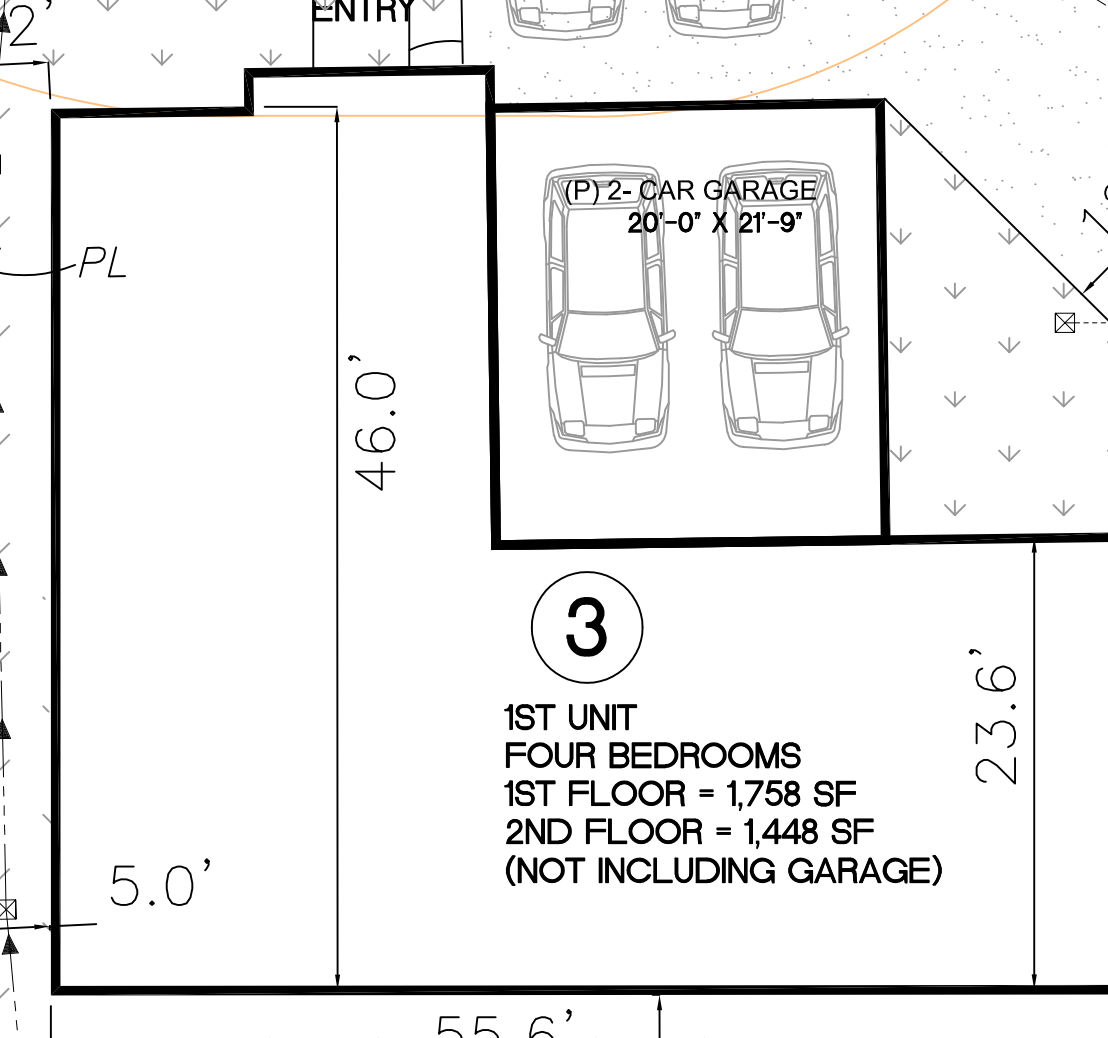
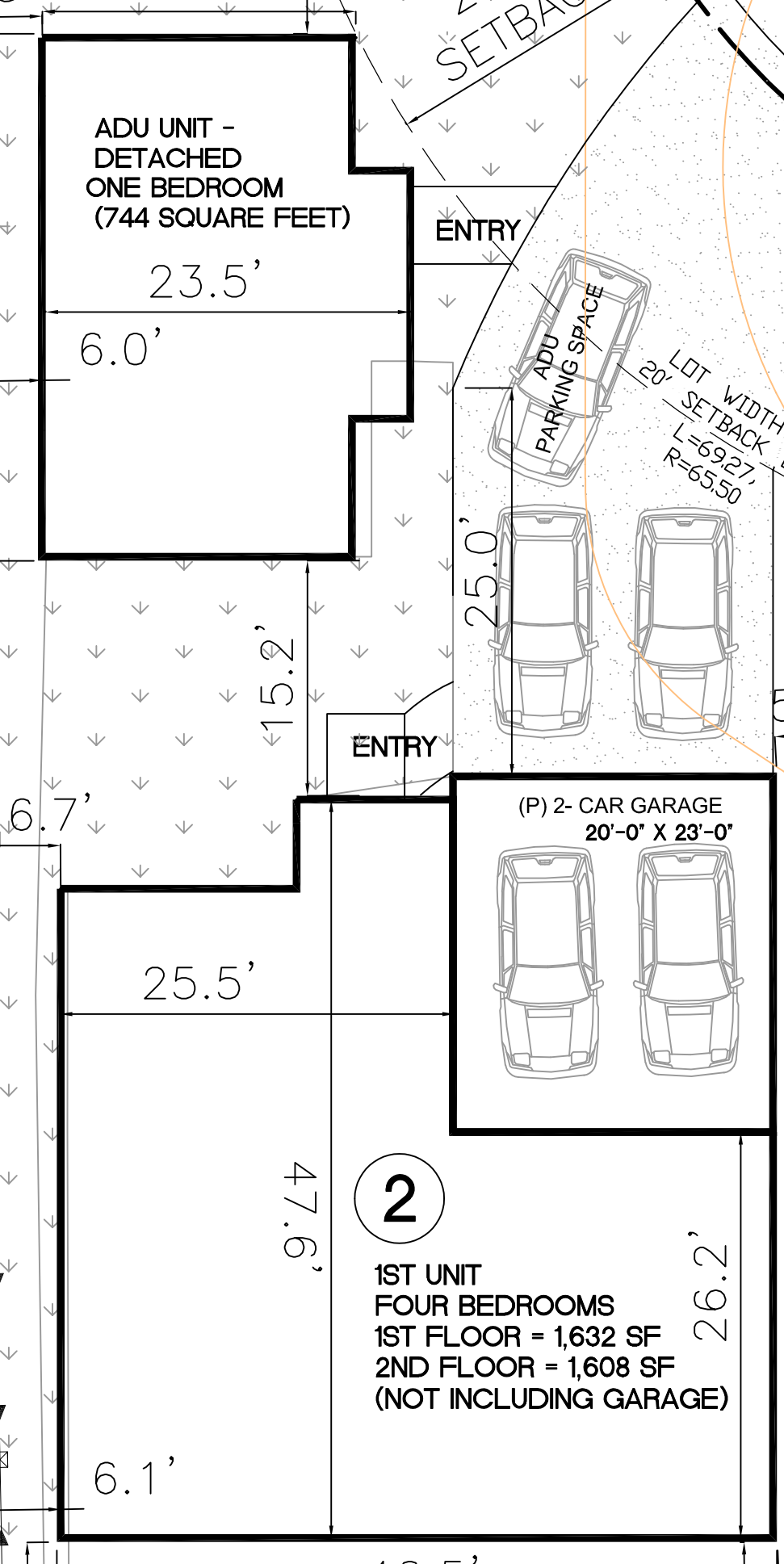
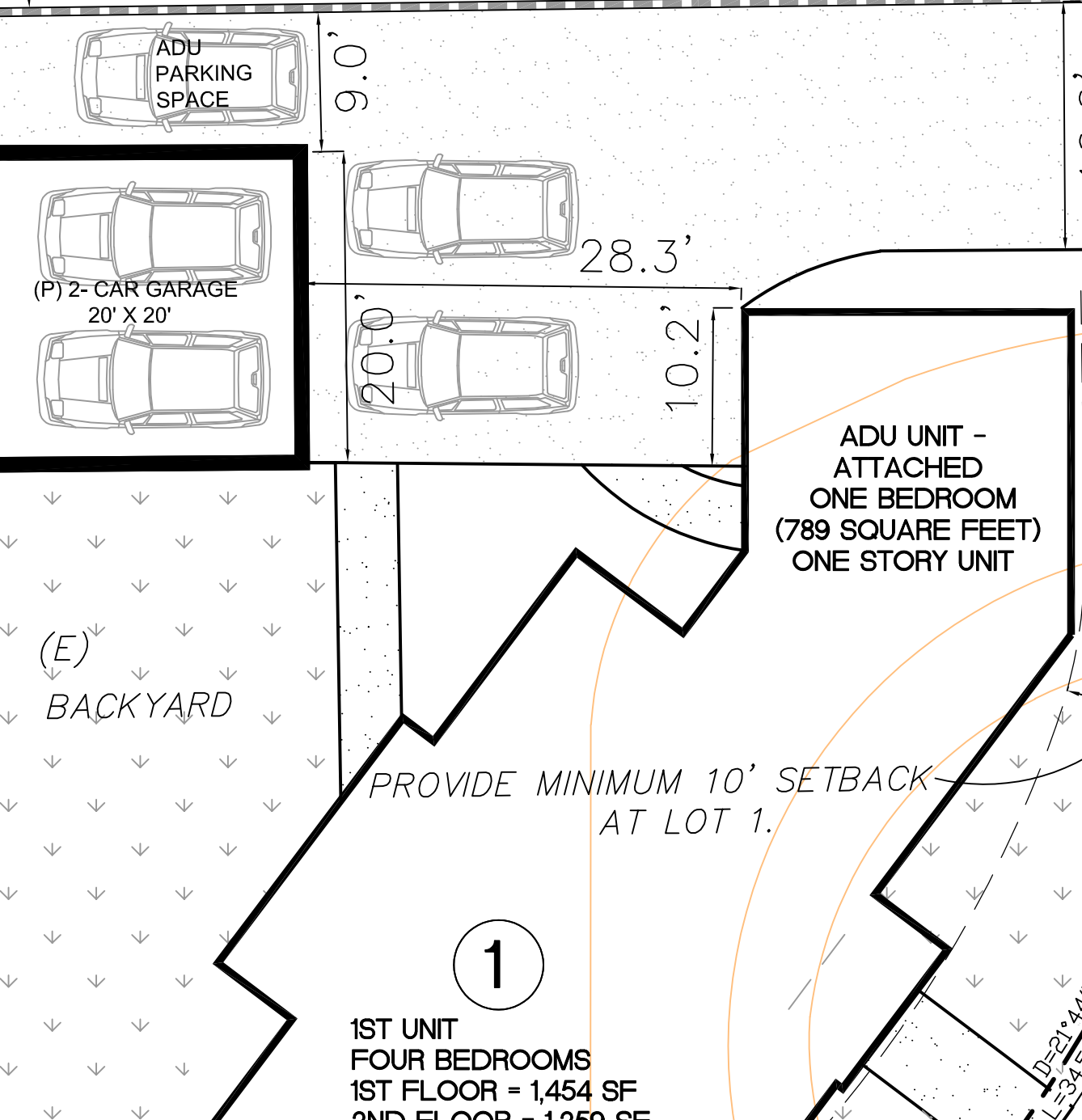
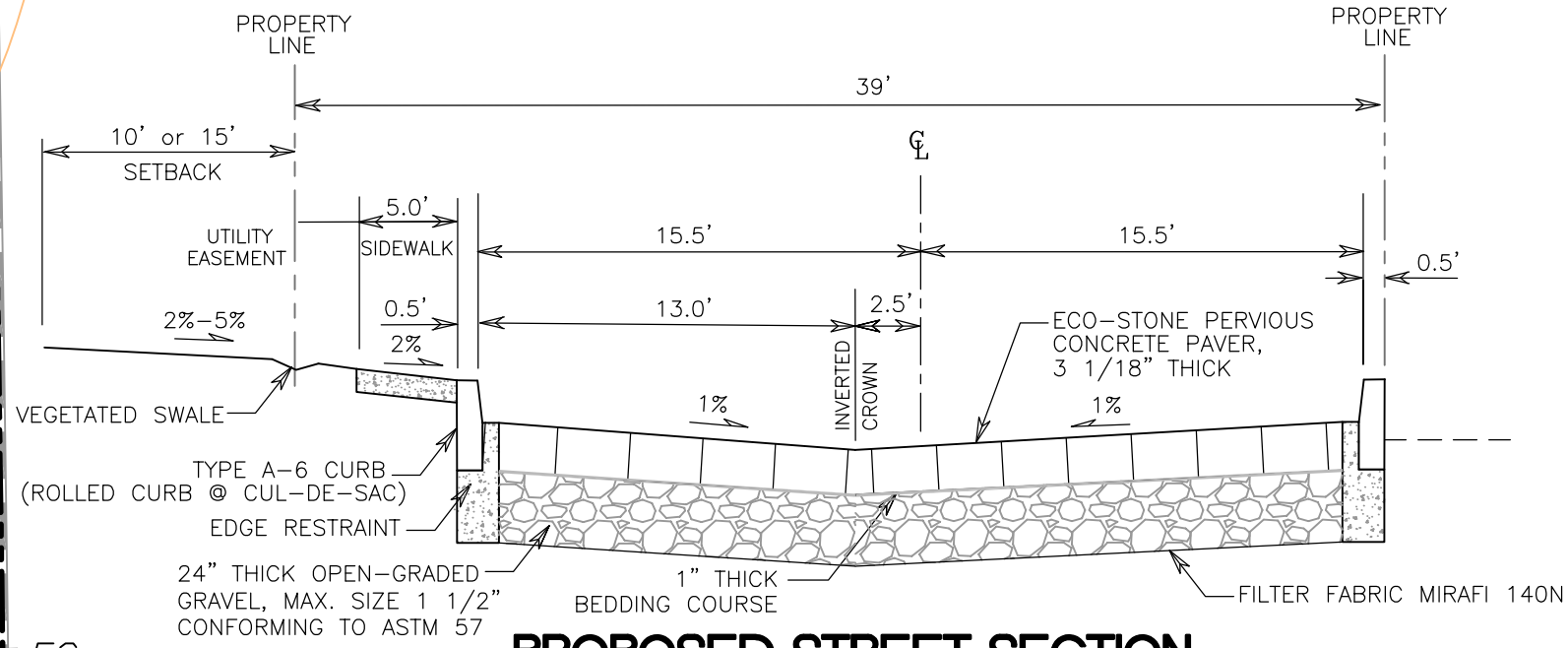
EXISTING LAND USE: RESIDENTIAL (R-1-7)
 PROPOSED LAND USE: RESIDENTIAL
 A.P.N. 090-302-40
 SITE AREA: 1.08 ACRES
 OWNER: MR. NHAN VUONG
 ADDRESS: 11712 LAMPSON AVE.
 GARDEN GROVE, CA. 92840

LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT (9500 LUMENS)
- ▨ PROPOSED PCC PAVEMENT/DRIVEWAY/WALK
- ▨ PROPOSED LANDSCAPED AREA
- ▨ PROPOSED TREATMENT BMP: PERMEABLE PAVERS 951.6 S.F. REQUIRED, 1,088 S.F. PROVIDED. SEE PRELIMINARY WOMP.
- ▨ PROPOSED CONCRETE BLOCK WALL. MINIMUM 6" HIGH FROM ON-SITE FINISHED GRADE.
- PROPOSED VEGETATED SWALE FLOW LINE & PVC AREA DRAIN SYSTEM CENTERLINE
- STREET LIGHT FOOT CANDLES

LOT AREA BREAKDOWN

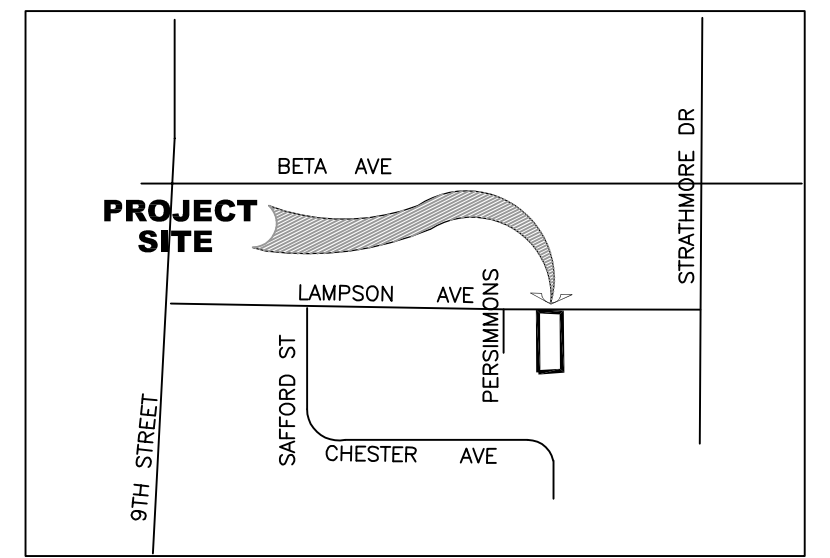
LOT 1:	LOT 2:
MAIN RESIDENCE - 2 STORY - 2,713 SF 4-BED + LOFT / 3.5 BATHS 2 CAR GARAGE - 441 SF COVERED PATIO - 272 SF PORCH - 54 SF SECOND FLOOR CANTILEVER - 19 SF GROSS AREA - 3,499 SF ADU - 1 STORY (ATTACHED) - 789 SF 1 BED / 1 BATH OPEN PARKING SPACE - 210 SF ENTRY OVERHANG - 11 SF GROSS AREA - 800 SF FIRST FLOOR - 1,454 SF + 789 SF (ADU) = 2,243 SF SECOND FLOOR - 1,259 SF TOTAL LIVING AREA - 3,502 SF TOTAL GROSS AREA - 4,310 SF LOT AREA - 10,031 SF FOOTPRINT - (3,010 SF + 19 SF + 11 SF) = 3,040 SF DRIVEWAY + ADU PARKING SPACE = 600 SF LOT COVERAGE = (3,040 SF / 10,031 SF) = 30.29% LANDSCAPE AREA = 6,391 SF BUILDING HEIGHT - 28'-4"	MAIN RESIDENCE - 2 STORY - 3,240 SF 4-BR + LOFT + GAME RM / 4 BATHS 2 CAR GARAGE - 465 SF PORCH - 50 SF BALCONY - 100 SF GROSS AREA - 3,890 SF ADU - 1 STORY - 720 SF 1-BR / 1 BATH GROSS AREA - 720 SF SECOND FLOOR - 1,608 SF FIRST FLOOR - 1,632 SF + 744 SF (ADU) = 2,376 SF SECOND FLOOR - 1,608 SF TOTAL LIVING AREA - 3,984 SF TOTAL GROSS AREA - 4,580 SF LOT AREA - 8,312 SF FOOTPRINT AREA - 3,010 SF DRIVEWAY - 600 SF LOT COVERAGE = (3,610 SF / 8,312 SF) = 43.43% LANDSCAPE AREA - 4,702 SF BUILDING HEIGHT - 28'-9"
LOT 3:	LOT 4:
MAIN RESIDENCE - 2 STORY - 3,206 SF 4-BR + GAME ROOM + LOFT 4 BATHS 2 CAR GARAGE - 470 SF PORCH - 30 SF BALCONY - 113 SF GROSS AREA - 4,238 SF ADU - 1 STORY (ATTACHED) - 777 SF 2-BR / 2 BATHS 1 CAR GARAGE - 233 SF GROSS AREA - 1,000 SF FIRST FLOOR - 1,758 SF + 777 SF (ADU) = 2,535 SF SECOND FLOOR - 1,448 SF TOTAL LIVING AREA - 3,983 SF TOTAL GROSS AREA - 4,819 SF LOT AREA - 10,520 SF TOTAL FOOTPRINT = 3,438 SF DRIVEWAY - 600 SF LOT COVERAGE = (4,038 SF / 10,520 SF) = 38.38% LANDSCAPE AREA - 6,482 SF MAX BUILDING HEIGHT - 27'-8"	MAIN RESIDENCE - 2 STORY - 2,952 SF 4-BR + GAME RM + LOFT / 3 BATHS 2 CAR GARAGE - 422 SF PORCH - 108 SF 2ND FLR CANTILEVER (FRONT) - 14 SF 2ND FLR CANTILEVER (REAR) - 39 SF GROSS AREA - 3,781 SF ADU - 1 STORY (ATTACHED) - 646 SF 1 BED / 1 BATH PORCH - 15 SF GROSS AREA - 664 SF FIRST FLOOR - 1,474 SF + 646 SF (ADU) = 2,120 SF SECOND FLOOR - 1,478 SF TOTAL LIVING AREA - 3,598 SF TOTAL GROSS AREA - 4,191 SF LOT AREA - 7,783 SF FOOTPRINT AREA - 2,833 SF + 14 SF + 39 SF = 2,886 SF DRIVEWAY - 600 SF LOT COVERAGE = (3,486 SF / 7,783 SF) = 44.79% LANDSCAPE AREA - 4,297 SF BUILDING HEIGHT - 26'-10"



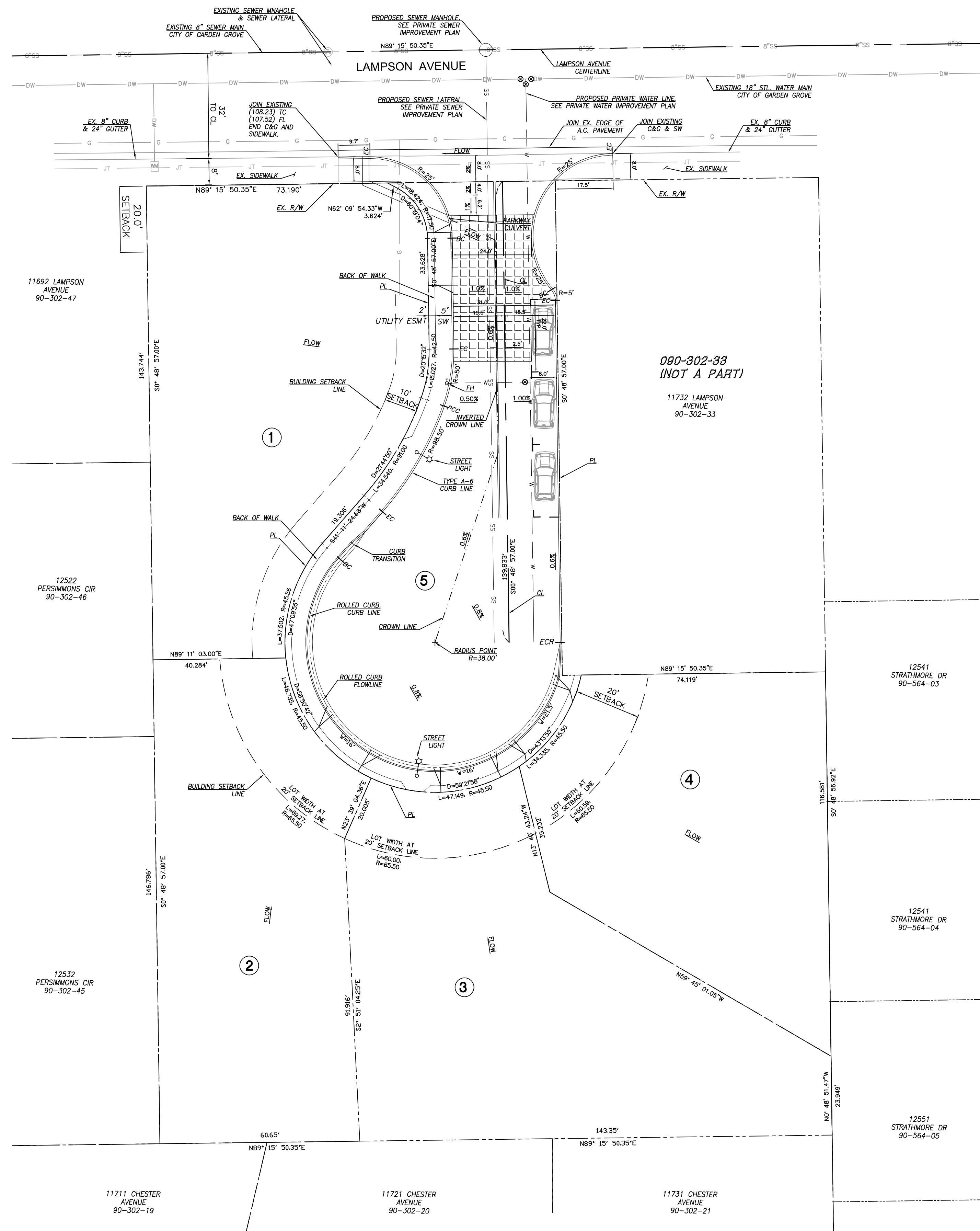
PLANS PREPARED BY:
CEI
 CONSULTING CIVIL ENGINEERS
 18800 AMAR ROAD, SUITE B13, WALNUT, CA 91789
 (626) 667-8678

11712 LAMPSON AVENUE
 GARDEN GROVE, CA 92840
 SHEET 1 OF 1 SHEETS
SITE PLAN

11712 LAMPSON AVENUE SITE PLAN 2020.DWG 03/03/2020



VICINITY MAP
NOT TO SCALE



OWNER:
MR. NHAN VUONG
11712 LAMPSON AVE.
GARDEN GROVE, CA. 92840
(714) 931-6044

PROJECT SITE DATA:
EXISTING & PROPOSED LAND USE: RESIDENTIAL (R-1-7)
A.P.N. 090-302-40
LOT SIZE = 1.08 ACRES

LEGAL DESCRIPTION:
THE EAST 204.000 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

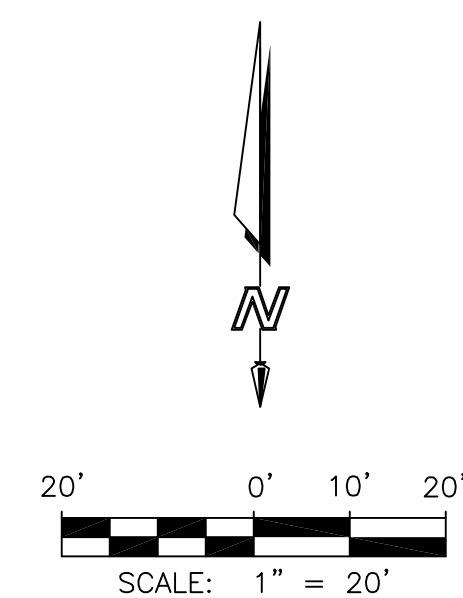
BENCHMARK # 05530
SQ SPIKE IN W. CURB
LAMPSON AVE 2FT W OF BC CURB RETURN SW CORNER OF WEST ST.
BM ELEVATION = 112.121'
ADJUSTED 1985, NGVD 1929'

BASIS OF BEARINGS:
N89°15'50"E ALONG CENTERLINE STREET OF LAMPSON AVENUE.

LOT AREA BREAKDOWN

LOT 1:	10,031 S.F. [0.23 ACRES]	RESIDENTIAL
LOT 2:	8,312 S.F. [0.19 ACRES]	RESIDENTIAL
LOT 3:	10,520 S.F. [0.24 ACRES]	RESIDENTIAL
LOT 4:	7,783 S.F. [0.18 ACRES]	RESIDENTIAL
LOT 5:	10,638 S.F. [0.24 ACRES]	STREET, SIDEWALK, & UTILITY BUFFER
TOTAL AREA:	47,284 S.F. [1.08 ACRES]	

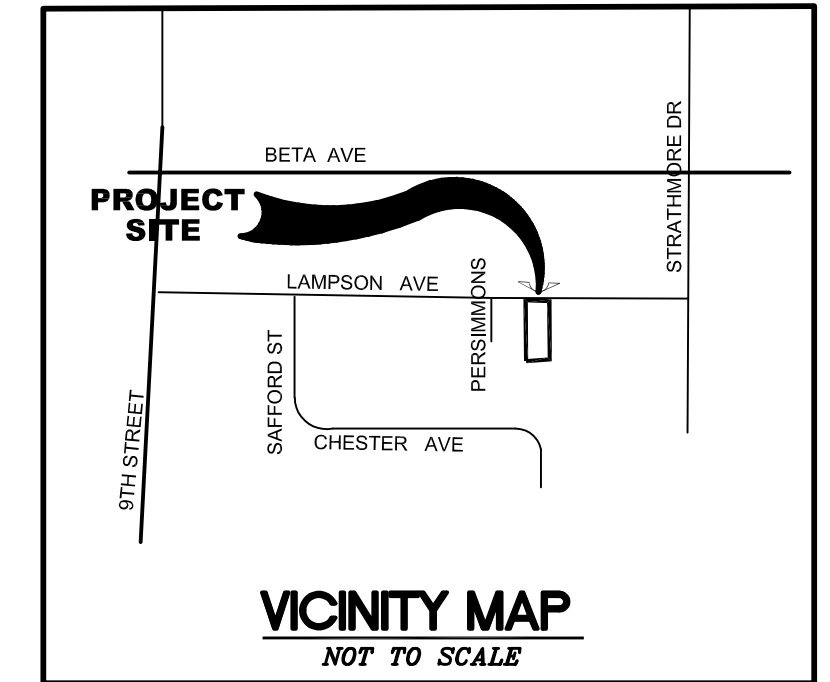
PROPOSED TREATMENT BMP: PERMEABLE CONCRETE PAVER SECTION. 951.6 S.F. REQUIRED. 1,088 S.F. PROVIDED. SEE WQMP REPORT.



PLANS PREPARED BY:
CEI
CONSULTING CIVIL ENGINEERS
18800 AMAR RD., SUITE B15, WALNUT, CA 91789
(626) 667-6676
Joaquin Cervantes, P.E., RCE 70635

DESCRIPTION	BY	DATE	REVISIONS	DATE
DRAWN BY	JD	2/10/20		
DESIGNED BY	JD	2/10/20		
REVISED BY	JD	2/10/20		
AS-BUILTS				

CITY OF GARDEN GROVE
TENTATIVE TRACT MAP
TRACT NO. 18181
11712 LAMPSON AVENUE, GARDEN GROVE, CA
DATE: 02/10/2020
SHEET 1 OF 1 SHEETS



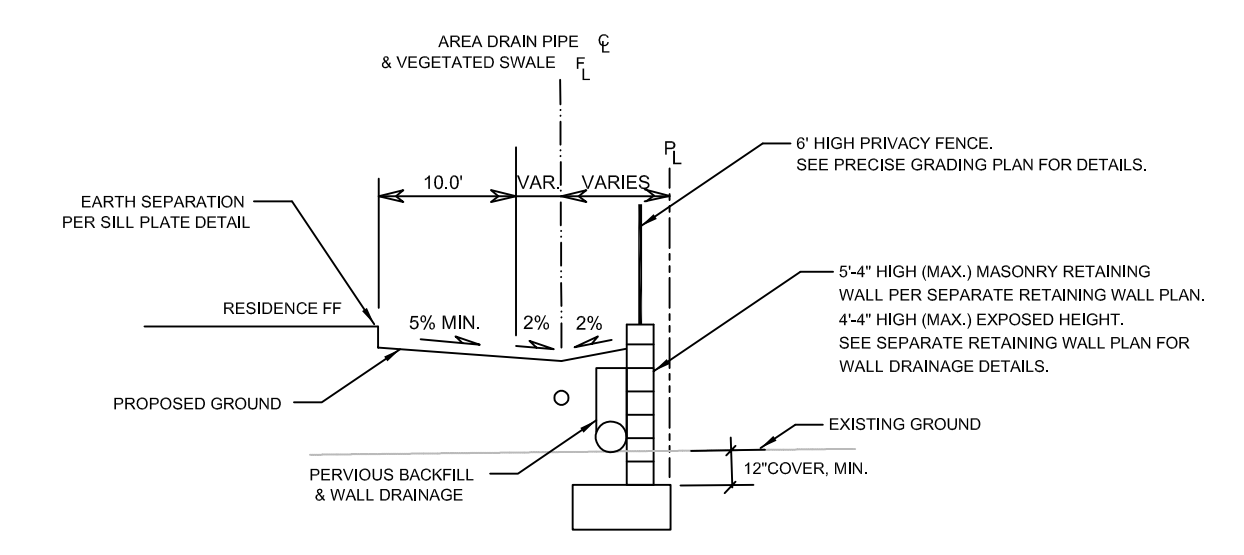
EXISTING LAND USE: RESIDENTIAL (R-1-7)
 PROPOSED LAND USE: RESIDENTIAL
 A.P.N. 090-302-40
 OWNER: VUONG NHAN QUI
 ADDRESS: 11712 LAMPSON AVE.
 GARDEN GROVE, CA. 92840

PROPOSED PLANTING LIST

TREES	HT.	SP.
CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	20'	20'
CHILOPSIS LINEARIS DESERT WILLOW	20'	20'
ACACIA COVEYNI BLUE BUSH	15'	15'
TRISTANIOPSIS LAURINA WATER GUM	20'	20'
ITALIAN CYPRESS TREES	16'	16'

SHRUBS, VINES & GROUNDCOVERS

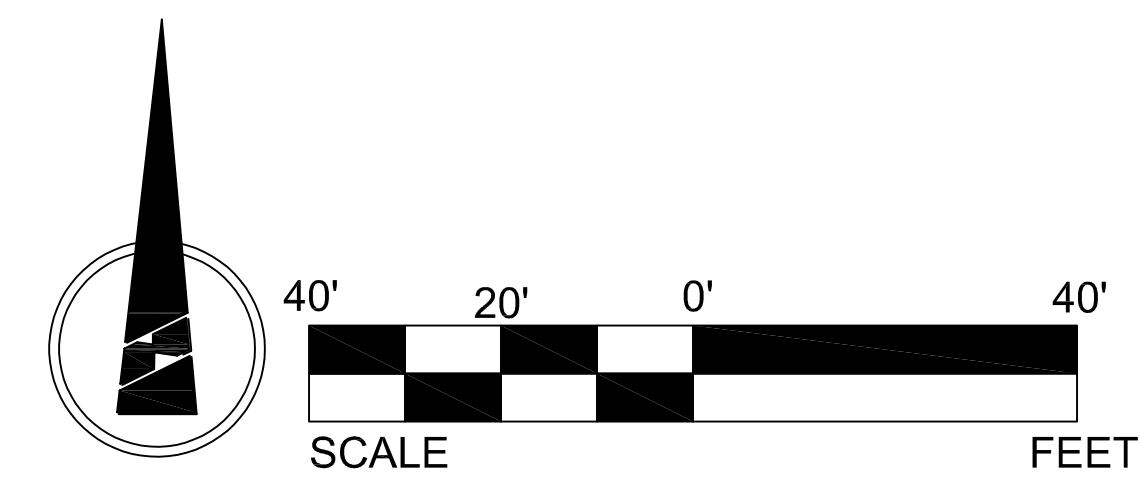
- DIANELLA REVOLUTA
- LITTLE REV
- LOMANDRA LONGIFOLIA
- NYALLA
- CHONDRPOTELUM TECTORUM
- THATCH REED
- ALOE STRIATA
- CORAL ALOE
- SENECIO FICOIDES REPENS
- KLEINIA
- GAZANIA RIGENS
- TRAILING GAZANIA
- NANDINA DOMESTICA 'COMPACTA'
- DWARF HEAVENLY BAMBOO
- PANDOREA JASMINOIDES
- BOWER VINES
- MACFADYENA UNGUIS-CACTI
- YELLOW TRUMPET VINE



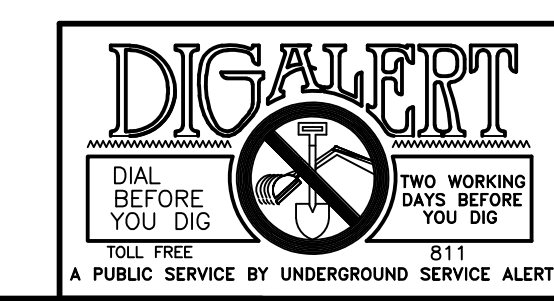
NEW RETAINING BLOCK WALL WITH WOOD PRIVACY FENCE ABOVE
 TYPICAL SECTION
 NO SCALE

GENERAL CONCEPTUAL LANDSCAPE NOTES:

- ALL LANDSCAPE CONSTRUCTION DOCUMENTS AND INSTALLATIONS SHALL COMPLY WITH THE CITY OF GARDEN GROVE MUNICIPAL CODE SECTION 9.08.040.040 AND THE CITY OF GARDEN GROVE LANDSCAPE WATER EFFICIENCY PROVISIONS, APPENDIX 1, TITLE 9.
- SOIL SAMPLE WILL BE TAKEN AND WILL BE TESTED PER SECTION 2.3 OF THE OF GARDEN GROVE LANDSCAPE WATER EFFICIENCY PROVISIONS, APPENDIX 1, TITLE 9.
- AUTOMATIC IRRIGATION SYSTEM WILL BE DESIGNED AND IMPLEMENTED IN COMPLIANCE WITH THE CITY OF GARDEN GROVE LANDSCAPE WATER EFFICIENCY PROVISIONS, APPENDIX 1, TITLE 9.
- ALL PLANTING AREAS WILL BE IRRIGATED AND MAINTAINED REGULARLY TO KEEP FUEL LOW WITH THE INTENTION OF WILDFIRE PREVENTION.
- ALL PROPOSED TREE LOCATIONS ARE SELECTED FOR THE PURPOSE OF PROVIDING SHADE; COLOR AND TEXTURE FOR AESTHETIC PURPOSE. ALL TREES WILL BE MAINTAINED AND KEPT LOWER THAN TOP OF ROOF EAVES WITH THE INTENTION OF WILDFIRE PREVENTION.



PRELIMINARY LANDSCAPE PLAN FOR:
 LOTS 1, 2, 3 & 4
 RESIDENTIAL RE-DEVELOPMENT
 11712 LAMPSON AVE
 GARDEN GROVE, CALIFORNIA



PLANS PREPARED BY:
CEJ CONSULTING CIVIL ENGINEERS
 18800 AMAR ROAD, SUITE B13
 WALNUT, CA 91799
 (926) 667-0676

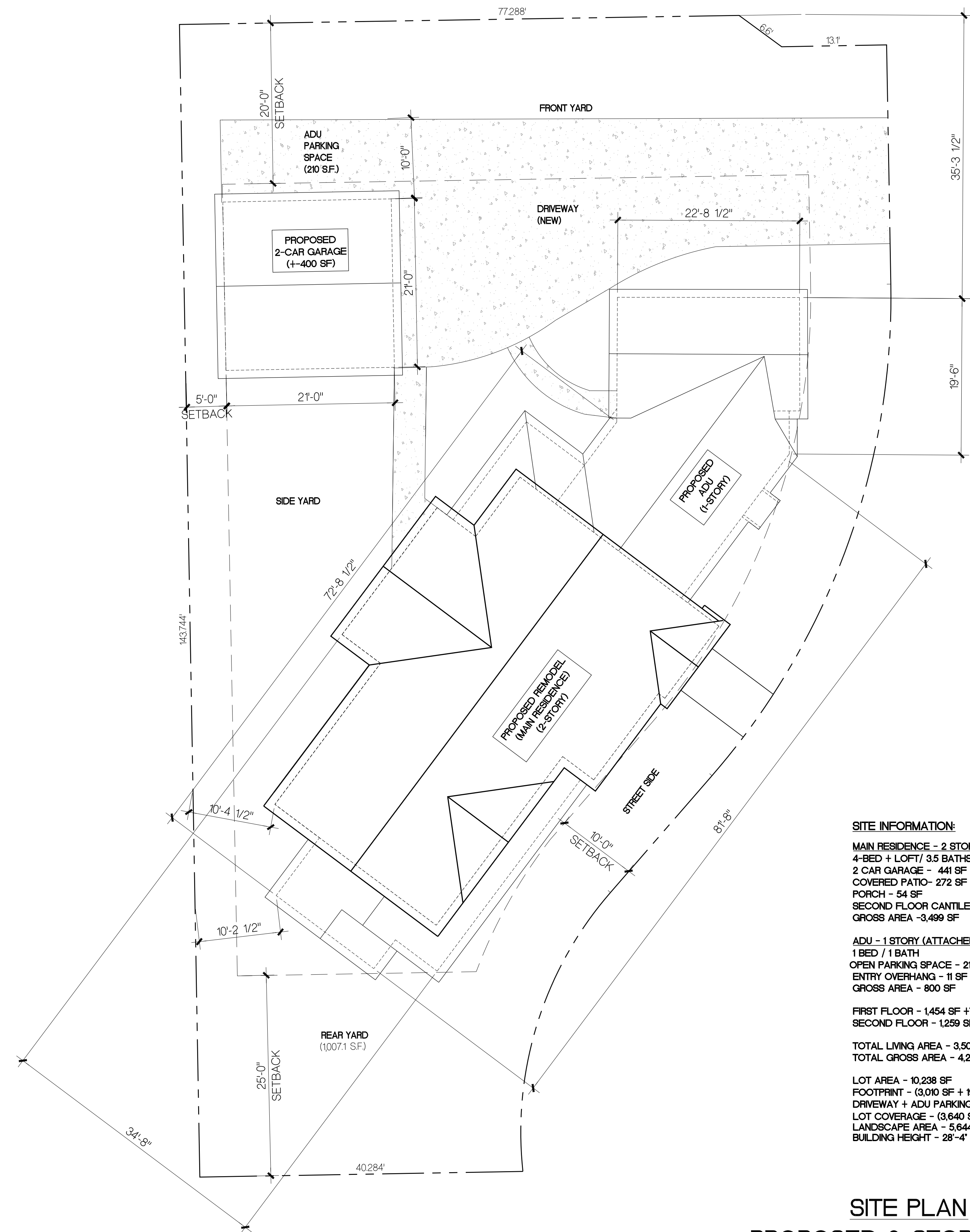
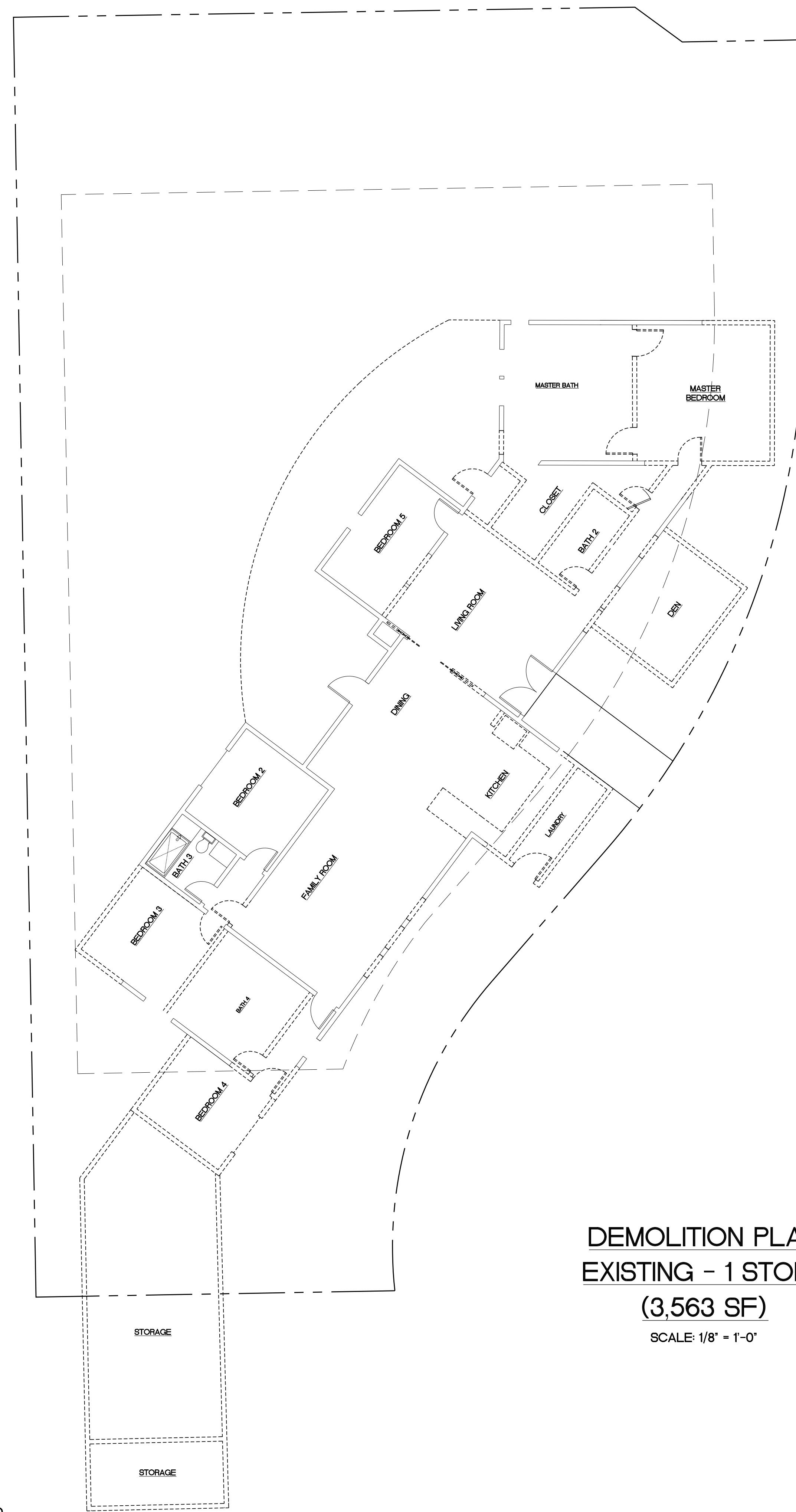
PROJECT NO. _____
 V.T.M. _____

CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS

DESCRIPTION	BY	DATE	REVISIONS	DATE
DRAWN BY	M.E.	5/21/19		
DESIGNED BY				
CHECKED BY				
AS-BUILTS				

JOAQUIN CERVANTES, P.E., ROC 70635

SHEET 1 OF 1 SHEETS



SITE INFORMATION:
 MAIN RESIDENCE - 2 STORY - 2,773 SF
 4-BED + LOFT/ 3.5 BATHS
 2 CAR GARAGE - 441 SF
 COVERED PATIO- 272 SF
 PORCH - 54 SF
 SECOND FLOOR CANTILEVER - 19 SF
 GROSS AREA - 3,499 SF

ADU - 1 STORY (ATTACHED) - 789 SF
 1 BED / 1 BATH
 OPEN PARKING SPACE - 210 SF
 ENTRY OVERHANG - 11 SF
 GROSS AREA - 800 SF

FIRST FLOOR - 1,454 SF + 789 SF (ADU) = 2,243 SF
 SECOND FLOOR - 1,259 SF

TOTAL LIVING AREA - 3,502 SF
 TOTAL GROSS AREA - 4,299 SF

LOT AREA - 10,238 SF
 FOOTPRINT - (3,010 SF + 19 SF + 11 SF) = 3,040 SF
 DRIVEWAY + ADU PARKING SPACE = 600 SF
 LOT COVERAGE - (3,640 SF/10,238 SF) = 35.6%
 LANDSCAPE AREA - 5,644 SF
 BUILDING HEIGHT - 28'-4"

LAMPSON SINGLE FAMILY HOMES

LOT 1 - OVERALL PLANS

LOT NO. 1

11712 LAMPSON AVENUE
GARDEN GROVE CA, CALIFORNIA, 92840

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

REPRESENTATION ONLY

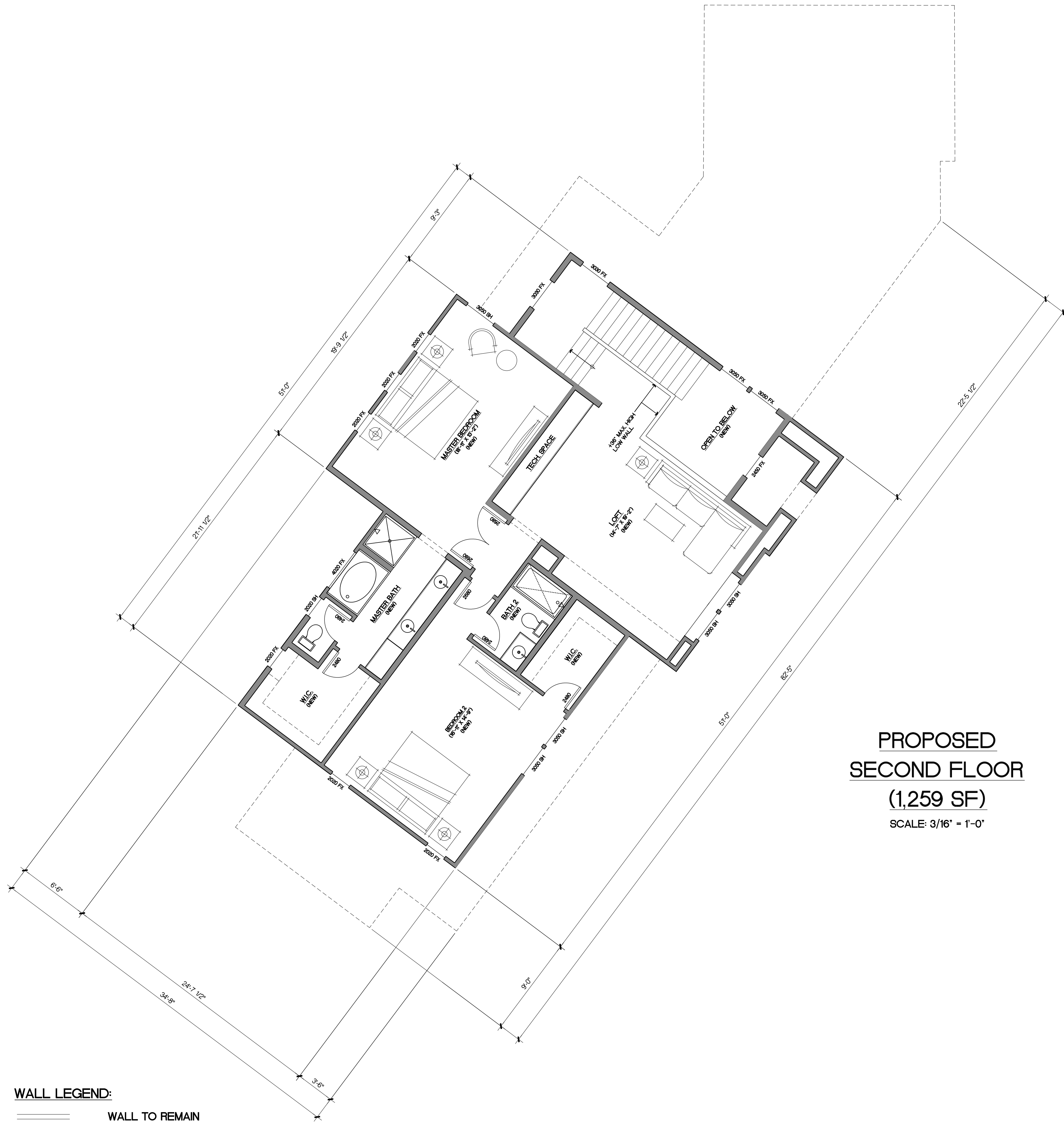
FLOOR PLANS SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT FINAL SUBTLE VARIATIONS IN FINAL DESIGN AND CONSTRUCTION DUE TO FINAL DESIGN DETAILING

PREPARED FOR:
MR. NHAN VUONG
11712 LAMPSON AVE
GARDEN GROVE CA

PREPARED BY:
CEJ CONSULTING CIVIL ENGINEERS
8800 AMAR RD, SUITE B13
WALNUT, CA. 91789
(626) 667-8676

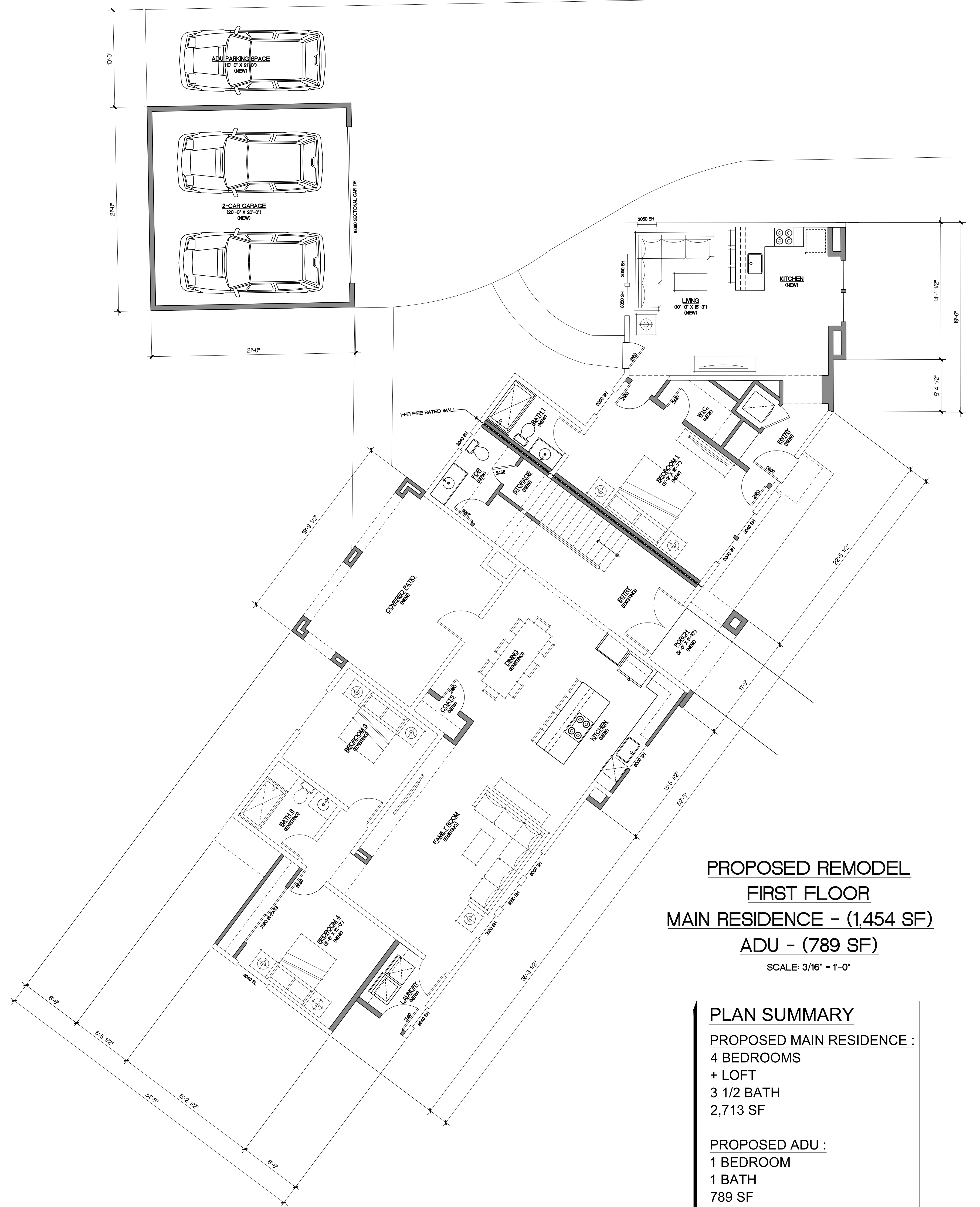
DATE: 11.11.19
PROJECT NO.:
SHEET: A1.0





**PROPOSED
SECOND FLOOR**
(1,259 SF)
SCALE: 3/16" = 1'-0"

WALL LEGEND:
 ——— WALL TO REMAIN
 ——— NEW WALL



**PROPOSED REMODEL
FIRST FLOOR**
MAIN RESIDENCE - (1,454 SF)
ADU - (789 SF)
SCALE: 3/16" = 1'-0"

PLAN SUMMARY
PROPOSED MAIN RESIDENCE :
 4 BEDROOMS
 + LOFT
 3 1/2 BATH
 2,713 SF
PROPOSED ADU :
 1 BEDROOM
 1 BATH
 789 SF
3,502 SF TOTAL

LAMPSON SINGLE FAMILY HOMES

LOT 1 - FLOOR PLANS

SCALE: 3/16" = 1'-0"

LOT NO. 1



11712 LAMPSON AVENUE
GARDEN GROVE CA, CALIFORNIA, 92840

REPRESENTATION ONLY

FLOOR PLANS SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT FINAL SUBTLE VARIATIONS IN FINAL DESIGN AND CONSTRUCTION DUE TO FINAL DESIGN DETAILING

PREPARED FOR:
MR. NHAN VUONG
11712 LAMPSON AVE
GARDEN GROVE CA

PREPARED BY:
CEJ CONSULTING CIVIL ENGINEERS
8800 AMAR RD. SUITE B13
WALNUT, CA. 91789
(626) 667-8676

DATE: 11.11.19
PROJECT NO.:
SHEET: **A1.1**



FRONT ELEVATION

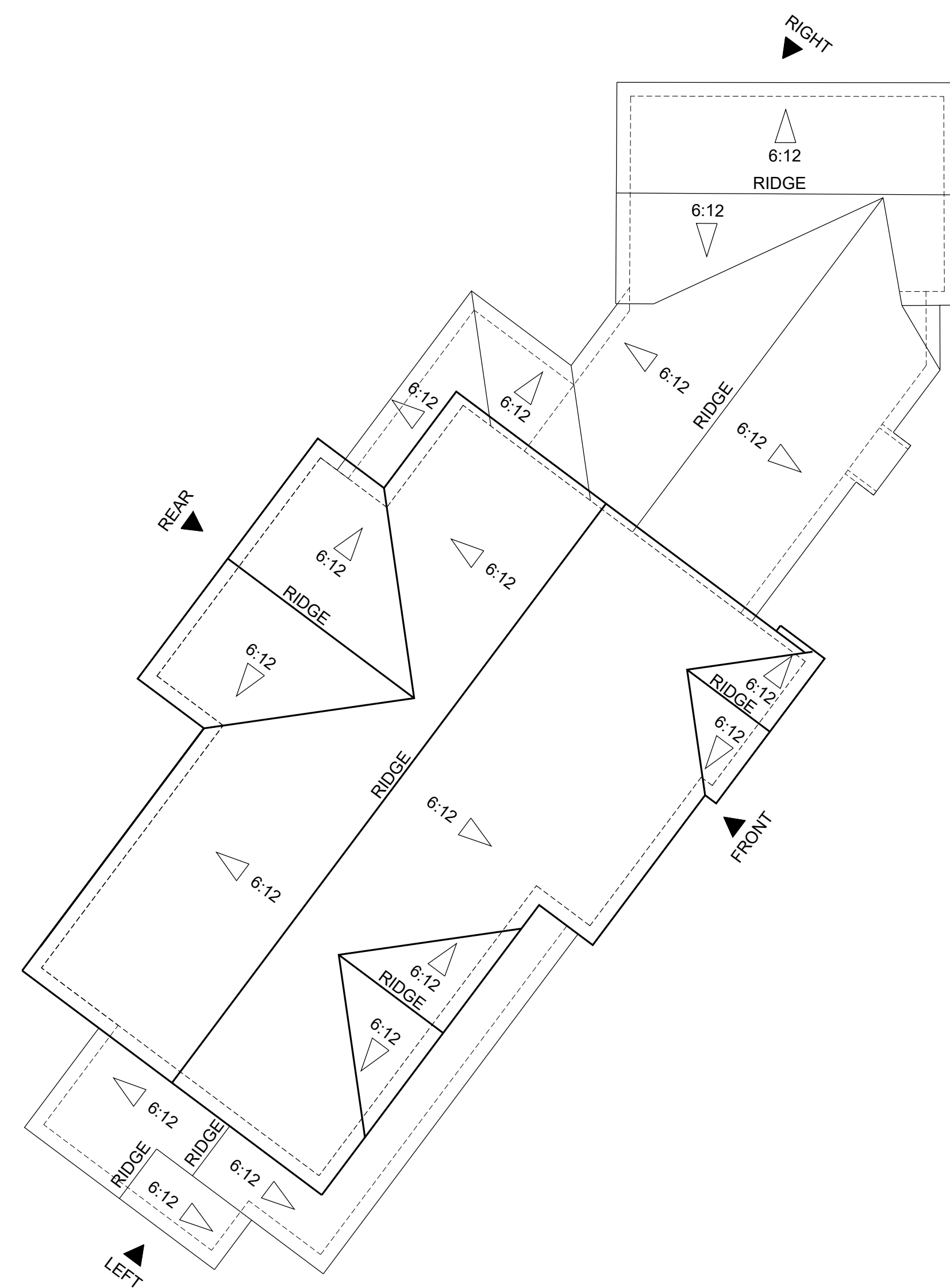
SCALE: 1/4" = 1'-0"

PLAN 1 - MATERIAL LEGEND:

- 1. FLAT TILE ROOFING
- 2. STUCCO
- 3. METAL GARAGE DOORS
- 4. PERIMETER FENCING
- 5. LIGHT FIXTURE
- 6. SINGLE HUNG VINYL WINDOWS
- 7. STUCCO TRIM
- 8. STONE VENEER
- 9. DECORATIVE CORBEL
- 10. DECORATIVE SHUTTERS
- 11. OUTLOOKER AND KICKER
- 12. LAP SIDING

PLAN 1 - COLOR LEGEND:

- STUCCO BODY - La Habra Hacienda 82 (59)
- TRIM FASCIA - SW 7705 Wheat Penny
- GARAGE DOOR - Wood Tone (See Specifications)
- ACCENT - SW 2838 Polished Mahogany
- LAPSIDING - SW 7536 Bitterweet Stem
- ROOF TILE - Eagle - 357 Live Oak - Ponderosa
- STONE VENEER - Eldorado - Weather Edge - Amber Falls



ROOF PLAN

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



RIGHT ELEVATION

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

LAMPSON SINGLE FAMILY HOMES

LOT 1 - ELEVATIONS

LOT NO. 1

11712 LAMPSON AVENUE
GARDEN GROVE CA, CALIFORNIA, 92840

REPRESENTATION ONLY

FLOOR PLANS SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT FINAL SUBTLE VARIATIONS IN FINAL DESIGN AND CONSTRUCTION DUE TO FINAL DESIGN DETAILING

PREPARED FOR:
MR. NHAN VUONG
11712 LAMPSON AVE
GARDEN GROVE CA

PREPARED BY:
CEJ CONSULTING CIVIL ENGINEERS
Engineers, Inc.
Civil Engineers
Land Surveyors
Land Planners

8800 AMAR RD, SUITE B13
WALNUT, CA, 91789
(626) 667-8876

DATE: 11.11.19
PROJECT NO.:
SHEET: **A1.2**



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



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

FROSTED GLASS IN ALL PROPOSED 2ND STORY
WINDOWS FACING REAR YARD, IN COMBINATION WITH 6'
HIGH PROPERTY LINE FENCE, WILL SATISFY 2ND STORY
PRIVACY PROVISION.

LAMPSON SINGLE FAMILY HOMES

LOT 1 - ELEVATIONS

LOT NO. 1

11712 LAMPSON AVENUE
GARDEN GROVE CA, CALIFORNIA, 92840

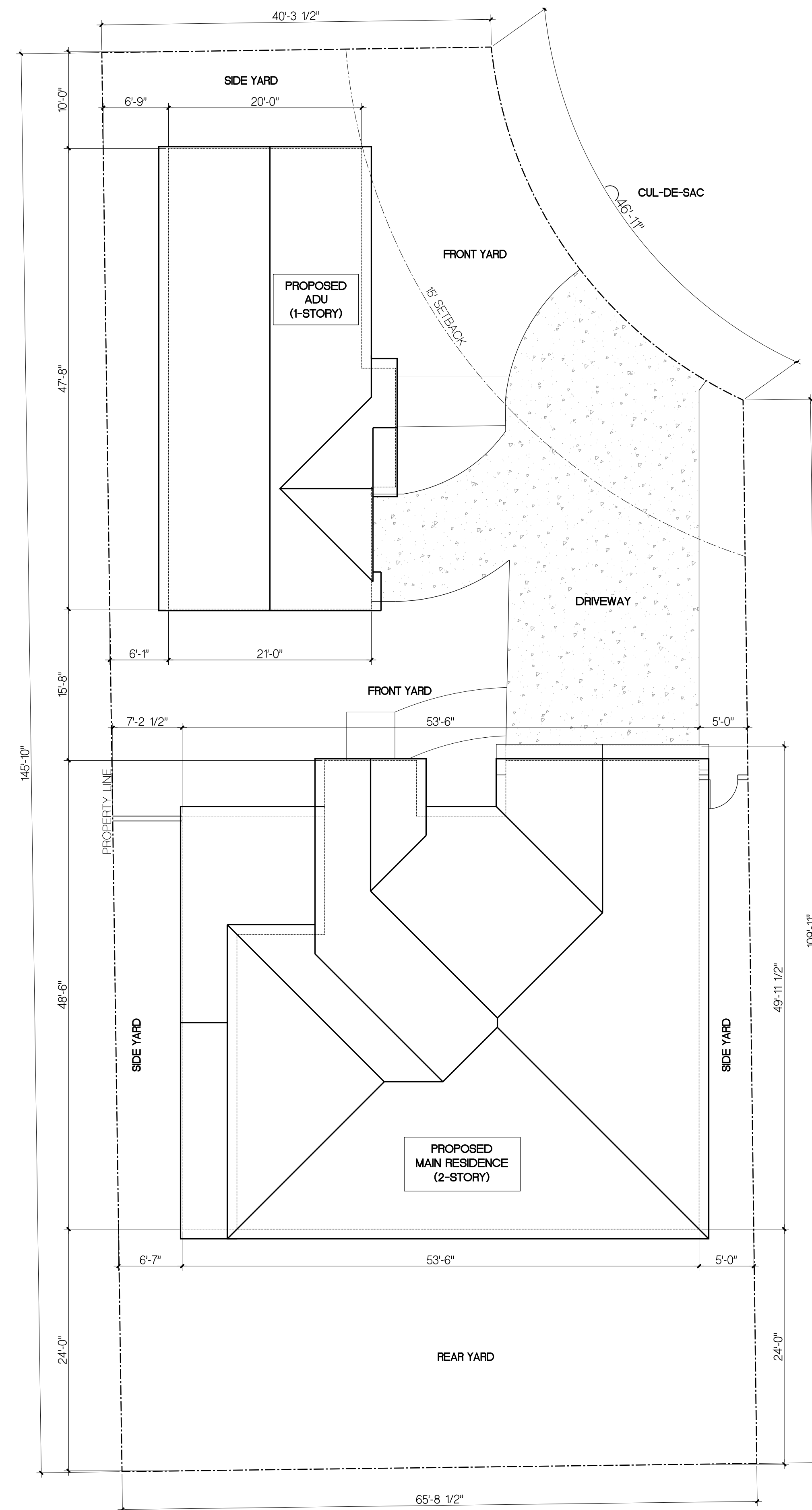
REPRESENTATION ONLY

FLOOR PLANS SHOWN ARE A REPRESENTATION OF THE
DESIGN INTENT AND MAY NOT REFLECT FINAL SUBTLE
VARIATIONS IN FINAL DESIGN AND CONSTRUCTION DUE
TO FINAL DESIGN DETAILING

PREPARED FOR:
MR. NHAN VUONG
11712 LAMPSON AVE
GARDEN GROVE CA

PREPARED BY:
CEJ
Consulting Civil Engineers
8800 AMAR RD. SUITE B13
WALNUT, CA. 91789
(626) 667-8876

DATE: 11.11.19
PROJECT NO.
SHEET
A1.3



SITE INFORMATION:

MAIN RESIDENCE - 2 STORY - 3,457 SF
 4-BR. + LOFT + GAME RM/ 4 BATHS
 2 CAR GARAGE - 485 SF
 PORCH - 55 SF
 BALCONY - 100 SF
 GROSS AREA - 4,097 SF

ADU - 1 STORY - 785 SF
 2-BR/ 2 BATHS
 1 CAR GARAGE - 215 SF
 GROSS AREA - 1,000 SF

FIRST FLOOR - 1,922 SF + 785 SF (ADU) = 2,707 SF
 SECOND FLOOR - 1,535 SF

TOTAL LIVING AREA - 4,242 SF
 TOTAL GROSS AREA - 5,097 SF

LOT AREA - 9,014 SF
 FOOTPRINT AREA - 3,562 SF
 DRIVEWAY - 600 SF
 LOT COVERAGE - (4,162 SF/9,014 SF) = 46.2 %
 LANDSCAPE AREA - 4,415 SF
 BUILDING HEIGHT - 28'-9"



LAMPSON SINGLE FAMILY HOMES

LOT 2 - SITE PLAN

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

LOT NO. 2

11712 LAMPSON AVENUE
 GARDEN GROVE CA, CALIFORNIA, 92840

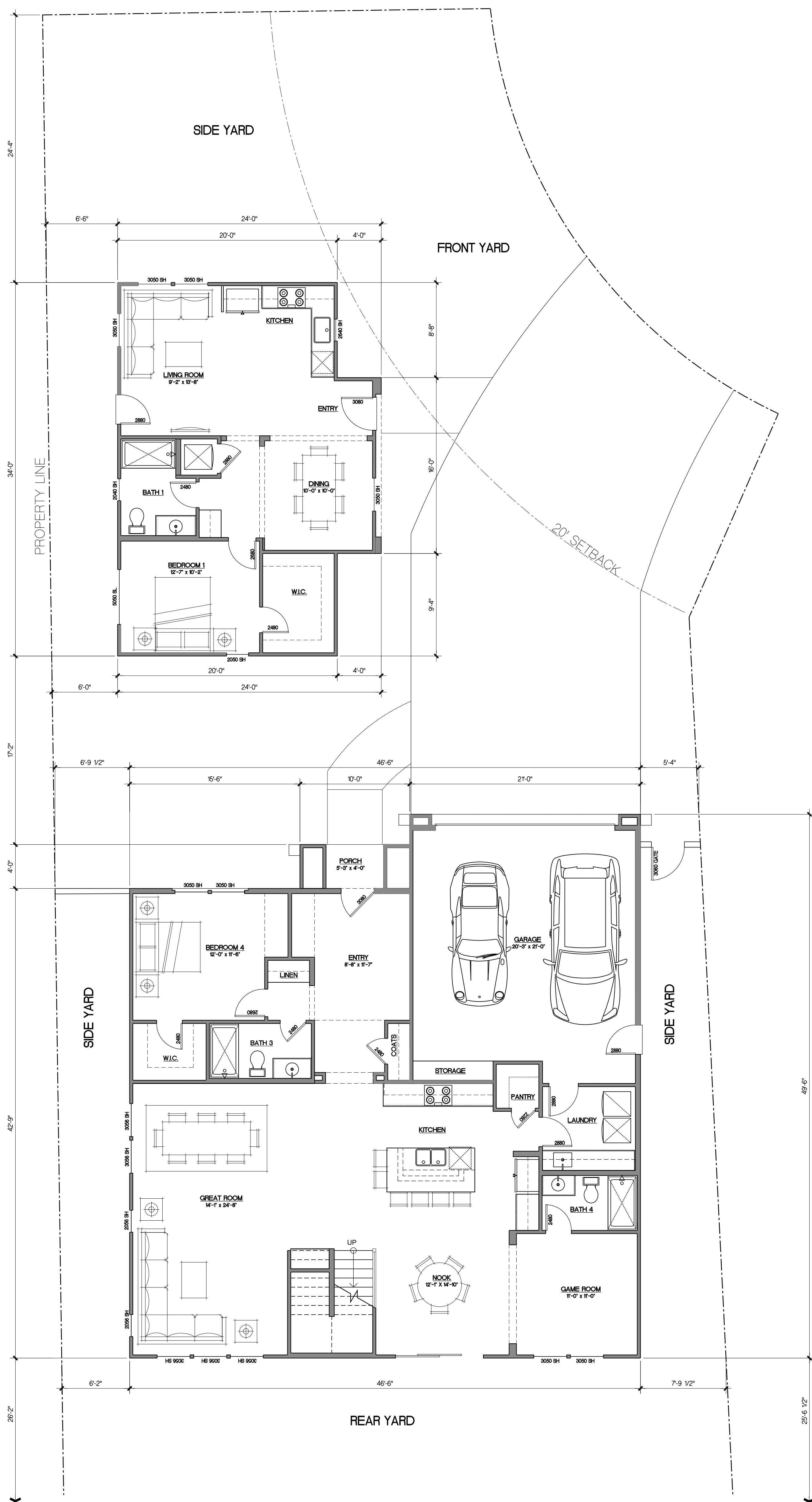
REPRESENTATION ONLY

FLOOR PLANS SHOWN ARE A REPRESENTATION OF THE
 DESIGN INTENT AND MAY NOT REFLECT FINAL SUBTLE
 VARIATIONS IN FINAL DESIGN AND CONSTRUCTION DUE
 TO FINAL DESIGN DETAILING

PREPARED FOR:
 MR. NHAN VUONG
 11712 LAMPSON AVE
 GARDEN GROVE CA

PREPARED BY:
CEJ CONSULTING CIVIL ENGINEERS
 8800 AMAR RD, SUITE B13
 WALNUT, CA. 91789
 (626) 667-8676

DATE: 11.11.19
 PROJECT NO.:
 SHEET: **A2.0**



FIRST FLOOR
ADU - (744 SF)
SCALE: 3/16" = 1'-0"

ADU SUMMARY
1 BEDROOM
1 BATH
744 SF (TOTAL)

FIRST FLOOR
MAIN RESIDENCE - (1,632 SF)
SCALE: 3/16" = 1'-0"

MAIN RESIDENCE SUMMARY
4 BEDROOMS
+ RETREAT
+ GAME ROOM
+ LOFT
4 BATH
3,240 SF (TOTAL)

LAMPSON SINGLE FAMILY HOMES

LOT 2 - FIRST FLOOR PLANS

LOT NO. 2

11712 LAMPSON AVENUE
GARDEN GROVE CA, CALIFORNIA, 92840

REPRESENTATION ONLY

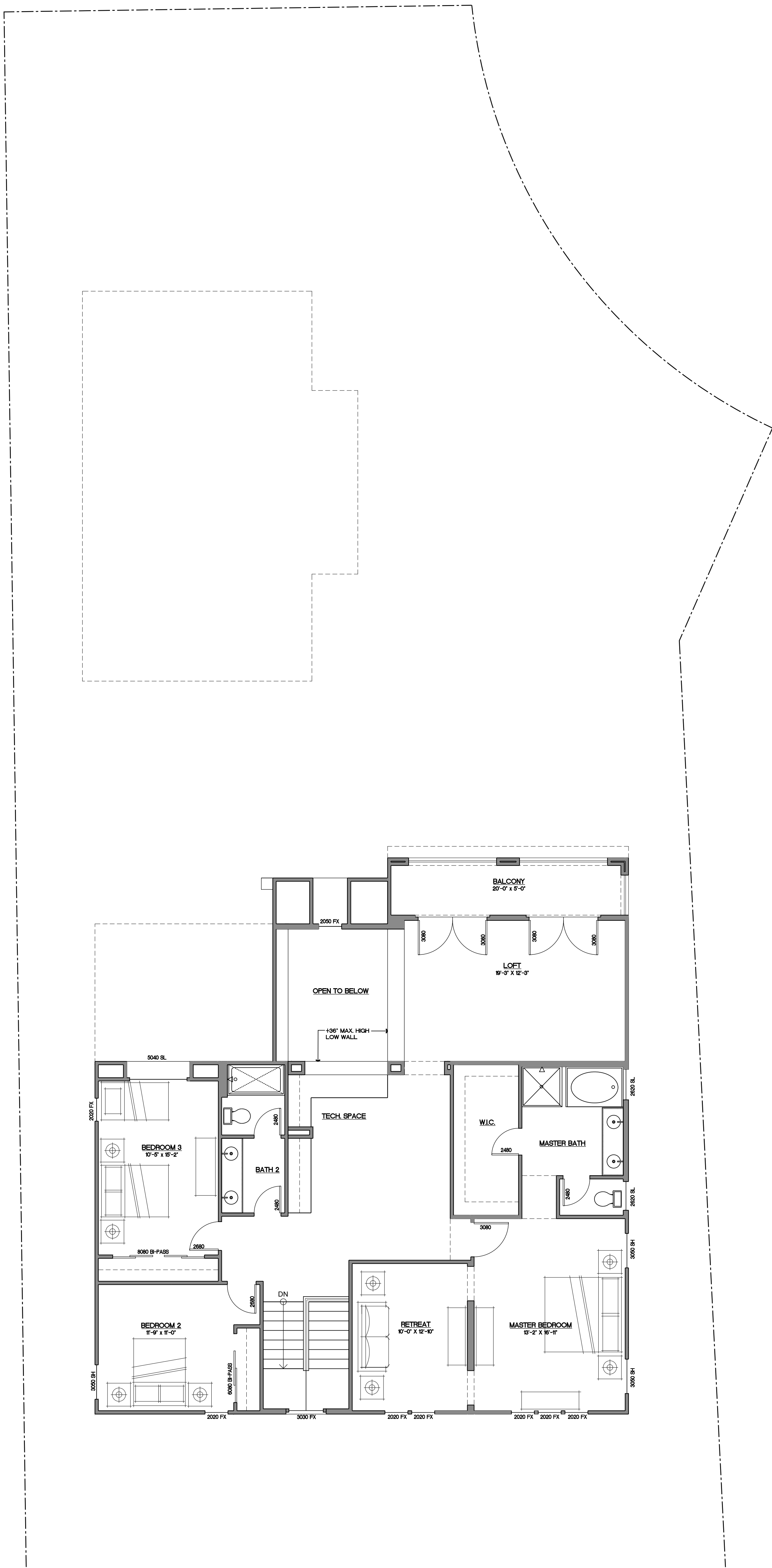
FLOOR PLANS SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT FINAL SUBTLE VARIATIONS IN FINAL DESIGN AND CONSTRUCTION DUE TO FINAL DESIGN DETAILING

PREPARED FOR:
MR. NHAN VUONG
11712 LAMPSON AVE
GARDEN GROVE CA

PREPARED BY:
CEJ CONSULTING CIVIL ENGINEERS
8800 AMAR RD. SUITE B13
WALNUT, CA. 91789
(626) 667-8676

DATE: 02.20.2020
PROJECT NO.:
SHEET: **A2.1**





**SECOND FLOOR
MAIN RESIDENCE - (1,608 SF)**

SCALE: 3/16" = 1'-0"

**MAIN RESIDENCE
SUMMARY**

- 4 BEDROOMS
- + RETREAT
- + GAME ROOM
- + LOFT
- 4 BATH
- 3,240 SF (TOTAL)

LAMPSON SINGLE FAMILY HOMES

LOT 2 - SECOND FLOOR PLAN

LOT NO. 2



11712 LAMPSON AVENUE
GARDEN GROVE CA, CALIFORNIA, 92840

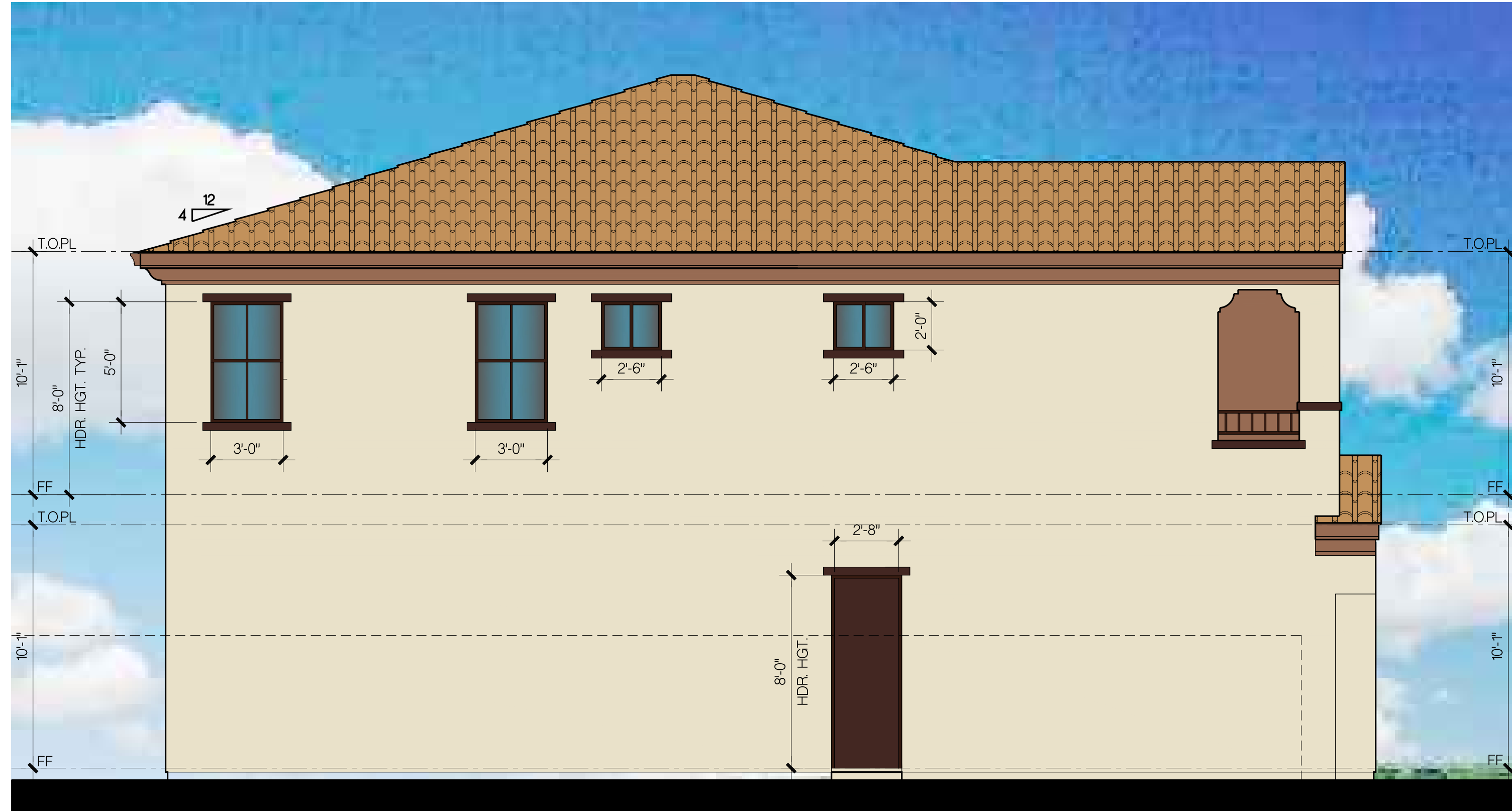
REPRESENTATION ONLY

FLOOR PLANS SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT FINAL SUBTLE VARIATIONS IN FINAL DESIGN AND CONSTRUCTION DUE TO FINAL DESIGN DETAILING

PREPARED FOR:
MR. NHAN VUONG
11712 LAMPSON AVE
GARDEN GROVE CA

PREPARED BY:
CEJ CONSULTING CIVIL ENGINEERS
Engineers, Inc.
8800 AMAR RD. SUITE B13
WALNUT, CA. 91789
(626) 667-8676

DATE: 02.20.2020
PROJECT NO.:
SHEET
A2.2



LEFT ELEVATION

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



FRONT ELEVATION

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

PLAN 2 - MATERIAL LEGEND:

1. S-TILE ROOFING
2. STUCCO
3. METAL GARAGE DOORS
4. PERIMETER FENCING
5. LIGHT FIXTURE
6. SINGLE HUNG VINYL WINDOWS
7. STUCCO TRIM
8. DECORATIVE CLAY PIPE
9. DECORATIVE WROUGHT IRON RAILING
10. DECORATIVE EAVE CORBEL
11. DECORATIVE SHUTTERS

PLAN 2 - COLOR LEGEND:

- STUCCO BODY - La Habra Hacienda 82 (59)
- TRIM FASCIA - SW 7705 Wheat Penny
- GARAGE DOOR - Wood Tone (See Specifications)
- ACCENT - SW 2838 Polished Mahogany
- ROOF TILE - Eagle - 2605 San Benito Blend



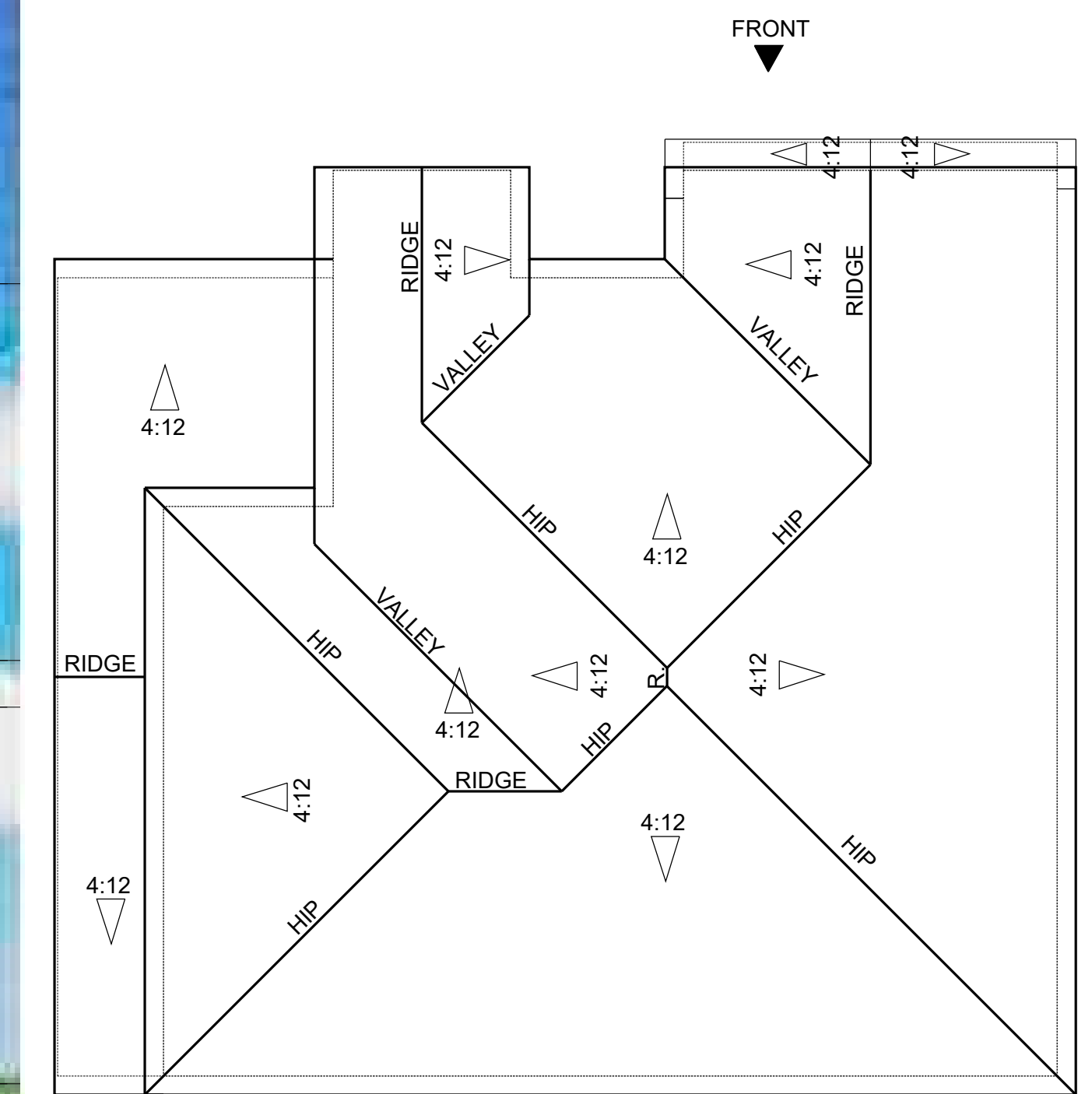
RIGHT ELEVATION

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



REAR ELEVATION

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



ROOF PLAN

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

FROSTED GLASS IN ALL PROPOSED 2ND STORY WINDOWS FACING REAR YARD, IN COMBINATION WITH 6' HIGH PROPERTY LINE FENCE, WILL SATISFY 2ND STORY PRIVACY PROVISION.

LAMPSON SINGLE FAMILY HOMES

LOT 2 - MAIN RESIDENCE - ELEVATIONS

LOT NO. 2

11712 LAMPSON AVENUE
GARDEN GROVE CA, CALIFORNIA, 92840

REPRESENTATION ONLY

FLOOR PLANS SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT FINAL SUBTLE VARIATIONS IN FINAL DESIGN AND CONSTRUCTION DUE TO FINAL DESIGN DETAILING

PREPARED FOR:
MR. NHAN VUONG
11712 LAMPSON AVE
GARDEN GROVE CA

PREPARED BY:
CEJ
CONSULTING CIVIL ENGINEERS
8800 AMAR RD, SUITE B13
WALNUT, CA. 91789
(626) 667-8876

DATE: 11.11.19
PROJECT NO.
SHEET: A2.3



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



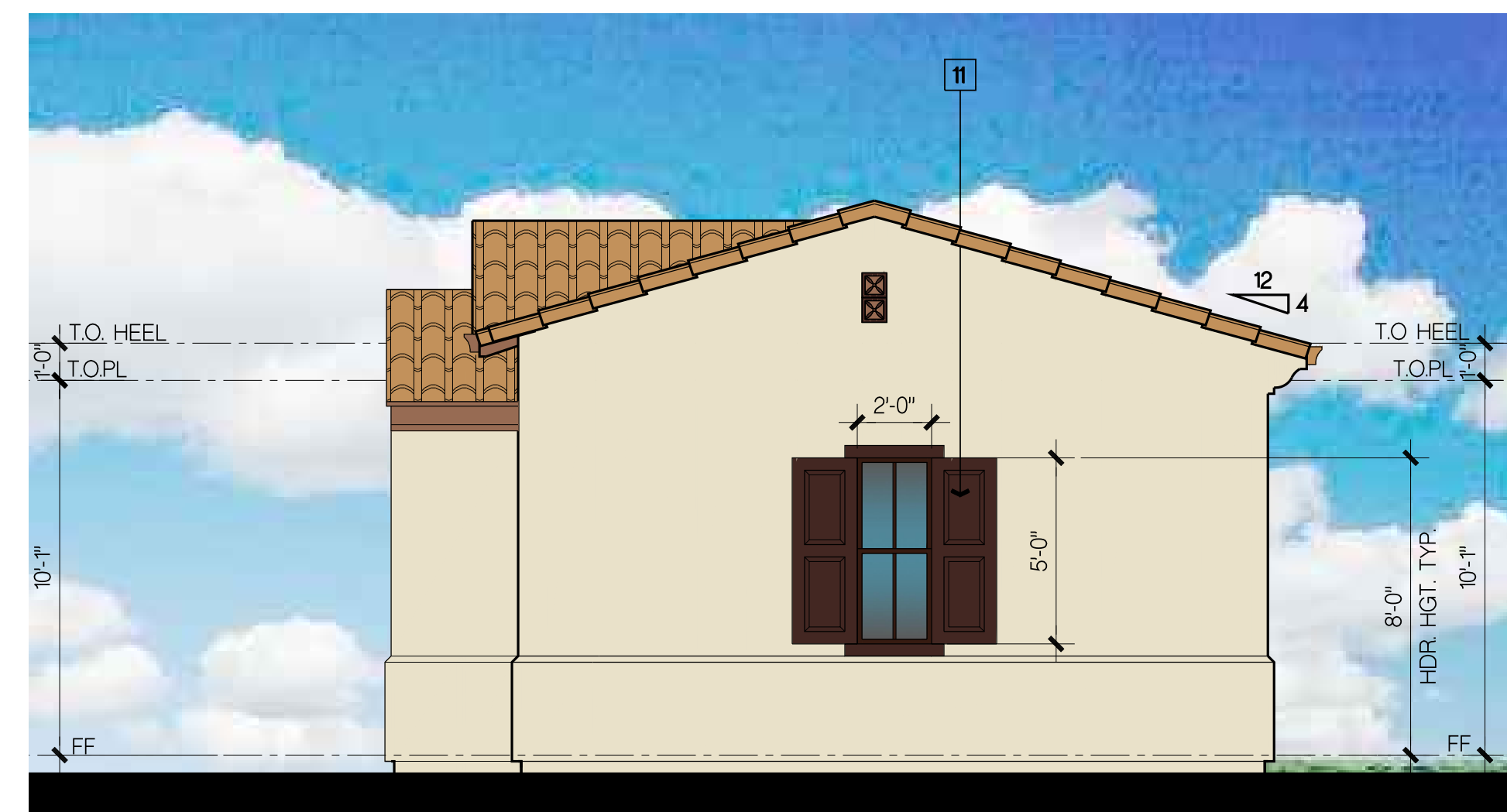
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PLAN 2 (ADU) - MATERIAL LEGEND:

1. S-TILE ROOFING
2. STUCCO
3. METAL GARAGE DOORS
4. PERIMETER FENCING
5. LIGHT FIXTURE
6. SINGLE HUNG VINYL WINDOWS
7. STUCCO TRIM
8. DECORATIVE SPANISH TILE
9. DECORATIVE RECESS W/ WROUGHT IRON
10. DECORATIVE EAVE CORBEL
11. DECORATIVE SHUTTERS

PLAN 2 - COLOR LEGEND:

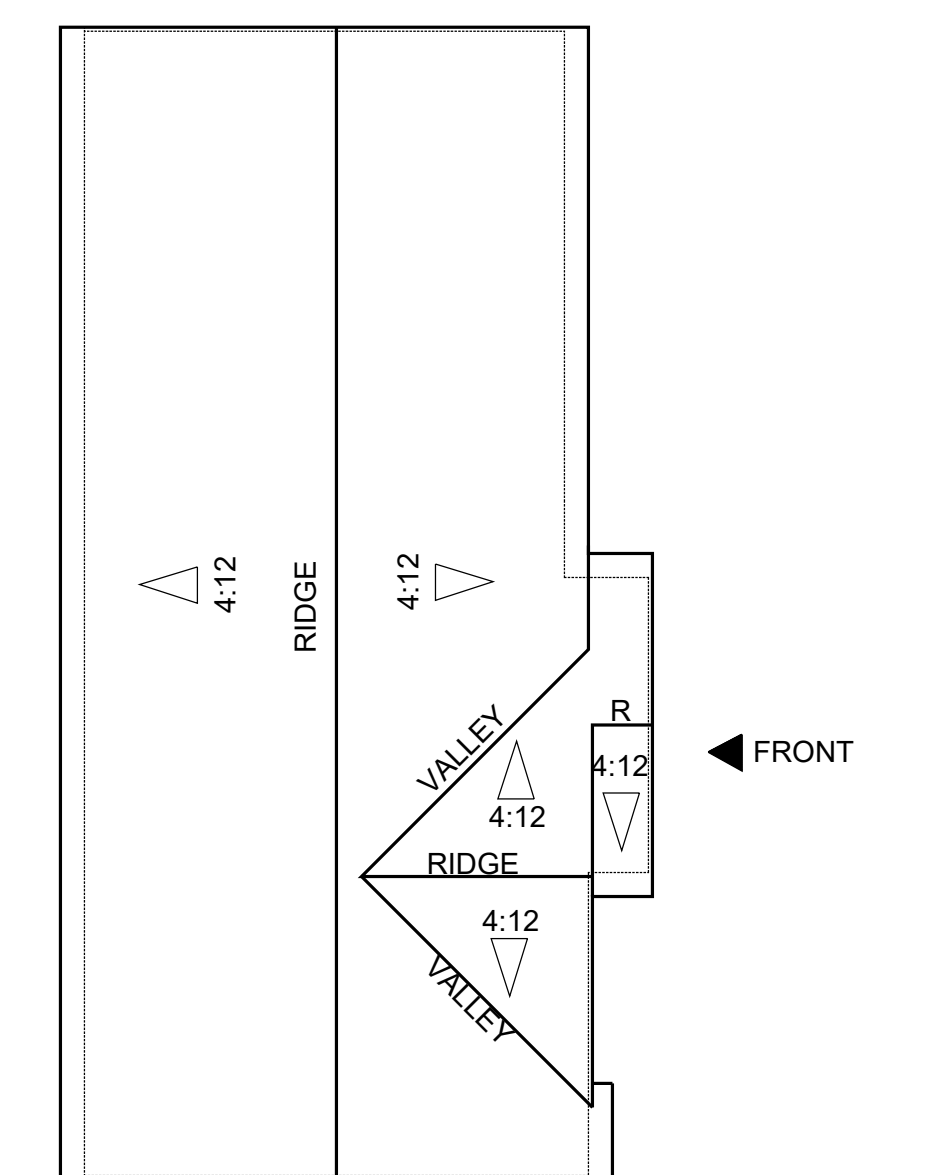
- STUCCO BODY - La Habra Hacienda 82 (59)
- TRIM FASCIA - SW 7705 Wheat Penny
- GARAGE DOOR - Wood Tone (See Specifications)
- ACCENT - SW 2838 Polished Mahogany
- ROOF TILE - Eagle - 2605 San Benito Blend



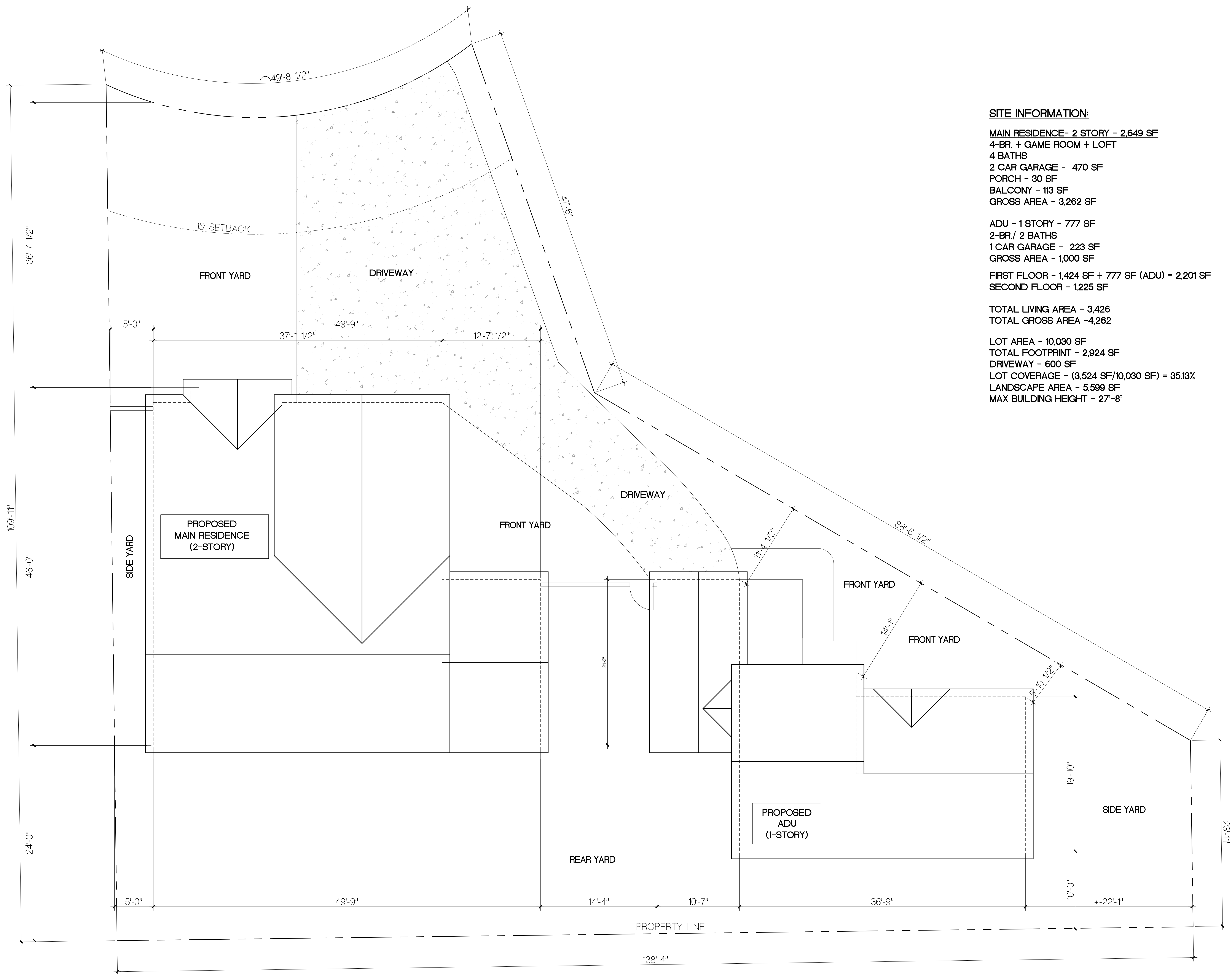
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



SITE INFORMATION:

MAIN RESIDENCE - 2 STORY - 2,649 SF
 4-BR. + GAME ROOM + LOFT
 4 BATHS
 2 CAR GARAGE - 470 SF
 PORCH - 30 SF
 BALCONY - 113 SF
 GROSS AREA - 3,262 SF

ADU - 1 STORY - 777 SF
 2-BR/ 2 BATHS
 1 CAR GARAGE - 223 SF
 GROSS AREA - 1,000 SF

FIRST FLOOR - 1,424 SF + 777 SF (ADU) = 2,201 SF
 SECOND FLOOR - 1,225 SF

TOTAL LIVING AREA - 3,426
 TOTAL GROSS AREA - 4,262

LOT AREA - 10,030 SF
 TOTAL FOOTPRINT - 2,924 SF
 DRIVEWAY - 600 SF
 LOT COVERAGE - (3,524 SF/10,030 SF) = 35.13%
 LANDSCAPE AREA - 5,599 SF
 MAX BUILDING HEIGHT - 27'-8"

LAMPSON SINGLE FAMILY HOMES

LOT 3 - SITE PLAN

SCALE: 3/16" = 1'-0"

LOT NO. 3

11712 LAMPSON AVENUE
 GARDEN GROVE CA, CALIFORNIA, 92840

REPRESENTATION ONLY

FLOOR PLANS SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT FINAL SUBTLE VARIATIONS IN FINAL DESIGN AND CONSTRUCTION DUE TO FINAL DESIGN DETAILING

PREPARED FOR:
 MR. NHAN VUONG
 11712 LAMPSON AVE
 GARDEN GROVE CA

PREPARED BY:
CEJ CONSULTING CIVIL ENGINEERS
 8800 AMAR RD, SUITE B13
 WALNUT, CA, 91789
 (626) 667-8676

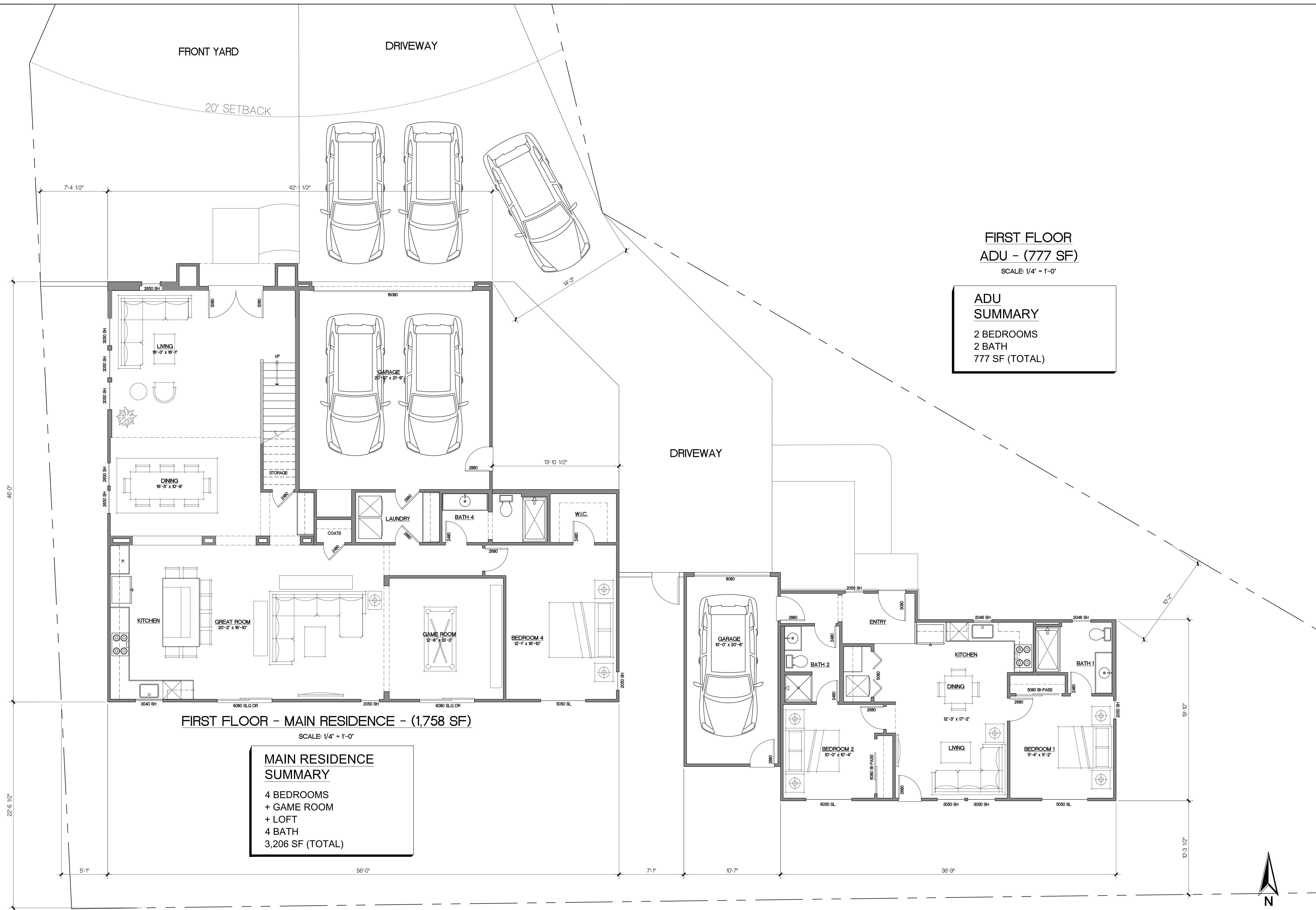
DATE: 11.11.19

PROJECT NO.

SHEET

A3.0





LAMPSON SINGLE FAMILY HOMES

LOT 3 - FIRST FLOOR PLANS

LOT NO. 3

11712 LAMPSON AVENUE
GARDEN GROVE CA, CALIFORNIA, 92840

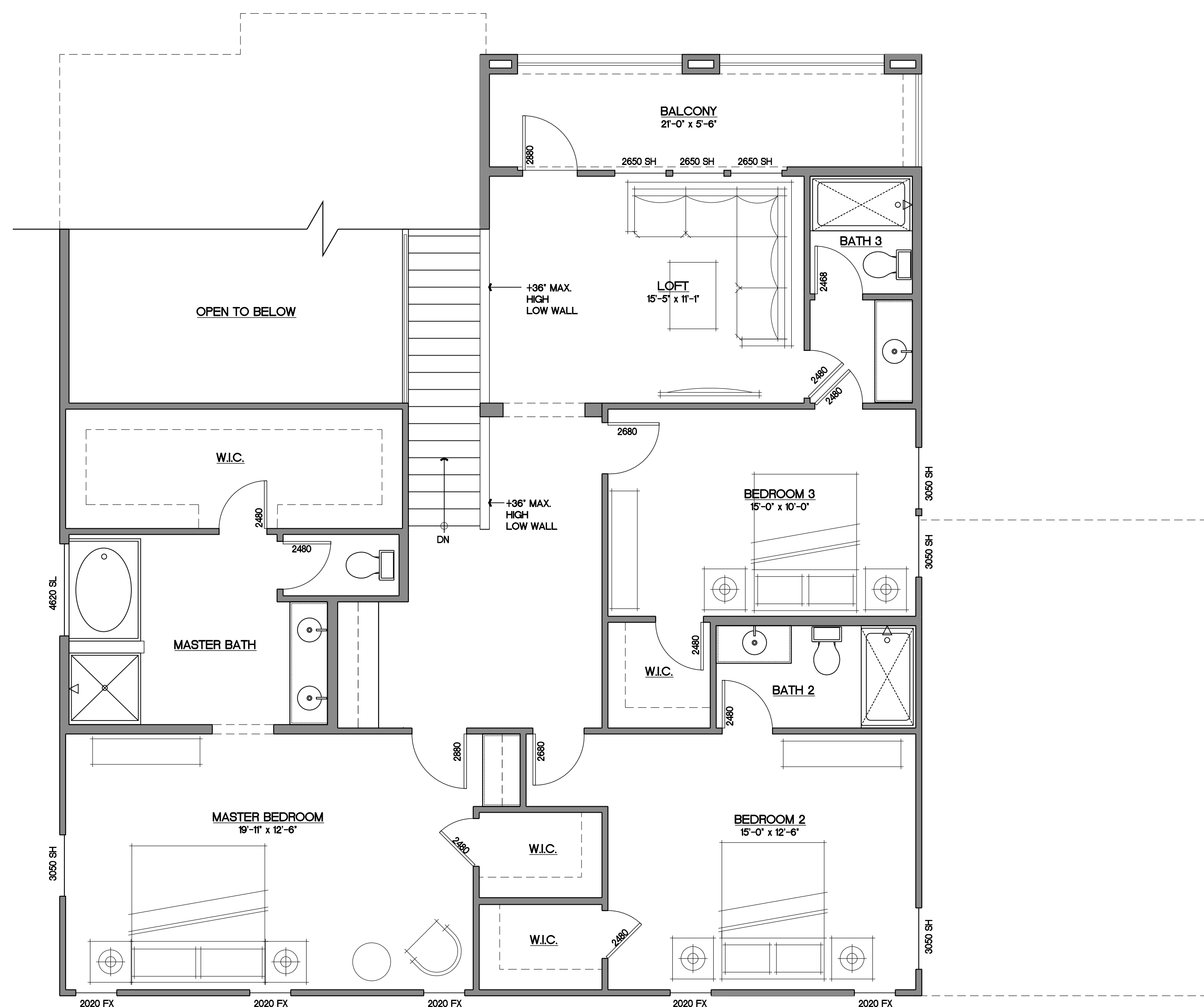
REPRESENTATION ONLY

FLOOR PLANS SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT FINAL SUBTLE VARIATIONS IN FINAL DESIGN AND CONSTRUCTION DUE TO FINAL DESIGN DETAILING

PREPARED FOR:
MR. NHAN VUONG
11712 LAMPSON AVE
GARDEN GROVE CA

PREPARED BY:
CEJ CONSULTING CIVIL ENGINEERS
8800 AMAR RD. SUITE B13
WALNUT, CA. 91789
(626) 667-8676

DATE: 02.20.2020
PROJECT NO.
SHEET
A3.1

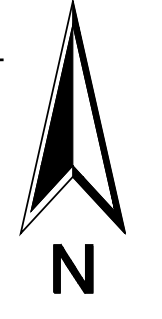


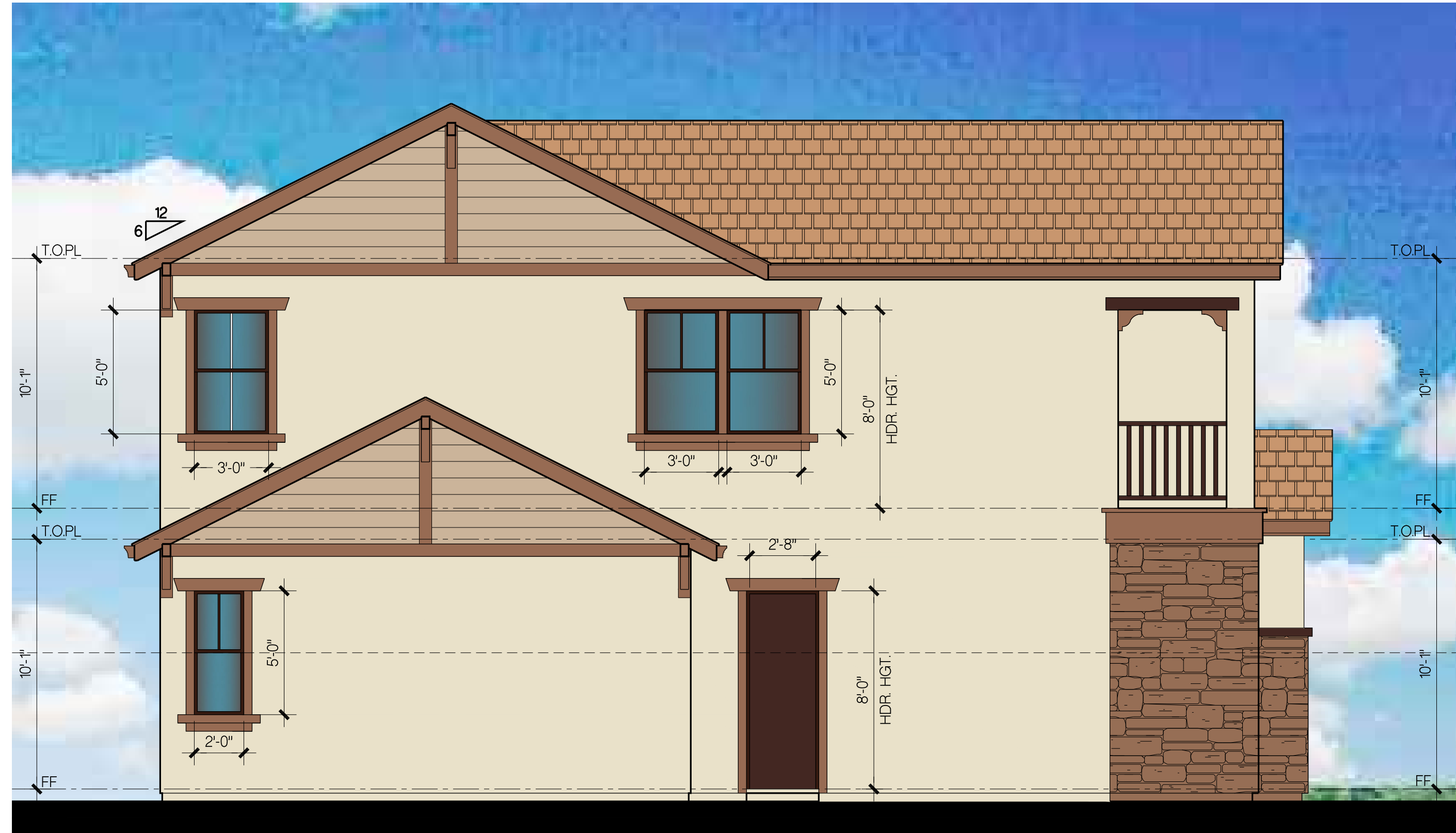
SECOND FLOOR - MAIN RESIDENCE

(1,448 SF)

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

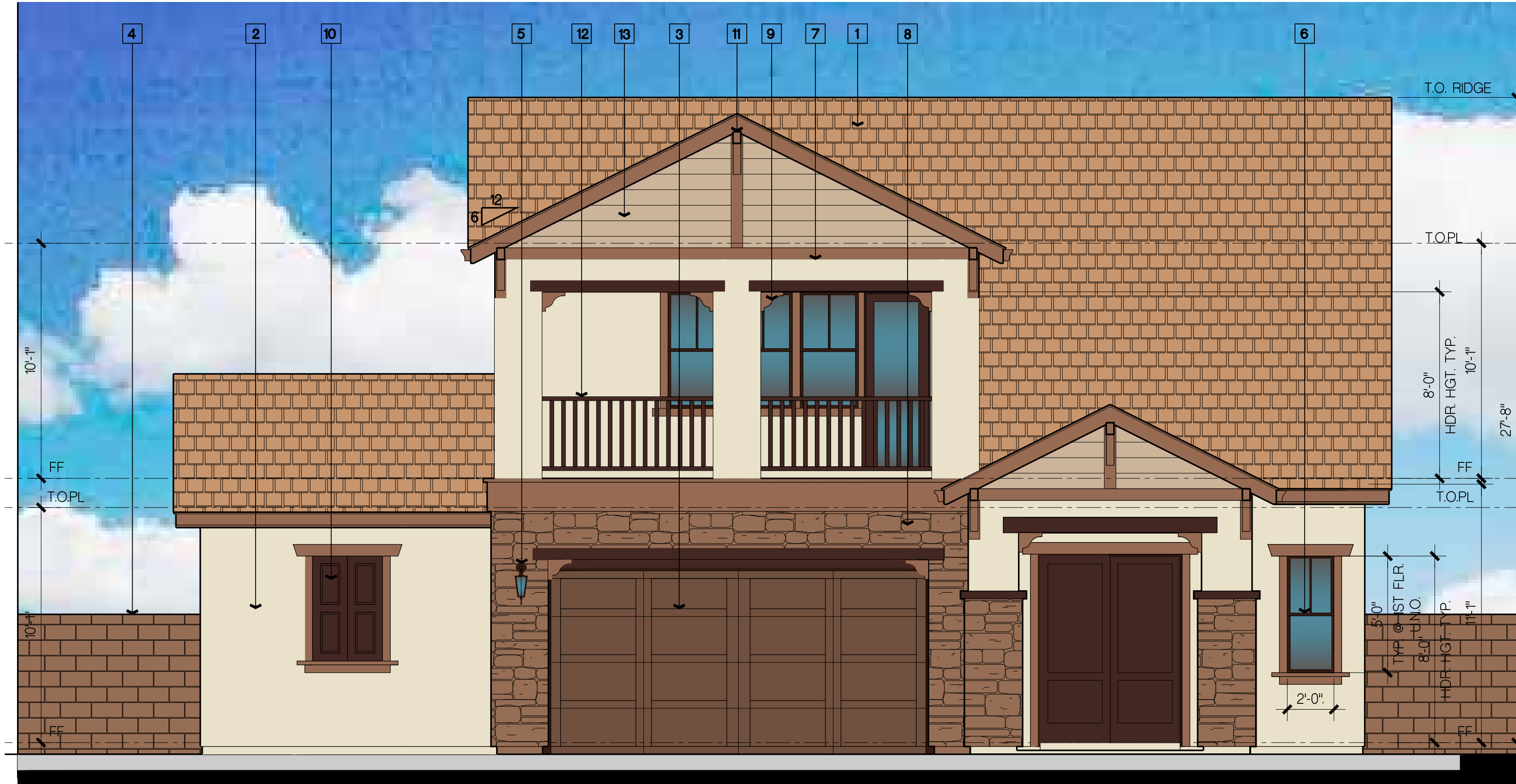
MAIN RESIDENCE SUMMARY
 4 BEDROOMS
 + GAME ROOM
 + LOFT
 4 BATH
 3,206 SF (TOTAL)





LEFT ELEVATION

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



FRONT ELEVATION

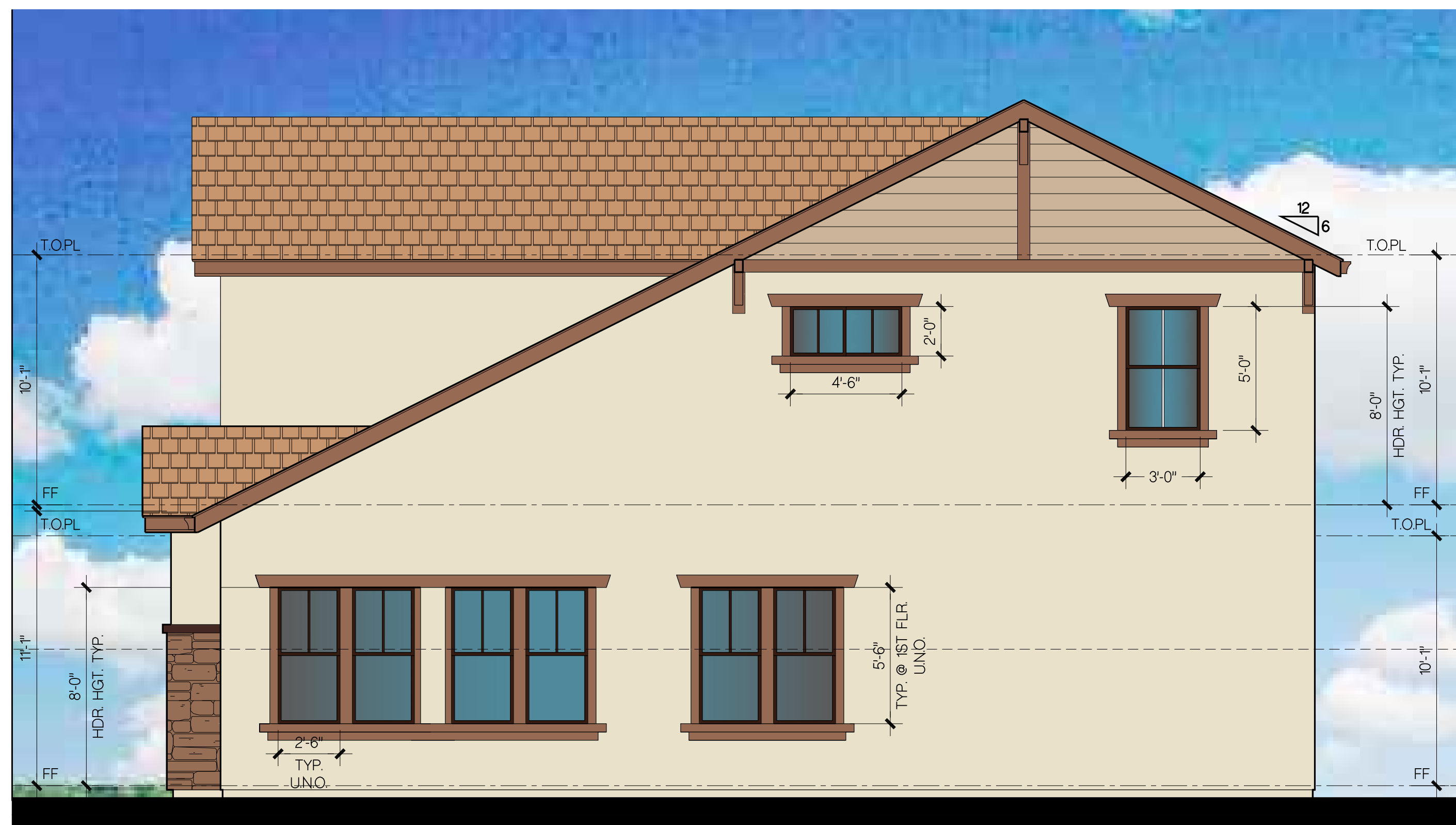
SCALE: 1/4" = 1'-0"

PLAN 3 - MATERIAL LEGEND:

1. FLAT TILE ROOFING
2. STUCCO
3. METAL GARAGE DOORS
4. PERIMETER FENCING
5. LIGHT FIXTURE
6. SINGLE HUNG VINYL WINDOWS
7. STUCCO TRIM
8. STONE VENEER
9. DECORATIVE CORBEL
10. DECORATIVE SHUTTERS
11. DECORATIVE OUTLOOKER AND KICKER
12. DECORATIVE WOOD RAILING
13. LAP SIDING

PLAN 3 - COLOR LEGEND:

- STUCCO BODY - La Habra Hacienda 82 (59)
- TRIM FASCIA - SW 7705 Wheat Penny
- GARAGE DOOR - Wood Tone (See Specifications)
- ACCENT - SW 2838 Polished Mahogany
- LAPSIDING - SW 7536 Bitterweet Stem
- ROOF TILE - Eagle - 357 Live Oak - Ponderosa
- STONE VENEER - Eldorado - Weather Edge - Amber Falls



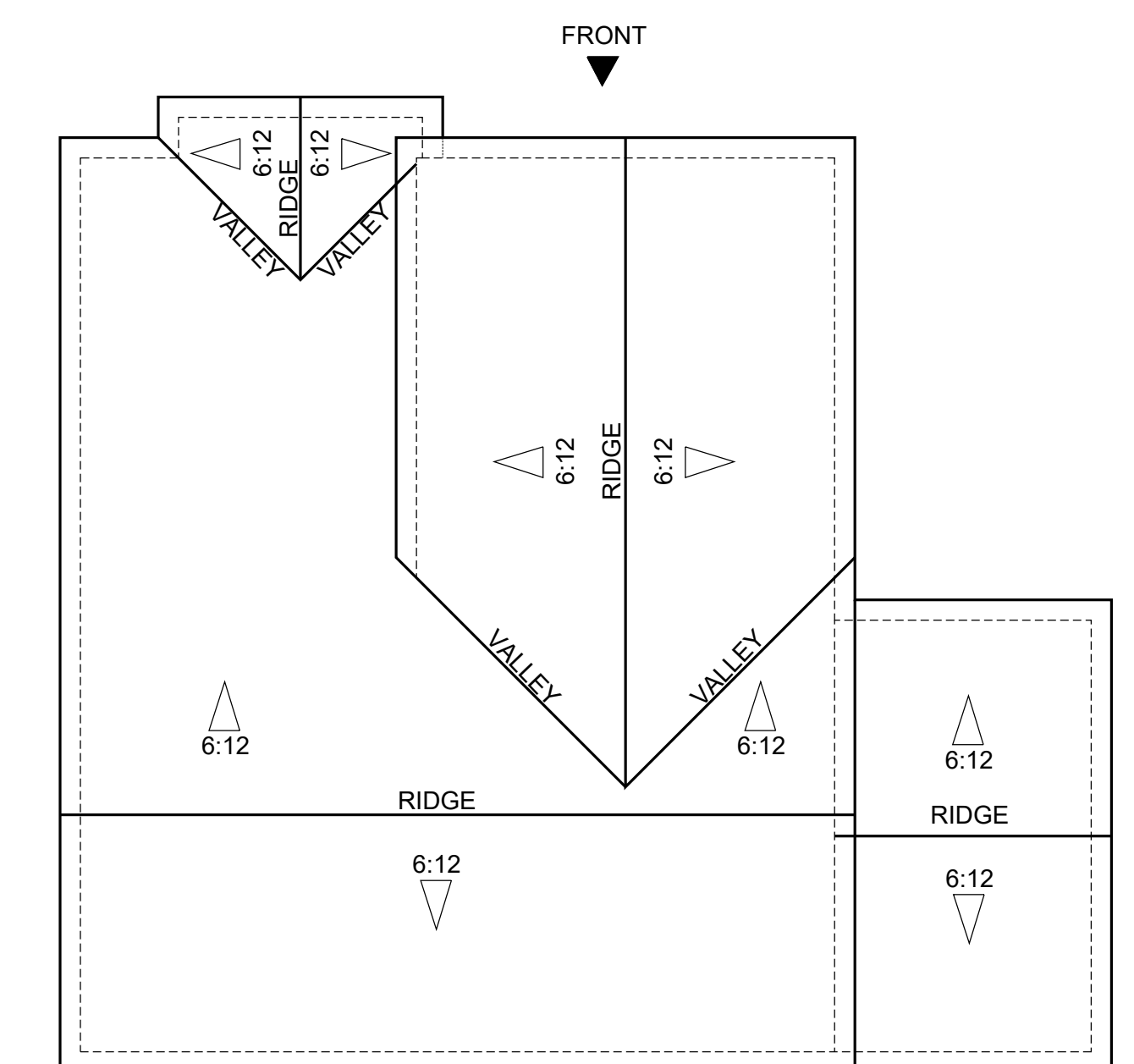
RIGHT ELEVATION

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



REAR ELEVATION

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



ROOF PLAN

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

FROSTED GLASS IN ALL PROPOSED 2ND STORY WINDOWS FACING REAR YARD, IN COMBINATION WITH 6' HIGH PROPERTY LINE FENCE, WILL SATISFY 2ND STORY PRIVACY PROVISION.

LAMPSON SINGLE FAMILY HOMES

LOT 3 - MAIN RESIDENCE - ELEVATIONS

LOT NO. 3

11712 LAMPSON AVENUE
GARDEN GROVE CA, CALIFORNIA, 92840

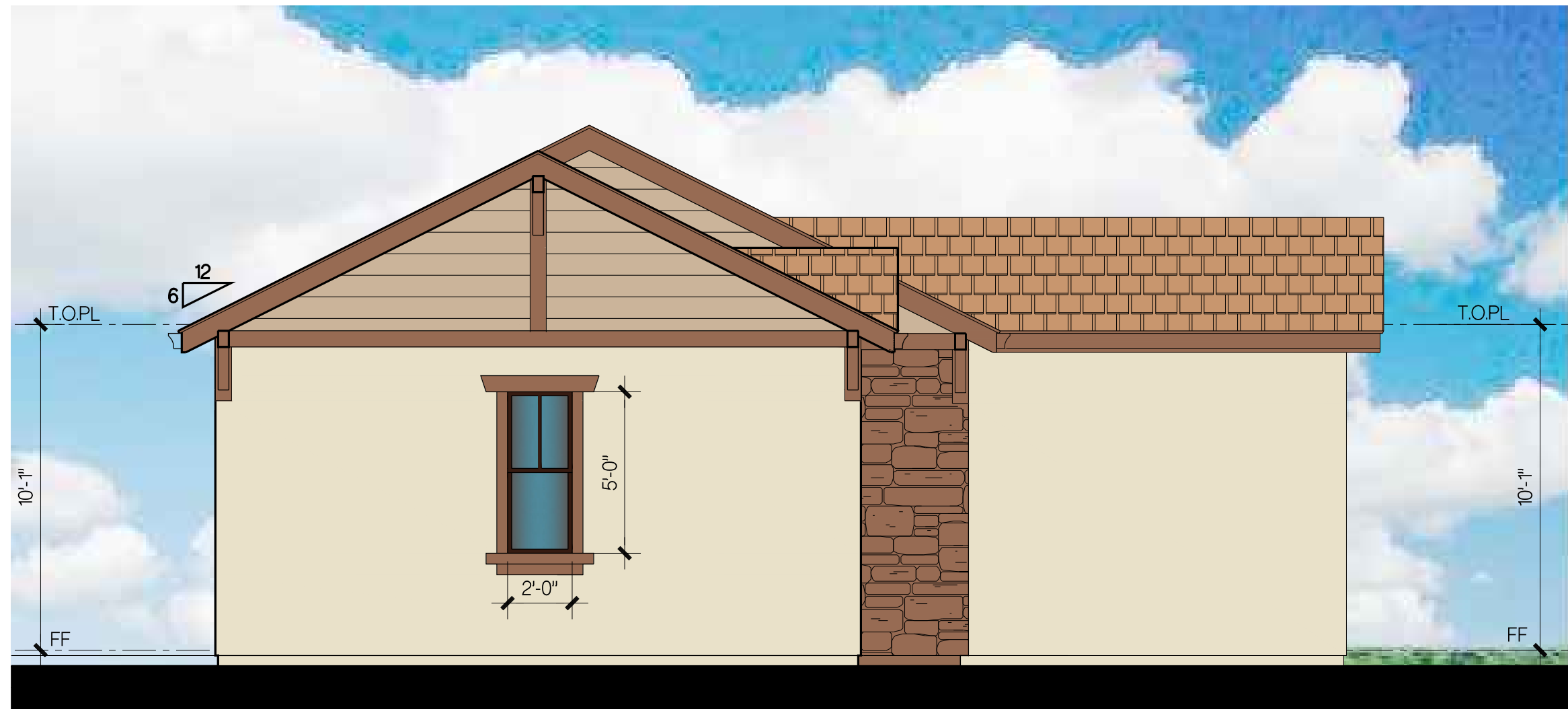
REPRESENTATION ONLY

FLOOR PLANS SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT FINAL SUBTLE VARIATIONS IN FINAL DESIGN AND CONSTRUCTION DUE TO FINAL DESIGN DETAILING

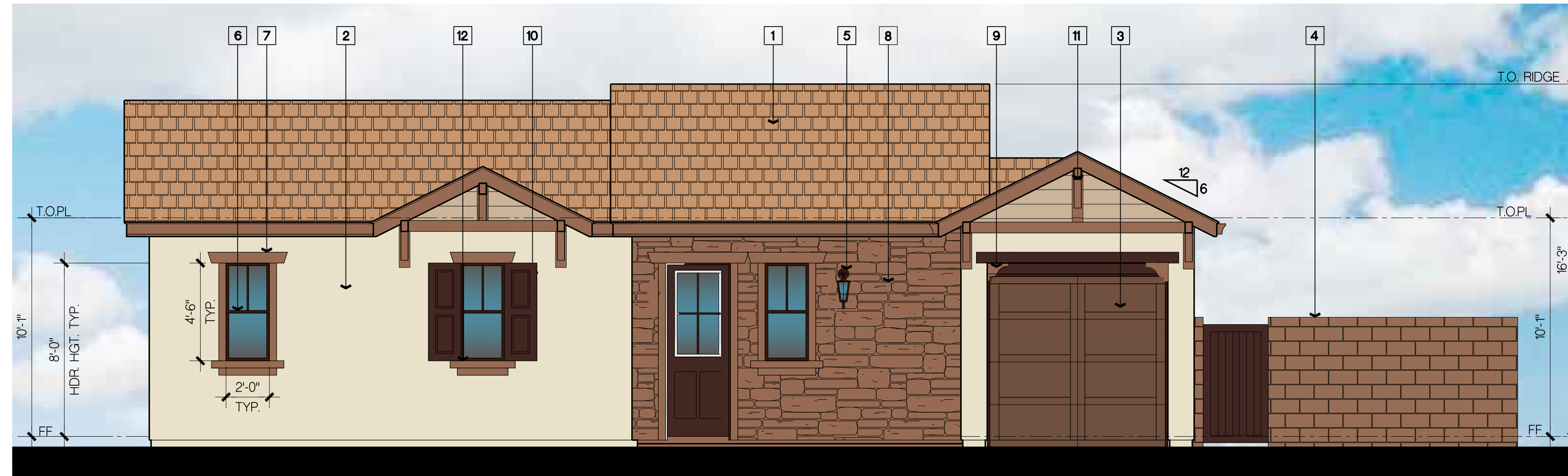
PREPARED FOR:
MR. NHAN VUONG
11712 LAMPSON AVE
GARDEN GROVE CA

PREPARED BY:
CEJ
CONSULTING CIVIL ENGINEERS
8800 AMAR RD, SUITE B13
WALNUT, CA. 91789
(626) 667-8876

DATE: 11.11.19
PROJECT NO.:
SHEET: **A3.3**



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



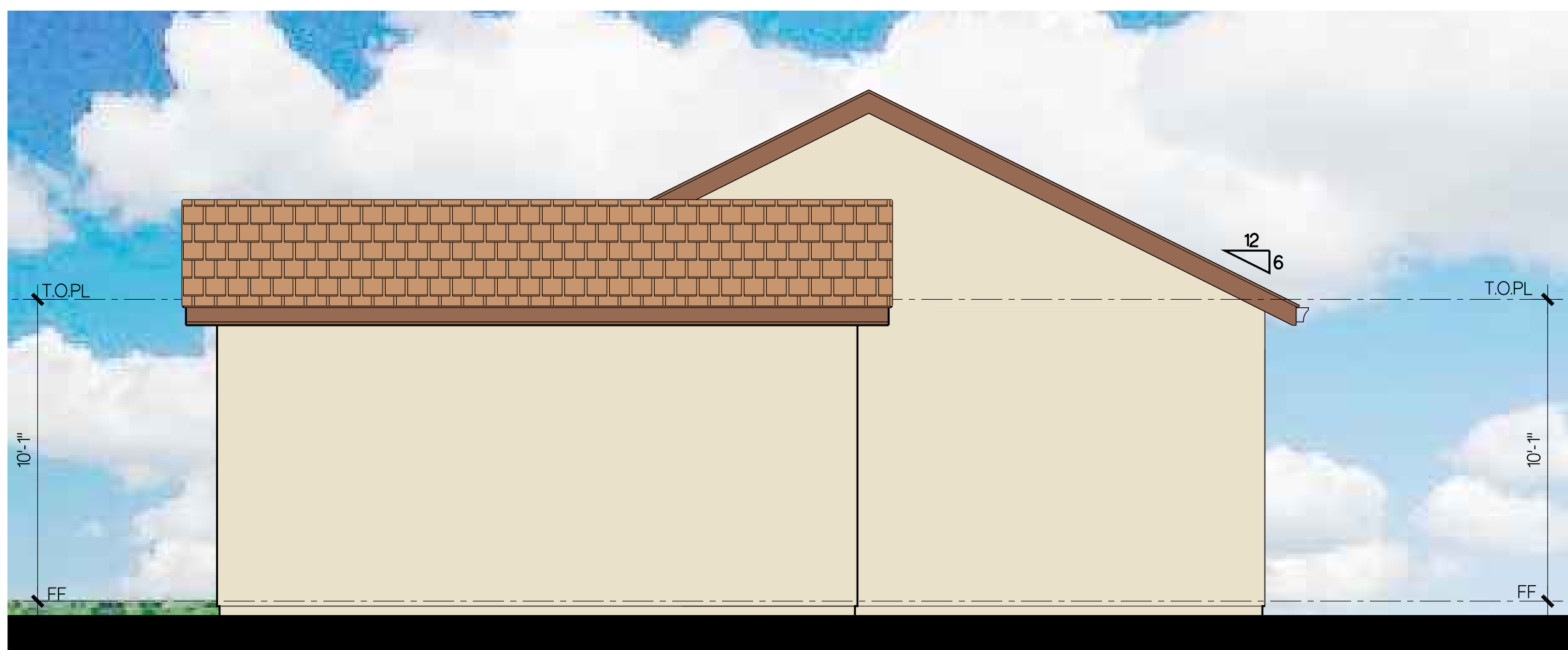
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PLAN 3 - MATERIAL LEGEND:

1. FLAT TILE ROOFING
2. STUCCO
3. METAL GARAGE DOORS
4. PERIMETER FENCING
5. LIGHT FIXTURE
6. SINGLE HUNG VINYL WINDOWS
7. STUCCO TRIM
8. STONE VENEER
9. DECORATIVE CORBEL
10. DECORATIVE SHUTTERS
11. OUTLOOKER AND KICKER
12. DECORATIVE POT SHELF

PLAN 3 - COLOR LEGEND:

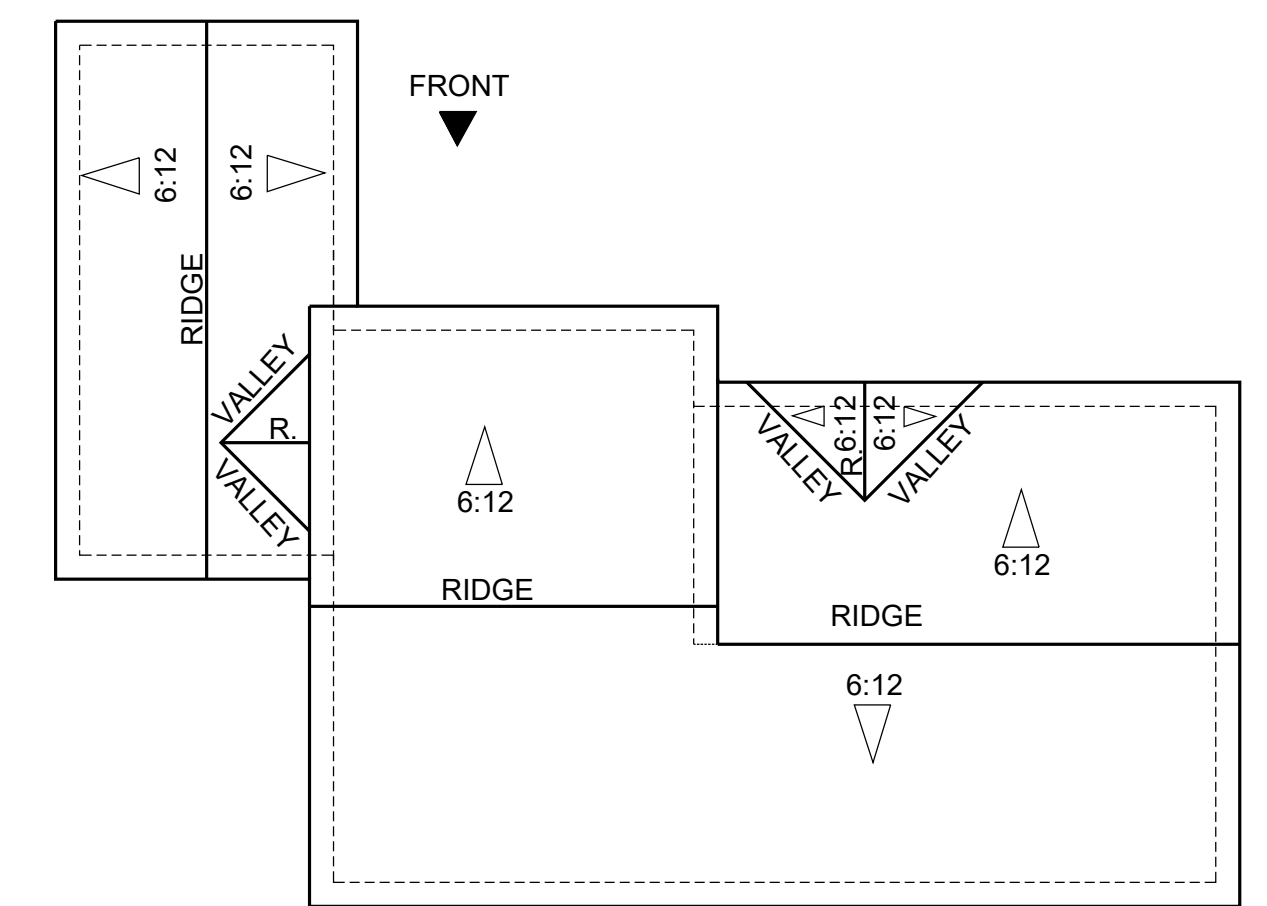
- STUCCO BODY - La Habra Hacienda 82 (59)
- TRIM FASCIA - SW 7705 Wheat Penny
- GARAGE DOOR - Wood Tone (See Specifications)
- ACCENT - SW 2838 Polished Mahogany
- LAPSIDING - SW 7536 Bitterweet Stem
- ROOF TILE - Eagle - 357 Live Oak - Ponderosa
- STONE VENEER - Eldorado - Weather Edge - Amber Falls



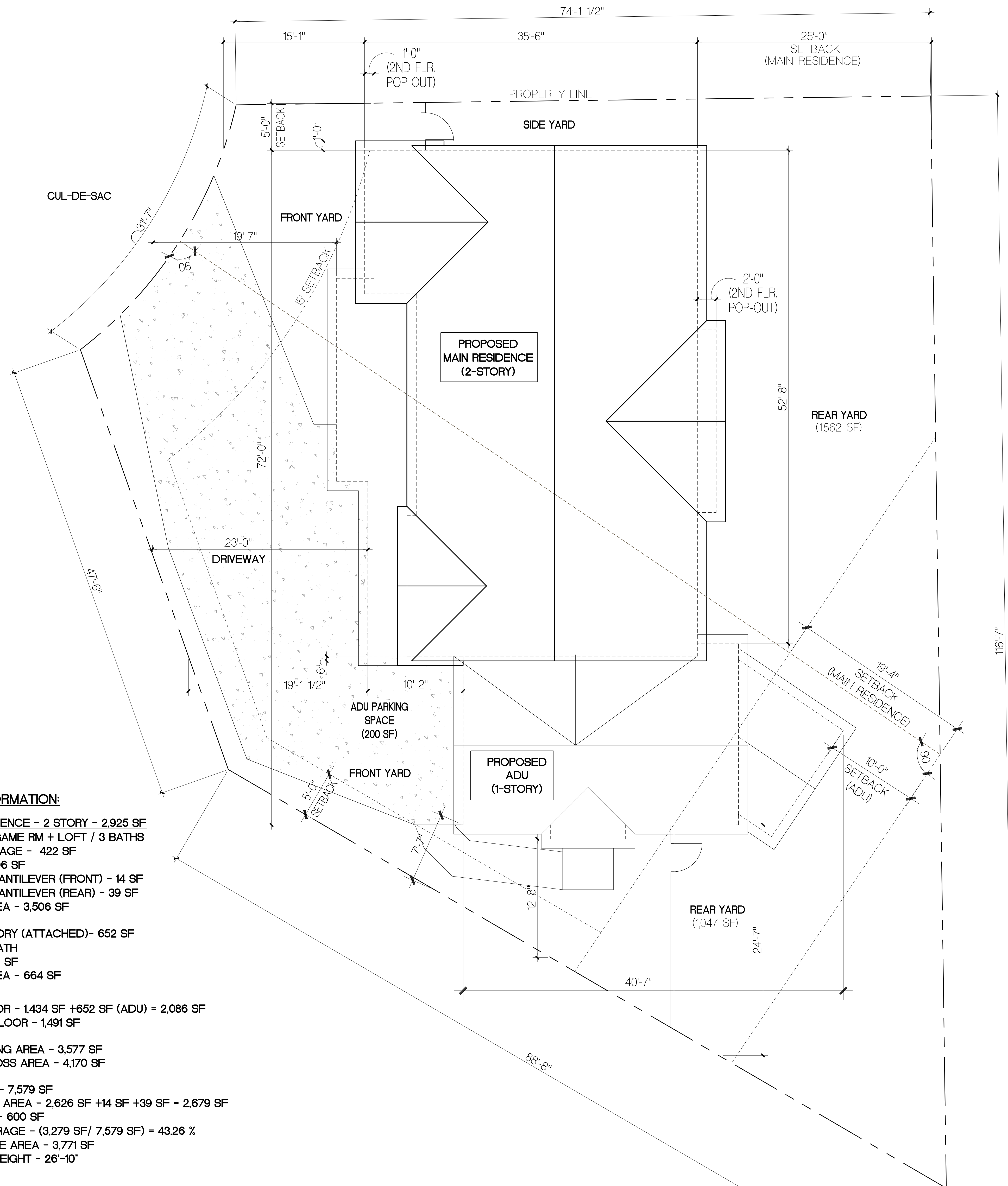
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



SITE INFORMATION:

MAIN RESIDENCE - 2 STORY - 2,925 SF
 4-BED + GAME RM + LOFT / 3 BATHS
 2 CAR GARAGE - 422 SF
 PORCH - 106 SF
 2ND FLR CANTILEVER (FRONT) - 14 SF
 2ND FLR CANTILEVER (REAR) - 39 SF
 GROSS AREA - 3,506 SF

ADU - 1 STORY (ATTACHED)- 652 SF
 1 BED / 1 BATH
 PORCH - 12 SF
 GROSS AREA - 664 SF

FIRST FLOOR - 1,434 SF + 652 SF (ADU) = 2,086 SF
 SECOND FLOOR - 1,491 SF

TOTAL LIVING AREA - 3,577 SF
 TOTAL GROSS AREA - 4,170 SF

LOT AREA - 7,579 SF
 FOOTPRINT AREA - 2,626 SF + 14 SF + 39 SF = 2,679 SF
 DRIVEWAY - 600 SF
 LOT COVERAGE - (3,279 SF / 7,579 SF) = 43.26 %
 LANDSCAPE AREA - 3,771 SF
 BUILDING HEIGHT - 26'-10"

LAMPSON SINGLE FAMILY HOMES

LOT 4 - SITE PLAN

SCALE: 3/16" = 1'-0"

LOT NO. 4



11712 LAMPSON AVENUE
 GARDEN GROVE CA, CALIFORNIA, 92840

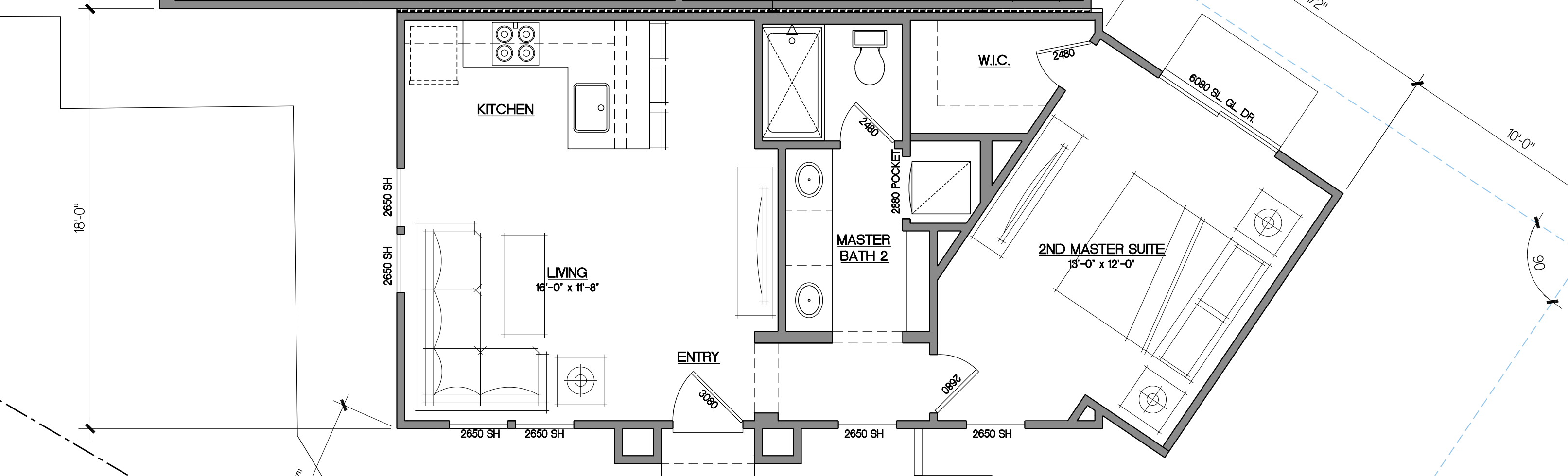
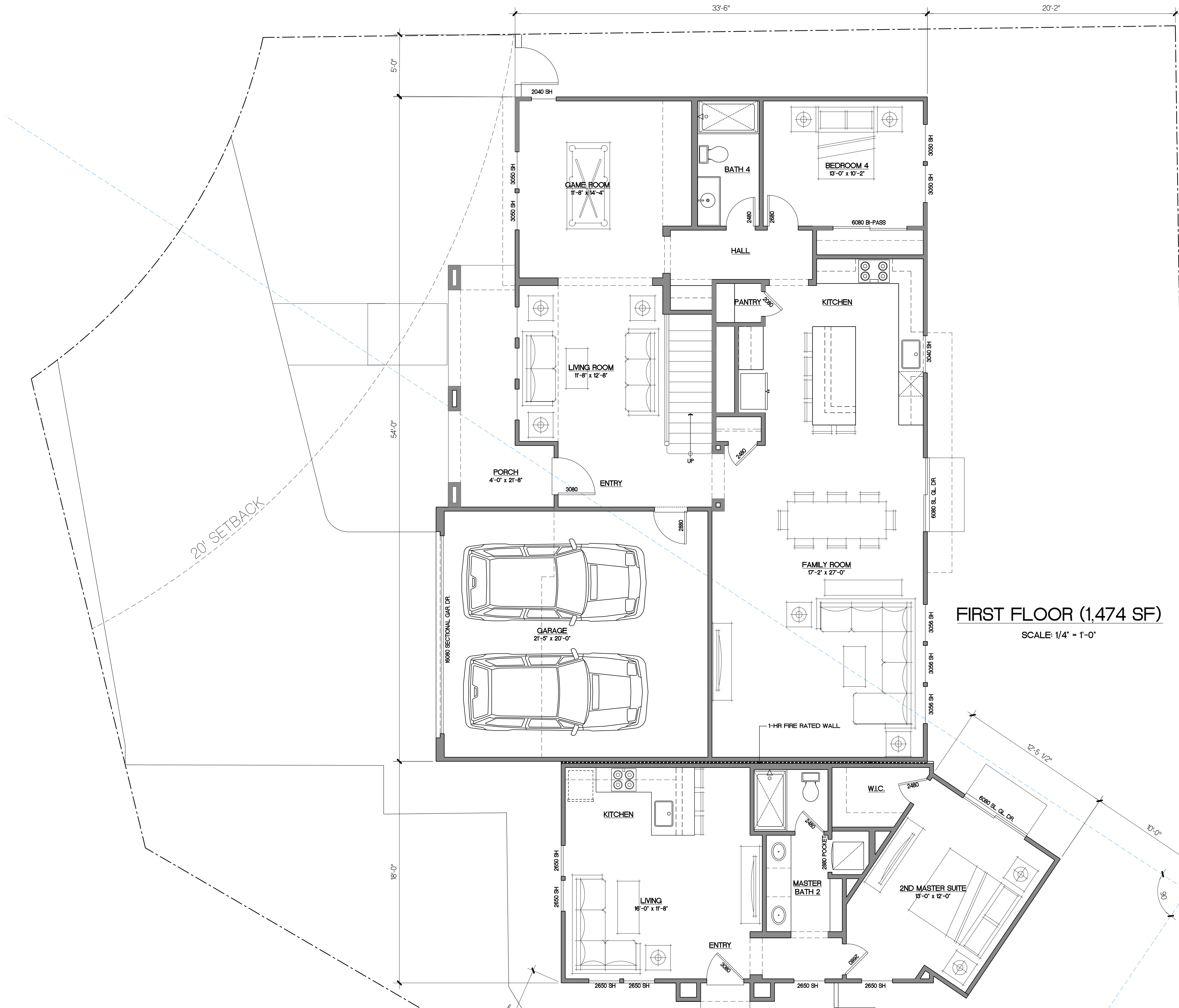
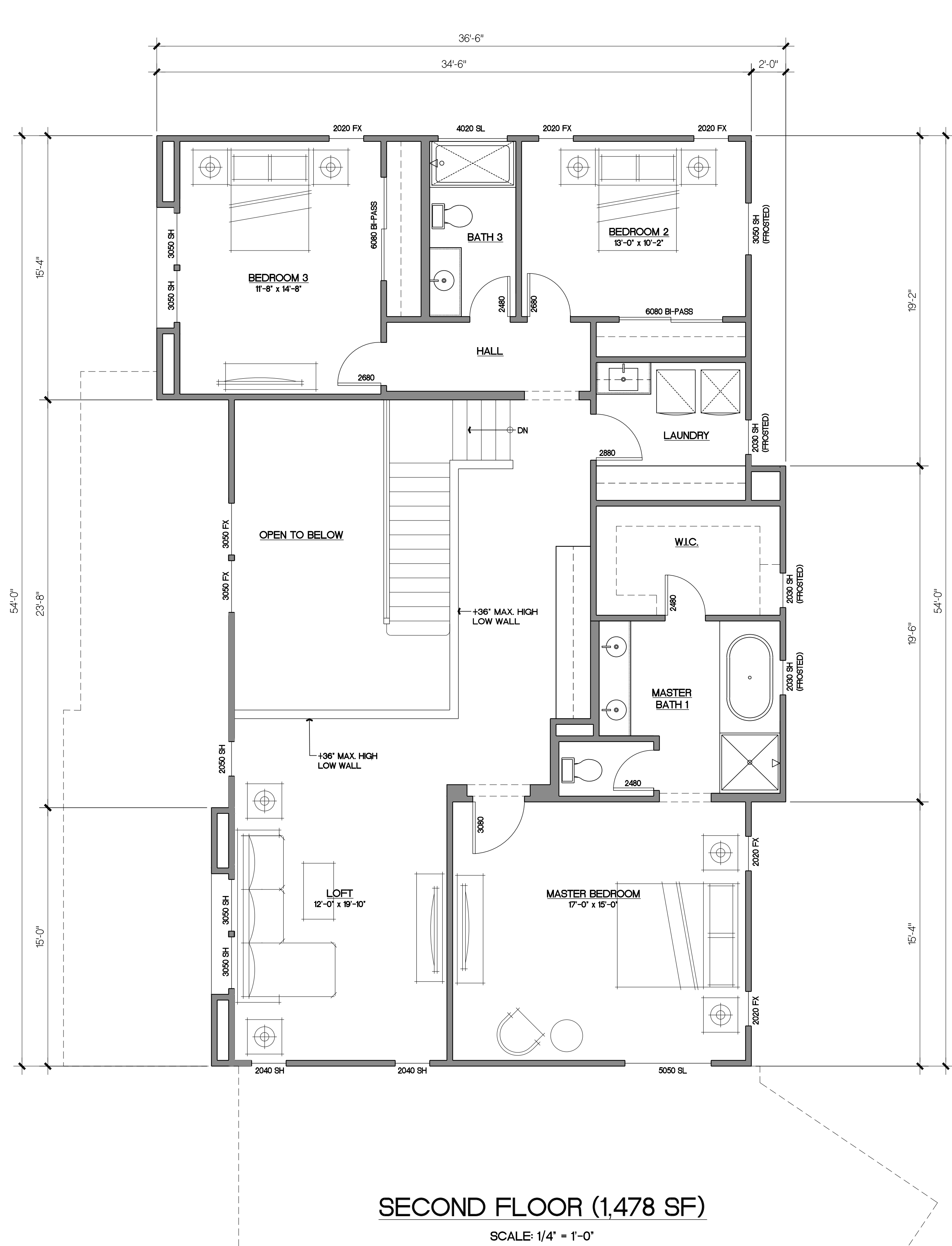
REPRESENTATION ONLY

FLOOR PLANS SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT FINAL SUBTLE VARIATIONS IN FINAL DESIGN AND CONSTRUCTION DUE TO FINAL DESIGN DETAILING

PREPARED FOR:
 MR. NHAN VUONG
 11712 LAMPSON AVE
 GARDEN GROVE CA

PREPARED BY:
CEJ CONSULTING CIVIL ENGINEERS
 8800 AMAR RD, SUITE B13
 WALNUT, CA, 91789
 (626) 667-8676

DATE: 11.11.19
 PROJECT NO.:
 SHEET: **A4.0**



PLAN SUMMARY

MAIN RESIDENCE
 4 BEDROOMS
 + GAME ROOM
 + LOFT
 3 BATH
 2,952 SF

ADU (ATTACHED)
 1 BEDROOM
 1 BATH
 646 SF
 3,598 SF (TOTAL)

LAMPSON SINGLE FAMILY HOMES

LOT 4 - FLOOR PLANS

LOT NO. 4

11712 LAMPSON AVENUE
 GARDEN GROVE CA, CALIFORNIA, 92840

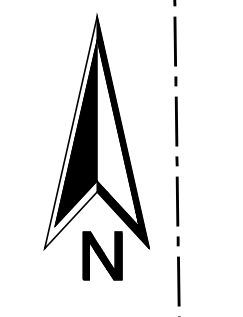
REPRESENTATION ONLY

FLOOR PLANS SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT FINAL SUBTLE VARIATIONS IN FINAL DESIGN AND CONSTRUCTION DUE TO FINAL DESIGN DETAILING

PREPARED FOR:
 MR. NHAN VUONG
 11712 LAMPSON AVE
 GARDEN GROVE CA

PREPARED BY:
CEJ CONSULTING CIVIL ENGINEERS
 8800 AMAR RD, SUITE B13
 WALNUT, CA, 91789
 (626) 667-8676

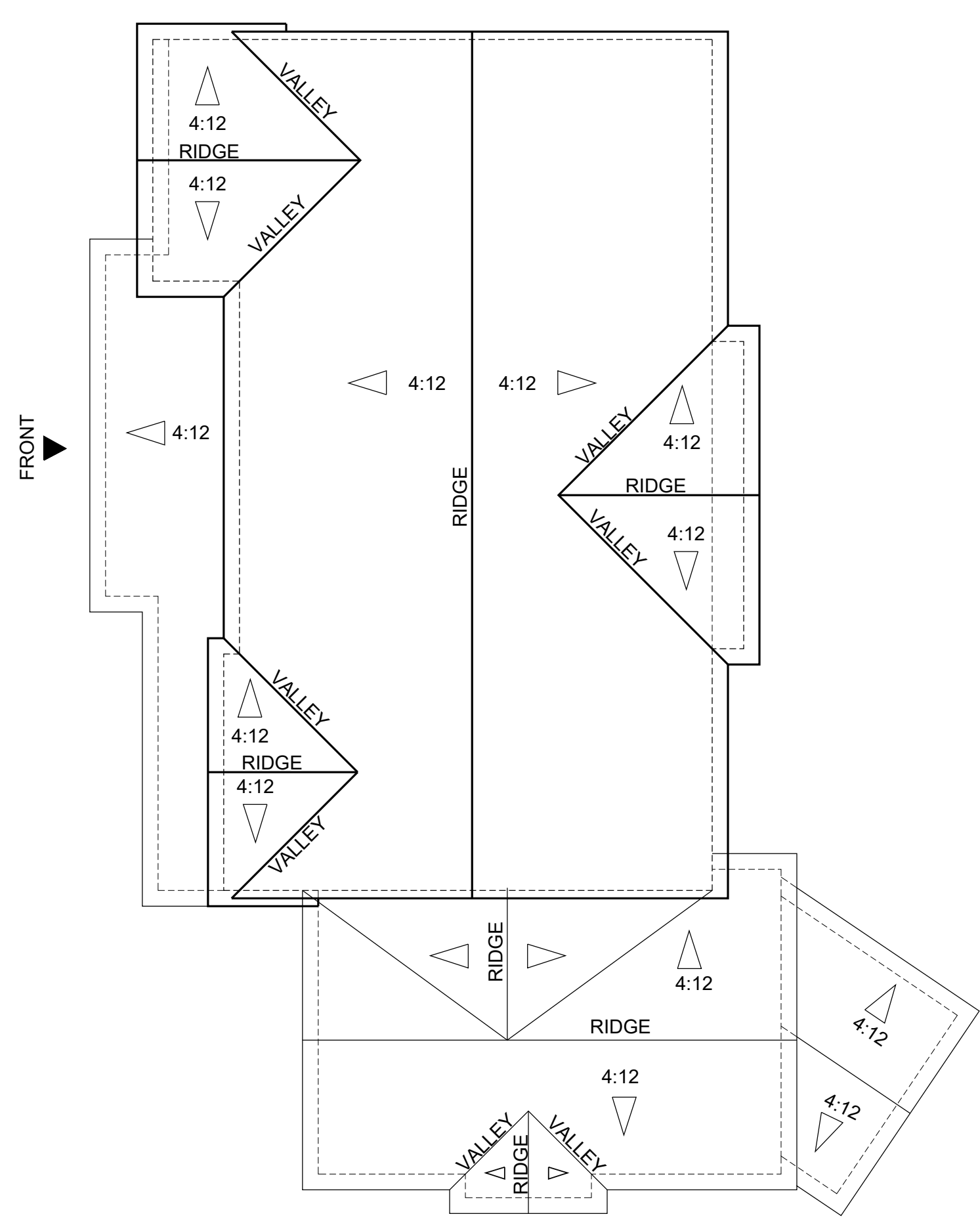
PROJECT NO.
 SHEET
A41





- PLAN 4 - MATERIAL LEGEND:**
1. S-TILE ROOFING
 2. STUCCO
 3. METAL GARAGE DOORS
 4. PERIMETER FENCING
 5. LIGHT FIXTURE
 6. SINGLE HUNG VINYL WINDOWS
 7. STUCCO TRIM
 8. DECORATIVE CLAY PIPE
 9. DECORATIVE WROUGHT IRON RAILING
 10. DECORATIVE RAFTER TAILS
 11. DECORATIVE SHUTTERS
- PLAN 4 - COLOR LEGEND:**
- STUCCO BODY - SW 7537 Irish Cream
 - TRIM FASCIA - SW 7536 Bitterweet Stem
 - GARAGE DOOR - Wood Tone (See Specifications)
 - ACCENT COLOR - SW 2838 Polished Mahogany
 - ROOF TILE - Eagle 2258 Ridgecrest

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



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



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

LAMPSON SINGLE FAMILY HOMES

LOT 4 - ELEVATIONS

LOT NO. 4

11712 LAMPSON AVENUE
GARDEN GROVE CA, CALIFORNIA, 92840

REPRESENTATION ONLY

FLOOR PLANS SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT FINAL SUBTLE VARIATIONS IN FINAL DESIGN AND CONSTRUCTION DUE TO FINAL DESIGN DETAILING

PREPARED FOR:
MR. NHAN VUONG
11712 LAMPSON AVE
GARDEN GROVE CA

PREPARED BY:
CEJ CONSULTING CIVIL ENGINEERS
8800 AMAR RD. SUITE B13
WALNUT, CA. 91789
(626) 667-8676

DATE: 11.11.19
PROJECT NO.:
SHEET: **A4.2**



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

- PLAN 4 - COLOR LEGEND:
- STUCCO BODY - SW 7537 Irish Cream
 - TRIM FASCIA - SW 7536 Bitterweet Stem
 - GARAGE DOOR - Wood Tone (See Specifications)
 - ACCENT COLOR - SW 2838 Polished Mahogany
 - ROOF TILE - Eagle 2258 Ridgecrest



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

FROSTED GLASS IN ALL PROPOSED 2ND STORY WINDOWS FACING REAR YARD, IN COMBINATION WITH 6' HIGH PROPERTY LINE FENCE, WILL SATISFY 2ND STORY PRIVACY PROVISION.

LAMPSON SINGLE FAMILY HOMES

LOT 4 - ELEVATIONS

LOT NO. 4

11712 LAMPSON AVENUE
GARDEN GROVE CA, CALIFORNIA, 92840

REPRESENTATION ONLY

FLOOR PLANS SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT FINAL SUBTLE VARIATIONS IN FINAL DESIGN AND CONSTRUCTION DUE TO FINAL DESIGN DETAILING

PREPARED FOR:
MR. NHAN VUONG
11712 LAMPSON AVE
GARDEN GROVE CA

PREPARED BY:
CEJ CONSULTING CIVIL ENGINEERS
8800 AMAR RD. SUITE B13
WALNUT, CA. 91789
(626) 667-8676

DATE: 11.11.19
PROJECT NO.:
SHEET: A4.3

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: South side of Lampson Avenue, between 9 th Street and West Street, at 11712 Lampson Avenue
HEARING DATE: April 16, 2020	GENERAL PLAN: Low Density Residential
CASE NO.: Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181	ZONE: R-1 (Single-Family Residential)
	APN: 090-302-40
APPLICANT & PROPERTY OWNER: Nhan Vuong	CEQA DETERMINATION: Exempt-Section 15332 "In-Fill Development Projects"

REQUEST:

The applicant is requesting Site Plan and Tentative Tract Map approval to subdivide an existing 47,284 square foot lot, improved with a single-family home, into four (4) residential lots that will be served by a private street designed as cul-de-sac (Lot 5). Each lot will have a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1, and will include the construction of a new second-story addition. Lots 2, 3 and 4 will each be improved with a new two-story, single-family home. Also, a request for a minor land deviation to allow the front yard fence for Lot 1, located along Lampson Avenue, to be constructed at a height of 6 feet.

BACKGROUND:

The project site is a 47,284 square foot lot located on the south side of Lampson Avenue, between 9th Street and West Street. The property has a General Plan Land Use Designation of Low Density Residential and is zoned R-1 (Single-Family Residential).

The project site is located in a residential area improved with single-family residences. The project site abuts R-1 zoned properties developed with single-family homes to the north, across Lampson Avenue, to the east, south, and to the west. The properties that directly abut the project site to the west are part of a single-family residential subdivision developed with seven (7) parcels located on Persimmons Circle. The minimum lot size of the surrounding residential zone is

7,200 square feet, with the exception of the subdivision on Persimmons Circle that has a minimum lot size requirement of 6,000 square feet.

The project site is currently improved with a 2,905 square foot single-family home with an attached, 655 square foot, carport constructed in 1957, and a detached 1,120 square foot guest house constructed in 1963.

In 1990, Site Plan No. SP-122-90 and Tentative Tract Map No. TT-14403 were approved to allow the construction of five (5), one-story, single-family homes on five (5) individuals parcels served by a private street designed as a cul-de-sac. The average lot size of the proposed subdivision was 7,436 square feet.

In 1993, a one-year time extension was approved for Site Plan SP-122-90 and Tentative Tract Map No. TT-14403. The project was never constructed, and the Site Plan and Tentative Tract Map expired.

The property has been in the applicant’s family since 1995 with the applicant holding title to the property since 2001. The applicant proposes to subdivide the property into four (4) residential lots that will be served by a private street (Lot 5) in order to improve each lot with a single-family home. The existing single-family home will be reconfigured and remodeled to accommodate the proposed subdivision, and the existing guesthouse will be demolished and replaced on Lot 1 as an Accessory Dwelling Unit (ADU) as permitted by State Law. It should be noted that the applicant has included an ADU on each lot to illustrate how an ADU can be constructed on each lot in compliance with the applicable development standards. Per State Law, ADUs are permitted on R-1 zoned properties, and are reviewed and approved ministerially.

PROJECT STATISTICS:

NET PROJECT SITE	47,284 (1.08-acre)
-------------------------	--------------------

	CODE	PROPOSED			
DENSITY	9 units per acre	3.68 units per acre			
		Lot 1	Lot 2	Lot 3	Lot 4
LOT SIZE	7,200 S.F.	10,031 S.F.	8,312 S.F.	10,520 S.F.	7,783 S.F.
LOT WIDTH^{1,2}					
Corner Lot	65'-0"	73.19'	-	-	-
Interior Lot	60'-0"	-	69.27'	60.00'	60.59'
SETBACKS					
Front ¹	20'-0"	20'-0"	20'-0"	20'-0"	
Side Interior	5'-0"	5'-0"	5'-0"	5'-0"	
Side Street	10'-0"	10'-0"	N/A	N/A	
Rear ²	20% of the Lot Depth	25'-0"	25'-0"	22'-0"	19.3'
MAXIMUM LOT³ COVERAGE	50%	26.3%	26.5%	26.1%	33%
PARKING⁴					
Enclosed Garage	2	2	2	2	2
Open Parking	2	2	2	2	2
Total Parking	4	4	4	4	4
BUILDING HEIGHT	35'-0"	28'-4"	28'-9"	27'-8"	26'-10"

1. For lots located along the radius of a cul-de-sac, the Municipal Code establishes the lot width at the 20-foot front setback line. The lot width for Lots 2, 3, and 4 is measured from the 20-foot front setback line.
2. The Municipal Code requires corner lots to maintain a lot width of 65'-0", and interior lots to maintain a lot width of 60'-0".
3. The maximum lot coverage percentage for each lot excludes the Accessory Dwelling Unit as this use will be reviewed ministerially.
4. The Municipal Code requires single-family homes with up to four (4) bedrooms to provide parking at a rate of two (2) parking spaces in an enclosed garage, and two (2) open parking spaces.

Building Type Summary

Lot	Number of Bedrooms/Baths	Unit Size*
Lot 1	4 Bedrooms, 3.5 Baths	2,713 S.F.
Lot 2	4 Bedrooms, 4 Baths	3,240 S.F.
Lot 3	4 Bedrooms, 4 Baths	3,206 S.F.
Lot 4	4 Bedrooms, 3 Baths	2,952 S.F.

*Total living area, garages are not included.

DISCUSSION:

SITE PLAN:

Site Design and Circulation

The project will consist of subdividing a 47,284 square foot lot into four (4) residential parcels in order to improve each lot with a two-story, single-family home. The project site will be accessed from a private street from Lampson Avenue that is designed as a cul-de-sac. The private street is designated as Lot 5 that encompasses the street and sidewalk areas. The private street will be located along the east side of the project site, and provides access to each parcel. The private street is designed per City standard to accommodate two-way traffic, on-street parallel parking spaces, and the required turn-around area for trash truck and emergency vehicle access. The appropriate red curbs and "No Parking" signs will be installed to allow for sufficient maneuvering of trash trucks and emergency vehicles. In addition, the project site will also be served by a sidewalk that originates from Lampson Avenue to provide pedestrian and handicap access to each parcel.

Each home is designed to comply with the single-family parking requirements of the Municipal Code. The required number of parking spaces for each single-family home is based on the proposed number of bedrooms. The Municipal Code requires a two-car enclosed garage and two (2) open parking spaces for a home with up to four (4) bedrooms. Each lot will provide a two (2) car enclosed garage, and two (2) open parking spaces to comply with the parking requirement for a four (4) bedroom home. In addition, three (3) parallel parking spaces will be provided along the east side of the private street to serve the project site.

Each lot has been designed to comply with the building setbacks, building height, lot coverage, and open space requirements of the Municipal Code.

Unit Design

Lot 1

Lot 1 will have a lot size of 10,031 square feet. The existing, 2,905 square foot, one-story, single-family home will be reconfigured to fit within the developable land area of Lot 1. This includes demolishing 1,225 square feet of the existing residential structure, which includes portions of the existing living area and the attached carport, to comply with the required setbacks, as measured from the new property lines. The residential structures will include the main house and an attached ADU, as permitted by State Law.

The main house will be remodeled to include a new two-story addition. The main house will have a total living area of 2,713 square feet, excluding the living area of the proposed ADU, and will consist of a family room, a dining room, a kitchen, a laundry room, four (4) bedrooms, three and one-half bathrooms (3.5), and a loft on the second floor.

The proposed ADU will be located within the northerly portion of the structure, and will have a living area of 789 square feet. One (1) open parking space for the ADU will be provided along the driveway.

A new, 441 square foot, detached, two-car garage will be constructed along the north property line, to serve the residential unit. The required two (2) open parking spaces will be provided along the driveway. The garage will maintain a 20'-0" setback from the Lampson Avenue front property line, and will be accessed from a new driveway approach from the proposed private street.

Lot 2

Lot 2 will have a lot size of 8,312 square feet. A new two-story, 3,240 square foot, single-family home will be constructed on Lot 2. The single-family home will consist of a great room, a kitchen with a nook, a game room, a laundry room, four (4) bedrooms (which includes a Master bedroom with a retreat area), four (4) bathrooms, and a loft on the second floor. An attached two-car garage will be provided for the unit with the required two (2) open parking spaces located along the driveway.

The applicant proposes to construct a detached, 744 square foot, ADU, as permitted by State Law, at the front of the property. One (1) open parking space for the ADU will be provided along the driveway.

Lot 3

Lot 3 will have a lot size of 10,520 square feet. A new two-story, 3,206 square foot, single-family home will be constructed on Lot 3. The single-family home will consist of a living room, a dining room, a great room, a kitchen, a game room, a laundry room, four (4) bedrooms, four (4) bathrooms, and a loft on the second floor. An attached two-car garage will be provided for the unit with the required open parking spaces located along the driveway.

The applicant proposes to construct a detached, 777 square foot, ADU, with an attached one-car garage, as permitted by State Law, at the rear of the property. In addition, one (1) open parking space for the ADU will be provided along the driveway.

Lot 4

Lot 4 will have a lot size of 7,783 square feet. A new two-story, 2,952 square foot, single-family home will be constructed on Lot 4. The single-family home will consist of a living room, a family room, kitchen, a game room, a laundry room, four (4) bedrooms, three (3) bathrooms, and a loft on the second floor. An attached two-car garage will be provided for the unit with the required two (2) open parking spaces located along the driveway.

The applicant proposes to construct an attached, 646 square foot, ADU, as permitted by State Law, at the rear of the property. One (1) open parking space for the ADU will be provided along the driveway.

As previously noted, pursuant to State law, the ADUs will be reviewed ministerially, and are depicted on the plans for representation purposes only.

Building Design

The architecture style of each residential home is contemporary in design that incorporates Mediterranean or Craftsman inspired architectural detailing to enhance the building elevations. Each home incorporates projecting and recessed building masses, along with varied rooflines, in order to articulate the building's facade. The building's architectural detailing includes the use of an entry porch, varied window shapes, multi-pane windows, and decorative trim around the windows and doors to enhance the building. The exterior building materials for each unit will consist of a stucco finish with concrete roof tile, along with architectural detailing that compliments the style of each home.

Each unit has been designed to comply with the second-story privacy provision requirements of the R-1 zone by providing windows that will minimize visual intrusion into the adjacent neighbor's private recreation areas. In particular, the rear elevation of Lot 2 and 3 include high clerestory windows. The rear and side (south) elevation of Lot 1 includes clerestory windows. Similarly, the side (north) elevation of Lot 4 includes clerestory windows, and the rear elevation includes a mix

of clerestory and frosted windows. The Planning Division will review and approve the final design and placement of all second-story windows to ensure privacy compliance.

Perimeter Walls and Landscaping

The project is required to maintain a six-foot high, decorative masonry block wall along the perimeter of the project site. In addition, six-foot high fencing is required along the interior property lines of each parcel to delineate the boundary of each lot.

The applicant is required to provide a landscape and irrigation plan to the City that complies with the landscaping requirements of Title 9 of the Municipal Code. Planning staff will review the type and location of all proposed plant materials. As part of the landscape plan, a variety of trees, shrubs, and flowers are required.

TENTATIVE TRACT MAP:

In accordance with the State Subdivision Map Act, the applicant is requesting approval of Tentative Tract Map No. TT-18181 to subdivide the existing property into four (4) lots that will be served by a private street (Lot 5) for the purpose of improving each lot with a single-family home. The proposed Tentative Tract Map is in conformance with the City's General Plan, the City's Subdivision Ordinance, the R-1 zone requirements, and the State's Subdivision Map Act.

Each lot has been designed to comply with the minimum lot size of 7,200 square feet and the minimum lot width of 60 feet for interior lots and 65 feet for corner lots per the development standards of the R-1 zone. Each lot will provide a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4), which complies with the minimum lot size of 7,200 square feet.

Lot 1 is a corner lot, and will provide a width of 73.19 feet, while the interior lots, Lots 2, 3 and 4, will each provide a lot width of 69.27 feet, 60 feet, and 60.59 feet respectively. It should be noted that for lots located along the radius of a cul-de-sac, the Municipal Code establishes the lot width at the 20 foot front setback line. Lots 2, 3 and 4 will each maintain the required minimum lot width of 60 feet at the 20-foot front setback line.

MINOR DEVIATION

The applicant requests a minor deviation to construct a new, 6-foot high, wrought iron fence within the required 20-foot front yard setback area of Lot 1, along Lampson Avenue, to secure the parcel. Title 9 of the Municipal Code requires fences and block walls located within the front yard setback to maintain a maximum height of 3 feet. However, Title 9 of the Municipal also allows fences located within the required front yard setback of residentially zoned properties to be constructed to a maximum height of six feet, provided the upper 36-inches of the fence is

wrought iron fencing with vertical railing no less than three inches apart, through approval of a minor deviation.

The project site currently has a combination of chain link fence and wrought iron fence with wood slat and four (4) pilasters, at a height of 6 feet, that secures the front of the property along Lampson Avenue. The applicant purposes to secure a portion of the front property with a new 6-foot high fence that will maintain a 15-foot setback from the Lampson Avenue front property line to secure Lot 1 due to the placement and orientation of the existing residential structure that will remain.

Lot 1 is designed as a corner lot. The front of the lot is designated along Lampson Avenue, and the side street of the lot is designated along the proposed private street. The existing and proposed building structures observe the required 20-foot front setbacks from Lampson Avenue, and the required 10-foot side street setback from the proposed private street. The design and placement of the existing house is such that the front entry is oriented toward the interior side of the property. With the proposed subdivision, the existing residential structure will continue to maintain the same building orientation with the front entry now being oriented toward the proposed private street. As such, the Lampson Avenue side of the property will function as the "side" of the property.

The placement of the proposed fence allows Lot 1 to be secured along Lampson Avenue, and it also allows the lot to maintain the required 16-foot wide driveway to access the site from the private street. In addition, the placement of the fence allows landscaping to be installed, and maintained, within the first 15 feet of the front setback area.

The proposed fence will be designed as a decorative fence with the bottom, 36-inch portion of the fence constructed of decorative block, and the upper, 36-inch portion of the fence constructed of wrought iron with pilasters evenly spaced. The appropriate conditions of approval have been included to ensure that the proposed fence complies with the code requirements.

CEQA

The proposed development has been determined to be exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 5978-20 approving Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181, subject to the recommended Conditions of Approval.

LEE MARINO
Planning Services Manager

By: Maria Parra
Senior Planner

RESOLUTION NO. 5978-20

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-081-2020 AND TENTATIVE TRACT MAP NO. TT-18181, FOR PROPERTY LOCATED ON THE SOUTH SIDE OF LAMPSON AVENUE, BETWEEN 9TH STREET AND WEST STREET, AT 11712 LAMPSON AVENUE, ASSESSOR'S PARCEL NO. 090-302-40.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on April 16, 2020, hereby approves Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181, for a property located on the south side of Lampson Avenue, between 9th Street and West Street, at 11712 Lampson Avenue, Assessor's Parcel No. 090-302-40.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Nhan Vuong.
2. The applicant is requesting Site Plan and Tentative Tract Map approval to subdivide an existing 47,284 square foot lot, improved with a single-family home, into four (4) residential lots that will be served by a private street designed as cul-de-sac (Lot 5). Each lot will have a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1. Lots 2, 3 and 4 will each be improved with a new two-story, single-family home. Also, a request for a minor land deviation to allow the front yard fence for Lot 1, located along Lampson Avenue, to be constructed at a height of 6 feet.
3. The City of Garden Grove has determined that Pursuant to the California Environmental Quality Act ("CEQA"), the proposed project is categorically exempt from the CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services. The project is therefore exempt from CEQA review.

4. The property has a General Plan Land Use designation of Low Density Residential and is zoned R-1 (Single-Family Residential). The site is currently improved with a single-family home and a detached guest home. The existing single-family home will remain, and will be reconfigured, to fit within the developable lot area of Lot 1 of the proposed subdivision. The existing guest home will be demolished, and will be replaced on Lot 1 as a new Accessory Dwelling Unit (ADU) as permitted by State Law.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by the City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on April 16, 2020, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting on April 16, 2020; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.04.030 are as follows:

FACTS:

The property is a 47,284 square foot lot located on the south side of Lampson Avenue, between 9th Street and West Street. The property has a General Plan Land Use Designation of Low Density Residential and is zoned R-1 (Single-Family Residential). The property is located in a residential area improved with single-family residences. The property is currently improved with a 2,905 square foot single-family home with an attached, 655 square foot, carport constructed in 1957, and a detached, 1,120 square foot, guest house constructed in 1963.

The applicant proposes to subdivide the property into four (4) residential lots that will be served by a private street (Lot 5) in order to improve each lot with a single-family home. The project proposes a density of 3.68 dwelling units per acre, which is consistent with the land use designation density of up to nine (9) dwelling units per acre.

Each parcel will have a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4). The existing single-family home will be reconfigured and remodeled to accommodate the

proposed subdivision, and will include a new second-story addition. Lots 2, 3, and 4 will each be improved with a new single-family home.

The project has been designed to comply with the development standards of the R-1 zone, including minimum lot size, lot width, building setbacks, building height, lot coverage, open space, and parking.

In addition, the proposed minor deviation will allow a 6-foot high wrought iron fence to be constructed 15 feet from the front property line, along Lampson Avenue, to secure Lot 1.

FINDINGS AND REASONS:

SITE PLAN

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

The General Plan Land Use Designation of the subject site is Low Density Residential, which is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures, and single-family residential neighborhoods that: (i) provide an excellent environment for family life; (ii) preserve residential property values; (iii) provide access to schools, parks, and other community services; and (iv) provide a high-quality architectural design. Policy LU-2.4 of the General Plan encourages the type and intensity of land uses to be consistent with that of the immediate neighborhood, while LU-IMP-2B encourages that new development be similar in scale to the adjoining residential neighborhood to preserve its character. The Low Density Residential General Plan Land Use Designation allows residential densities up to nine (9) dwelling units per acre with detached units on individual parcels.

The proposed project will subdivide an existing 47,284 square foot lot to create a residential neighborhood with four (4) single-family residential lots that will be served by a private street designed as a cul-de-sac (Lot 5). The project will have a density of 3.68 units per acre, which complies with the density requirement of the Low Density Residential General Plan Land Use Designation. The existing single-family home on the project site will be reconfigured, and remodeled, to fit within the lot area of Lot 1, and Lots 2, 3 and 4 will each be developed with a new, two-story, single-family home. The project is located in a residential neighborhood improved with single-story and two-story single-family homes of various architectural styles and square footages. The proposed single-family homes will be consistent and compatible with the existing residential neighborhood as each home is designed to comply

with the R-1 development standards, including building setbacks, building height, parking, lot coverage, lot size, and lot width, to ensure that is home similar in scale and type as the surrounding residential lots. The proposed project will be a valued addition to the area, and will provide additional housing units in the immediate area that will further the goals of the City's Housing Element. Therefore, the project complies with the General Plan Land Use Designation and Title 9 of the Municipal Code.

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 property will be accessed from a private street from Lampson Avenue that is designed as a cul-de-sac that will serve each lot. The design of the private street will accommodate two-way traffic, on-street parallel parking spaces, as well as provide the required turn-around area for trash truck and emergency vehicle access. The appropriate red curbs and "No Parking" signs will be installed to allow for sufficient maneuvering of trash trucks and emergency vehicles. The project site will also provide an interior sidewalk that originates from Lampson Avenue for pedestrian and handicap access.

Each residential home will be designed with four (4) bedrooms. Based on the proposed number of bedrooms, each home is required to provide a two-car enclosed garage and two (2) open parking spaces, for a total of four (4) parking spaces per lot. Each lot will provide an attached or detached two-car enclosed garage and driveway space to accommodate two (2) open parking spaces, which meets the minimum required by Code. Additionally, three (3) parking spaces will be provided along the east side of the private street to serve the project site.

The City's Traffic Engineering Section has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to minimize any adverse impacts to surrounding streets.

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

The streets in the area will be adequate to accommodate the development once the developer provides the necessary improvements for the project. Utilities and drainage channels in the area are existing and are adequate to accommodate the development. The proposed development will provide landscaping and proper grading of the site, thereby, improving drainage in the area.

The Public Works Department has reviewed the project, and has incorporated all the appropriate conditions of approval to minimize any adverse impacts.

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

The Public Work's Department has reviewed the project, and has incorporated all the appropriate conditions of approval to minimize any adverse impacts.

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

The project has been designed to comply with the R-1 zone development standards of Title 9 of the Municipal Code. The project site is located in a residential area improved with single-family homes. The proposed project will be compatible with the existing single-family developments in the area as each proposed lot will be improved with one (1) single-family home designed to comply with the development standards of the R-1 zone. Each home will provide a building design with architectural detailing that incorporates projecting building masses along the front building elevation with varying rooflines to enhance the façade of the building. Each lot will provide landscaping within the front yard setback area, and within the interior private yard areas. Therefore, the project will have a reasonable degree of physical, functional, and visual compatibility with neighborhood.

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

The project has been designed for building appearance, building placement and landscaping to attain an attractive environment that will be an enhancement to the residential neighborhood. The project has been designed to comply with the fifty-percent (50%) lot coverage requirement of the R-1 zone that will ensure that each parcel maintains the required amount of open usable space. Additionally, the conditions of approval will ensure that the landscaping requirements of the Municipal Code will be complied with.

The architectural style of each home is contemporary in design that incorporates Mediterranean or Craftsman style inspired architectural detailing. Each home incorporates projecting and recessed building masses, along with varied rooflines, in order to articulate the building's facade. The building's architectural detailing includes the use of an entry porch, varied window shapes, multi-pane windows, and decorative trim around the

windows and doors to enhance the building. The exterior building materials for each unit will consist of a stucco finish with concrete roof tile, along with architectural detailing that compliments the style of each home.

TENTATIVE TRACT MAP

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

The proposed map is consistent with the provisions of the General Plan Land Use Designation of Low Density Residential. The General Plan Land Use Designation of Low Density Residential is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures, and single-family residential neighborhoods. The Low Density Residential land use designation allows densities of up to nine (9) dwelling units per acre with a detached unit on their own parcel. Policy LU-2.4 of the General Plan encourages the type and intensity of land uses to be consistent with that of the immediate neighborhood; while LU-IMP-2B encourages that new development be similar in scale to the adjoining residential neighborhood to preserve its character.

The project site is located in a residential area improved with single-family homes. The proposed map will subdivide a 47,284 square foot lot into four (4) residential lots (Lots 1 to 4) that will be served by a private street (Lot 5), to create a single-family neighborhood. The proposed subdivision will be similar in scale to the surrounding single-family neighborhood as the project is designed to comply with the development standards of the R-1 zone. Each residential lot will be improved with one (1) single-family home, with a density of 3.6 units per acre, which complies with the General Plan density requirement.

Each lot is designed to comply with the minimum lot size requirement of 7,200 square feet, and the minimum lot width of 60 feet for an interior lot, and 65 feet for a corner lot, of the R-1 zone. Each single-family home is also designed to comply with the R-1 zone requirements, include building setbacks, building height, lot coverage, and parking. The configuration of each lot, and the design of each home, is compatible with the existing residential neighborhood. The construction of the new single-family homes will increase the number of available housing in the area, and further the goals of the Housing Element of the General Plan to meet the City's regional housing needs.

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

The design and improvement of the proposed map is consistent with the General Plan of Low Density Residential, which is intended to create, maintain, and enhance residential areas characterized by detached, single-family homes on a single parcel. The proposed residential subdivision will create four (4) lots that will be served by a private street (Lot 5) for the purpose of improving each lot with one (1) single-family home. The proposed subdivision will create a single-family residential neighborhood that complies with the R-1 zone requirements. Each lot complies with the minimum lot size of 7,200 square foot lot size, and the minimum lot width of 60 feet for interior lots, and 65 feet for corner lots of the R-1 zone. Each single-family home is designed to comply with the building setbacks, building height, lot coverage, and parking requirements of the R-1 zone. The configuration of the lots and design of the proposed single-family homes is compatible with the existing surrounding residential neighborhood.

In addition, the construction of the new single-family homes will increase the number of available housing in the area, and further the goals of the Housing Element of the General Plan to meet the City's regional housing needs.

3. The site is physically suitable for the type of development and complies with the spirit and intent of the Municipal Code.

The site is physically suitable for the proposed development. The project site has a net lot size of 47,284 square feet and can accommodate the proposed residential subdivision that complies with the development standards of the R-1 zone. The proposed subdivision will create four (4) residential lots that will be served by a private street (Lot 5). Each proposed lot will comply with the minimum lot size of 7,200 square feet, and the minimum lot width of 60 feet for an interior lot, and 65 feet for a corner lot of the R-1 zone. Each lot will provide a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4), which complies with the minimum lot size of 7,200 square feet. Lot 1 is a corner lot, and will provide a width of 73.19 feet, while the interior lots, Lots 2, 3 and 4, will each provide a lot width of 69.27 feet, 60 feet, and 60.59 feet, respectively.

The private street has been designed per the City's standard and provides adequate access for trash trucks and emergency vehicles, along with accommodating three (3) parallel parking spaces to serve the residential development. In addition, each residential unit complies with required building setbacks, building height, parking requirements, rear yard open space, lot coverage, and landscaping. The project has been designed to comply with the R-1 development standards, and complies with the spirit and intent of the Municipal Code.

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, and the requirements of the California Environmental Quality Act have been satisfied.

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 is characterized as in-fill development meeting conditions described in Section 15332.

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

The site is physically suitable for the density proposed by the developer. The Low Density Residential General Plan Land Use designation allows a density of up to nine (9) dwelling units per acre with detached units on their own parcel. The proposed Tentative Tract Map will subdivide a 47,284 square foot parcel into five (5) separate lots, four (4) residential lots (Lots 1 to 4) and one lot that will be used for the private street (Lot 5), to create a single-family neighborhood with a proposed density of 3.68 units per acre.

The proposed design of each residential lot allows for the placement of one single-family home on each lot, which complies with the density requirement. Therefore, the property is sufficient in size to accommodate the proposed development, and complies with all applicable provisions of the City of Garden Grove Municipal Code, including the building setbacks, building height, parking, and lot coverage.

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

The design of the subdivision and the proposed improvements are not likely to cause serious public health problems since conditions of approval will be in place to safeguard the public health. The proposed subdivision has been designed to comply with the development standards of the R-1 zone. City Departments, including Traffic Division, Water Division, Engineering Division, and the Planning Division, and the Orange County Fire Authority (OCFA) have reviewed the proposed development and have applied conditions of approval to minimize potential negative impacts that the project may have on the community. The conditions of approval for on and off-site improvements will safeguard the public health.

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

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

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

The design of the subdivision is suitable for the proposed low-density residential project that will subdivide an existing 47,284 square foot lot into four (4) residential lots to accommodate single-family homes that will be served by a private street (Lot 5). The subdivision complies with the spirit and intent of the General Plan, and the Subdivision Map Act. The project has also been designed to comply with the R-1 development standards. Each residential lot will comply with the minimum lot size and minimum lot width requirement of the R-1 zone, and each proposed dwelling unit will comply with the setbacks, lot coverage, and parking requirements of the R-1 zone.

9. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

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

10. The design, density, and configuration of the subdivision strike a balance between the affect of the subdivision on the housing needs of the region and public service needs. The character of the subdivision is compatible with the design of existing structures, and the lot sizes of the subdivision are substantially compatible with the lot sizes within the general area.

The project has been reviewed in relation to the housing needs and goals of the City and is compatible with existing residential projects in the vicinity. The property is located in a residential area improved with single-family residences. The proposed project will create four (4) residential lots that will each be improved with a single-family home. The existing single-family home will remain, and will be reconfigured to fit within the lot area of the proposed lot design, and three (3) new single-family homes will be constructed on each of the three (3) remaining lots. The subdivision is compatible with the surrounding area since each lot will be improved with one (1) single-family home as permitted by code. The project site abuts a residential subdivision to the west, located on Persimmons Circle, that is developed with seven (7) residential lots, which are similar to the proposed subdivision.

In addition, the zoning requires a minimum lot size of 7,200 square for new subdivisions in the R-1 zone. Each proposed lot is designed to comply with the minimum lot size requirement, and will provide a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4). The proposed lot sizes comply with the minimum code requirement, and are compatible with the lot sizes of existing residential properties in the area. Also, the subdivision will be served by a private street that is designed to City standards that allow for adequate public service access for emergency vehicles.

The proposed subdivision and the construction of the new single-family homes will increase the number of available housing in the area, and further the goals of the Housing Element of the General Plan.

11. The subject property is not located within a state responsibility area or a very high fire hazard severity zone, the proposed subdivision is served by local fire suppression services, and the proposed subdivision meets applicable design, location, and ingress-egress requirements.
12. 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.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan and Tentative Tract Map possess characteristics that would justify the request in accordance with Municipal Code Section No. 9.32.030.3 (Site Plan) and Section 9.40.060 (Tentative Maps).
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-081-2020 and Tentative Tract Map No. TT-18181.

Adopted this 16th day of April 2020

ATTEST: /s/ JEREMY LEHMAN
CHAIR

/s/ JUDITH MOORE
RECORDING SECRETARY

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

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on April 16, 2020, by the following vote:

AYES:	COMMISSIONERS:	(7)	LE, LEHMAN, LINDSAY, NGUYEN, PEREZ, RAMIREZ, SOEFFNER
NOES:	COMMISSIONERS:	(0)	NONE

/s/ JUDITH MOORE
RECORDING SECRETARY

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

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is May 8, 2020.

EXHIBIT "A"

Site Plan No. SP-081-2020

Tentative Tract Map No. TT-18181

11712 Lampson Avenue

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, on the property. Proof of such recordation is required prior to issuance of building permits.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Nhan Vuong, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes to the Conditions of Approval require approval by the Planning Commission.
3. Approval of this Site Plan 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 may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Public Works Engineering Division

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

Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181
Conditions of Approval

- said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.
7. A separate street permit is required for work performed within the public right-of-way.
 8. Grading 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 feet 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, sewer, and street 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.
 9. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
 10. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer.
 11. The new drive approaches to the site shall be constructed in accordance with Garden Grove Standard B-120 (option #3).
 12. All on-site angled driveways on the site shall be designed per County of Orange Standard Plan 1209 (sheet 5 of 5).
 13. Prior to issuance of a grading permit, the applicant shall design overhead street lighting within and frontage of the development in a manner meeting the approval of the City's Lighting Administrator. Location of lighting poles shall be shown on all the improvement plans.
 14. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design of the interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels.

Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181
Conditions of Approval

15. The grading plan shall depict an accessibility route for the Americans with Disability Act (ADA) pathway in conformance with the requirements of the Department of Justice standards, latest edition.
16. In accordance with the Orange County Storm Water Program manual, the applicant and/or its contractors shall provide dumpsters on-site during construction unless an Encroachment Permit is obtained for placement in street.
17. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval of 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
18. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications
 - b. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP
 - c. Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site

- d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs
19. The applicant and his contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal; relocation or resetting, the Contractor shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and his contractor shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The Applicant and his contractor shall be liable for, at his expense, any re-survey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls.
 20. TIES TO HORIZONTAL CONTROL:

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

Prior to recordation of a final tract map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.
 22. Prior to issuance of a grading permit, the applicant shall submit to Planning Services Division an updated title report along with copies of the recorded instruments listed in the title report, reference maps used to prepare legal description and the plat for review and approval of the tract map.
 23. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one acre or more of land, the applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water

Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181
Conditions of Approval

Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for City review on request.

24. Any new or required block walls and/or retaining walls shall be shown on the grading plans. Cross sections shall show vertical and horizontal relations of improvements and property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer. In addition, the following shall apply:
 - a. The color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division prior to installation.
25. The applicant shall identify a temporary parking site(s) for construction crew and construction trailers office staff prior to issuance of a grading permit. No construction parking is allowed on local streets.
26. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a worksite traffic control plan, satisfactory to the City Traffic Engineer.
27. Heavy construction truck traffic and hauling trips should occur outside peak travel periods. Peak travel periods are considered to be from 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m.
28. Any required lane closures should occur outside of peak travel periods.
29. Construction vehicles should be parked off traveled roadways in a designated parking.
30. Prior to issuance of a grading permit, the applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size storm drains per the Orange County RDMD standards. Parkway culverts shall be designed per Orange County standard plan 1309, Type B or City of Garden Grove Standard Plan B-209. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
31. The applicant shall remove substandard driveway approach, curb, and sidewalk along Lampson Avenue and construct street frontage improvements as identified below. All landscape, sidewalk, and lighting improvements installed within the public rights-of-way shall be maintained by the applicant in a manner meeting the approval of the City Engineer and Planning Division.

Lampson Avenue

- a. Remove the existing substandard driveway on Lampson Avenue and construct new curb, gutter and sidewalk.
- b. The new street driveway approach to the site on Lampson Avenue shall be constructed in accordance with City of Garden Grove Standard Plan B-120 (option #3). Standard Plan B-120 calls for a minimum width of 24-feet for arterial street driveways.
- c. Construct 8-inch curb and gutter replacing the existing driveway approach along the property frontage at 30 feet from centerline in accordance with City Standard Plan B-113.
- d. Protect existing westerly tree on Lampson Avenue and plant a 15 gallon Australian Peppermint Willow tree at the existing westerly tree well.
- e. Remove and replace 8-foot sidewalk replacing the existing driveway approach on Lampson Avenue in accordance with City Standard B-106.
- f. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk/landscape area on Lampson Avenue with the Planning Services Division and the Water Division.
- g. Any proposed new landscaping in public right-of-way shall be approved by Planning Services Division and maintained by the owner.

Public Works Environmental

32. The developer shall use the City's trash disposal provides, Republic Services, for the processing of construction and demolition debris.

Public Works Water Services Division

33. New water service installations 2" and smaller, shall be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted.
34. Water meters shall be located within the City right-of-way or within dedicated waterline easement.
35. Should the landscape system require a separate irrigation meter, a Reduced Pressure Principal Device (RPPD) shall be installed for meter protection. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection

Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181
Conditions of Approval

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

36. A composite utility site plan (W-drawing) shall be part of the water plan approval.
37. New water system within the private street shall connect to the water main on Lampson Ave, and shall be constructed per City Standards by developer and dedicated to the City. Bonding will be required.
38. 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 Engineering.
39. There shall be no structures or utilities built on or crossing water or sewer main easements.
40. New utilities shall have a minimum 5-foot horizontal and a minimum 1-foot vertical clearance from water main and appurtenances.
41. There shall be a minimum clearance from sewer main and water main of 10 feet from outside of pipe to outside of pipe.
42. The meter and services for the new lots shall be installed per City Standard B-719, which specifies a residential fire sprinkler connection (RFSC) on the backside of the meter. There shall be one meter and service per lot, unless otherwise allowed by City of Garden Grove Planning Services Division.
43. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
44. City shall determine if existing water services(s) is/are usable and meets current City Standards. Any existing meter and service located within new driveway(s) shall be relocated at owner's expense.
45. Water meters and boxes shall be installed by City forces upon payment of applicable fees and after new water system (including water services) pass all bacteriological and pressure tests.
46. Water services shall not be turned on until an account is set up.
47. No permanent structures, trees or deep-rooted plants shall be placed over sewer main or water main.

48. Location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.
49. Owner shall install new private sewer main with laterals and clean outs at right-of-way line. The sewer main connection in public right-of-way shall be 6" minimum diameter, extra strength VCP with wedgelock joints and inspected by GGSD. All on site sewer and appurtenances to be installed per the California Plumbing Code and inspected by the Building and Safety Division.
50. New private sewer main shall cross below the 18" water main on Lampson Avenue with a minimum separation of 12" outside diameter to outside diameter. Any deviations from the above shall require a variance from the State Water Resources Control Board.
51. 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.

Building and Safety Division

52. The project shall comply with the requirements of the 2019 California Building Code, the California Green Building Code, and all California Model Codes, including, that the buildings shall be solar ready.

Fire Department

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

Planning Services Division

54. The applicant shall submit detailed plans, showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department, Planning Services Division for review and approval prior to submitting plans into the Building and Safety Division Plan Check process. The project shall also be subject to the following:
 - a. All on-site and off-site utilities (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. All on-site and off-site utilities pertaining to the improvements proposed under this Site Plan and Tentative Tract Map, shall be installed or relocated underground.
 - b. All above-ground utility equipment (e.g. electrical, gas, telephone, cable TV) shall not be located in the street setback, within the common areas,

or any parking areas, and shall be screened to the satisfaction of the Community and Economic Development Director.

- 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. Screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
 - d. All ground or wall-mounted mechanical equipment shall be screened from view from any place on or off the site
 - e. No exterior piping, plumbing, or mechanical ductwork shall be permitted on any exterior façade and/or be visible from any public right-of-way or adjoining property. Roof rain gutters are permitted. The rain gutters shall follow the natural architecture lines of the building.
55. All landscaping shall be consistent with the landscape requirements of Title 9 of the Municipal Code. The developer shall submit a complete landscape plan governing the entire development. The landscape irrigation plans shall include type, size, location and quantity of all plant material. The landscape plan shall include irrigation plans and staking and planting specifications. All landscape irrigation shall comply with the City's Landscape Ordinance and associated Water Efficiency Guidelines. The landscape plan is also subject to the following:
- a. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaping areas shown on the plan. The sprinklers shall be of drip or microspray system sprinkler heads for water conservation.
 - b. The plan shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch box, fifteen percent (15%) of the trees at 24-inch box, and sixty percent (60%) of the trees at 15-gallon, the remaining five percent (5%) may be of any size. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, Boston Ivy shall be used.
 - c. The applicant shall be responsible for installing and maintaining the landscaping until such time as the project nears complete sell-out and the Homeowner's Association or a lot owner takes over maintenance responsibility.

- d. Except as otherwise provided in the CC&Rs approved by the City, the Homeowner's Association shall be responsible for all installation and permanent maintenance of all landscaping on the property. Said responsibility shall extend to the parkway landscaping, sidewalk, curb, and pavement of the site. All planting areas are to be kept free of weeds, debris, and graffiti. All organic landscaping waste shall be disposed of in accordance with applicable law and regulations of the City, the Garden Grove Sanitary District, and the State of California. Maintenance of these landscape areas shall be included within the CC&R's for the project.
 - e. No trees shall be planted closer than five feet (5') from any public right-of-way. Trees planted within ten feet (10') of any public right-of-way shall be planted in a root barrier shield. All landscaping along street frontages adjacent to driveways shall be of the low height variety to ensure safe sight clearance. All trees planted on the individual private lots, whether for screening the houses from the neighboring lots or for aesthetic or selling/marketing purposes, shall have an irrigation system installed in order maintain the trees.
 - f. The landscaping treatment along the Lampson Avenue frontage, including the area designated as public right-of-way, and the front setback areas of each lot, shall incorporate a mixture of groundcover, flowerbeds, shrubs, and trees to enhance the appearance of the property. The Community and Economic Development Department, Planning Services Division shall review the type and location of all proposed trees and plant materials.
 - g. The landscape plan shall incorporate and maintain for the life of the project those means and methods to address water run-off also identified as Low Impact Development provisions, which address water run-off. This is to also to be inclusive of any application of Water Quality Management Plans (WQMP), Drainage Area Management Plans (DAMP) and any other water conservation measures applicable to this type of development.
 - h. At the time of irrigation installation, the irrigation system shall comply with all applicable provisions of the City's Water Conservation Ordinance, the City's Municipal Code landscape provisions, and all applicable state regulations.
 - i. All above-ground utilities (e.g. water backflow devices, electrical transformers, irrigation equipment) shall be shown on the landscaping plan in order to ensure proper landscape screening will be provided.
56. Enhanced concrete treatment shall be provided along the entry to the private street subject to the Community and Economic Development Department's

- approval that includes decorative stamped concrete or interlocking pavers or other enhanced treatment, excluding scored and/or colored concrete. Color, pattern, material, and final design and configuration shall be approved by the Community and Economic Development Department, Planning Division, and shall be shown on the final site plan, grading plan, and landscape plans.
57. 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 a ground lighting system. Lighting shall be provided throughout all private drive aisles and entrances to the development per City standards for street lighting.
 58. Hours and days of construction and grading shall be as set forth in the City of Garden Grove Municipal Code Section 8.47.010 as adopted, except that:
 - a. Monday through Friday – not before 7:00 a.m. and not after 5:00 p.m.
 - b. Saturday – not before 8:00 a.m. and not after 5:00 p.m. All construction activity on Saturday shall be limited to interior construction only.
 - c. Sunday and Federal Holidays – no construction shall occur.
 59. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, the use of methanol, natural gas, propane, or butane vehicles instead of gasoline or diesel powered equipment, where feasible, the use of solar or low-emission water heaters, and the use of low-sodium parking lot lights, to ensure compliance with Title 24.
 60. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with applicable law.
 61. The applicant shall comply with all provisions of the Community and Economic Development Department including, but not limited to, the following:
 - a. The facade of the units shall be designed with sound attenuation features including the use of dual pane windows, a minimum 4-inch decorative wide trim on all windows and doors, and limiting, when possible, the use of vents. These features shall be approved by the Community and Economic Development Department prior to the issuance of building permits.
 - b. Prior to the finalization of working drawings for Planning Services Division, Engineering Division, and Building and Safety Division Plan

Check, the applicant shall submit to the Community and Economic Development Department detailed and dimensioned plot plans, floor plans, exterior elevations, and landscape plans which reflect the above Conditions of Approval. The plans shall indicate cross-sections of all streets within the development, landscape materials, wall materials, and building materials proposed for the project.

- c. Each unit shall have phone jacks and cable-TV outlets in all rooms, except the laundry area, hallways, and bathrooms. All garage doors shall be of automatic roll-up type. Mechanical equipment, including air conditioning units, Jacuzzi spa equipment, sump pump, etc., shall not be located closer than 5 feet of any side or rear property line and shall not be located in the front landscape setback. Air conditioning units may be placed adjacent to or in front of the dwelling units provided the location does not obstruct, impede, or hinder any vehicle traffic or pedestrian access to any unit, and is properly screened from view.
 - d. The second floor windows shall, to the extent feasible, be oriented away from the existing single-family homes and/or incorporate view-obscuring measures such as the use of high windows, window alignment, and obscure glass window glazing.
 - e. Should the applicant elect to build the project in more than one phase, then a phasing plan shall be submitted to the Community and Economic Development Department prior to releasing units for model purposes. The phasing plan shall include, but not be limited to, a site plan showing the phasing areas, protection of finished units, and protection for related safety issues concerning pedestrians and non-construction vehicles. The perimeter improvements including landscaping, walls, street improvements, and underground utilities, shall be completed in the first phase. The phasing plan shall be approved by the Community and Economic Development, Public Works Departments, and OCFA prior to issuance of building permits.
62. All new block walls, and/or retaining wall(s), including existing block walls to remain, shall be shown on the grading plans. Block walls shall be developed to City Standards or designed by a Registered Engineer and shall be measured from on-site finished grade. The applicant shall provide the following:
- a. Decorative perimeter block walls shall be required, and shall be constructed to a minimum height of 6 feet to a maximum height of 7 feet, as measured from highest point of the on-site finished grade. The block walls shall be constructed of decorative split-face masonry with decorative caps, subject to the Community and Economic Development Department's approval. No walls greater than 36-inches in height shall be construction with the driveway vision clearance area of the project's entrance. All existing block walls shall be modified, as necessary, to

comply with the minimum block wall height requirement. The type, texture, and color of the block wall shall be approved by the Planning Services Division, and shall match any existing block wall that will remain.

- a. Private interior project walls, with a minimum height of 6 feet, and a maximum height of 7 feet, constructed from decorative masonry block or from wood, shall be constructed along the property line of each lot to provide privacy to each unit. The walls shall maintain a minimum setback of 20 feet from the front property line or a 20 feet setback if located adjacent to any driveway. Any wall located within the front setback area shall be limited to a height of 36-inches, except as allowed in Condition of Approval 64.
 - b. The applicant shall work with the existing property owners along the project perimeter in designing and constructing the required perimeter block walls. This requirement is to avoid having double walls and to minimize any impact that it might cause to the existing landscaping on the neighbor's side as much as possible. The perimeter block wall shall be constructed and situated entirely within the subject property. In the event that the applicant cannot obtain approval from the property owners, the applicant shall construct the new wall with a decorative cap to be placed between the new and existing walls. In the event the location of a new wall adjacent to an existing wall or fence has the potential to affect the landscape planter, then the applicant shall work with City Staff to address this situation. The Community and Economic Development Director shall be authorized to approve minor alterations the size and/or location of the landscape planter to accommodate the placement of such wall.
63. The proposed 6'-0" fence allowed within the front setback area of Lot 1, shall comply with the following:
- a. The 6 foot fence shall maintain a 15 foot setback from the front property line located along Lampson Avenue.
 - b. The design of the fence shall be decorative, with the bottom, 36-inches of the fence constructed of decorative block that matches the decorative block used for the perimeter block wall, and the upper, 36-inches of wrought iron with decorative pilasters.
 - c. The overall height of the 6 foot fence, including pilasters, shall be measured from the on-site grade located adjacent to the block wall.
 - d. The pilasters, as measured from the on-site finished grade, shall be 6 feet in height, regardless of the grading level height. The pilasters shall be spaced evenly.

- e. The applicant shall obtain a building permit for the construction of the pilasters.
64. The applicant shall prepare Covenants, Conditions, and Restrictions (CC&R's) for review and approval by the City Attorney's Office and the 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 Services Division. The CC&R's shall include the following stipulations and/or provisions:
- a. All units shall maintain the ability to park two (2) vehicles within the garages at all times. Garages shall not be converted to any other use.
 - a. There shall be no business activities, day care, or garage sales conducted within or from the garages.
 - b. Garages shall not be rented or leased separately from the dwelling units and shall not be made unavailable to the occupants of the units.
 - c. Parking spaces in the garages shall be made available to the occupants of the unit at all times.
 - d. Residents shall not park or store vehicles anywhere on the site except within the designated parking spaces located within the enclosed garage space for each unit and the open parking spaces located along the private driveway. However, the three (3) on-street parallel 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.
 - e. Each Owner shall prevent and abate all graffiti vandalism within his/her/its Lot and/or within any Exclusive Use Area or Property Wall over which he/she/it exercises control and/or is responsible to maintain. The Homeowner's Association shall prevent and abate all graffiti vandalism within the Common Area and any other portions of the Properties or Property Walls owned or controlled by the Association. The Homeowners Association and Owners shall implement best management practices to prevent and abate graffiti vandalism within the Properties throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the Homeowner's Association or responsible Owner as soon as

reasonably possible after it is discovered, but not later than 72 hours after discovery.

- f. 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.
- g. Second-story decks shall remain open and shall not be enclosed at any time. There shall be no storage allowed in the balconies at any time.
- h. Parking and storage of boats, recreational vehicles, or commercial vehicles on the property is prohibited.
- i. There shall be no parking allowed along the drive-aisle and the turn-around area, except within the designated guest parking spaces. All curbs not designated as parking areas, including the Fire Department turn-around area, shall be painted red.
- j. Each unit shall maintain a minimum of one thousand square feet of usable open space in the required rear yard. This area shall be open and unobstructed from the ground to the sky.
- k. Each lot shall be subject to the development standards of the R-1 (Single-Family Residential) zone.
- l. Trash containers shall be stored within designated storage areas only and not within the garage parking area. The placement of trash containers for pick-up, and the duration of time prior to and after trash collection of those trash containers, is subject to the Garden Grove Sanitary District requirements. The applicant shall provide each individual unit with a trash storage area to accommodate three trash containers. The area for each container shall be a minimum of 38 inches by 38 inches. The trash areas shall be paved and accessed by gates and a walkway for ease of taking trash containers to and from the street.
- m. The CC&R's shall include provisions providing the owners or tenants 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, landscape area maintenance, etc. This also includes ensuring tree overhangs do not block or hinder any vehicles such as street sweepers, trash trucks, fire trucks, etc., from maneuvering through the site.
- n. The CC&R's shall include stipulations that maintenance of the private drive aisles, storm drain, sewer system, and open space areas within the interior of the development, and the landscape setback areas outside the development walls adjacent to the Lampson Avenue

frontage road is the responsibility of the Homeowner's Association, including the common landscaped areas.

- o. The Conditions of Approval for Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181 shall be incorporated into the CC&Rs, and provisions corresponding to any applicable Conditions of Approval shall be included in the CC&Rs.
- p. The following provisions shall be included within the CC&R's (in substantially the same form as below or as otherwise approved by the City Attorney):
 - i. Compliance with Stormwater Quality Regulations. The Homeowner's Association shall implement, and fund implementation of, the Operation and Maintenance ("O&M") Plan for the Property, which was approved by the City as part of the Water Quality Management Plan ("WQMP") required for development of the Property, and shall operate and maintain the Best Management Practices ("BMPs") described in the O&M Plan for the Property, which includes:
 - f. Description of all post-construction BMPs (nonstructural and structural),
 - g. Description of the Property owner's(s') responsibilities and required training of persons performing BMP implementation, operation and maintenance,
 - h. Implementation frequency and operating schedule,
 - i. Inspection/maintenance frequency and schedule,
 - j. Specific maintenance activities,
 - k. Required permits from resource agencies, if any,
 - l. Forms to be used in documenting implementation, operation and maintenance activities,
 - m. Recordkeeping requirements.

A copy of the approved O&M Plan is described in the current WQMP for the Project, as it may be amended from time to time according to its terms, which is on file with the City of Garden Grove Community and Economic Development Department, and is incorporated herein by this reference. The Committee shall maintain a copy of the current WQMP at a location on the Property.

The Property shall be, and the Homeowner's Association shall ensure that the Property is, used and maintained in full compliance with the provisions of the O&M Plan and Chapter 6.40 (Stormwater Quality) of the Garden Grove Municipal Code, as it may be amended. The City shall have the right to inspect the Property for the purpose of verifying compliance with this provision. The City of Garden Grove shall be an intended third-party beneficiary to this provision. The City shall have

Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181
Conditions of Approval

the right and authority, but not the obligation, to enforce this provision by any legal or equitable means, or by any method available to the Property owners as provided elsewhere in the Declaration, against the Declarant, Homeowner's Association, Owners, their successors and assigns, or other persons in possession of the Property. This provision shall not be amended or terminated without the written approval of the City of Garden Grove Community and Economic Development Department.

- ii. Enforcement: The City is hereby made a party to this Declaration solely for purposes of enforcing its provisions and the Conditions of Approval of Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181. The City, its agents, departments and employees shall have the unrestricted right and authority, but not the obligation, to enforce the provisions of this Declaration and the Conditions of Approval of Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181. In the enforcement of this Declaration, the City shall not be limited to the procedures or processes described in this Declaration and may use any remedy provided under law or equity, including the City's Municipal Code. 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-081-2020 and Tentative Tract Map No. TT-18181 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-081-2020 and Tentative Tract Map No. TT-18181. The alternative dispute resolution provisions set forth in Section / Article [SECTION] of this Declaration shall not apply to or legally bind the City.
- iii. Assessments: The City may levy special assessments against the properties in connection with its actions to enforce the conditions of this Declaration or Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181 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 this Declaration in the event that it incurs expenses in the enforcement of the conditions of these Declarations or Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181 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.

- iv. 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-081-2020 and Tentative Tract Map No. TT-18181 approvals, or to abate the violation thereof.
 - v. 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.
 - vi. Modification/Termination: This Declaration shall not be terminated or substantially amended without the prior written approval of the City of Garden Grove Community and Economic Development Department.
65. Final Tentative Tract Map No. TT-18181 shall be approved by the City recorded by the applicant prior to issuance of building permits for the proposed single-family homes.
66. The applicant/property owner shall submit signed letters acknowledging receipt of the decision approving Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181, and his/her agreement with all conditions of approval.
67. 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-081-2020 and Tentative Tract Map No. TT-18181. 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

Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181
Conditions of Approval

party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

68. In accordance with Garden Grove Municipal Code Sections 9.32.160 and 9.40.070.A, respectively, the rights granted pursuant to Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181 shall be valid for a period of two years from the effective date of this approval. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Site Plan No. SP-081-2020 shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced but not diligently advanced until completion, the rights granted pursuant to Site Plan No. SP-081-2020 shall expire if the building permits for the project expire.
69. The Conditions of Approval set forth herein include certain development impact fees and other exactions. Pursuant to Government Code §66020(d), these Conditions of Approval constitute written notice of the amount of such fees. The applicant is hereby notified that the 90-day protest period, commencing from the effective date of approval of Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181, has begun.
70. The garage for Lot 4 shall be designed to maintain a minimum garage door size width of 18 feet.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: South side of Lampson Avenue, between 9 th Street and West Street, at 11712 Lampson Avenue
HEARING DATE: July 7, 2022	GENERAL PLAN: Low Density Residential
CASE NO.: Site Plan No. SP-081-2020TE1 and Tentative Tract Map No. TT-18181TE1	ZONE: R-1 (Single-Family Residential) APN: 090-302-40
APPLICANT & PROPERTY OWNER: Nhan Vuong	CEQA DETERMINATION: Previously adopted Exemption- Section 15332 "In-Fill Development Projects"

REQUEST:

The applicant is requesting approval of a one-year time extension for the approved entitlements under Site Plan No. SP-081-2020 and Tentative Tract Map No. 18181 to subdivide an existing 47,284 square foot lot, improved with a single-family home, into four (4) residential lots that will be served by a private street designed as a cul-de-sac (Lot 5). The approval allowed each parcel with a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1, and Lots 2, 3 and 4 will each be developed with a new two-story, single-family home. Also, a minor land deviation was approved to allow the front yard fence for Lot 1, located along Lampson Avenue, to be constructed at a height of 6 feet.

BACKGROUND:

The project site is a 47,284 square foot lot located on the south side of Lampson Avenue, between 9th Street and West Street. The property has a General Plan Land Use Designation of Low Density Residential and is zoned R-1 (Single-Family Residential).

The project site is located in a residential area improved with single-family residences. The project site abuts R-1 zoned properties developed with single-family homes to the north, across Lampson Avenue, to the east, south, and to the west. The properties that directly abut the project site to the west are part of a single-family residential subdivision developed with seven (7) parcels located on Persimmons Circle.

On April 7, 2020, the Planning Commission approved Site Plan No. SP-081-2020, and Tentative Tract Map No. TT-18181 with seven (7) yes votes. The approval allowed the subdivision of an existing 47,284 square foot lot, improved with a single-family home, into four (4) residential lots that will be served by a private street designed as cul-de-sac (Lot 5). Each lot was approved with a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1, and Lots 2, 3 and 4 will each be developed with a new two-story, single-family home. Also, the approval included a minor land deviation to allow the front yard fence for Lot 1, located along Lampson Avenue, to be constructed at a height of 6 feet.

Under the State Subdivision Map Act, tentative maps expire two-years from the date the land use approval becomes effective. Condition of Approval No. 69 of SP-081-2021 and TT-18181 allowed the Site Plan to expire two years from the date the approval became effective to be consistent with the two-year expiration date of the Tentative Tract Map. For this approval, the land use entitlements became effective on May 8, 2020, with a two-year expiration date of May 8, 2022.

On May 3, 2022, prior to the expiration of the subject entitlements, the applicant filed a land use application with the City requesting a one-year time extension of Site Plan No. SP-081-2020 and Tentative Tact Map No. TT-18181.

In accordance with the Municipal Code, and because the approved entitlements were not yet exercised, the applicant is now requesting a one-year time extension for the previously approved entitlements. No changes are proposed to the previously approved project.

DISCUSSION:

TIME EXTENSION

Site Plan No. SP-081-2020 and Tentative Tract Map No. 18181 went into effect on May 8, 2020, with a two-year expiration date of May 8, 2022. The applicant filed an application with the City of Garden Grove requesting a time extension (Time Extension #1) on May 3, 2022, prior to the entitlements expiring.

Delays to the construction of the project have occurred due to significant changes to the grading plans. On June 17, 2020, grading plans were submitted to the City of Garden Grove for plan review. Initial City comments provided on the grading plans required the applicant to redesign the plans, which presented challenges and caused a delay. The grading plans continue in the plan review process. The applicant submitted revised grading plans to the City of May, 2021 for 2nd review, and most recently on April 4, 2022 for 3rd review.

The applicant anticipates the grading plans will be approved by the end of 2022, and thereafter, construction plans will be submitted to the City's Building and Safety Division for plan check review.

Title 9 of the Municipal Code allows for a one (1) year time extension for approved entitlements, provided that the Planning Commission finds that: (a) the request for the time extension was submitted prior to the permit expiration date, (b) there has been no change in the general plan designation or zoning of the site, and (c) there is no land use action or study currently underway that would have the potential to render the development nonconforming.

The applicant submitted the time extension application on May 3, 2022, prior to the expiration of the entitlements. In addition, the General Plan Land Use Designation of Low Density Residential and the R-1 (Single-Family Residential) zoning of the property have remained the same, and there are no pending land use actions or studies that would have the potential to render the approved development nonconforming. As such, the proposed project is conforming to the General Plan and zoning designations of the property. No changes are proposed to the previously approved project. The subject request is in compliance with Municipal Code standards for time extensions.

CEQA

As a part of the April 17, 2022 approval, the Planning Commission determined that the project was categorically exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303). No changes are proposed to the project that was previously approved, and no further environmental review is required.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6047-22 approving Site Plan No. SP-081-2020TE1 and Tentative Tract Map No. TT-18181TE1, subject to the original Conditions of Approval for Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181.

LEE MARINO
Planning Services Manager

By: Maria Parra
Senior Planner

Attachment "A": Planning Staff Report dated April 16, 2020 with Resolution No. 5978-20 and Conditions of Approval for SP-081-2020 and TT-18181

RESOLUTION NO. 6047-22

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING A ONE-YEAR TIME EXTENSION FOR SITE PLAN NO. SP-081-2020 AND TENTATIVE TRACT MAP NO. TT-18181 (REFERRED TO AS SP-081-2020TE1 AND TT-18181 TE1).

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on July 7, 2022, does hereby approve a one (1) year time extension for the entitlements approved under Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181, for a property located on the south side of Lampson Avenue, between 9th Street and West Street, at 11712 Lampson Avenue, Assessor's Parcel No. 090-302-40.

BE IT FURTHER RESOLVED in the matter of the time extension for Site Plan No. SP-081-2020TE1 and Tentative Tract Map No. TT-18181 TE1, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Nhan Vuong.
2. The applicant is requesting approval of a one-year time extension for the approved entitlements under Site Plan No. SP-081-2020 and Tentative Tract Map No. 18181 to subdivide an existing 47,284 square foot lot, improved with a single-family home, into four (4) residential lots that will be served by a private street designed as a cul de-sac (Lot 5). The approval allowed each parcel with a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1, and Lots 2, 3 and 4 will each be developed with a new two-story, single-family home. Also, a minor land deviation was approved to allow the front yard fence for Lot 1, located along Lampson Avenue, to be constructed at a height of 6 feet.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove previously determined that the proposed project was categorically exempt from the CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services.

4. The property has a General Plan Land Use designation of Low Density Residential and is zoned R-1 (Single-Family Residential). The site is currently improved with a single-family home and a detached guest home. The existing single-family home will remain, and will be reconfigured, to fit within the developable lot area of Lot 1 of the proposed subdivision. The existing guest home will be demolished, and will be replaced on Lot 1 as a new Accessory Dwelling Unit (ADU) as permitted by State Law.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on July 7, 2022, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of July 7, 2022; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030.D.9, are as follows:

FACTS:

The project site is a 47,284 square foot lot located on the south side of Lampson Avenue, between 9th Street and West Street. The property has a General Plan Land Use Designation of Low Density Residential and is zoned R-1 (Single-Family Residential).

The project site is located in a residential area improved with single-family residences. The project site abuts R-1 zoned properties developed with single-family homes to the north, across Lampson Avenue, to the east, south, and to the west. The properties that directly abut the project site to the west are part of a single-family residential subdivision.

On April 7, 2020, the Planning Commission approved Site Plan No. SP-081-2020, and Tentative Tract Map No. TT-18181 with seven (7) yes votes. The approval allowed the subdivision of an existing 47,284 square foot lot, improved with a single-family home, into four (4) residential lots that will be served by a private street designed as cul-de-sac (Lot 5). Each lot was approved with a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1, and Lots 2, 3 and 4 will each be developed with a new two-story, single-family home. Also, the approval included a

minor land deviation to allow the front yard fence for Lot 1, located along Lampson Avenue, to be constructed at a height of 6 feet.

Under the State Subdivision Map Act, tentative maps expire two-years from the date the land use approval becomes effective. Condition of Approval No. 69 of SP-081-2021 and TT-18181 allowed the Site Plan to expire two years from the date the approval became effective to be consistent with the two-year expiration date of the Tentative Tract Map. For this approval, the land use entitlements became effective on May 8, 2020 with a two-year expiration date of May 8, 2022.

On May 3, 2022, prior to the expiration of the subject entitlements, the applicant filed a land use application with the City requesting a one-year time extension of Site Plan No. SP-081-2020 and Tentative Tact Map No. TT-18181.

In accordance with the Municipal Code, and because the approved entitlements were not yet exercised, the applicant is now requesting a one-year time extension for the previously approved entitlements. No changes are proposed to the previously approved project.

FINDINGS AND REASONS:

Time Extension:

1. A request for a time extension, including the reasons therefore, has been submitted prior to the permit expiration date, or the hearing body finds that due to special circumstances demonstrated by the property owner or the applicant, a late-filed request should be considered.

The applicant submitted a timely request to extend the Site Plan and Tentative Tract Map approvals of the subject project for one (1) year, prior to the entitlement expiration date of May 8, 2022. Delays to the construction of the project have occurred due to significant changes to the grading plans. Initial City comments provided on the grading plans required the applicant to redesign the plans, which presented challenges and caused a delay. The applicant is requesting the time extension to finalize the grading plans, as well as to subsequently submit construction drawing to the City for plan check review.

2. There has been no change in the General Plan designation or Zoning of the site that would render the development or use nonconforming.

The subject site's General Plan Land Use Designation of Low Density Residential, and the zoning of R-1 (Single-Family Residential) have not changed since the original approval on April 16, 2020. Therefore, the development will not be rendered nonconforming.

- 3. There are no land use actions or studies currently underway that would have the potential to render the development or use nonconforming.

There are no known studies or actions that would affect the site or proposed development that would possibly render the development nonconforming.

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 Time Extensions for the approved Site Plan and Tentative Tract Map do possess characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.32.030.D.9 (Time Extension).
- 2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the originally approved conditions of approval for Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181 shall remain in effect.

Adopted this 7th day of July 2022

ATTEST: /s/ JOHN RAMIREZ
CHAIR

/s/ JUDITH MOORE
RECORDING SECRETARY

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

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on July 7, 2022, by the following vote:

AYES: COMMISSIONERS: (7) ARESTEGUI, CUNNINGHAM, LEHMAN,
LINDSAY, PEREZ, RAMIREZ, SOEFFNER
NOES: COMMISSIONERS: (0) NONE

/s/ JUDITH MOORE
RECORDING SECRETARY

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

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is July 28, 2022.



CITY OF GARDEN GROVE

April 17, 2023

Nhan Vuong
11712 Lampson Avenue
Garden Grove, CA 92840

Steve Jones
Mayor

George S. Brietigam
Mayor Pro Tem - District 1

John R. O'Neill
Council Member - District 2

Cindy Ngoc Tran
Council Member - District 3

Joe DoVinh
Council Member - District 4

Stephanie Klopfenstein
Council Member - District 5

Kim Bernice Nguyen
Council Member - District 6

**SUBJECT: MINOR MODIFICATION NO. 1 TO SITE PLAN NO. SP-081-2020
AND TENTATIVE TRACT MAP NO. TT-18181 FOR PROJECT
LOCATED AT 11712 LAMPSON AVENUE**

Dear Mr. Vuong,

The City of Garden Grove has reviewed, and hereby approves, the request to modify Condition of Approval No. 62.b. of Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181, to permit the Applicant to construct a new retaining/perimeter block wall within the subject site in accordance with the submitted grading plans, without replacing the existing walls between the subject property and nine (9) adjacent properties or constructing a decorative cap between the new and existing walls.

On April 7, 2020, Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181 were approved and authorized the subdivision of an existing 47,284 square foot lot, improved with a single-family home, into four (4) residential lots that will be served by a private street designed as cul-de-sac. The existing single-family home was planned to be reconfigured to fit within the developable lot area of Lot 1, while Lots 2, 3 and 4 will each be developed with a new two-story, single-family home. The approval also included a minor land deviation to allow the front yard fence for Lot 1, located along Lampson Avenue, to be constructed at a height of 6 feet (6'-0").

On July 7, 2023, a one-year time extension was approved to Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181, which extended the entitlement expiration date to May 8, 2023.

Condition of Approval No. 4 of SP-081-2020 and TT-18181 authorizes the Community and Economic Development to approve minor modifications to the Site Plan and/or Conditions of Approval, which are minor in nature.

Condition of Approval No. 62 (a-b) establishes specific conditions that (I) require the applicant to construct a 7'-0" perimeter block wall, (II) that requires the

applicant to work with adjacent property owners in constructing the perimeter block wall to avoid having a double block wall, and (III) requires that if the applicant cannot obtain adjacent property owner's approval to build a single project perimeter wall, then the applicant is required to construct a decorative cap between the new project perimeter wall and any existing perimeter wall/fence that will remain.

You have submitted grading plans to the City of Garden Grove for review and approval. The grading plans show the construction of a new retaining wall and a 7'-0" block wall along the sides and rear of the project site. Pursuant to the grading plan, an approximately 12-inch gap or greater will exist between the new retaining/perimeter block wall and any other abutting perimeter wall that will remain on the adjacent neighbor's property as reflected in the grading plans (see Attachment 1).

Construction of either a single project perimeter wall or a decorative cap between the existing wall and a new wall pursuant to Condition 62.b. requires the consent of the owners of eleven (11) adjacent property owners. In your efforts to address Condition of Approval No. 62.b., you have made a concerted effort to contact and receive approval from all eleven (11) property owners whose property abuts the project site for the purpose of constructing a single project perimeter block wall. The single project perimeter block wall design would involve removing all existing block walls or fences and constructing one single perimeter wall to avoid a double wall/fence situation.

In your request letter dated March 24, 2023, you indicated that several attempts were made to contact the adjacent property owners for the purpose of receiving their approval to construct a single project perimeter block wall. Your attempts included mailing certified letters to each abutting property owner in late December 2021/ early January 2022, in November 2022, and in February 2023, and also conducting a door-to-door outreach to each of the adjacent property owners in December 2022/January 2023. To date, only two (2) of the eleven (11) property owners have agreed to a single project perimeter block wall design, and nine (9) property owners have not provided a response.

In addition, you considered, and presented to the Planning Services Division, several alternative options in-lieu of providing a decorative cap that were not feasible options.

Due to the apparent infeasibility of obtaining approval from nine (9) out of the eleven (11) property owners for construction of a single project perimeter wall or decorative cap, you have requested a modification to Condition of Approval No. 62.b, to permit the construction of a new retaining/perimeter block wall within the subject site that does not involve replacement of the existing block wall shared with

Minor Modification No. 1 to SP-081-2020
April 17, 2023
Page 3

the nine (9) neighboring properties, where the property owner has not agreed to the construction of a single project perimeter wall, or the construction of a decorative cap between the two walls, as shown on the submitted grading plans.

The City has determined that the requested modification will not materially change the scope or intensity of the project as approved by SP-081-2020 and TT-18181.

Therefore, the proposed modification is minor and can be approved by the Community and Economic Development Director.

No additional changes to the plans will be permitted without approval of the Community and Economic Department. If other changes to the plans are proposed that would have the effect of expanding or intensifying the use, the appropriate entitlement must be filed. The project is required to continue to comply with the Conditions of Approval of SP-081-2020 and TT-18181.

If you have any questions about this approval, please contact Maria Parra, Planning Manager, at the Planning Services Division at (714) 741-5323.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Craig Beck', with a long horizontal stroke extending to the right.

Craig Beck
Interim Community and Economic Development Director

Attachment 1: Grading Plans for SP-081-2020

ATTACHMENT 1

Grading Plans for SP-081-2020

UTILITY CONTACTS 2020

UTILITY	Contact	Address	Tel	Cell	Fax	Email
AT & T	Tanya Martinez-Garcera Senior Project Mgr	1365 N Van Noyen Dr 100 Anaheim CA 92817	714.646.1467		714.646.1417	tmartinez@att.net
AT & T	Robert Menzies	3848 E Comrade Anaheim CA 92817	714.777.8193			rm202@att.net
City of Garden Grove Sanitary Division	Robert Hayes	13802 Sanhedge Blvd Newport News CA 92660	714.741.5876	714.298.4316	714.638.4868	rhayes@cityofgarden Grove.org
City of Garden Grove Water Division	Carrie Dun	13802 Sanhedge Blvd Newport News CA 92660	714.741.5366	714.666.1616	714.638.4868	cdun@cityofgarden Grove.org
City of Garden Grove TRUCK DEPT./FLEET DIVISION	Carl Wu	11222 Avenida Parkway, Garden Grove, CA 92648	714.741.5188		714.741.5376	carlwu@cityofgarden Grove.org
EDISON	EDISON MAP REQUEST	4437 COMPLETE FORM 4437				maprequest@edison.com
Edison	UTILITY NOTICES	Ask Design Support/MSD 9601 Canyon Blvd, Santa Fe Spring, CA 95076	925.363.2147			edison@edison.com
Edison	JOHAN D. PUDDY	1041 E Grand Avenue Santa Ana, CA 92705	714.756.9919/714.756.2214/422			jpuddy@edison.com
Map of Edison Features	Kim Gaudin	Building D P.O. Box 11482 Santa Ana CA 92711-1482	714.766.9832			mapofedison@edison.com
S&B CO	Naal Bawzi	1818 E State College Blvd Fullerton CA 92631-1116	714.321.7773		714.636.7767	naal@sbco.com
S&B CO - TRANSMISSION DIV.	Wendylyn Squires	Transmission 14400 Sanhedge Ave Chunbrook, CA 91713	916.751.4564			wendylyn.squires@sbco.com
SCSD	Heidi Gill	18400 Sanhedge Fullerton Indus CA 92718				heidigill@scsd.com
Regional Pipeline Management	Greg Perry		714.634.0865		714.634.2144	greg@regionalpipeline.com
TRANE MAPS/Service Map	Robert Jennings	12811 Industry Dr Garden Grove CA 92641	714.651.9655	562.416.2044		rob@trane.com
VO Communications	Lee Arnold	1622 Duane St Fullerton CA 92631	949.472.7500		949.472.7582	lee@vo.com
Water/Wastewater	Phil Gilman	7283 Bluff Highway 91 South 92667	949.331.4716			phil@water.com
West Mesa Regional WIC	Jim Chase	1423 S Lakeland West Costa Mesa, CA 92626	949.266.3348		949.266.3348	jim@wmc.com
Citywide Pipeline Leak Dept	Joseph Longobio	3740 Wilby Avenue #10 Long Beach, CA 90804	562.285.4165			jlongobio@cityofgarden Grove.org
Central Property Inspection CA Annual Report	Drew Acker	2488 Homestead Pl Long Beach CA 90804	562.466.4414			dacker@cityofgarden Grove.org
Chromium Pipe Line Company	Paul Benjamin	248 Homestead Santa Ana CA 92705	949.976.8844	913.575.5444		pb@chromium.com
Chrom. Condit.	Arnold R. Smith	184, 198 Santa Ana CA 92705	949.976.8844	913.575.5444		arnold@chromium.com

SOILS REPORT RECOMMENDATIONS

FINDINGS

The analyses were performed to evaluate the potential hazards of soil liquefaction at the subject property due to earthshaking during a major earthquake. The analyses were performed for all the soil layers encountered in the borehole utilizing the data obtained during the field exploration (depths of soil layers SPT tests; field blow count values from Standard Penetration Tests) and from the laboratory test results (unit weight of soil; percentage of the fine materials passing through #200 sieve).

Our analyses indicate that the native earth materials underlying the subject property possess factors of safety against liquefaction in excess of minimum Code requirements, and are not prone to liquefaction. Copies of the liquefaction analyses are presented in Appendix D.

CONCLUSIONS AND RECOMMENDATIONS

General

The referenced property is considered to be suitable for the proposed construction from a geotechnical engineering standpoint, provided that our recommendations are incorporated into the approved construction plans.

The conclusions and recommendations presented here are based on our observations at the site during our investigation, engineering judgment, and analysis of the soil samples obtained from the borehole and test holes. Minor variations of subsurface conditions are common, and major variations are possible.

S&S SANITARY CONSULTING, INC.

ICER061
July 3, 2013
Page 4 of 22

General Grading

Grading areas must be stripped of all vegetation, debris, and other deleterious material. All loose soil disturbed by the removal of trees and/or structures (if applicable) must be removed and recompacted.

The existing fill and alluvium within upper three (3) feet thick layer of earth materials are not suitable for foundation support. At locations where new fill is proposed, the existing fill and upper one (1) foot of the alluvium must be entirely removed and replaced with a certified engineered fill. The proposed new fill must be placed in horizontal layers, and must be benched into competent alluvium.

Where compacted earth materials are supporting the structural load, a minimum of three (3) feet below the bottom of the proposed footings, and an area comprised of a minimum of five (5) feet (or equal to the depth of removal, whichever is greater) beyond the footprint of the proposed structures must be over-excavated. The fill placed in over-excavated area must be compacted.

Temporary Excavations and Shoring

The review of the architectural plans indicates that excavations over five (5) feet in depth are not anticipated during the proposed construction. Most of the temporary excavations will be performed at a significant distance from existing structures and property lines, and may be performed continuously in accordance with the recommendations provided below. However, the temporary excavations on Lot 2 will be performed adjacent to the western property line, and on Lot 4 will be performed adjacent to the eastern property line. The excavations adjacent to property lines must be performed in an "A-B-C" slot-cut method. The recommendations for slot-cutting are provided in the following section of this report.

S&S SANITARY CONSULTING, INC.

ICER061
July 3, 2013
Page 10 of 22

Based on the integrity of the site earth materials, it is our opinion that other uncharged temporary excavations may be performed continuously in accordance with the following table:

Maximum Depth of Cut (ft)	Maximum Slope Ratio (H:V)
0-3	Vertical
>3	1:1

When the above system becomes impractical, shoring has to be designed for the temporary excavations. If such a condition arises, this office can provide the necessary strength parameters needed in the design of shoring elements.

The contractor may perform the excavation under continuous monitoring of a grading inspector who would ensure the quality of grading and presence of competent earth materials. The excavations may be left open for a temporary period of two (2) weeks. A grading inspector must be present when laborers are working within five (5) feet of the temporary cut area.

S&S SANITARY CONSULTING, INC.

ICER061
July 3, 2013
Page 11 of 22

Slot-Cut Recommendations

At locations where the temporary excavations must be performed adjacent to the property lines, the excavation and re-compaction must be performed in an "A-B-C" slot-cut manner. The following are our recommendations for slot-cutting:

- The entire length of the proposed excavation must be divided into 6-foot long segments.
- The segments must be designated "A", "B", "C", "A", "B", "C" and so on.
- Only "A" segments may be excavated at the same time.
- Bottom preparation of the slot-cut excavations must be inspected and approved by the consulting soils engineer.
- Place backfill earth materials and re-compact up to finish grade level per recommendations provided in this report. The compaction of the fill must be inspected by a representative of the consulting soils engineer.
- Excavate segments "B" and repeat steps 4 and 5.
- Excavate segments "C" and repeat steps 4 and 5.
- A soils inspector approved by and responsible to this office will be required to provide continuous inspection during the proposed slot cutting.

S&S SANITARY CONSULTING, INC.

ICER061
July 3, 2013
Page 12 of 22

Foundation

Building Structures - The proposed structures must be supported by continuous footings, spread footings, or a combination of both. Where compacted earth materials are supporting the structural load, a minimum of three (3) feet below the bottom of the proposed footings, and an area comprised of a minimum of five (5) feet (or equal to the depth of removal, whichever is greater) beyond the footprint of the proposed structure must be over-excavated. The fill placed in over-excavated area must be compacted.

Footings must be founded into the engineering fill with a minimum relative compaction of ninety (90) percent of its maximum dry density (ASTM 1557). In addition, the bottoms of proposed footings must be below a plane with a slope of one horizontal to one vertical (1:1) projected upward from the bottom edge of adjacent existing footings.

A bearing capacity of up to the maximum value of 2,000 psf must be used for footings eighteen (18) inches wide and founded eighteen (18) inches into the engineering fill. The allowable bearing capacity may be increased by twenty (20) percent for every additional foot of width or depth to a maximum value of 3,000 psf.

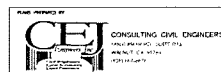
The allowable bearing value is for dead-plus-live loads and may be increased by thirty (30) percent for momentary wind and seismic loads. The following minimums apply to all footings:

- Footings must be founded at a minimum depth of eighteen (18) inches into the engineering fill.

S&S SANITARY CONSULTING, INC.

ICER061
July 3, 2013
Page 13 of 22

G-1427



DESCRIPTION	BY	DATE	REVISIONS	DATE
DESIGNED BY	JD	1/2/21		
DESIGNED BY	JD	1/2/21		
REVISIONS				

CITY OF GARDEN GROVE
PRECISE GRADING PLAN
UTILITY CONTACTS AND SOILS REPORT RECOMMENDATIONS
TRACT NO. 18181
11712 LAMPSON AVENUE, GARDEN GROVE, CA

DATE: 1/2/2023 SHEET 2 OF 20 SHEETS

- Footings must be reinforced with a minimum of four (4) #4 bars - two at the top and two at the bottom. The final design of the footings must be provided by a structural engineer in conjunction with this office.
- A coefficient of friction of 0.3 must be utilized for resisting lateral loads at the contact surface of concrete and foundation soils.
- Active earth pressure increasing at a rate of 35 psf per foot of depth may be used in calculations.
- Passive earth pressure increasing at the maximum rate of 300 psf per foot of depth, to a maximum of 3,000 psf, must be used in calculations.

Retaining Walls - The proposed retaining walls must be supported by conventional continuous footings. Footings must be founded into undisturbed alluvium. In addition, the bottoms of proposed footings must be below a plane with a slope of one horizontal to one vertical (1:1) projected upward from the bottom edge of adjacent existing footings.

A bearing capacity of up to the maximum value of 1,500 psf may be used for footings twenty-four (24) inches wide and founded twenty-four (24) inches into undisturbed alluvium.

The allowable bearing value for dead-plus-live loads and may be increased by thirty (30) percent for momentary wind and seismic loads. The following minimums apply to all footings:

SAS SANSAN CONSULTING, INC. SCLRB01
July 3, 2013
Page 14 of 22

- Footings must be founded at a minimum depth of twenty-four (24) inches into undisturbed alluvium.
- Footings must be reinforced with a minimum of four (4) #4 bars - two at the top and two at the bottom. The final design of the footings must be provided by a structural engineer in conjunction with this office.
- A coefficient of friction of 0.3 must be utilized for resisting lateral loads at the contact surface of concrete and foundation soils.
- Active earth pressure increasing at a minimum rate of 35 psf per foot of depth must be used in the design of cantilevered retaining walls.
- Passive earth pressure increasing at the maximum rate of 250 psf per foot of depth, to a maximum of 2,500 psf, may be used in calculations.

The retaining walls must be provided with weep holes or perforated pipe and gravel sub-drain to prevent entrainment of water in the backfill. The perforated pipe must consist of four-inch (4") minimum diameter PVC Schobite 40, or ABS SDR-35, with a minimum of sixteen (16) perforations per foot on the bottom one-third of the pipe. Every foot of the pipe should be embedded in three (3) cubic feet of three-quarter-inch (3/4") gravel wrapped in filter fabric (Mirafi 140N or equal). Placement of gravel and filter fabric is also required for weep holes.

Settlement

Maximum total and differential settlements are expected to be less than three-quarters (3/4) and one-half (1/2) inch, respectively, provided that our recommendations are followed.

SAS SANSAN CONSULTING, INC. SCLRB01
July 3, 2013
Page 15 of 22

Seismic Parameters

The seismic parameters for the design of the proposed structure based on the 2010 California Building Code are as follows:

Latitude	33° 44' 52" N
Longitude	117° 55' 42" W
Site Classification	D
Site Coefficient, F _v	1.0
Site Coefficient, F _a	1.5
Site Spectral Response Acceleration Parameters (g):	
Mapped Acceleration, S _s (0.2 sec.)	1.37K
Mapped Acceleration, S ₁ (1 sec.)	0.445
Adjusted Maximum Acceleration, S _{u2} (0.2 sec.)	1.37K
Adjusted Maximum Acceleration, S _{u1} (1 sec.)	0.742
Design Acceleration, S _{ds} (0.2 sec.)	0.918
Design Acceleration, S _{d1} (1 sec.)	0.495

Conformance with the above listed criteria for seismic design does not constitute any kind of warranty, guarantee, or assurance that significant structural damage or ground failure will not occur if a maximum level earthquake occurs. The primary goal of seismic design is to protect life and limb, and to prevent catastrophic failures, and not to avoid all damage, since such design may be economically prohibitive.

SAS SANSAN CONSULTING, INC. SCLRB01
July 3, 2013
Page 16 of 22

Seismic Hazard

The subject property is shown on the "State of California Seismic Hazard Zones" map presented in Appendix C. The site is located outside of the seismically induced landslide hazard zones, but it is located within a potential seismically induced liquefaction hazard zone. However, one liquefaction analyses indicate that the native earth materials underlying the subject property possess factors of safety against liquefaction in excess of minimum Code requirements and are not prone to liquefaction.

Engineered Fill

All fill earth materials must consist of clean soil that is free of vegetation and other debris. The fill must be placed in six (6-) to eight (8-) inch thick lifts at near optimum moisture content and compacted. Particles larger than three (3) inches in diameter must not be allowed in the backfill material. Earth materials must not be imported to the site without prior approval by the soil engineer. All engineered fill must be compacted to a minimum of ninety (90) percent of its maximum dry density (ASTM D 1557). Where cohesionless soil having less than fifteen (15) percent finer than 0.075 millimeter is used for fill, it must be compacted to a minimum of ninety-five (95) percent of its maximum dry density. Neither jetting nor water ramming are permitted.

Heavy construction equipment must be maintained at a minimum distance of three (3) feet from the existing structures. Hand-operated compaction equipment must be used to compact the backfill soils within this 3-foot-wide zone.

SAS SANSAN CONSULTING, INC. SCLRB01
July 3, 2013
Page 17 of 22

Concrete Slabs

The subgrade for the proposed concrete slab-on-grade must consist of a minimum of two (2) foot thick layer of certified compacted fill. The compact subgrade must be covered with four (4) inches of crushed miscellaneous aggregate (CMA) and compacted to ninety-five percent (95%) of its maximum dry density (ASTM D 1557). The CMA must be covered with one (1) inch of sand. The sand must be covered by a ten (10)-mil vapor barrier. The vapor barrier must be installed so that the edges of the sheet overlap at least twelve (12) inches onto any adjacent sheet. The vapor barrier must be covered with one (1) inch of sand. The sand must be covered with four (4) inches of non-expansive hard rock concrete mix (3/4" max. rock size). The reinforcement must be a minimum of #4 bars at sixteen (16) inches on center in both directions. The reinforcement must be placed at the mid-depth of the concrete slab. The slab must be covered with a vapor barrier for at least two (2) days to slow the curing time, reduce the shrinkage crack potential and be self-watering.

The consulting structural-engineer-of-record may decide to increase the slab thickness according to the proposed traffic loads.

Driveway

The subgrade for the proposed driveway must consist of a minimum of two (2) foot thick layer of certified compacted fill. The compact subgrade must be covered with four (4) inches of crushed miscellaneous aggregate (CMA) and compacted to ninety-five percent (95%) of its maximum dry density (ASTM D 1557). The CMA must be covered by asphalt concrete, concrete slab, stone pavers or equal.

SAS SANSAN CONSULTING, INC. SCLRB01
July 3, 2013
Page 18 of 22

Pipe Bedding and Trench Backfill

The pipe bedding must consist of sand or similar granular material having a minimum sand equivalent value of thirty (30). The sand must be placed in a zone that extends a minimum of six (6) inches below and twelve (12) inches above the pipe for the full trench width. The bedding material must be compacted. The trench backfill above the pipe bedding may consist of approved, on-site or imported soils, and it must be compacted. Where utility trenches are parallel to the footings, the bottom of the trench must be located above a plane with a slope of 1:1, projected downward from the adjacent bottom edge of the footing.

Sink Drains

Drainage devices such as sloping sidewalks and area drains must be provided around the buildings to collect and direct all water away from the structures. Neither rain nor excess irrigation water should be allowed to collect or pond against foundations. The collected water must be directed to the proper drainage system via non-erosive device.

DESIGN REVIEW

We suggest that the geotechnical aspects of the project be reviewed by this firm during the design process. The scope of our services may include assistance to the design team by providing specific recommendations for special cases, reviewing the foundation design, reviewing the geotechnical portions of the project for possible cost savings through alternative approaches, and evaluating the overall applicability of our recommendations. Additional site-specific explorations may also be considered if significant foundation modifications are required using the above recommendations.

SAS SANSAN CONSULTING, INC. SCLRB01
July 3, 2013
Page 19 of 22

INSPECTION

All excavations must be inspected and approved. All fill placed for engineering purposes must be tested for compaction and moisture content and certified. The subsurface system must be observed and approved. Inspection of excavations and subdrain system may also be required by the appropriate reviewing governmental agencies.

It is recommended that SAS be retained to verify compliance with the recommendations made in this report, to ensure compliance with the design concepts, specifications, and recommendations, and to allow design changes in the event that exposed subsurface conditions differ from those anticipated herein.

A joint meeting among the parties involved in this project is recommended prior to the start of groundbreaking to discuss specific procedures and scheduling.

Inspections performed by SAS are for verification purposes only and shall under no circumstance relieve other parties involved in the design and construction from their obligation to perform work in accordance with the approved plans.

In the event that the recommendations contained herein are interpreted by others, SAS will not accept responsibility for such interpretations.

SAS SANSAN CONSULTING, INC. SCLRB01
July 3, 2013
Page 20 of 22

INVESTIGATION LIMITATIONS

The conclusions and recommendations presented in this report are based on the findings and observations in the field and the results of laboratory tests performed on representative samples. The soils encountered in the borehole and test tubes are believed to be representative of the total area; however, soil characteristics can vary throughout the site. SAS should be notified if subsurface conditions are encountered which differ from those described in this report.

This report has not been prepared for use by parties or projects other than those named and described above. It may not contain sufficient information for other parties or other purposes. The conclusions and recommendations presented in this report are professional opinions. These opinions have been derived in accordance with current standards of geotechnical engineering practice, field observations and laboratory test results. No other warranty is expressed or implied. Samples secured for this investigation will be retained in our laboratory for a period of thirty (30) days from the date of this report and will be disposed after this period unless other arrangements are made.

This report should be reviewed and updated after a period of one year or if the project concept changes from that described herein.

SAS SANSAN CONSULTING, INC. SCLRB01
July 3, 2013
Page 21 of 22



DESCRIPTION	BY	DATE	REVISIONS	DATE
DRAWN BY	JL	1/23/23		
DESIGNED BY	JD	1/23/23		
REVIEWED BY				
AS-BUILT				

CITY OF GARDEN GROVE
PRECISE GRADING PLAN
SOILS REPORT RECOMMENDATIONS
TRACT NO. 18181
 11712 LAMPSON AVENUE, GARDEN GROVE, CA
 DATE: 1/22/2023 SHEET 3 OF 20 SHEETS



MR. JOAQUIN CERVANTES, P.E.
CEJ ENGINEERS, INC.
15859 EAST EDNA PL., SUITE 101
IRVINDALE, CA 91706

UPDATE
TO
PRELIMINARY GEOTECHNICAL
ENGINEERING INVESTIGATION
AND LIQUEFACTION STUDY
FOR
11712 LAMPSON AVENUE
GARDEN GROVE

Prepared By

SASSAN Geosciences, Inc.
1290 North Lake Avenue, Suite 204
Pasadena, California 91104-2669

April 7, 2021

SASSAN Geosciences, Inc.

June 17, 2019

Mr. Joaquin Cervantes, P.E.
CEJ Engineers, Inc.
15859 East Edna Pl., Suite 101
Irvine/Idale, CA 91706

Subject: Update to Preliminary Geotechnical Engineering
Investigation and Liquefaction Study
11712 Lampson Avenue, Garden Grove
SAS File Number: 3CER061

Current Reference Report/Letter	Report/Log No.	Document Date	Prepared by
Soils Report	3CER061	07-03-13	SASSAN Geosciences, Inc.

Dear Mr. Cervantes, P.E.:

SASSAN Geosciences, Inc. (SAS) has prepared this report to provide an update to our previous preliminary geotechnical engineering investigation and liquefaction study report (referenced above) for the proposed improvements at the subject property.

1290 North Lake Avenue, Suite 204, Pasadena, California 91104-2669 • 626-793-0199 • Fax 626-791-1109 • sassan@sassan.com

UPDATE REPORT

The subject site was visited by the undersigned consultant in July, 2019. The conditions of the subject site have not been altered in any way, and the topography and the geotechnical conditions of the site have remained unchanged since our previous, referenced above preliminary geotechnical engineering investigation and liquefaction study report was issued. As such, the geotechnical description, provided in the referenced above report, remains unchanged. The configuration of the proposed development has changed. However, the recommendations, provided in the referenced above report, remain unchanged. A plot plan indicating the locations of the proposed improvements is presented in Attachment No. 1 of this report. A copy of the referenced report is provided in the Enclosure on the attached CD. The seismic parameters for the design of the proposed structure, however, have changed. This report provides the seismic design parameters, based on the 2016 California Building Code, and revised liquefaction analysis, based on the current seismic design parameters.

LIQUEFACTION ANALYSIS

The analyses were performed to evaluate the potential hazards of soil liquefaction at the subject property due to earthquake during a major earthquake. The analyses were performed for all the soil layers encountered in the borehole utilizing the data obtained during the field exposure (depth of soil layers SPT tests, field blow count values from Standard Penetration Tests) and from the laboratory test results (unit weights of soil, percentage of the fine materials passing through #200 sieve).

SASSAN Geosciences, Inc.

3CER061
April 17, 2021
Page 2 of 7

Seismic Parameters

In addition, the seismic design parameters have changed since the referenced report was issued. The seismic parameters for the design of the proposed structure based on the most recent California Building Code are as follows:

Latitude	33° 48' 52" N
Longitude	117° 55' 42" W
Site Classification	D
Site Coefficient, F _s	1.20
Site Coefficient, F _d	1.7
Site Spectral Response Acceleration Parameters (g):	
Mapped Acceleration, S _s (0.2 sec.)	1.374
Adjusted Maximum Acceleration, S _{ms} (0.2 sec.)	0.487
Adjusted Maximum Acceleration, S _{ms} (1 sec.)	1.649
Design Acceleration, S _{ds} (0.2 sec.)	1.099
Design Acceleration, S _{ds} (1 sec.)	0.252

Conformance with the above listed criteria for seismic design does not constitute any kind of warranty, guarantee, or assurance that significant structural damage or ground failure will not occur if a maximum level earthquake occurs. The primary goal of seismic design is to protect life and limb, and to prevent catastrophic failures, and not to avoid all damage, since such design may be economically prohibitive.

SASSAN Geosciences, Inc.

3CER061
April 7, 2021
Page 3 of 4

We appreciate the opportunity to be of service to you. If you have any questions, please call our office.

Sincerely,

SASSAN GEOSCIENCES, INC.

Shawn A. Salehpour, G.E.
President



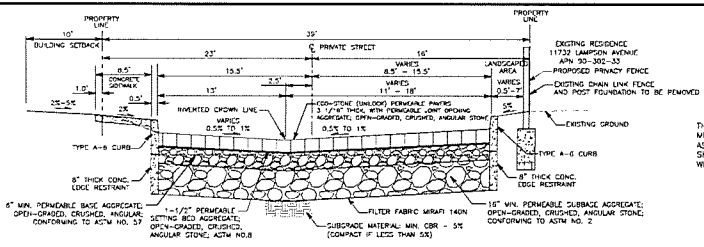
G-1427



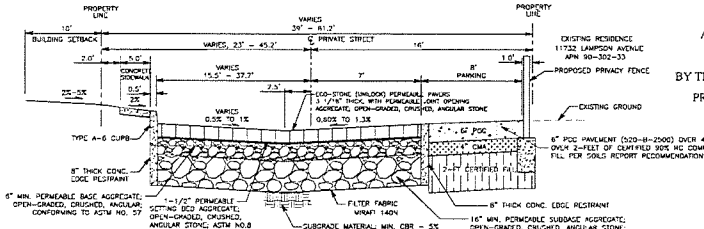
DESCRIPTION	BY	DATE	REVISIONS	DATE
DRAWN BY	JD	1/2/23		
DESIGNED BY	JD	1/2/23		
REVIEWED BY				
AC-BL-23				

CITY OF GARDEN GROVE
PRECISE GRADING PLAN
SOILS REPORT RECOMMENDATIONS
TRACT NO. 18181

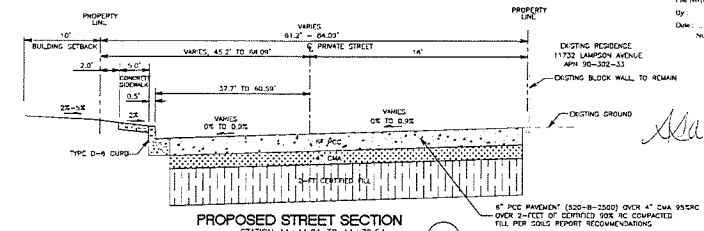
11712 LAMPSON AVENUE, GARDEN GROVE, CA
DATE: 1/2/2023 SHEET 4 OF 20 SHEETS



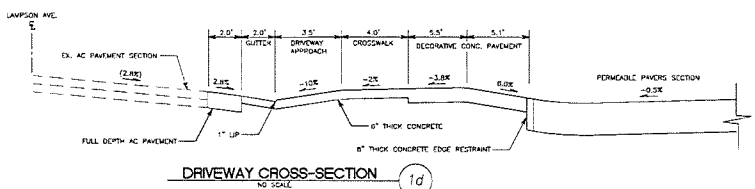
PROPOSED STREET SECTION
STATION 10+50.18 TO 10+78.28
NO SCALE



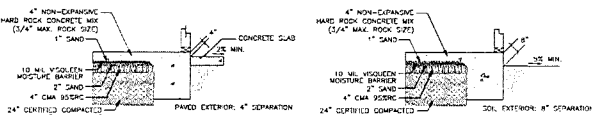
PROPOSED STREET SECTION
STATION 10+78.28 TO 11+41.97
NO SCALE



PROPOSED STREET SECTION
STATION 11+41.97 TO 11+79.54
NO SCALE

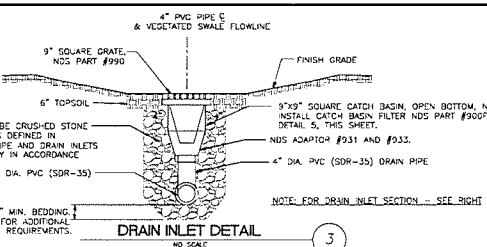


DRIVEWAY CROSS-SECTION
NO SCALE

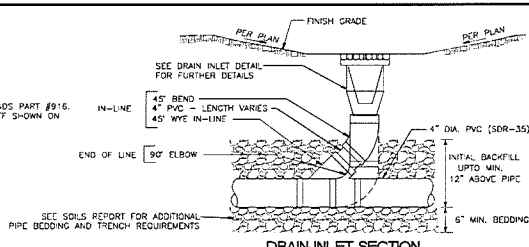


CONCRETE SLAB AND SILL PLATE/EARTH SEPARATION DETAIL
NO SCALE

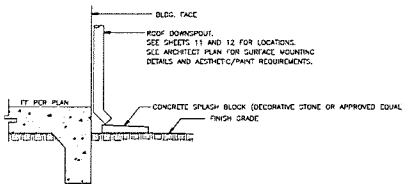
ALL EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF STEEL.



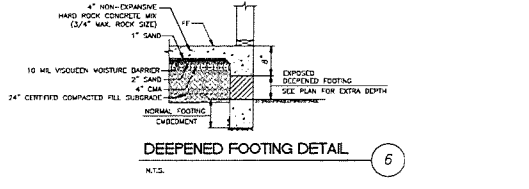
NO SCALE



NO SCALE



NO SCALE



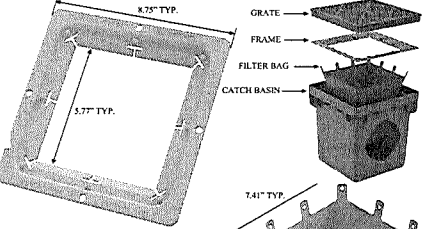
NO SCALE

SOILS ENGINEER'S CERTIFICATE
This plan has been reviewed by SASSAN Geotechnical, Inc. (S&S) and found to be in accordance with the Recommendations indicated in the report.

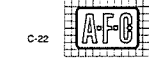
Date: 06/17/2019
File No: 19-3CER061
By: SASSAN Geotechnical, Inc.
Date: 01/11/2023
NOTE: S&S makes no representation as to the accuracy of the data, measurements, or calculations of any portion of the design.



9" CATCH BASIN FILTER



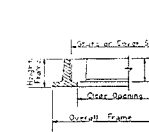
Part #: 900FF
Frame Material: Polypropylene
Body Color: Blue
Filter Bag Material: Nonwoven spunbonded, polypropylene geotextile. Inert to biological degradation and resistant to naturally encountered chemicals, alkalis and acids.
Water Flow Rate: (ASTM D 4491) 95 GPM/sf
Opening Size: 50 US Std. Sieve
Trapezoidal Taper: (ASTM D 4533) 40 lbs.
UV Resistance: (ASTM D 4355) 70% @ 500 hrs
Fits: 9" NDS Catch Basins
Weight: 0.06 lbs.



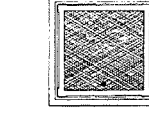
ALHAMBRA FOUNDRY COMPANY, LTD.
www.alhambrafoundry.com



A-2010 NON-TRAFFIC GRATES



A-2015 NON-TRAFFIC COVERS



A-2015 NON-TRAFFIC COVERS

NON-TRAFFIC CAST IRON GRATES OR COVERS AND FRAMES
A-2010 GRATES AND FRAMES
A-2015 GRATES AND FRAMES

GRID OR COVER SIZE	GRID OR COVER FRAME	GRID OR COVER FRAME	GRID OR COVER FRAME	GRID OR COVER FRAME
4' x 6'	5' x 5'	6' x 6'	7' x 7'	8' x 8'
4' x 8'	5' x 7'	6' x 8'	7' x 8'	8' x 9'
4' x 10'	5' x 9'	6' x 10'	7' x 10'	8' x 11'
4' x 12'	5' x 11'	6' x 12'	7' x 12'	8' x 13'
4' x 14'	5' x 13'	6' x 14'	7' x 14'	8' x 15'
4' x 16'	5' x 15'	6' x 16'	7' x 16'	8' x 17'
4' x 18'	5' x 17'	6' x 18'	7' x 18'	8' x 19'
4' x 20'	5' x 19'	6' x 20'	7' x 20'	8' x 21'
4' x 22'	5' x 21'	6' x 22'	7' x 22'	8' x 23'
4' x 24'	5' x 23'	6' x 24'	7' x 24'	8' x 25'
4' x 26'	5' x 25'	6' x 26'	7' x 26'	8' x 27'
4' x 28'	5' x 27'	6' x 28'	7' x 28'	8' x 29'
4' x 30'	5' x 29'	6' x 30'	7' x 30'	8' x 31'

RECTANGULAR

GRID OR COVER SIZE	GRID OR COVER FRAME	GRID OR COVER FRAME	GRID OR COVER FRAME	GRID OR COVER FRAME
12' x 24'	11' x 23'	12' x 24'	13' x 25'	14' x 26'
16' x 24'	15' x 23'	16' x 24'	17' x 25'	18' x 26'
24' x 30'	22' x 29'	24' x 30'	26' x 31'	28' x 32'
24' x 36'	22' x 35'	24' x 36'	26' x 37'	28' x 38'

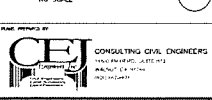
* Grids or Covers in 2 Pieces
* Grids or Covers and their frames when opening
* All of Above Items Can be Turned with Lock Covers to Prevent Vandalism
* Please Specify when Grids or Covers are Required
* NOTE: All Grates Except 24" x 32" and 30" x 36" comply to A.S.A. standards.

AREA CODE 026 289-4204 FAX 026 289-3078

PARKWAY DRAIN ACCESS COVER



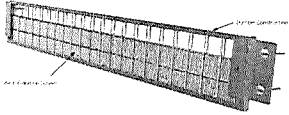
Know what's below.
Call before you dig.



DESCRIPTION	BY	DATE	REVISION	DATE
DESIGN	JD	1/2/23		
DESIGNED BY	JD	1/2/23		
REVIEWED BY				
AS-BUILT				

CITY OF GARDEN GROVE
PRECISE GRADING PLAN
DETAILS AND SECTIONS
TRACT NO. 18181
11712 LAMPSON AVENUE, GARDEN GROVE, CA
DATE: 1/2/2023

FLOGARD® Trash & Debris Guard



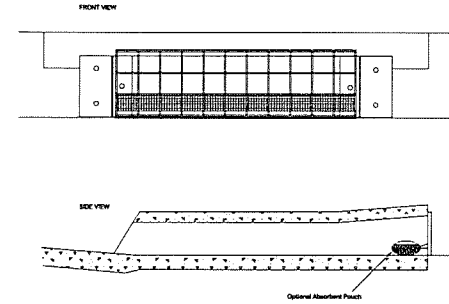
A Modular Filter Designed for Narrow and Constricted Areas

The FLOGARD Trash & Debris Guard is shown in the graphic below to filter stormwater leaving a site with water flow from a parking surface through a storm-drain adjacent to curb and gutter outlet. It is designed to remove debris and has an optional cabinet patch for hydrocarbon removal.

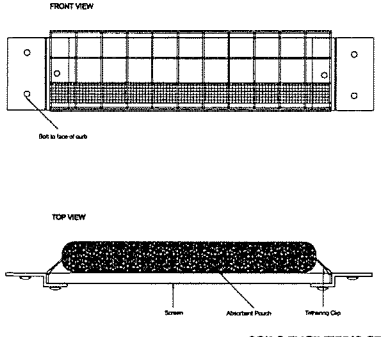
As a 22mm modular "flexible" unit, the guard follows the wheel capacity of the pavement to prevent debris from being pushed into the drain. It is designed to be installed in a trench between the pavement and the gutter.

SPECIFICATIONS

Model	Length	Width	Height	Weight
Model 1	12'	3"	4.50"	15.2
Model 2	12'	3"	5.50"	17.8
Model 3	12'	3"	6.50"	20.4
Model 4	12'	3"	7.50"	23.0
Model 5	12'	3"	8.50"	25.6
Model 6	12'	3"	9.50"	28.2
Model 7	12'	3"	10.50"	30.8
Model 8	12'	3"	11.50"	33.4



ALL EXCAVATIONS SHALL BE
INSPECTED AND APPROVED
BY THE GEOTECHNICAL CONSULTANT
PRIOR TO PLACEMENT OF STEEL



PARALLEL PARKING STRIPE DETAIL NTS

1. STRIPE TO BE 4" WHITE THERMOPLASTIC MARKING.

PARALLEL PARKING STRIPE DETAIL NO SCALE

SOILS ENGINEER'S CERTIFICATE

This plan has been prepared by SASSAN Geotechnical, Inc. (SAGI) and shall be in accordance with the recommendations outlined in the reports.

Date: 06/17/2019
No. 2019-008
No. 2019-008
By: SASSAN Geotechnical, Inc.
Date: 01/11/2023

NOTE: SAGI makes no representation as to the accuracy of the data, measurements, or calculations of any person or the design.

CITY OF GARDEN GROVE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
11222 ACACIA PARKWAY, GARDEN GROVE, CA 92840
BUILDING & SAFETY DIVISION (714) 741-5307 | www.gocity.org

MATERIAL SPECIFICATIONS:

- CONCRETE BLOCK: ASTM C-90
- REINFORCING STEEL: ASTM A615, GRADE 40
- ACCEPTABLE SOIL TYPES:
 - MIN. ALLOWABLE BEARING: 1000 LBS./SQ. FT.
 - MIN. LATERAL BEARING: 100 LBS./SQ. FT./FT.
 - MIN. EXPANSION INDEX: 20
- CONCRETE: 2500 LBS./SQ. IN. COMPRESSIVE STRENGTH IN 28 DAYS.
 - MORTAR: 1:1:3 (PORTLAND CEMENT, HYDRATED LIME OR LIME PUTTY, SAND, BY VOLUME), WAVED TO PLASTIC CONSISTENCY. MORTAR SHALL CONFORM TO ASTM C270 AND ARTICLES 2.1 AND 2.2A OF THE 2012 ACI 308.1/ASCE 6.
 - GROUT: 1:1:10 (PORTLAND CEMENT, HYDRATED LIME OR LIME PUTTY, SAND BY VOLUME), MIX TO FLOW WITHOUT SEGREGATION. GROUT MAY CONTAIN 2 PARTS POLYMER DRIVEN 1/8" MAX. SIZES. MINIMUM COMPRESSIVE STRENGTH: 2500 LBS./SQ. IN. GROUT SHALL CONFORM WITH ARTICLE 2.2 OF THE 2012 ACI 308.1/ASCE 6.

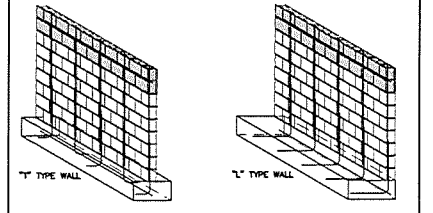
GENERAL NOTES:

- THIS DESIGN IS FOR AVERAGE CONDITIONS AND MAY NOT BE SUITABLE FOR ALL CASES. IT IS RECOMMENDED THAT A LICENSED CIVIL OR STRUCTURAL ENGINEER BE CONSULTED.
- CONCRETE MASONRY UNITS SHALL BE Laid IN RUNNING BOND. (BLOCKS ARE STAGGERED).
- ALL VERTICAL CELLS CONTAINING REINFORCING STEEL SHALL BE CHASED.
- APPROVED GROUT STOPS ARE REQUIRED BELOW HORIZONTAL STEEL IN PARTIALLY GROUTED WALLS. (BAGS, NEWSPAPERS, ETC. ARE NOT APPROVED GROUT STOPS).
- VERTICAL JOINT SHALL BE 1/4" MIN., 1" MAX. SUBSEQUENT JOINTS SHALL BE 1/4" MIN., 5/8" MAX. VERTICAL CONTINUITY OF CELLS SHALL BE UNOBSTRUCTED. MORTAR PROJECTIONS SHALL NOT EXCEED 1/2" FOR 4" AND LARGER BLOCK. MORTAR DROPPINGS OR OTHER FOREIGN MATTER ARE NOT PERMITTED IN CELLS AND MUST BE REMOVED.
- VERTICAL EXPANSION JOINTS REQUIRED AT 60'-0" MAX. INTERVALS.
- REQUIRED BAR LAPS: 24" MINIMUM.
- VERTICAL STEEL: 30 BAR DIAMETERS.
- HORIZONTAL STEEL: 40 BAR DIAMETERS.
- WIRE JOINT REINFORCEMENT IN THE HORIZONTAL JOINT: 75 WIRE DIAMETERS OR IN ALTERNATE BED JOINTS OF RUNNING BOND, 24 DIAMETERS PLUS TWICE THE BED JOINT SPACING.
- WHEN HORIZONTAL WIRE JOINT REINFORCEMENT IS REQUIRED OR UTILIZED, IT SHALL BE EQUIVALENT TO TWO 3/16" DIAMETER BARS CONNECTED AT 16" INTERVALS BY NO. 9 GAUGE WELDED WIRE.
- 3" MIN. COVER REQUIRED FOR REINFORCEMENT IN CONCRETE WHICH IS CAST AGAINST EARTH. NO BACKFILL TO BE PLACED AGAINST RETAINING WALL FOR A MINIMUM OF 2 DAYS.
- METHOD OF COMPACTION WITHIN 4" OF RETAINING WALL TO BE APPROVED BY BUILDING INSPECTOR.
- PRIOR TO START OF WORK FOR 4" SURFING, PROVIDE CLEANOUTS AT THE BASE OF ALL CELLS CONTAINING VERTICAL REINFORCEMENT.
- FIRST COURSE MAY BE BURIED TO HIDE CLEANOUTS.

INSPECTION PROCEDURES:

- FOUNDATION: AFTER REINFORCING ARE DONE, STEEL IS TIED IN PLACE, AND BEFORE ANY CONCRETE IS POURED.
- PRE-CURD: AFTER ALL BLOCKS (EXCEPT CAP) ARE IN PLACE, VERTICAL AND HORIZONTAL STEEL IS IN PLACE, GROUT STOPS (FOR PARTIALLY GROUTED MASONRY) ARE IN PLACE, AND PRIOR TO SPRINKLING INSPECTION OF RETAINING PORTION TO BE DONE, SEPARATELY.
- FINAL: AFTER GROUT IS IN PLACE AND PRIOR TO PLACEMENT OF CAP.

City of Garden Grove
Minimum Requirements
FOR 6" OR 8" BLOCK WALL
B-505
SHEET 1 OF 3



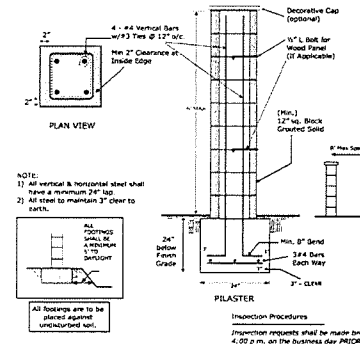
- NOTE: THIS DETAIL IS PROVIDED AS A COURTESY TO ASSIST IN THE CONSTRUCTION OF A TYPICAL PRIVATE WALL ON PRIVATE PROPERTY AND MAY NOT BE SUITABLE FOR ALL CONDITIONS. CONTRACTORS WISHING TO USE THIS DETAIL SHOULD CONSULT WITH A PROPERLY LICENSED DESIGN PROFESSIONAL FOR SUITABILITY OF DESIGN PRIOR TO THE START OF CONSTRUCTION. STRUCTURE OF WALLS MUST BE SHOWN ON PLANS. PLANNING DEPARTMENT SHALL APPROVE STYLE AND COLOR OF BLOCK FOR ALL COMMERCIAL AND MULTI-FAMILY RESIDENTIAL DEVELOPMENTS PRIOR TO CONSTRUCTION.

City of Garden Grove
Minimum Requirements
FOR 6" OR 8" BLOCK WALL
B-505
SHEET 1 OF 3

TRASH AND DEBRIS GUARD NO SCALE

SEE MANUFACTURER'S DETAIL FOR SPECS AND GUIDES
#1005 / FLOGARDTRASHANDDEBRISGUARD

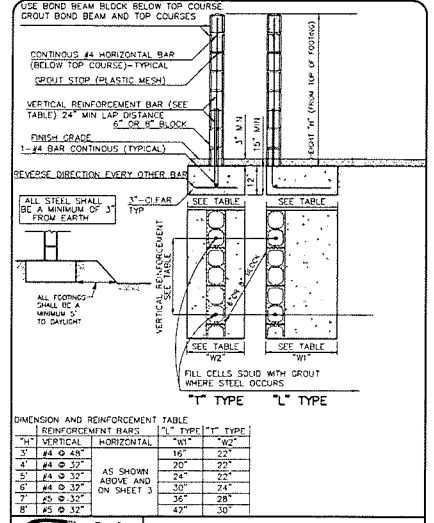
City of Garden Grove - Building Services Division
Community Development Department
Pilaster Standard Detail



- Inspection Procedures
Inspection requests shall be made before 4:00 pm, on the business day PRIOR to the Awaiting date of inspection.
- FOUNDATION: After trenches are dug, steel is laid in place and before any concrete placement.
 - PRE-CURD: After all concrete masonry units are laid up, grout stop, horizontal and vertical reinforcement is in place, and before placement of grout.
 - FINAL INSPECTION: After grout placement but before cap is installed.

PILASTER STANDARD DETAIL NO SCALE

CITY OF GARDEN GROVE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
11222 ACACIA PARKWAY, GARDEN GROVE, CA 92840
BUILDING & SAFETY DIVISION (714) 741-5307 | www.gocity.org



City of Garden Grove
Minimum Requirements
FOR 6" OR 8" BLOCK WALL
B-505
SHEET 1 OF 3



PILASTER STANDARD DETAIL NO SCALE

CONCRETE BLOCK WALL NO SCALE



DESCRIPTION	BY	DATE	REVISIONS	DATE
DRAWN BY	JD	1/2/23		
DESIGNED BY	JD	1/2/23		
REVIEWED BY				
AS-BUILT				

CITY OF GARDEN GROVE
PRECISE GRADING PLAN
DETAILS
TRACT NO. 18181
11712 LAMPSON AVENUE, GARDEN GROVE, CA
DATE: 1/2/2023
SHEET 6 OF 20 SHEETS

STREET LIGHTING STANDARDS

GENERAL

WHERE STREET LIGHTING IS CALLED FOR, IT SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF GARDEN GROVE STD. PLAN NO. B-313 ON CITY STREETS, AND ALL OTHER LOCATIONS WHERE ILLUMINATION IS JUSTIFIED, AS DETERMINED BY THE ENGINEER. ALL STREET LIGHT LAYOUTS AND LIGHTING SCHEDULES SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.

ELECTROFIERS

ELECTROFIER IS DEFINED AS THE STREET LIGHT POLE, MAST ARM, AND LUMINAIRE. LUMINAIRE IS DEFINED AS THE LIGHT FIXTURE ON THE END OF THE MAST ARM.

ELECTROFIERS SHALL BE OF THE TYPE PROVIDED BY THE SERVING UTILITIES, OR AS APPROVED BY THE ENGINEER AND THE SERVING UTILITY WHERE ASPECTS OF LIGHT DISTRIBUTION CONSIDERATIONS ARE WARRANTED.

ELECTROFIERS SHALL BE PLACED AT THE LOCATION SHOWN ON THE PLANS. THE DISTANCE OF THE ELECTROFIER BEHIND CURBS SHALL BE APPROVED BY THE ENGINEER.

AT INTERSECTIONS, WHERE PRACTICAL, ELECTROFIERS SHALL BE PLACED NEAR THE END OF THE CURB RETURN ON THE FAR RIGHT SIDE OF THE INTERSECTION. AT A T-Y INTERSECTION, AN ELECTROFIER SHALL BE PLACED AT THE HEAD OF THE INTERSECTION OR AT ALTERNATE LOCATIONS NEAR THE END OF CURB RETURN ON EITHER THE FAR RIGHT OR THE FAR LEFT SIDE OF THE INTERSECTION.

ELECTROFIERS IN MEDIAN GRADINGS SHALL NOT BE PLACED CLOSER THAN 100 FEET FROM AN ADJACENT HIGHWAY OR COLLECTOR STREET INTERSECTION. ELECTROFIERS SHALL NOT BE PLACED IN MEDIAN GRADINGS LESS THAN SIX (6) FEET IN WIDTH.

ELECTROFIERS SHOWN BEHIND CURBS SHALL BE APPROVED BY THE ENGINEER. THE DISTANCE OF THE ELECTROFIER BEHIND CURBS SHALL BE APPROVED BY THE ENGINEER.

ELECTROFIERS SHALL BE SPACED IN ACCORDANCE WITH THE FOLLOWING:

Table with columns: LOCATION, MINIMUM MAST ARM SIZE (LUMEN/FEET), APPROX. SPACING (FEET). Rows include Local Streets, Secondary Arterial, Primary Arterial, and Major Arterial.

REQUIRED SPACING AND LUMEN LEVELS MAY BE MODIFIED ON AN EXCEPTIONAL BASIS FOR PURPOSES OF CRIME PREVENTION, ENERGY SAVING, AND/OR AS ADVISED BY THE ENGINEER. CONSIDERATION OF ELECTROFIER SPACING AND LUMEN LEVELS SHALL BE MAINTAINED ALONG ALL STREETS WHEREVER POSSIBLE.

City of Garden Grove, California. City Engineer: [Signature]. Date: 08-12-2015. Revision: [Blank]. STD. PLAN NUMBER: B-313. SHEET 1 OF 2.

STREET LIGHTING STANDARDS (Continued):

POLES, MAST ARMS, AND LUMINAIRES

POLES SHALL BE HOLLOW. LENGTH OF MAST ARMS SHALL BE A MINIMUM OF 6 FEET.

HEIGHT OF LUMINAIRES SHALL BE 24'-0" MINIMUM. LUMINAIRE SHALL BE OF THE TYPE USED BY THE SERVING UTILITY AND SHALL BE THE COMMON ROAD STREET HOUSING.

LAMPS

LAMPS SHALL BE HIGH PRESSURE SODIUM VAPOR (HPS).

MISCELLANEOUS MATERIALS AND WORKMANSHIP

MATERIAL AND WORK SHALL MEET OR EXCEED THE APPLICABLE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, THE ELECTRICAL SAFETY CODES OF THE DEPARTMENT OF INDUSTRIAL SAFETY, STATE OF CALIFORNIA, THE AMERICAN SOCIETY FOR TESTING MATERIALS, AND SECTION 05 OF THE STANDARD SPECIFICATIONS OF THE CALIFORNIA STATE DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

IN ADDITION TO THE ABOVE, NON-UTILITY OWNED STREET LIGHTING INSTALLATIONS SHALL CONFORM TO THE LATEST PUBLICATION OF SECTION 307 OF THE STANDARD SPECIFICATIONS OF THE CALIFORNIA STATE DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

THE CONSTRUCTION PRACTICES AND MATERIALS USED FOR STREET LIGHTS OWNED BY UTILITIES SUBJECT TO THE REGULATION OF THE CALIFORNIA PUBLIC UTILITIES COMMISSION ARE SPECIFIED IN THE STANDARD SPECIFICATIONS OF THE CALIFORNIA STATE DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

SERVICE AND MAINTENANCE

SERVICE AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE ELECTROFIER.

City of Garden Grove, California. City Engineer: [Signature]. Date: 08-12-2015. Revision: [Blank]. STD. PLAN NUMBER: B-313. SHEET 2 OF 2.

STREET LIGHT POLE INSTALLATION DETAILS

UGS

GENERAL: Acceptable Street Light Components are listed by Item Number in the following schedules. Other equal components may be used if prior Department approval is obtained. Any of the components covered by a particular item No. in the schedule are acceptable, unless otherwise noted on the Plans. Street Lights shall consist of components as indicated by Item No. on the plans. For details see UGS drawing listed in the schedules.

- A.E.C. - American Electric Corp.
A. - American Inc. Pole Products Division
A. - Antique Street Lamps Inc.
A.P. - Associated Plastic Inc.
B. - Brooks Products Inc.
C.M. - Citrus Hinge
D.S. - Dark To Light
F.P. - Fisher-Peters, Division of Pacific Scientific.
G.E. - General Electric Co.
H.M.P.C. - H.M.P.C. Co.
K.L. - King Luminaire Company Inc.
P.S.P. - Pacific Southern Pole Co.
U.S.M.P. - Union Metal Co. (Formerly PLMCO)
Q. - Quaker - Associated Concrete Products, Inc.
S.Y. - Systems.
General Telephone & Electronics

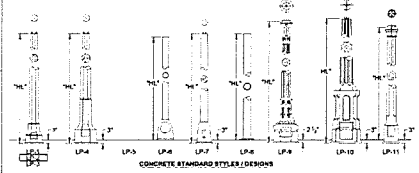


Table: STREET LIGHT CONCRETE DESIGNATION SCHEDULE. Columns: Light Pole No., Description/Material, Height, Spacing, etc.

REVISION UPON APPROVAL OF CONSTRUCTION DOCUMENTS TO CITY FILE. CHECKED BY: [Signature]. DATE: 08/12/15. PREPARED BY: [Signature]. DATE: 08/12/15.

STREET LIGHT POLE INSTALLATION DETAILS

UGS

GENERAL: Acceptable Street Light Components are listed by Item Number in the following schedules. Other equal components may be used if prior Department approval is obtained. Any of the components covered by a particular item No. in the schedule are acceptable, unless otherwise noted on the Plans. Street Lights shall consist of components as indicated by Item No. on the plans. For details see UGS drawing listed in the schedules.

- A.E.C. - American Electric Corp.
A. - American Inc. Pole Products Division
A. - Antique Street Lamps Inc.
A.P. - Associated Plastic Inc.
B. - Brooks Products Inc.
C.M. - Citrus Hinge
D.S. - Dark To Light
F.P. - Fisher-Peters, Division of Pacific Scientific.
G.E. - General Electric Co.
H.M.P.C. - H.M.P.C. Co.
K.L. - King Luminaire Company Inc.
P.S.P. - Pacific Southern Pole Co.
U.S.M.P. - Union Metal Co. (Formerly PLMCO)
Q. - Quaker - Associated Concrete Products, Inc.
S.Y. - Systems.
General Telephone & Electronics

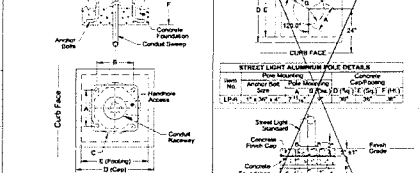


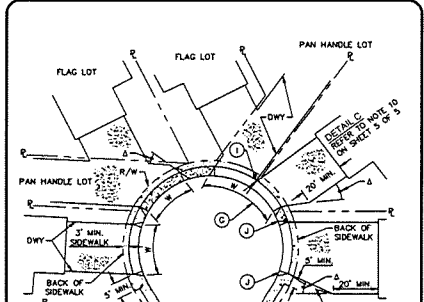
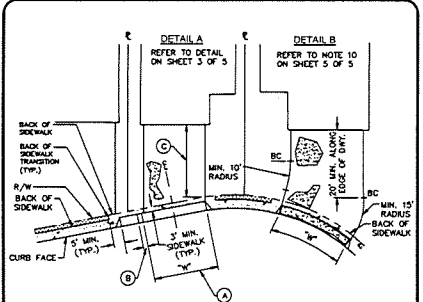
Table: STREET LIGHT CONCRETE DESIGNATION SCHEDULE. Columns: Light Pole No., Description/Material, Height, Spacing, etc.

REVISION UPON APPROVAL OF CONSTRUCTION DOCUMENTS TO CITY FILE. CHECKED BY: [Signature]. DATE: 08/12/15. PREPARED BY: [Signature]. DATE: 08/12/15.

STREET LIGHT DETAIL

12

SEE MANUFACTURER'S DETAIL FOR SPECIFICATIONS AND GUIDELINES.



NOTES: (A) WIDTH OF DEPRESSION (D) SHALL BE DESIGNED USING PROJECTED DWT. LINES WHERE THEY INTERSECT BACK OF SIDEWALK AND/OR CURB FACE. THE MINIMUM DIMENSION FOR (D) SHALL BE THE GREATEST OBTAINABLE LENGTH BETWEEN THE PROJECTION INTERSECTIONS, TO BE MEASURED PARALLEL TO THE CURB FACE. (B) 2 FEET LANE BETWEEN TOP OF THE # 3 FEET CANNOT BE MAINTAINED USING THE CRITERIA SHOWN ABOVE, A CONTINUOUS DEPRESSION SHALL BE USED PER NOTE 11 ON SHEET 3 OF 5. (C) DIMENSION SHALL BE A MINIMUM OF 20 FEET UNLESS OTHERWISE PROVIDED BY ZONING.

NOTES: (A) COMMON DRIVEWAY, REFER TO NOTE 11 ON SHEET 3 OF 5. (B) OPTIONAL CURVED EDGE OF DWT, SEE DETAIL 'W' ON SHEET 2 OF 5. (C) IT IS PERMISSIBLE TO CROSS DWT, PROJECTIONS AS LONG AS POINT OF INTERSECTION IS WITHIN ROAD R/W. (D) PLACEMENT OF 'X' PER CRITERIA ON SHEET 3 OF 5.

COUNTY OF ORANGE, OC PUBLIC WORKS DEPARTMENT. STD. PLAN 1209. SHEET 2 OF 5. DEPRESSIONED CURB DRIVEWAY APPROACH.

COUNTY OF ORANGE, OC PUBLIC WORKS DEPARTMENT. STD. PLAN 1209. SHEET 4 OF 5. DEPRESSIONED CURB DRIVEWAY APPROACH.

LEGEND: Symbols for CENTER LINE, PROPERTY LINE, EXISTING ELEVATION, PROPOSED ELEVATION, GRADE BREAK, CONCRETE BLOCK WALL, CHAIN LINK FENCE, WOOD FENCE, LANDSCAPE, PCC, PERMEABLE CONCRETE PAVEMENT SECTION, AC PAVEMENT, PUBLIC WATER MAIN, WATER SERVICE, JOINT DRY UTILITY, GAS LINE, SANITARY SEWER LINE, FIRE HYDRANT, STREET LIGHT, ROOF DRAIN/DOWNSPOUT, SQUARE GRATE DRAINAGE INLET.

ABBREVIATIONS: AC ASPHALT CONCRETE, AB AGGREGATE BASE, BC, BCR BLEN CURVE RETURN, BLDG BUILDING, BS BOTTOM OF STEP, CF CURB FACE, CL CENTERLINE, CO CLEAN CUT, CMA CRUSHED MISCELLANEOUS AGGREGATE, CONCR CONCRETE, CONT. CONTINUED, CATV CABLE TELEVISION, DIA DIAMETER, DF DEEPENED FOOTING, DRYWAY DRIVEWAY, EC, ECR END CURVE RETURN, ELEC ELECTRICAL, EP EDGE OF PAVEMENT, EX EXISTING, FF FINISHED FLOOR, FG FINISHED GRADE, FL ON FLOW LINE, FS FINISHED SURFACE, FUT. FUTURE, GB GRADE BREAK, GB GARAGE FINISHED FLOOR, HORZ. HORIZONTAL, HP HIGH POINT, INV INVERT, LP LOW POINT, MAX MAXIMUM, MIN MINIMUM, MH MANHOLE, NO. NUMBER, N/E NORTH-EAST, NTS NOT TO SCALE, N/E NORTH-EAST, N/W NORTHWEST, O.C. ON CENTER, P.C. PORTLAND CEMENT CONCRETE, P.L. OR P.P. PROPERTY LINE, P.O. POINT OF CONNECTION, PROP. PROPOSED, PNC POLYMER, CHLORIDE, RET. RETAINING, R/W RIGHT OF WAY, SDR STANDARD DIMENSION RATIO, SHT. SHEET, SS SANITARY SEWER, STA. STATION, STD. STANDARD, SWH. SOUTHWEST, TC TOP OF CURB, TEL. TELEPHONE, TYP. TYPICAL, TS TOP OF STEP, TW TOP OF WALL, TYP. TYPICAL, WM WATER METER, W.W.M. WELDED WIRE MESH.



Know what's below. Call before you dig.

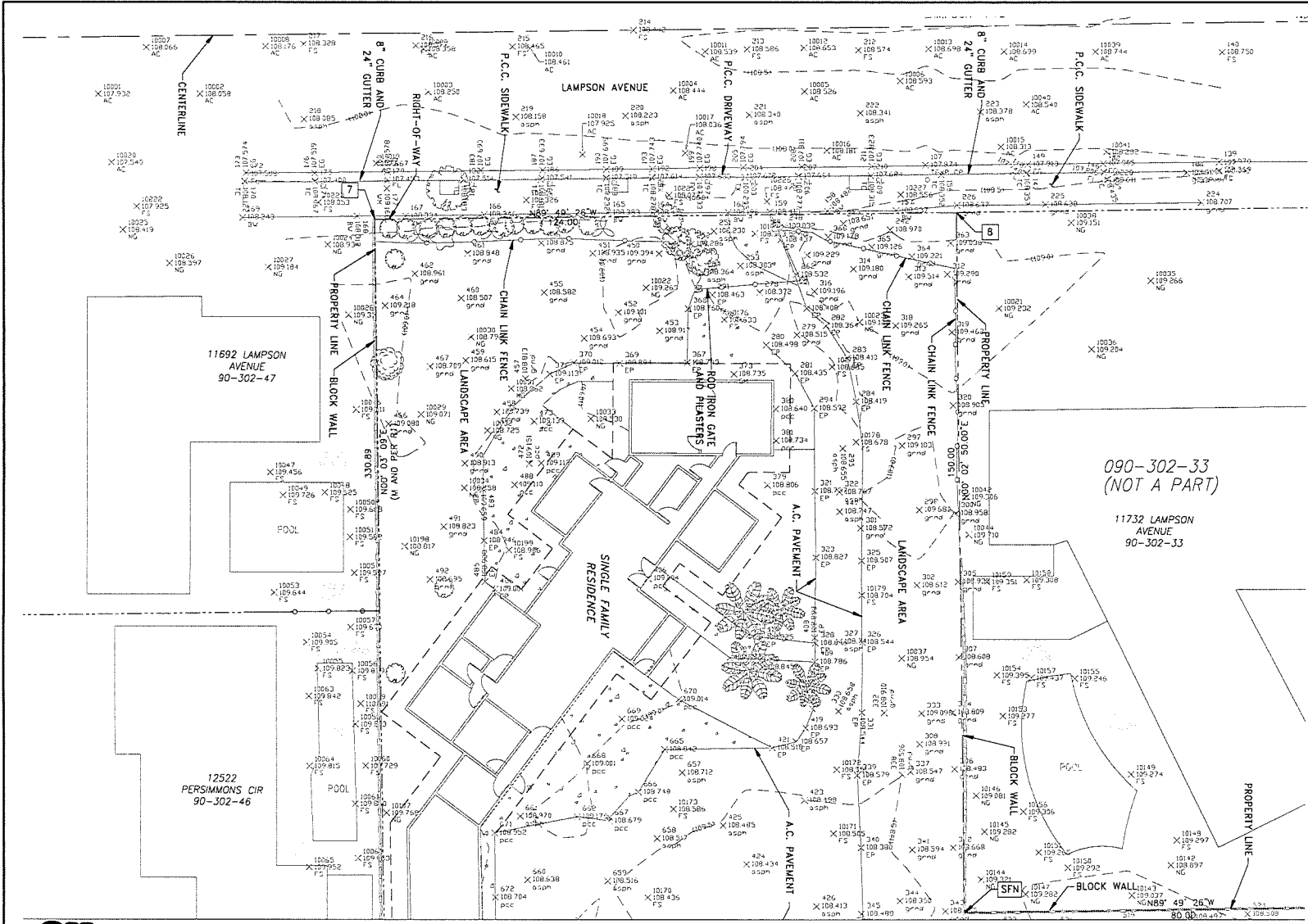
OCPW LOCAL STREET DRIVEWAY STD. PLAN 1209

13

CEI CONSULTING CIVIL ENGINEERS. 11712 LAMPSON WAY, GARDEN GROVE, CA 92647. TEL: 714-261-1171. FAX: 714-261-1172.

Table with columns: DESCRIPTION, BY, DATE, REVISION, DATE. Includes entries for DRAWN BY, DESIGNED BY, REVISIONS.

CITY OF GARDEN GROVE. PRECISE GRADING PLAN. DETAILS / LEGEND / ABBREVIATIONS. TRACT NO. 18181. 11712 LAMPSON WAY, GARDEN GROVE, CA. DATE: 1/2/2023. SHEET 7 OF 20 SHEETS.



LEGAL DESCRIPTION:
 TRACT MAP NO. 18181 IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 10 WEST IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

BENCHMARK # 05330
 50 SPIKE IN W. CURB
 LAMPSON AVE 277 W OF BC CURB RETURN SW CORNER OF WEST ST.
 BM ELEVATION = 112.121'
 ADJUSTED 1985, NGVD 1929'

CONTOUR INTERVAL 0.50'
BASIS OF BEARINGS:
 THE BEARINGS ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 2034 AND STATION GPS NO. 3037 BEING NORTH BY 97°28' WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

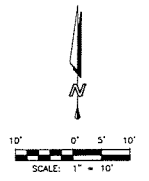
PROJECT SET DATA:
 EXISTING LAND USE: RESIDENTIAL (R-1-7)
 A.P.N. 090-302-40
 LOT SIZE = 1.09 ACRES

- LEGEND**
- CONCRETE AREA
 - SURVEY PINNACLES
 - AC ASPH: ASPHALT
 - BP: BACK OF WALK
 - CP: CONTROL POINT
 - DW: DOMESTIC WATER
 - EG: EDGE OF GUTTER
 - FL: FLOWLINE
 - FF: FINISHED FLOOR
 - FS: FINISHED SURFACE
 - GM: GAS METER
 - GR: GROUND
 - NC: NATURAL GROUND
 - PC: PORTLAND CEMENT CONCRETE
 - PP: POWER POLE
 - TC: TOP OF CURB
 - WM: WATER METER

- MONUMENT NOTES (ESTABLISHED BY SURVEY PER ORD):**
- [SFN] SEARCHED, FOUND NOTHING
 - [7] FOUND 3/4" IRON PIPE, OPEN, NO REF. DOWN 0.1' IN DIRT ACCEPTED AS THE NORTHWEST CORNER LOT 7 PER (R1). SET 7x5 8234" IAC.
 - [8] FOUND 3/4" IRON PIPE, OPEN, UP 0.15' IN DIRT, NO REFERENCE, NOT HELD, POINT BEING N02°11'44" S 024' FROM THE SOUTHWEST CORNER OF THE NORTH 40 FEET OF THE EAST 80 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33.

RECORD DATA REFERENCES:

- (N) MEASURED
- (R1) TRACT NO. 6966, M.M. 26577
- (D1) GRANT DEED RECORDED APRIL 7, 2017 AS INSTRUMENT NO. 201700014631, O.R.



SEE SHEET 9

G-1427



CONSULTING CIVIL ENGINEERS
 11732 LAMPSON AVENUE, GARDEN GROVE, CA 92647
 (714) 941-1111

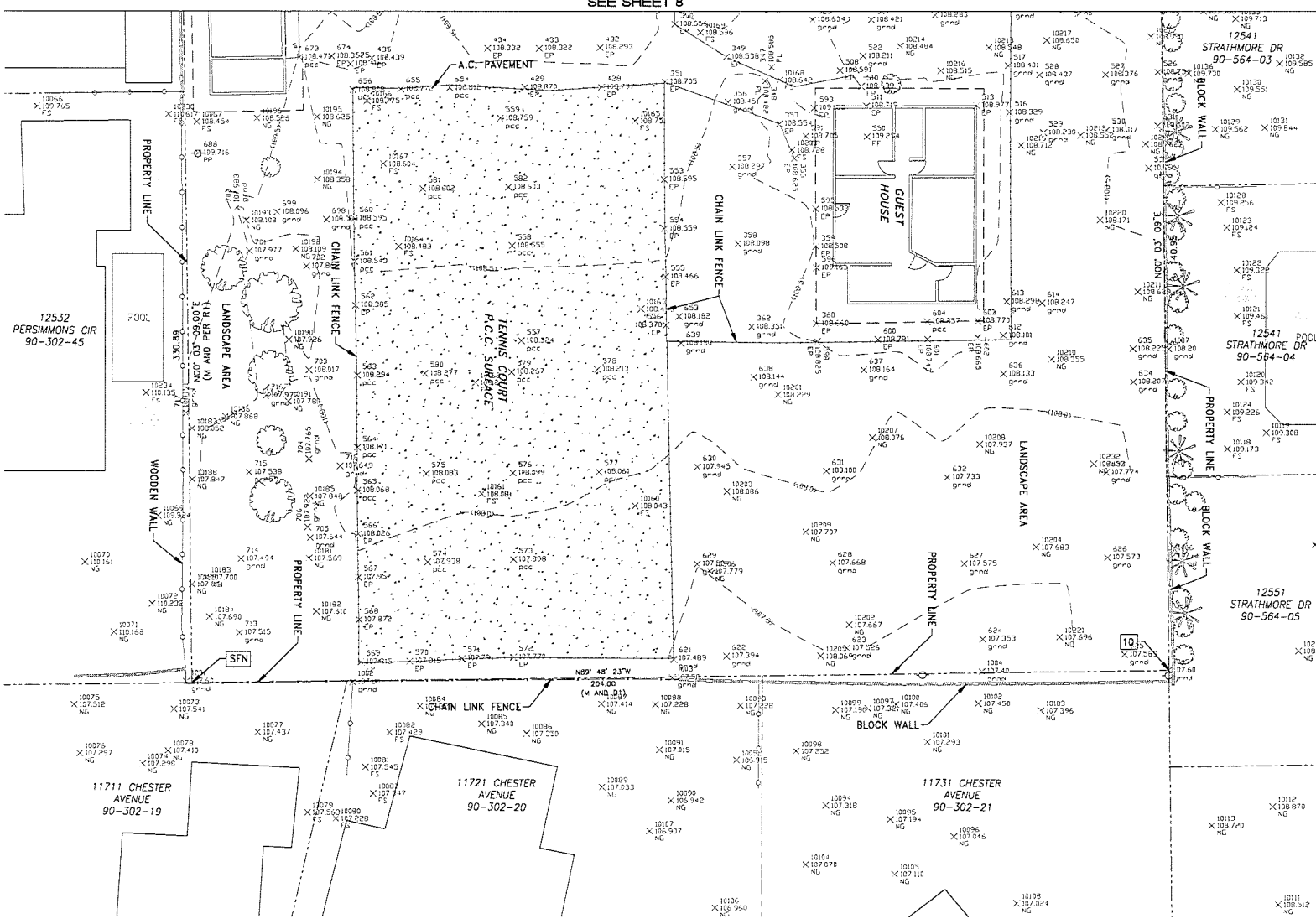
DESCRIPTION	BY	DATE	REVISIONS	DATE
DRAWN BY	JD	1/2/23		
DESIGNED BY	JD	1/2/22		
REVIEWED BY				
AS-BUILT	FS			

CITY OF GARDEN GROVE
 PRECISE GRADING PLAN
 EXISTING TOPOGRAPHIC SURVEY PLAN
 TRACT NO. 18181
 11732 LAMPSON AVENUE, GARDEN GROVE, CA

DATE: 1/2/2023

SHEET 8 OF 20 SHEETS

SEE SHEET B



LEGAL DESCRIPTION:
 TRACT MAP NO. 18181 IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOINAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 31, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

BENCHMARK: 05530
 50 SPIKE IN W. CURB
 LAMPSON AVE. 277 W. OF BC CURB RETURN SW CORNER OF WEST ST.
 BM ELEVATION = 112.121'
 ADJUSTED 1985, NAD 83
 CONTOUR INTERVAL: 0.50'

BASIC BEARINGS:
 THE BEARINGS ARE BASED ON THE BEARING BETWEEN D.C.S. HORIZONTAL CONTROL STATION OPS NO. 3054 AND STATION OPS NO. 3057 BEING NORTH 89°49'25" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

PROJECT SITE DATA:
 EXISTING LAND USE: RESIDENTIAL (R-1-7)
 A.P.N. 090-302-40
 LOT SIZE = 1.08 ACRES

- LEGEND**
- CONCRETE AREA
 - SURVEY POINT ABBREVIATIONS
 - AL: ASPHALT
 - BW: BACK OF WALK
 - CP: CONTROL POINT
 - CM: DOMESTIC WATER
 - EG: EDGE OF GUTTER
 - EP: EDGE OF PAVEMENT
 - FL: FLOWLINE
 - FF: FINISHED FLOOR
 - FS: FINISHED SURFACE
 - GM: GAS METER
 - NG: NATURAL GROUND
 - PCC: PORTLAND CEMENT CONCRETE
 - PP: POWER POLE
 - TP: TOP OF CURB
 - WM: WATER METER

MONUMENT NOTES (ESTABLISHED BY SURVEY PER CDC):

- [SFN] SEARCHED, FOUND NOTHING
- [10] FOUND 2" IRON PIPE, OPEN, DOWN 0.1" IN DIRT, NO REF. FOUND OCCURRED. POINT BEING 5164.107M FROM THE CALCULATED POINT BEING THE SOUTHWEST CORNER OF THE SOUTH 990 FEET OF THE EAST 204 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, SET 1" IRON PIPE TAGGED "T5 8254" AT TRACT CORNER.

RECORD DATA REFERENCES:

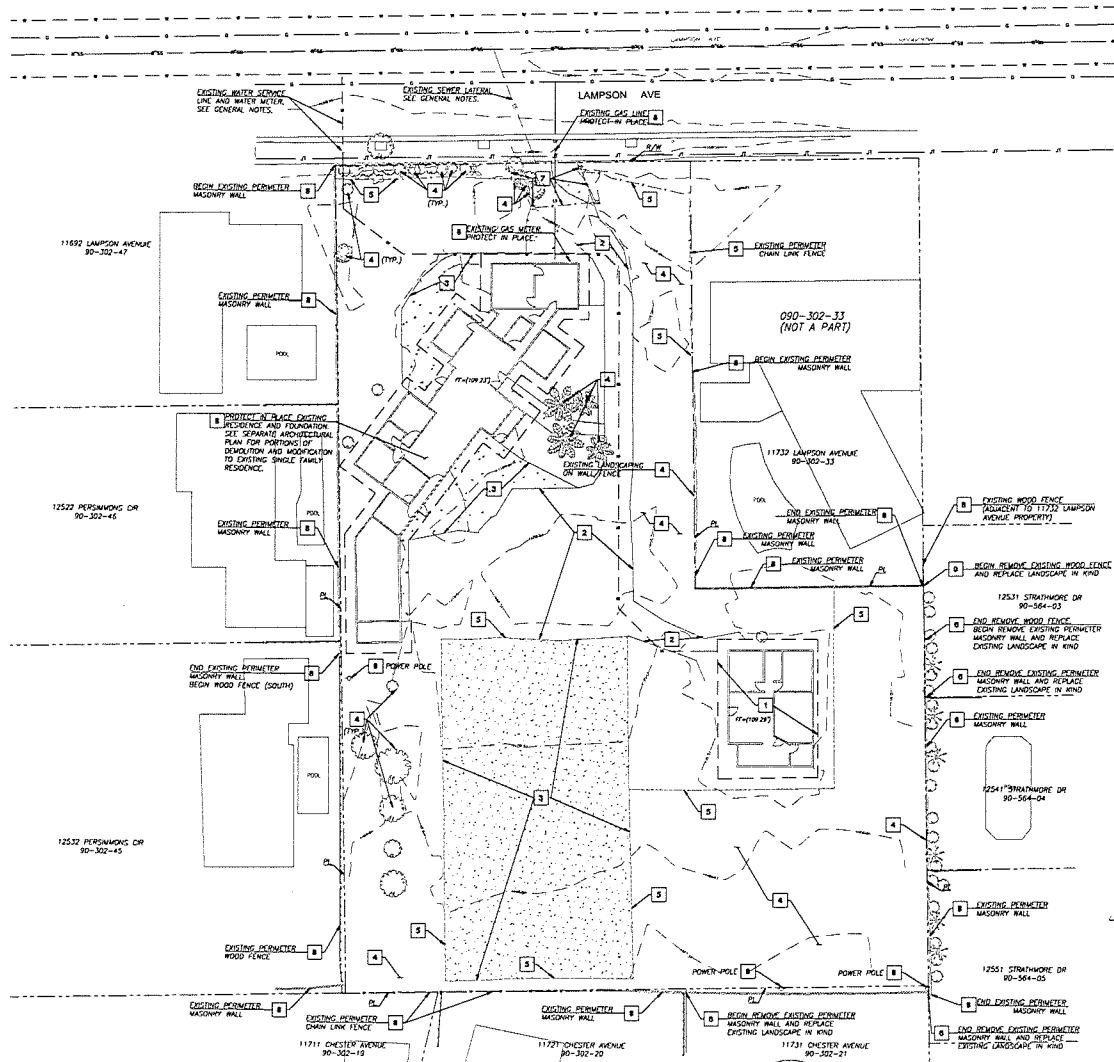
- (M) MEASURED
- (R1) TRACT NO. 0966, M.M. 285/7
- (R2) TRACT NO. 3195, M.M. 122/22-23
- (R3) TRACT NO. 1854, M.M. 48/28-27
- (D1) GRANT DEED RECORDED APRIL 7, 2017 AS INSTRUMENT NO. 2017000141631, D.P.



CONSULTING CIVIL ENGINEERS
 11712 LAMPSON AVENUE, SUITE 100
 GARDEN GROVE, CA 92647
 (714) 941-1111

DESCRIPTION	BY	DATE	REVISIONS	DATE
DRAWN BY	JD	1/2/23		
DESIGNED BY	JD	1/2/23		
REVIEWED BY				
AS-BUILTS				

G-1427	
CITY OF GARDEN GROVE	
PRECISE GRADING PLAN	
EXISTING TOPOGRAPHIC SURVEY PLAN	
TRACT NO. 18181	
11712 LAMPSON AVENUE, GARDEN GROVE, CA	
DATE: 1/2/2023	SHEET 9 OF 20 SHEETS



DEMOLITION NOTES:

1	DEMOLISH AND DISPOSE EXISTING BUILDING/STRUCTURE INCLUDING HARDSCAPE AND FOUNDATION.
2	REMOVE AND DISPOSE EXISTING A.C. PAVING AND BASE.
3	REMOVE AND DISPOSE EXISTING CONCRETE PAVEMENT AND BASE.
4	REMOVE AND DISPOSE EXISTING SHRUBS, BUSHES, AND TREES, INCLUDING ROOTS.
5	REMOVE AND DISPOSE EXISTING CHAIN LINK FENCE, POSTS, AND FOUNDATION.
6	REMOVE EXISTING PERIMETER MASONRY/BLOCK WALL. SEE RETAINING WALL PLAN, SHEET 15, FOR PROPOSED WALL IMPROVEMENTS.
7	REMOVE AND DISPOSE EXISTING METAL GATE AND PLASTER AND FOUNDATION.
8	PROTECT IN PLACE (PER PLAN)
9	REMOVE AND DISPOSE EXISTING WOOD FENCE, POSTS AND FOUNDATION.

ENGINEER'S NOTES:

- UNLESS OTHERWISE NOTED, THE ENTIRE PROJECT SITE SHALL BE DEMOLISHED, INCLUDING BUILDINGS, SURFACE AND UNDERGROUND UTILITIES, LANDSCAPING AND TREES. CONTRACTOR SHALL LOCATE AND IDENTIFY ALL EXISTING ONSITE UTILITIES AND ALL UNDERGROUND UTILITIES BEING REMOVED SHALL BE CUT AND CAPPED AT THE P/L.
- THIS PLAN IS FOR ONSITE ITEMS ONLY. SEE SEWER AND WATER IMPROVEMENT PLAN FOR ABANDONING/CAPPING OF EXISTING SEWER AND WATER LINES.
- EXISTING ONSITE DOMESTIC WATER AND IRRIGATION SERVICES TO BE REMOVED. CUT AND CAP LINES AT METERS (IF APPLICABLE) OR AT THE R/W.

NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITY LINES SHOWN AND OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS AND SHALL BE RESPONSIBLE FOR ANY DAMAGE THERETO.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

ALL EXCAVATIONS SHALL BE
INSPECTED AND APPROVED
BY THE GEOTECHNICAL CONSULTANT
PRIOR TO PLACEMENT OF STEEL

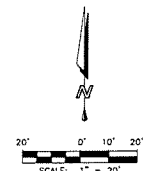
SOILS ENGINEER'S CERTIFICATE

This plan has been prepared by SASSAN Geotechnical, Inc. (S&G) and found to be in performance with the Recommendations outlined in the reports.

Date: 06/17/2019
 File No: SCE1801
 By: SASSAN Geotechnical, Inc.
 Date: 01/11/2023

NOTE: S&G makes no represent relative to the accuracy of dimensions, measurements, or calculations of any portion of the plan.

Stale



Know what's below.
Call before you dig.



CEI
CONSULTING CIVIL ENGINEERS
INCORPORATED
11711 CHESTER AVENUE
GARDEN GROVE, CA 92647

DESCRIPTION	BY	DATE	REVISIONS	DATE
DRAWN BY	JD	1/2/23		
DESIGNED BY	JD	1/2/23		
REVISED BY				
AS-BUILT				

G-1427

CITY OF GARDEN GROVE
PRECISE GRADING PLAN
DEMOLITION PLAN
 TRACT NO. 18181
 11712 LAMPSON AVENUE, GARDEN GROVE, CA

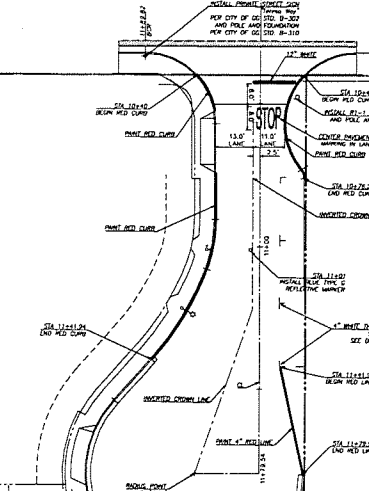
DATE: 1/2/2023 SHEET 10 OF 20 SHEETS

112227

INSTALL ALL STRIPING AND MARKINGS PER CALIFORNIA MUTCD LATEST EDITION UNLESS OTHERWISE NOTED.

LAMPSON AVE STA 22+32.25
PARKWAY STREET STA 10+00.00

LAMPSON AVENUE

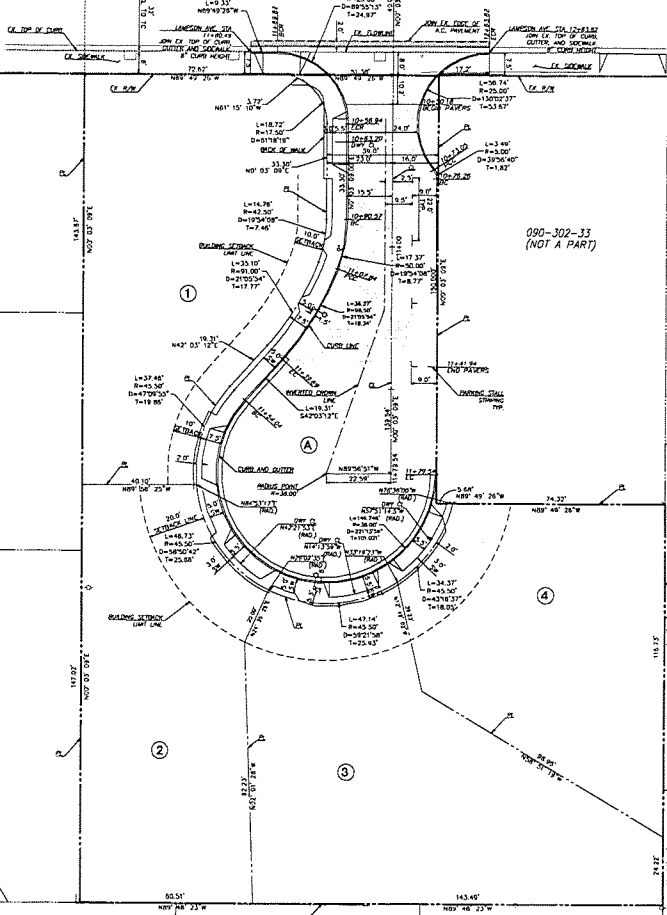


SIGNING AND STRIPING

112227

LAMPSON AVE STA 22+32.25
PARKWAY STREET STA 10+00.00

LAMPSON AVENUE



HORIZONTAL CONTROL

SOILS ENGINEER'S CERTIFICATE

This plan has been reviewed by SASSAN Geotechnical, Inc. (S&S) and found to be in accordance with the Recommendations outlined in the reports.

Date: 06/17/2019
 File No: ICER061
 By: SASSAN Geotechnical Inc.
 Date: 01/11/2023

NOTE: S&S makes no representation to the accuracy of Dimensions, measurements, or indications of Any portion of the Group.

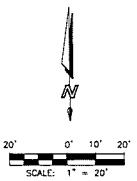


ALL EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF STEEL.

LOT AREA BREAKDOWN

- LOT 1: 10,013 S.F.
- LOT 2: 8,350 S.F.
- LOT 3: 10,575 S.F.
- LOT 4: 7,810 S.F. (STREET)
- TOTAL AREA: 47,348 S.F. [1.09 ACRES]

PERMEABLE CONCRETE PAVERS: 2,575 S.F.



Know what's below. Call before you dig.

G-1427

STREET & SEWER IMPROVEMENTS DWG. A-1077, TRACT NO. 6966, SHEET 1 OF 1.

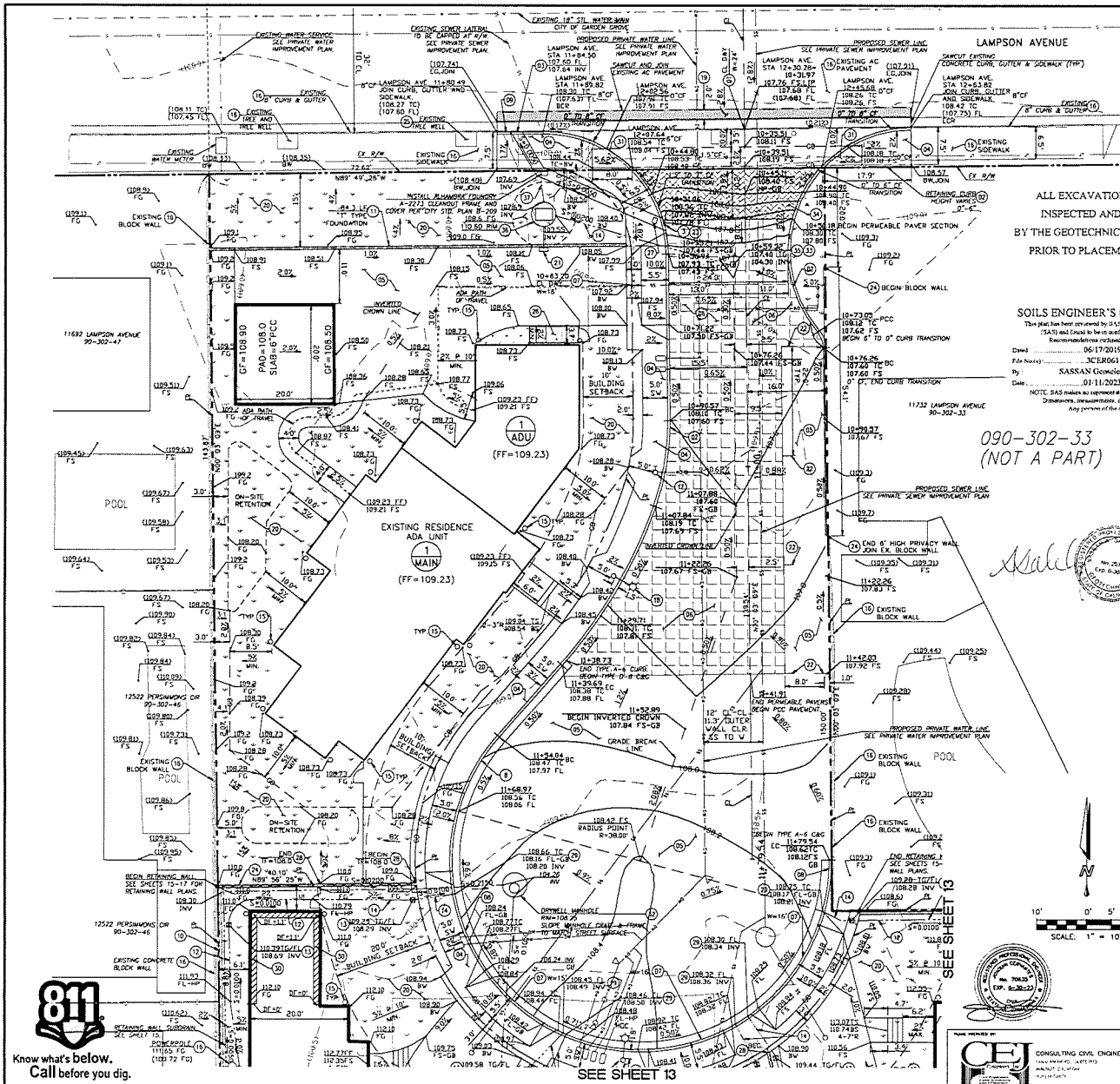
REFERENCE PLANS FOR THESE IMPROVEMENTS



DESCRIPTION	BY	DATE	REVISIONS	DATE
DRAWN BY	JD	1/2/23		
DESIGNED BY	JD	1/2/23		
REVISIONS				
AS-BUILT'S				

CITY OF GARDEN GROVE
 PRECISE GRADING PLAN
 HORIZONTAL CONTROL, SIGNING AND STRIPING PLAN
 TRACT NO. 18181
 11712 LAMPSON AVENUE, GARDEN GROVE, CA

DATE: 1/2/2023 SHEET 11 OF 20 SHEETS



ALL EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF STEEL

SOILS ENGINEER'S CERTIFICATE

This Plan has been reviewed by SASSAN Geotechnical, Inc. (SAG) and found to be in accordance with the Recommendations outlined in the reports.

Date: 06/17/2019
 File Name: 3CHRM01
 By: SASSAN Geotechnical, Inc.
 Date: 01/11/2023

NOTE: SAG makes no representation as to the accuracy of dimensions, measurements, or calculations of any person or the design.

090-302-33
(NOT A PART)

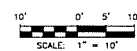


CONSTRUCTION NOTES:

- 01 REMOVE EXISTING CURB, GUTTER, AND SIDEWALK AND RECONSTRUCT ARTERIAL STREET DRIVEWAY OPTION#3 PER CITY STD. PLAN NO. B-120. SEE DRIVEWAY SECTION 1c ON SHEET 5.
- 02 CONSTRUCT CURB TYPE A-6 PER CITY STD. PLAN NO. B-112 OVER 6" AGGREGATE BASE.
- 03 CONSTRUCT REINFORCED CONCRETE PARKWAY DRAIN PER CITY STD. PLAN NO. B-209, S-24".
- 04 CONSTRUCT COMMERCIAL SIDEWALK (S-5") PER CITY STD. PLAN NO. B-105.
- 05 CONSTRUCT 6" PCC PAVEMENT (520-B-2500) OVER 4-INCHES OF CMA COMPACTED TO 95%RC OVER 2-FEET OF CERTIFIED 90% RC COMPACTED FILL PER SOILS REPORT RECOMMENDATIONS. INSTALL TRANSVERSE & LONGITUDINAL JOINTS AT 15'X15' GRID PER GREENBOOK SECTION 302-6. JOINT SEAL PER CALTRANS STD. PLAN RSP-920.
- 06 CONSTRUCT PERMEABLE CONCRETE PAVEMENT SECTION PER DETAIL 1a AND 1b ON SHEET 5.
- 07 CONSTRUCT LOCAL STREET DRIVEWAY PER CITY STD NO. B-122, OPTION #1, AND DRIVEWAY APPROACH PER COUNTY OF ORANGE OCPW STD. PLAN 1209 (SHT. 3 & 5) SHOWN AS DETAIL 13 ON SHEET 7, WITH 4-INCHES OF CMA COMPACTED TO 95%RC, OVER 2-FEET OF CERTIFIED 90% RC COMPACTED FILL PER SOILS REPORT RECOMMENDATIONS.
- 08 CONSTRUCT CURB & GUTTER TYPE C-8 OVER 6" AGGREGATE BASE 95%RC PER CITY STD. PLAN NO. B-113.
- 09 CONSTRUCT 6" HIGH PRIVACY BLOCK WALL OVER RETAINING BLOCK WALL PER SHEETS 15-17 AND PER CONDITIONS OF APPROVAL ITEM NO.82 AND PER SOILS REPORT RECOMMENDATIONS "RETAINING WALLS". SEE SHEET 15-17 FOR RETAINING WALL PLAN AND DETAILS AND FOOTING DETAILS.
- 10 CONSTRUCT FREESTANDING 3-FIT HIGH DECORATIVE MASONRY WALL PER CITY STD NO. B-505 (TYPE PER PLAN) AND PER CONDITIONS OF APPROVAL ITEM NO.82, WITH 3-FIT HIGH WOODCHIT IRON FENCE ABOVE. CONSTRUCT 6" HIGH SPLIT FACE DECORATIVE PLASTERS AT BOTH ENDS AND EVENLY SPACED, EVERY 20-FIT, WITH 2" DECORATIVE CAP PER DETAIL 9 ON SHEET 6. A SEPARATE BUILDING PERMIT IS REQUIRED FOR CONSTRUCTION OF THE PLASTERS, COLOR, SANDSTONE.
- 11 INSTALL VEGETATED SWALE & 4" DIA SDR 35 PVC PIPE (INCLUDING ALL REQUIRED FITTINGS AND BENDS) AND BEDDING & INITIAL BACKFILL PER DETAIL 3 ON SHEET 5.
- 12 INSTALL 9" SQUARE GRATE INLET PER DETAIL 3 ON SHEET 5. INSTALL NDS INSERT FILTER, PART # 900FF, ALL INLETS.
- 13 INSTALL 4" DIA SDR 35 PVC PIPE, BEDDING PER SOILS REPORT & MANUFACTURER'S RECOMMENDATIONS.
- 14 INSTALL ROOF DRAIN OUTLETS, DOWNSPOUT, AND SPLASH BLOCK PER DETAIL 4 ON SHEET 5.
- 15 PROTECT IN PLACE, DESCRIPTION PER PLAN.
- 16 PROPOSED FIRE HYDRANT PER SEPARATE WATER PLAN.
- 17 INSTALL DECORATIVE STREET LIGHT PER DETAIL 12 ON SHEET 7.
- 18 INSTALL 2" WIDE, FULL DEPTH ASPHALT CONCRETE PAVEMENT. MATCH EXISTING PAVEMENT AND BASE DEPTH, MINIMUM.
- 19 LANDSCAPING/PLANTING AREA PER SEPARATE LANDSCAPE ARCHITECT PLAN.
- 20 INSTALL WALL MOUNTED SUMP PUMP CONTROL PANEL AND COMPLETE OPERATIONAL ELECTRICAL SYSTEM. SEE SHEET 20 FOR FURTHER DETAILS.
- 21 INSTALL 4" WHITE PARKING STALL STRIPING PER DETAIL 11 ON SHEET 8.
- 22 INSTALL OLDCASTLE FLOUGARD FG-TD24 TRASH AND DEBRIS GUARD PER DETAIL 8 ON SHEET 5.
- 23 CONSTRUCT 8" HIGH INTERIOR PRIVACY WALL PER CITY STD NO. B-505, "T" TYPE FOUNDATION UNLESS OTHERWISE NOTED, PER DETAIL 9 AND 10 ON SHEET 6 AND PER CONDITIONS OF APPROVAL ITEM NO.82 AND PER SOILS REPORT RECOMMENDATIONS "RETAINING WALLS".
- 24 INSTALL NEW 15 GALLON AUSTRALIAN PEPPERMINT WILLOW TREE AT EXISTING TREE WELL PER CITY STD NO. B-127.
- 25 CONSTRUCT 10"x15" MINIMUM 4" THICK PCC CONCRETE PAD (520-B-2500) OVER 4-INCHES OF CMA COMPACTED TO 95%RC, FOR THREE TRASH CONTAINERS.
- 26 INSTALL 12"x4" ALHAMBRA FLOUGARD A-2015 ADA FRAME AND COVER (FOR PARKWAY DRAIN MAINTENANCE) PER DETAIL 7 ON SHEET 5.
- 27 CONSTRUCT FREESTANDING 3-FIT HIGH MASONRY WALL PER CITY STD NO. B-505, "T" TYPE FOUNDATION, AND PER CONDITIONS OF APPROVAL ITEM NO.82 AND PER SOILS REPORT RECOMMENDATIONS "RETAINING WALLS".
- 28 CONSTRUCT 4" CURB DRAIN PER SPPWC STD. NO. 150-3, CURB PROFILE, 8" CURB FACE, REBAR OVER OUTLET.
- 29 CONSTRUCT DEEPEMED FOOTING PER DETAIL 6 ON SHEET 5.
- 30 CONSTRUCT DETECTABLE WARNING SURFACE PER CALTRANS STD. PLAN AB8A, COLOR: YELLOW.
- 31 CONSTRUCT DRYWELL, PER DETAIL 15 ON SHEET 18.
- 32 INSTALL 12"x12" OLDCASTLE FLOUGARD INSERT FILTER MODEL FGP-12F PER DETAIL 16 ON SHEET 20.
- 33 CONSTRUCT 6" ENHANCED CONCRETE TREATED PAVEMENT (520-B-2500) OVER 4-INCHES OF CMA COMPACTED TO 95%RC, OVER 2-FEET OF CERTIFIED 90% RC COMPACTED FILL PER SOILS REPORT RECOMMENDATIONS.
- 34 CONSTRUCT 12"x12" TRAFFIC RATED GRATE DRAINAGE INLET PER DETAIL 2 ON SHEET 20.
- 35 CONSTRUCT PUMP PER DETAIL 1 ON SHEET 20.
- 36 CONSTRUCT 2" DIA. SCH80 PVC FOREWATER STORM DRAIN. SEE DETAIL 1 ON SHEET 20 FOR CONTINUATION.

LEGEND:

- PERMEABLE CONCRETE PAVERS SECTION
- ENHANCED CONCRETE TREATED PAVEMENT SECTION
- CONCRETE SURFACE
- LANDSCAPING
- RIGHT-OF-WAY / PROPERTY LINE
- CENTERLINE
- CONCRETE BLOCK WALL
- ADA PATH OF TRAVEL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED DEEPEMED FOOTING



DESIGNED BY: J.D. 1/7/23
 CHECKED BY: J.D. 1/7/23

DESCRIPTION	BY	DATE	REVISIONS	DATE
DRAWN BY	J.D.	1/7/23		
DESIGNED BY	J.D.	1/7/23		
CHECKED BY	J.D.	1/7/23		

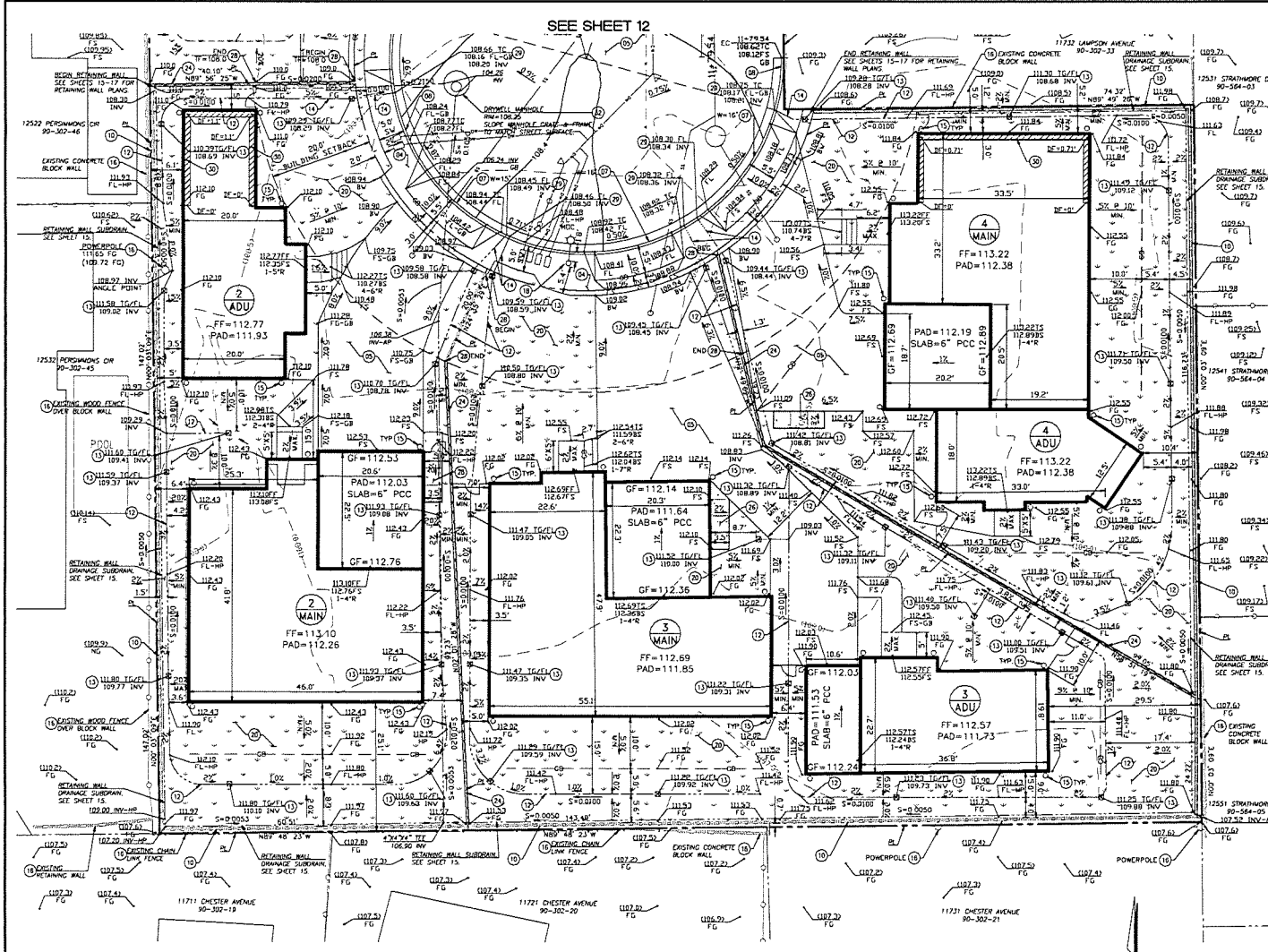
CITY OF GARDEN GROVE	
PRECISE GRADING PLAN	
TRACT NO. 18181	
11712 LAMPSON AVENUE, GARDEN GROVE, CA	
DATE: 1/7/2023	SHEET 12 OF 20 SHEETS



SEE SHEET 13

G-1427

SEE SHEET 12



CONSTRUCTION NOTES:

- 1) REMOVE EXISTING CURB, GUTTER, AND SIDEWALK AND RECONSTRUCT ARTERIAL STREET DRIVEWAY OPTION#3 PER CITY STD. PLAN NO. B-120. SEE DRIVEWAY SECTION 1c ON SHEET 5.
- 2) CONSTRUCT CURB TYPE A-6 PER CITY STD. PLAN NO. B-112 OVER 6" AGGREGATE BASE.
- 3) CONSTRUCT REINFORCED CONCRETE PARKWAY DRAIN PER CITY STD. PLAN NO. B-209, 5"X24".
- 4) CONSTRUCT COMMERCIAL SIDEWALK (5"X5") PER CITY STD. PLAN NO. B-106.
- 5) CONSTRUCT 6" PCC PAVEMENT (520-B-2500) OVER 4-INCHES OF GMA COMPACTED TO 95%RC, OVER 2-FEET OF CERTIFIED 90% RC COMPACTED FULL PER SOILS REPORT RECOMMENDATIONS. INSTALL TRANSVERSE & LONGITUDINAL JOINTS AT 15'X15' GRID PER GREENBOOK SECTION 302-6. JOINT SEAL PER CALTRANS STD. PLAN RSP-120.
- 6) CONSTRUCT LOCAL STREET DRIVEWAY PER CITY STD. NO. B-122, OPTION #1, AND DRIVEWAY APPROACH PER COUNTY OF ORANGE CDP# STD. PLAN 1209 (SHT. 3 & 5) SHOWN AS DETAIL 13 ON SHEET 7, WITH 4-INCHES OF GMA COMPACTED TO 95%RC, OVER 2-FEET OF CERTIFIED 90% RC COMPACTED FULL PER SOILS REPORT RECOMMENDATIONS.
- 7) CONSTRUCT CURB & GUTTER TYPE D-8 OVER 6" AGGREGATE BASE 95%RC PER CITY STD. PLAN NO. B-113.
- 8) CONSTRUCT CURB & GUTTER TYPE C-8 OVER 6" AGGREGATE BASE 95%RC PER CITY STD. PLAN NO. B-113.
- 9) CONSTRUCT 6' HIGH PRIVACY BLOCK WALL OVER RETAINING BLOCK WALL PER SHEETS 15-17 AND PER CONDITIONS OF APPROVAL ITEM NO.62 AND PER SOILS REPORT RECOMMENDATIONS "RETAINING WALLS". SEE SHEET 15-17 FOR RETAINING WALL PLAN AND DETAILS AND FOOTING DETAILS.
- 10) CONSTRUCT FREESTANDING 3-FEET HIGH DECORATIVE MASONRY WALL PER CITY STD. NO. B-505 (TYPE PER PLAN) AND PER CONDITIONS OF APPROVAL ITEM NO.62, WITH 3-FEET HIGH WROUGHT IRON FENCE ABOVE. CONSTRUCT 6' HIGH SPLIT FACE DECORATIVE PLASTERERS AT BOTH ENDS AND EVENLY SPACED, EVERY 30'-FT, WITH 2" DECORATIVE CAP PER DETAIL 9 ON SHEET 8. A SEPARATE BUILDING PERMIT IS REQUIRED FOR CONSTRUCTION OF THE PLASTERERS. COLOR: SANDSTONE.
- 11) INSTALL VEGETATED SWALE & 4" DIA SDR 35 PVC PIPE (INCLUDING ALL REQUIRED FITTINGS AND BENDS) AND BEDDING & INITIAL BACKFILL PER DETAIL 3 ON SHEET 5.
- 12) INSTALL 9" SQUARE GRATE INLET PER DETAIL 3 ON SHEET 5. INSTALL NDS INSERT FILTER, PART # 900FF, ALL INLETS.
- 13) INSTALL 4" DIA SOLID SDR 35 PVC PIPE, BEDDING PER SOILS REPORT & MANUFACTURER'S RECOMMENDATIONS.
- 14) INSTALL ROOF DRAIN OUTLETS, DOWNSPOUT, AND SPLASH BLOCK PER DETAIL 4 ON SHEET 5.
- 15) PROTECT IN PLACE, DESCRIPTION PER PLAN.
- 16) PROPOSED FIRE HYDRANT PER SEPARATE WATER PLAN.
- 17) INSTALL DECORATIVE STREET LIGHT PER DETAIL 12 ON SHEET 7.
- 18) INSTALL 2" WIDE, FULL DEPTH ASPHALT CONCRETE PAVEMENT. MATCH EXISTING PAVEMENT AND BASE DEPTH MINIMUM.
- 19) LANDSCAPING/PLANTING AREA PER SEPARATE LANDSCAPE ARCHITECT PLAN.
- 20) INSTALL WALL MOUNTED SLUMP CONTROL PANEL AND COMPLETE OPERATIONAL ELECTRICAL SYSTEM. SEE SHEET 20 FOR FURTHER DETAILS.
- 21) CONSTRUCT 6' HIGH INTERIOR PRIVACY WALL PER CITY STD. NO. B-505, "T" TYPE FOUNDATION UNLESS OTHERWISE NOTED, PER DETAIL 9 AND 10 ON SHEETS 6 AND PER CONDITIONS OF APPROVAL ITEM NO.62 AND PER SOILS REPORT RECOMMENDATIONS "RETAINING WALLS".
- 22) CONSTRUCT 10'X3.5' MINIMUM 4" THICK PCC CONCRETE PAD (520-B-2500) OVER 4-INCHES OF GMA COMPACTED TO 95%RC, FOR THREE TRASH CONTAINERS.
- 23) CONSTRUCT FREESTANDING 3-FEET HIGH MASONRY WALL PER CITY STD. NO. B-505, "T" TYPE FOUNDATION, AND PER CONDITIONS OF APPROVAL ITEM NO.62.
- 24) CONSTRUCT 4" CURB DRAIN PER SPPWC STD. NO. 150-3, CURB PROFILE, 6" CURB FACE.
- 25) CONSTRUCT DEEPEMED FOOTING PER DETAIL 6 ON SHEET 5.
- 26) CONSTRUCT DETECTABLE WARNING SURFACE PER CALTRANS STD. PLAN AB8A. COLOR: YELLOW.
- 27) CONSTRUCT DRYWELL PER DETAIL 15 ON SHEET 18.

LEGEND:

- PERMEABLE CONCRETE PAVERS SECTION
- CONCRETE SURFACE
- LANDSCAPING
- RIGHT-OF-WAY / PROPERTY LINE
- CENTERLINE
- CONCRETE BLOCK WALL
- ADA PATH OF TRAVEL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED DEEPEMED FOOTING

ALL EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF STEEL

SOILS ENGINEER'S CERTIFICATE

This plan has been prepared by SASSAN Geotechnical, Inc. (S&S) and is to be used in accordance with the Recommendations and Report of the Registered Geotechnical Engineer on file with the State of Florida.

Date: 06/17/2019
 File No: 13CE0661
 By: SASSAN Geotechnical, Inc.
 Date: 01/11/2023

NOTE: S&S makes no representation as to the accuracy of Dimensions, measurements, or total areas of Any portion of the design.

SASSAN Geotechnical, Inc.



DESCRIPTION	BY	DATE	REVISIONS	DATE
DRAWN BY	JD	1/2/23		
DESIGNED BY	JD	1/2/23		
PERKED BY				
AS-BUILTS				

CITY OF GARDEN GROVE	
PRECISE GRADING PLAN	
TRACT NO. 18181	
11712 LAMPSON AVENUE, GARDEN GROVE, CA	
DATE: 1/2/2023	SHEET 13 OF 20 SHEETS

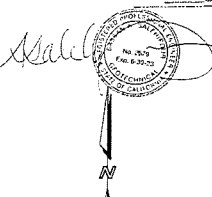
G-1427

EROSION CONTROL, SEDIMENT CONTROL AND WATER QUALITY NOTES:

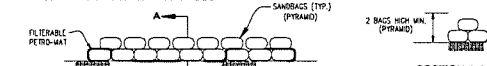
1. IN CASE OF EMERGENCY, CALL TIAN YUAN AT: (714) 774-2937 DURING BUSINESS HOURS, AND ALL OTHER TIMES.
2. A STAFF-OF-CREW FOR EMERGENCY WORKS SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
3. THE CIVIL ENGINEER OR OTHER RESPONSIBLE INDIVIDUAL SHALL SUBMIT PLANS FOR REVIEW BY THE CITY ENGINEER DETAILING THE PLACING OF EROSION CONTROL FACILITIES TO PROTECT AREAS SUBJECT TO STORM DAMAGE. ALL DEVICES MUST BE IN PLACE AND WORKING AT ALL TIMES. FAILURE TO PROVIDE THESE DEVICES WILL BE CAUSE TO REVOKE PERMITS OR APPROVALS BY THE CITY ENGINEER AND/OR BUILDING OFFICIAL.
4. DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR.
5. EXCEPT AS OTHERWISE APPROVED BY THE CITY INSPECTOR, REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 0.01.
6. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
7. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE WITHOUT PRIOR APPROVAL OF THE CITY INSPECTOR.
8. EROSION CONTROL DEVICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES, AND PLANS OF THESE CHANGES SUBMITTED FOR APPROVAL AS REQUIRED.
9. INSURE THAT ALL EXISTING DRAINAGE COURSES AND CULVERTS ARE MAINTAINED IN WORKING CONDITION AND FREE OF SILT & DEBRIS.
10. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON-SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
11. ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.
12. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DESILTING BASINS AND BASINS PUMPED DRY.
13. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
14. APPROPRIATE BARMS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJACENT PROPERTY BY WIND OR RUNOFF.
15. RUNOFF FROM CONSTRUCTION AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REMOVE SEDIMENT AND OTHER POLLUTANTS.
16. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
17. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
18. FILL SLOPES AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
19. A GUARD SHALL BE POSTED ON THE SITE WHEREVER THE DEPTH OF WATER IN ANY DITCH EXCEEDS TWO (2) FEET.
20. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ARE ALLOWED ONLY WHICH NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD, CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION OR RUSSANCE, OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
21. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, INKS, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR SLURRY FRAGMENTS, FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS, CONCRETE, DETERGENT OR FLUORIDABLE WASTES; WASTES FROM ANY ENGINE EQUIPMENT OILS; CLEANING OR CHEMICAL DEGRASSING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS.
22. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF. WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
23. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
24. TAKE NECESSARY PRECAUTIONS TO INSURE THAT ADJACENT PROPERTY NOT SUFFER DAMAGE DUE TO DEBRIS, MUD, OR INUNDATION CAUSED BY GRADING ACTIVITIES WITHIN PERMITTED AREA.
25. PLACE EROSION PROTECTION AROUND ALL CULVERTS OF DOWNDRAINS THAT ARE NOT FULLY CONNECTED TO THE ULTIMATE DRAINAGE DEVICE.
26. PLACE EROSION PROTECTION AROUND ALL ULTIMATE INLETS WHILE THE POSSIBILITY OF SILTATION EXISTS PRIOR TO ULTIMATE SLOPE PLANTING BECOMING EFFECTIVE.
27. RESTORE ALL VEGETATION AND PLANTING OF THE EXISTING SLOPE TO ORIGINAL CONDITION.

SOILS ENGINEER'S CERTIFICATE

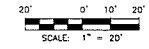
This plan has been prepared by SASSAN Geotechnical, Inc. (SAGI) and issued to be in accordance with the Recommendations included in the reports.
 Dated: 06/17/2023
 File No: 3CE061
 by: SASSAN Geotechnical, Inc.
 Date: 01/11/2023
 NOTE: SAGI shall not be responsible for the accuracy of dimensions, measurements, or calculations of any person or the design.



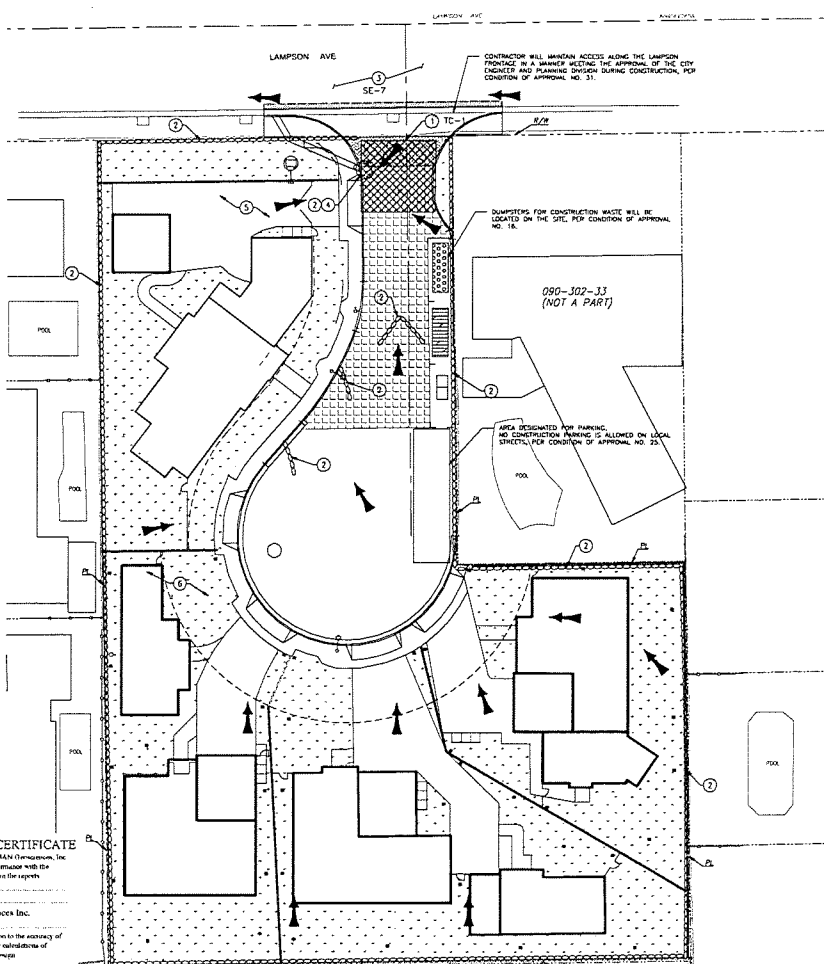
ALL EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF STEEL.



GRAVEL BAG BARRIER DETAIL (B)
NOT TO SCALE



SCALE: 1" = 20'



LEGEND:

- PROPERTY LINE/RIGHT OF WAY
- EXISTING LOT LINE
- DIRECTION OF FLOW
- GRAVEL BAG BERM
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TEMPORARY DUMPSTER AREA
- STORAGE AREA
- TEMPORARY PORTABLE TOILETS

BMP TABLE:

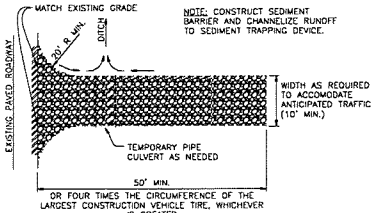
(SE-6)	GRAVEL BAG BERM
(SE-7)	STREET SWEEPING
(TC-1)	STABILIZED CONSTRUCTION ENTRANCE/EXIT
(WM-3)	STOCKPILE MANAGEMENT
(WM-6)	CONCRETE WASTE MANAGEMENT

GENERAL NOTE:

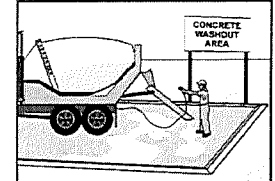
CONTRACTOR SHALL COMPLY WITH ALL SWPPP REPORT TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES. THE SWPPP SHALL BE IMPLEMENTED CONCURRENTLY WITH THE START OF GROUND DISTURBING ACTIVITIES.

EROSION CONTROL NOTES:

1. INSTALL "TRUCK-RACK" PLATE OR APPROVED EQUAL STABILIZED CONSTRUCTION ENTRANCE/EXIT PER CASQA BMP TC-1, AND PER DETAIL A, THIS SHEET.
2. INSTALL ONE ROW OF GRAVEL BAGS, MIN TWO TIERS HIGH PYRAMID PER CASQA BMP SE-6 AND PER DETAIL B, THIS SHEET.
3. PROVIDE STREET SWEEPING (SE-7) ON LAMPSON AVENUE IN VICINITY OF THE PROJECT SITE.
4. CONNECTION TO AN UNDERGROUND STORM DRAIN SYSTEM IS NOT AVAILABLE. DIRECT SITE DRAINAGE TO EXISTING SURFACE RUNOFF CURB & GUTTER.
5. PROVIDE ON-SITE CONCRETE WASTE MANAGEMENT PER CASQA BMP WM-6 AND PER DETAIL C, THIS SHEET.
6. PROVIDE ON-SITE STOCKPILE MANAGEMENT PER CASQA BMP WM-3 AND PER DETAIL D, THIS SHEET.

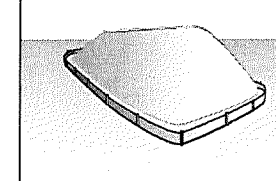


STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL (A)
NOT TO SCALE



- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, STREAMS OR INTO THE GROUND. TRUCKS SHOULD ALWAYS BE WASHED OUT INTO DESIGNATED FACILITIES.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCKPILE OR DISPOSE IN THE TRASH.

CONCRETE WASTE MANAGEMENT (C)
NOT TO SCALE



- ALL STOCKPILES SHOULD BE COVERED AND PROTECTED WITH A TEMPORARY LINEAR SEDIMENT BARRIER PRIOR TO THE ONSET OF PRECIPITATION.
- STOCKPILES OF "COLD MIX" AND TREATED WOOD, AND BASIC MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM PRIOR TO THE ONSET OF PRECIPITATION.
- THE DOWNSTREAM PERIMETER OF AN ACTIVE STOCKPILE SHOULD BE PROTECTED WITH A LINEAR SEDIMENT BARRIER AND RUNOFF SHOULD BE DIVERTED AROUND OR AWAY FROM THE STOCKPILE ON THE UPSTREAM PERIMETER.

STOCKPILE MANAGEMENT (D)
NOT TO SCALE

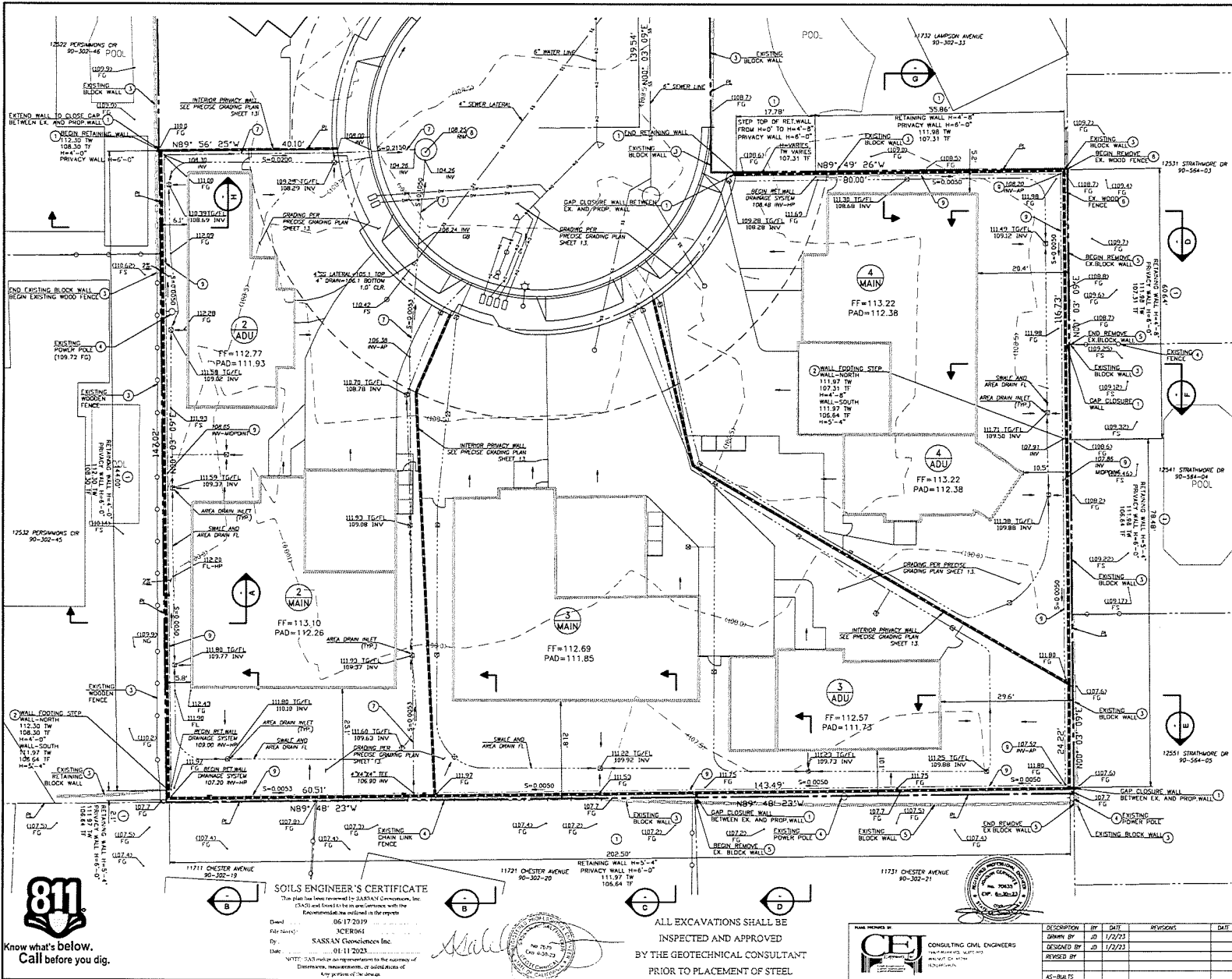


CONSULTING CIVIL ENGINEERS
 TIAN YUAN
 1172 LAMPSON AVENUE, GARDEN GROVE, CA 92641
 (714) 774-2937

DESCRIPTION	BY	DATE	REVISION	DATE
DRAWN BY	JG	1/7/23		
DESIGNED BY	JG	1/7/23		
CHECKED BY				
AS-BUILTS				

CITY OF GARDEN GROVE
 PRECISE GRADING PLAN
 EROSION CONTROL PLAN
 TRACT NO. 18181
 1172 LAMPSON AVENUE, GARDEN GROVE, CA
 DATE: 1/7/2023
 SHEET 14 OF 20 SHEETS

G-1427



- RETAINING WALL NOTES:**
- CONSTRUCT RETAINING WALLS AND WALL DRAINAGE PER SECTIONS AND DETAILS SHOWN ON RETAINING WALL SHEETS 15 AND 17. CONTRACTOR SHALL COMPLY WITH ALL SOILS REPORT RECOMMENDATIONS TO TEMPORARY EXCAVATION, CONSTRUCTION OF RETAINING WALLS AND FOUNDATIONS, AND BACKFILL REQUIREMENTS.
 - CONSTRUCT WALL FOOTING STEP PER DETAIL SHOWN ON RETAINING WALL SHEET 17.
 - PROTECT IN PLACE EXISTING MASONRY/BLOCK WALL AND FOUNDATION.
 - PROTECT IN PLACE, PER PLAN.
 - REMOVE EXISTING BLOCK WALL AND FOOTING AND RESTORE LANDSCAPE ON THE NEIGHBOR'S SIDE IN KIND.
 - REMOVE EXISTING WOOD FENCE AND POSTS, AND RESTORE LANDSCAPE ON THE NEIGHBOR'S SIDE IN KIND.
 - CONSTRUCT 4" SOLID PVC (SDR-35)
 - CONSTRUCT DRYWELL MANHOLE PER DETAIL 15 ON SHEET 18. SLOPE MANHOLE GRATE AND FRAME TO MATCH STREET SURFACE.
 - CONSTRUCT 4-INCH PERFORATED PIPE(SDR-35) AND RETAINING WALL DRAINAGE PER DETAIL ON SHEET 17.

- SOILS AND FOUNDATION NOTES:**
- THE FOUNDATION DESIGN IS BASED UPON THE SOILS REPORT SHOWN ON SHEETS 2, 3, AND 4. THE CONTRACTOR SHALL COMPLY WITH ALL SOILS REPORT RECOMMENDATIONS AND MAINTAIN A COPY ON THE JOB SITE AT ALL TIMES.
 - THE SOILS REPORT IN ITS ENTIRETY SHALL BE MADE A PART OF THE CONTRACT DOCUMENTS.
 - THE ENGINEER OF RECORD MUST BE INFORMED OF ANY CHANGES IN DESIGN CRITERIA MADE BY THE SOIL ENGINEER IN THE COURSE OF CONSTRUCTION.
 - CONTRACTOR SHALL COORDINATE WITH THE CITY BUILDING INSPECTOR PRIOR TO START OF CONSTRUCTION AND COMPLY WITH CITY INSPECTOR PROCEDURES/SCHEDULE AND REQUIRED TEST/REPORT REQUIREMENTS.
 - ALL FOUNDATION EXCAVATIONS, FILLING, AND BACKFILLING SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY EXCAVATION NECESSARY TO SUPPORT FILL AND/OR CUT SECTIONS DURING EXCAVATION, INCLUDING SHORING IF NECESSARY, FOR FORMING AND PLACEMENT OF CONCRETE. SEE SOILS REPORT FOR TEMPORARY EXCAVATION RECOMMENDATIONS.
 - THE GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE ALL FOUNDATION TRENCHES PRIOR TO CALLING FOR CITY FOUNDATION INSPECTION AND PLACING REINFORCING AND/OR CONCRETE. SUBMIT THE GEOTECHNICAL ENGINEER'S WRITTEN APPROVAL OF THE FOUNDATION TRENCHES TO THE CITY BUILDING INSPECTOR.
 - SEE RETAINING WALL SHEET 17 FOR MATERIAL SPECIFICATIONS, GENERAL NOTES, AND INSPECTION PROCEDURES.

LEGEND:

- CROSS SECTION SEE SHEET 15 AND 17; RETAINING WALL SECTIONS FOR CORRESPONDING SECTION.

SOILS ENGINEER'S CERTIFICATE

The plan has been reviewed by SASSAN Geotechnical, Inc. (SAGI) and found to be in accordance with the recommendations outlined in the report.

Date: 06/17/2023
 SAGI No: 2375
 By: SASSAN Geotechnical, Inc.
 Date: 01-11-2023

ALL EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF STEEL

NAME HEREIN BY:

CONSULTING CIVIL ENGINEERS

DESCRIPTION	BY	DATE	REVISIONS	DATE
DRAWN BY	JD	1/2/23		
DESIGNED BY	JD	1/2/23		
APPROVED BY				

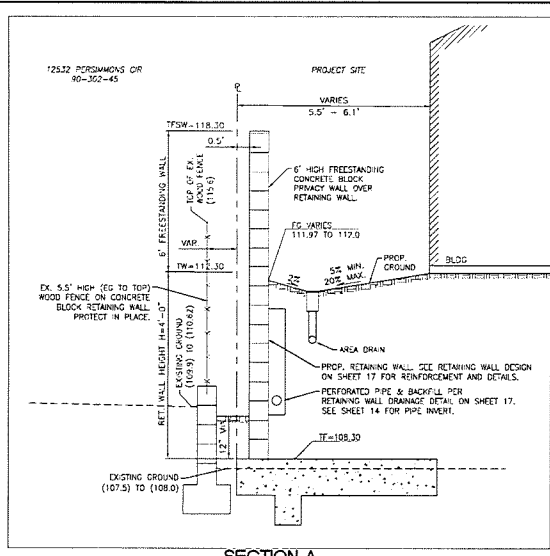
CITY OF GARDEN GROVE
 PRECISE GRADING PLAN
 RETAINING WALL PLAN
 TRACT NO. 18181
 11712 LAMPSON AVENUE, GARDEN GROVE, CA

DATE: 1/2/2023

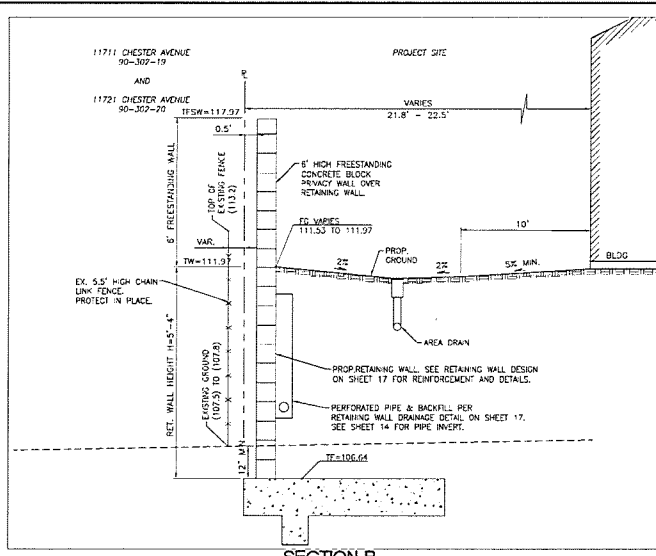
G-1427

SHEET 15 OF 20 SHEETS

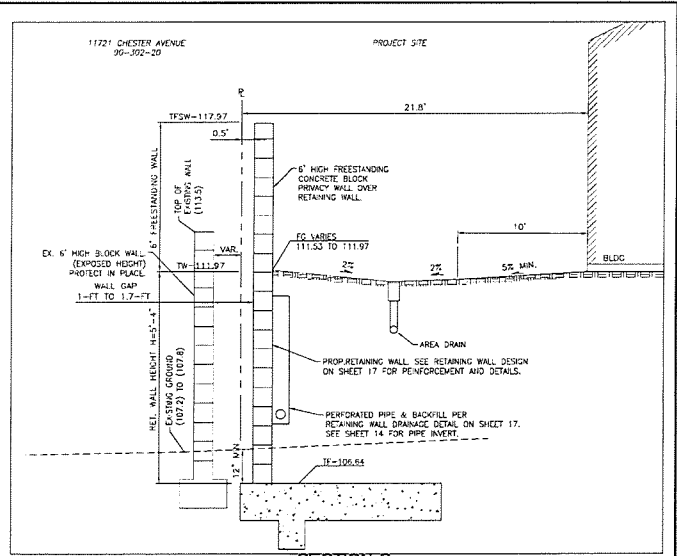




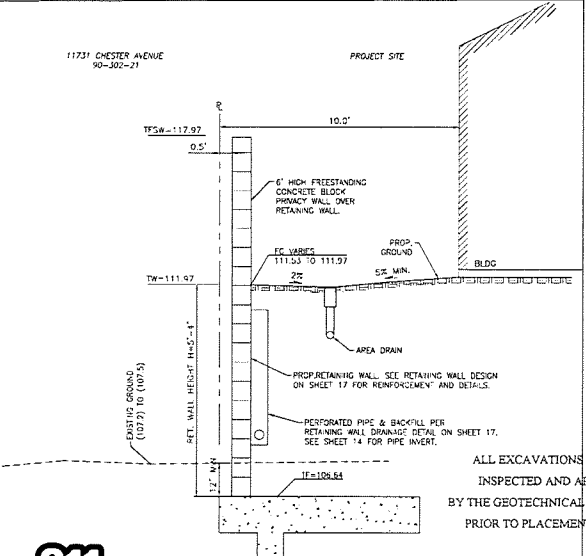
SECTION A
NO SCALE



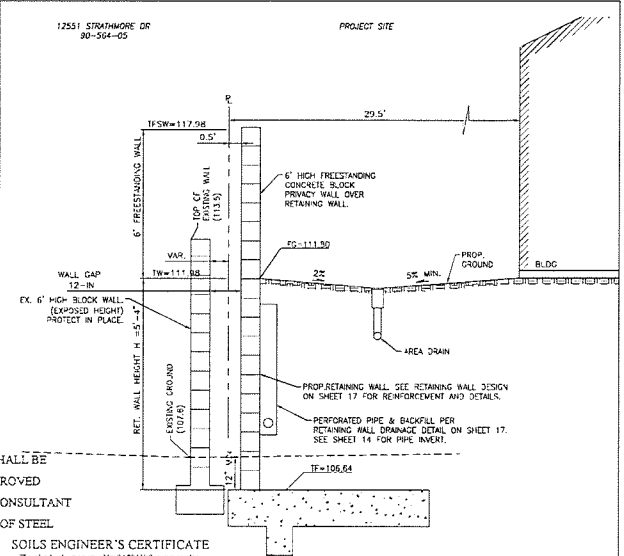
SECTION B
NO SCALE



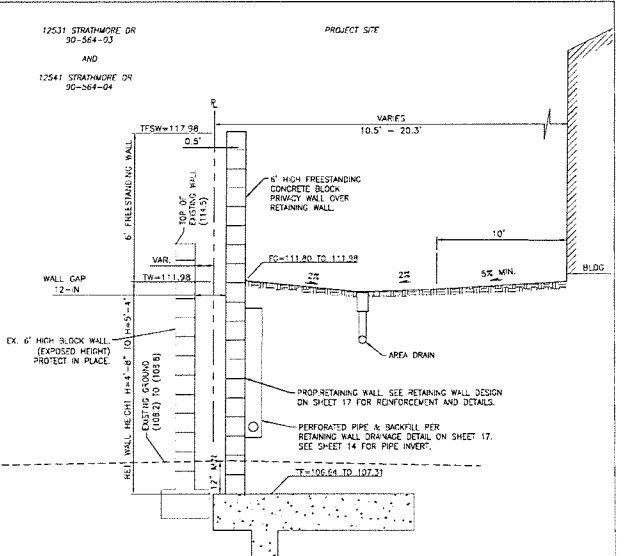
SECTION C
NO SCALE



SECTION D
NO SCALE



SECTION E
NO SCALE



SECTION F
NO SCALE

ALL EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF STEEL

SOILS ENGINEER'S CERTIFICATE

This has been prepared by SASSAN Geotechnical, Inc. and is based on an appropriate soil investigation and analysis as recommended or required in the reports.

Date: 06/17/2019
 Preparer: SCSER061
 By: SASSAN Geotechnical, Inc.
 Date: 01/11/2023

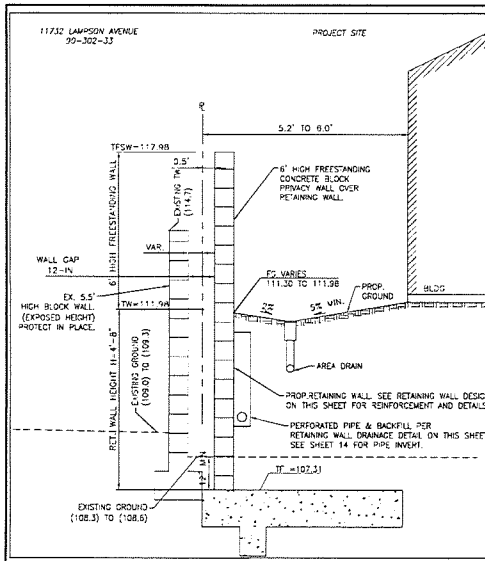
NOTE: SASSAN Geotechnical, Inc. is not responsible for the accuracy of dimensions, measurements, or other data derived from any other source than the original.



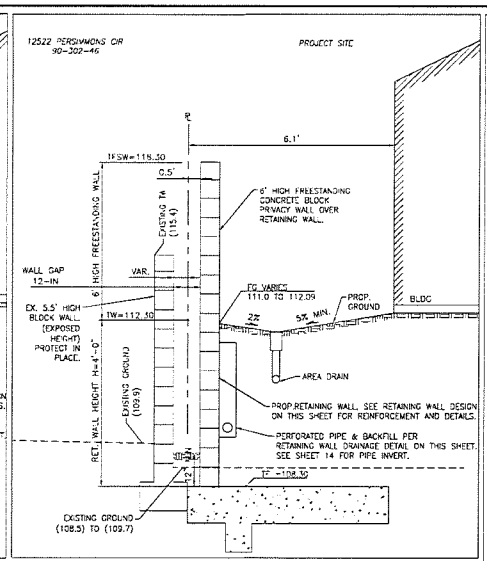
DESCRIPTION	BY	DATE	REVISIONS	DATE
DRAWN BY	LD	1/2/23		
DESIGNED BY	LD	1/2/23		
CHECKED BY				
AS-BUILT				

CITY OF GARDEN GROVE
 PRECISE GRADING PLAN
 RETAINING WALL SECTIONS AND DETAILS
 TRACT NO. 18181
 11712 LAMSON AVENUE, GARDEN GROVE, CA

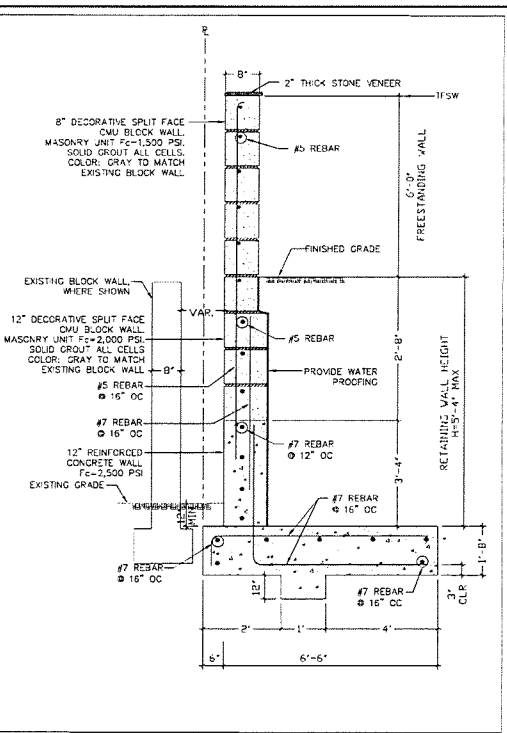




SECTION G
NO SCALE



SECTION H
NO SCALE



RETAINING WALL DESIGN
NO SCALE

MATERIAL SPECIFICATIONS:

- CONCRETE BLOCK: ASTM A-42
- REINFORCING STEEL: ASTM A15, GRADE 40
- ACCEPTABLE SOIL TYPES:
 - a. MIN. ALLOWABLE BEARING: 1000 LBS./SQ. FT.
 - b. MIN. LATERAL BEARING: 100 LBS./SQ. FT./FT.
 - c. WALL EXPOSURE WIDTH: 2'
- CONCRETE: 2500 LBS./SQ. IN. COMPRESSIVE STRENGTH IN 28 DAYS
- MORTAR: 1 1/2 (PORTLAND CEMENT: HYDRATED LIME OR LIME PUTTY: SAND BY VOLUME) MIXED TO PLASTIC CONSISTENCY. MORTAR SHALL CONFORM TO ASTM C270 AND ARTICLES 2.1 AND 2.8A OF THIS 802/AD 330.1/ASSE 8.
- DROUF: 1 1/2 (PORTLAND CEMENT: HYDRATED LIME OR LIME PUTTY: SAND BY VOLUME) MIX TO FLOW WITHOUT SEGREGATION. GROUT MAY CONTAIN 2 PARTS PER CENT 5/8" MAX. SIZE MINIMUM COMPRESSIVE STRENGTH: 2500 LBS./SQ. IN. GROUT SHALL COMPLY WITH ARTICLE 2.2 OF THIS 802/AD 330.1/ASSE 8.

GENERAL NOTES:

- THIS SECTION IS FOR GENERAL INFORMATION AND MAY NOT BE SUFFICIENT FOR THE DESIGN OF THE RETAINING WALL. THE ENGINEER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE RETAINING WALL.
- CONCRETE MASONRY UNITS SHALL BE Laid IN RUNNING BOND. (BLOCKS ARE STAGGERED).
- ALL VERTICAL CELLS CONTAINING REINFORCING STEEL SHALL BE CIRCLED.
- APPROVED GROUT STOPS ARE REQUIRED BELOW HORIZONTAL STEEL IN PARTIALLY GROUTED WALLS. DADS, HANGERS, ETC. ARE NOT APPROVED GROUT STOPS.
- VERTICAL BED JOINT SHALL BE 1/4" MAX. SUBSEQUENT BED JOINTS SHALL BE 1/4" MAX. 5/8" MAX. VERTICAL CONTINUITY OF CELLS SHALL BE UNINTERRUPTED. MORTAR PROJECTIONS SHALL NOT EXCEED 1/2" FOR 6" AND LARGER BLOCK. MORTAR OVERSHOTS OR OTHER FOREIGN MATTER ARE NOT PERMITTED IN CELLS AND MUST BE REMOVED.
- VERTICAL EXPANSION JOINTS REQUIRED AT 80'-0" MAX. INTERVALS.
- REQUIRED BAR LAPES: 24" MINIMUM
 - a. VERTICAL STEEL: 30 BAR DIAMETERS
 - b. HORIZONTAL STEEL: 40 BAR DIAMETERS
- WHERE JOINT REINFORCEMENT IN THE MORTARED BED JOINT IS 70 BAR DIAMETERS OR IN ALTERNATE BED JOINTS OF RUNNING BOND, 54 BAR DIAMETERS PLUS THREE TIMES THE BED JOINT SPACING.
- WHERE HORIZONTAL JOINT REINFORCEMENT IS REQUIRED OR UTILIZED, IT SHALL BE EQUIVALENT TO TWO 3/8" DIAMETER BARS CONNECTED AT 16" INTERVALS BY NO. 6 GAUGE WELDED WIRE.
- 3" MIN. COVER REQUIRED FOR REINFORCEMENT IN CONCRETE WHICH IS CAST AGAINST EXIST. NO BACKFILL TO BE PLACED AGAINST RETAINING WALL FOR A MINIMUM OF 7 DAYS.
- METHOD OF CONSTRUCTION WITHIN ALL OF RETAINING WALL TO BE APPROVED BY BUILDING DEPARTMENT.
- PRIOR TO START OF WORK FOR ALL SUBSTITUTIONS, PROVIDE CLEANSUITS AT THE BASE OF ALL CELLS CONTAINING VERTICAL REINFORCEMENT.
- FIRST COURSE MAY BE BUILT TO WIRE CLEANSUITS.

INSPECTION PROCEDURES: INSPECTION REQUESTS SHALL BE MADE BEFORE 4:00 PM ON THE DAY OF POURING. AFTER TRENCHES ARE DIRT, STEEL IS TIED IN PLACE, AND BEFORE ANY CONCRETE IS POURED.

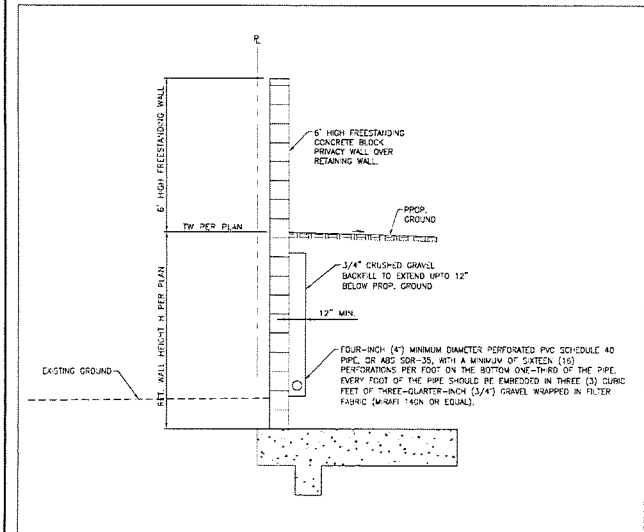
- PROVIDE VERTICAL EXPANSION JOINTS SPACED AT 80' MAX. INTERVALS. PLACE EXPANSION JOINT AT A STEP IN THE FOOTING UNLESS NO STEP IS PRESENT.
- FINAL AFTER GROUT IS IN PLACE AND PRIOR TO PLACEMENT OF CAP.

MINIMUM REQUIREMENTS FOR 6" OR 8" BLOCK WALL

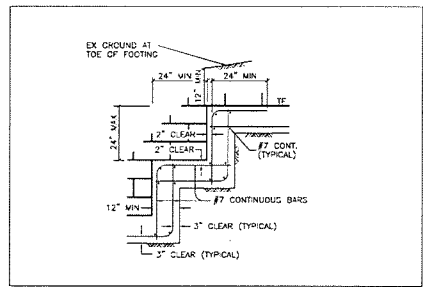
Approved: [Signature] 12-18-11
City Engineer: [Signature] 12-18-11

REVISIONS	BY	DATE	STN. PLAN NUMBER

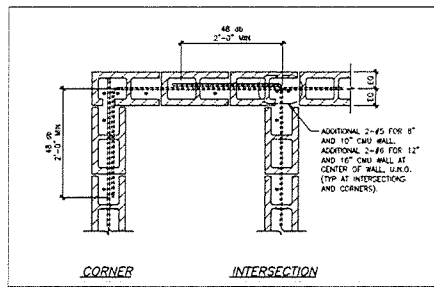
B-505
B-505



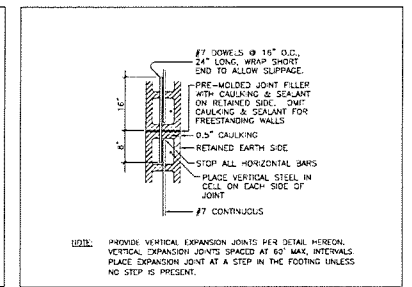
RETAINING WALL DRAINAGE DETAIL
NO SCALE



FOOTING STEP DETAIL
NO SCALE



TYPICAL MASONRY REINFORCING DETAIL
NO SCALE



EXPANSION JOINT DETAIL
NO SCALE

SOILS ENGINEER'S CERTIFICATE

This plan has been reviewed by SASSAN Coonradon, Inc. (1545) and I certify that it is in accordance with the Recommendations as indicated on the report.

Date: 06/17/2019
By: [Signature]
SASSAN Coonradon Inc.
01/11/2023

NOTE: S.E.'s make no representation as to the accuracy of Dimensions, these sets and, or additional drawings of any portion of this group.

ALL EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF STEEL.

CEI CONSULTING ENGINEERS
11732 LAMPSON AVENUE, SUITE 100
GARDEN GROVE, CA 92640

DESCRIPTION	BY	DATE	REVISIONS	DATE
DRAWN BY	JD	1/2/23		
DESIGNED BY	JD	1/2/23		
REVIEWED BY				

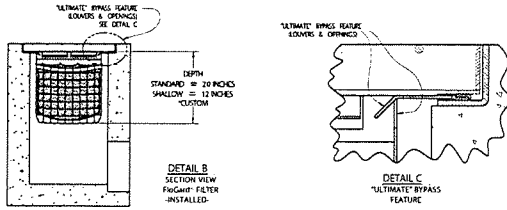
CITY OF GARDEN GROVE
PRECISE GRADING PLAN
RETAINING WALL SECTIONS AND DETAILS
TRACT NO. 18181
11732 LAMPSON AVENUE, GARDEN GROVE, CA

DATE: 1/2/2023 SHEET 17 OF 20 SHEETS



FLOGARD® Catch Basin Insert Filter

U.S. PATENT #8,551,023 & 8,872,020



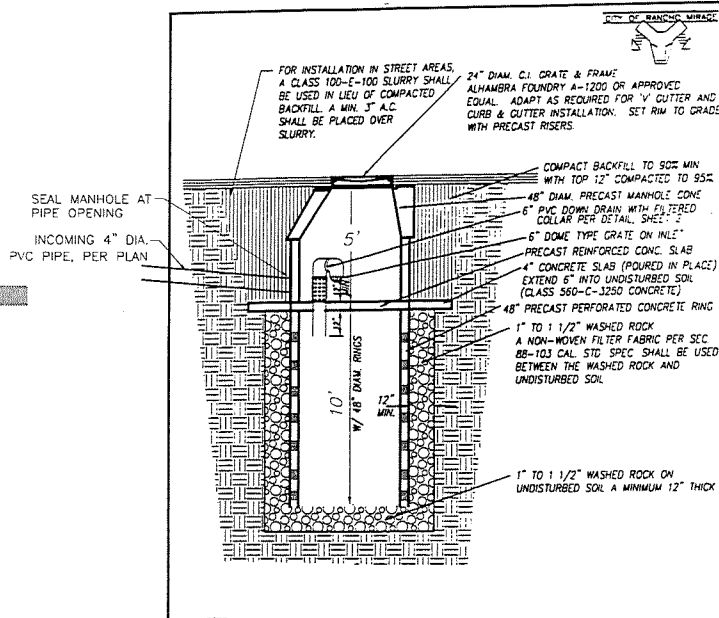
* MANY OTHER STANDARD & CUSTOM SIZES AND DEPTHS AVAILABLE UPON REQUEST.

Flogard Flat Grated Inlet SPECIFIER CHART							
MODEL NO.	STANDARD & SHALLOW DEPTH			STANDARD DEPTH		SHALLOW DEPTH	
	INLET ID	GRADE OD	TOTAL BYPASS	SOLIDS STORAGE	FILTERED FLOW	MODEL NO.	SHALLOW DEPTH
STANDARD DEPTH	Inside Dimension	Outside Dimension	CAPACITY (cu. ft./hour)	CAPACITY (cu. ft.)	(cu. ft./day)	DEPTH	DEPTH
FGP-12F	12 X 12	12 X 14	2.8	0.3	0.4	FGP-12PB	15
FGP-15F	16 X 16	16 X 19	4.7	0.8	0.7	FGP-15PB	45
FGP-18F	18 X 18	18 X 20	4.7	0.8	0.7	FGP-18PB	45
FGP-183BF	18 X 36	18 X 40	8.9	2.3	1.6	FGP-183PB	1.3
FGP-21F	22 X 22	22 X 24	6.1	2.2	1.5	FGP-21PB	1.25
FGP-24F	24 X 24	24 X 27	6.1	2.2	1.5	FGP-24PB	1.25
FGP-243BF	24 X 36	24 X 40	8.0	3.4	2.0	FGP-243PB	1.95
FGP-244BF	24 X 48	24 X 48	9.3	4.4	2.4	FGP-244PB	2.5
FGP-32F-TN	38 X 38	32 X 32	6.3	2.2	1.5	FGP-32PB-TN	1.25
FGP-30F	30 X 30	30 X 34	8.1	3.6	2.0	FGP-30PB	2.05
FGP-36F	36 X 36	36 X 40	9.1	4.6	2.4	FGP-36PB	2.65
FGP-364BF	36 X 48	40 X 48	11.5	6.8	3.7	FGP-364PB	3.9
FGP-48F	48 X 48	48 X 54	11.2	9.6	3.9	FGP-48PB	5.45
FGP-1833F	18 X 34	18 X 36	6.9	2.3	1.6	FGP-1833PB	1.3
FGP-2234F	22 X 24	24 X 36	8.0	3.4	2.0	FGP-2234PB	1.95

12' X 12' CATCH BASIN INSERT FILTER 16

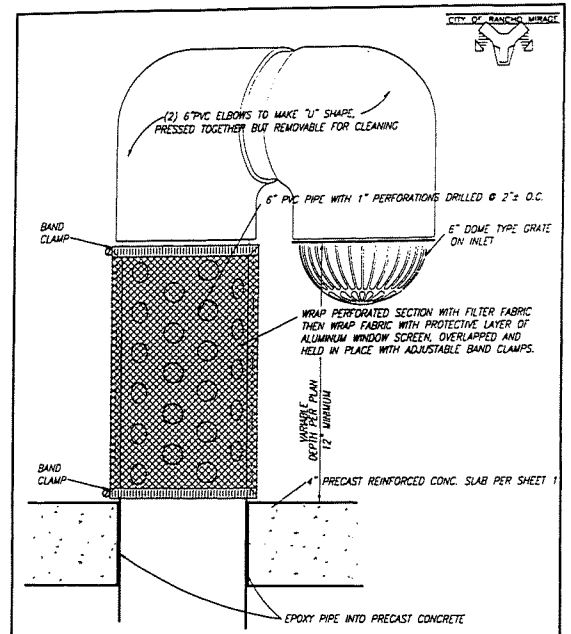


Know what's below.
Call before you dig.



NOTES:
ALL JOINTS ABOVE THE LEACHING AREA SHALL BE MORTAR SEALED INSIDE AND OUT.

CITY OF RANCHO MIRAGE
REVISIONS
STANDARD DETAIL
306
APPROVED BY: *William H. Bura* 5/2/16
CITY ENGINEER DATE SHEET 1 OF 2



CITY OF RANCHO MIRAGE
REVISIONS
STANDARD DETAIL
306
APPROVED BY: *William H. Bura* 5/16/16
CITY ENGINEER DATE SHEET 2 OF 2

DRYWELL DETAIL 15



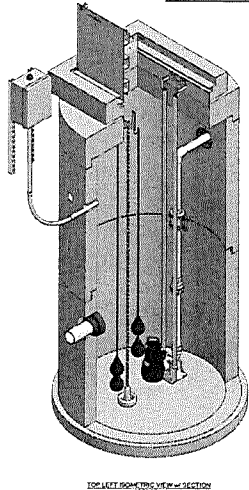
STREET & SEWER IMPROVEMENTS DIV. A-1077,
TRACT NO. 1818, SHEET 1 OF 1.
REFERENCE PLANS FOR THESE IMPROVEMENTS

CONSULTING CIVIL ENGINEER
11000 UNIVERSITY BLVD., SUITE 100
SAN DIEGO, CA 92121
TEL: 619-594-1111
WWW.CEJ-INC.COM

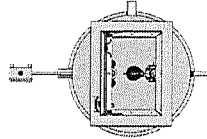
DESCRIPTION	BY	DATE	REVISIONS	DATE
DRAWN BY	JD	1/2/23		
DESIGNED BY	JD	1/2/23		
REVISIONS				
AS-BUILT				

CITY OF GARDEN GROVE
PRECISE GRADING PLAN
DETAILS
TRACT NO. 18181
11712 LAMPSON AVENUE, GARDEN GROVE, CA
DATE: 1/2/2023 SHEET 18 OF 20 SHEETS

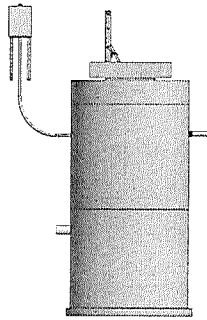
248-S SERIES STANDARD SIMPLEX PUMP STATION



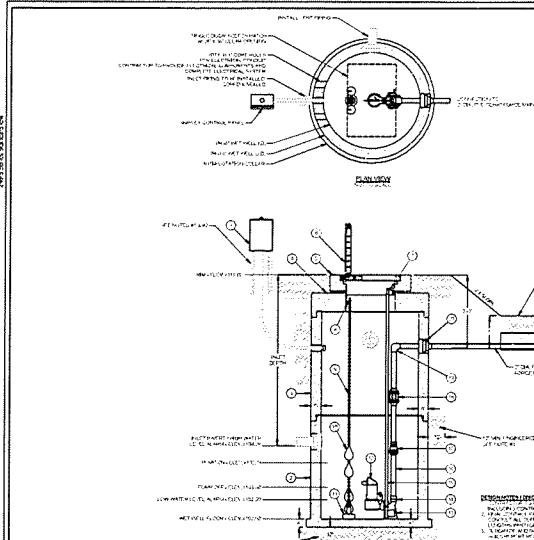
TOP LEFT ISOMETRIC VIEW SECTION
NO SCALE



PLAN VIEW
NO SCALE



ELEVATION VIEW
NO SCALE



ITEM NO.	DESCRIPTION	QTY	UNIT	MATERIAL
1	CAST IRON MANHOLE RINGS	1	EA	14100
2	CAST IRON MANHOLE COVERS	1	EA	14100
3	CAST IRON MANHOLE FRAMES	1	EA	14100
4	CAST IRON MANHOLE CHAMBERS	1	EA	14100
5	CAST IRON MANHOLE CLIMBERS	1	EA	14100
6	CAST IRON MANHOLE LADDERS	1	EA	14100
7	CAST IRON MANHOLE ESCAPES	1	EA	14100
8	CAST IRON MANHOLE STAIRS	1	EA	14100
9	CAST IRON MANHOLE RINGS	1	EA	14100
10	CAST IRON MANHOLE COVERS	1	EA	14100
11	CAST IRON MANHOLE FRAMES	1	EA	14100
12	CAST IRON MANHOLE CHAMBERS	1	EA	14100
13	CAST IRON MANHOLE CLIMBERS	1	EA	14100
14	CAST IRON MANHOLE LADDERS	1	EA	14100
15	CAST IRON MANHOLE ESCAPES	1	EA	14100
16	CAST IRON MANHOLE STAIRS	1	EA	14100
17	CAST IRON MANHOLE RINGS	1	EA	14100
18	CAST IRON MANHOLE COVERS	1	EA	14100
19	CAST IRON MANHOLE FRAMES	1	EA	14100
20	CAST IRON MANHOLE CHAMBERS	1	EA	14100
21	CAST IRON MANHOLE CLIMBERS	1	EA	14100
22	CAST IRON MANHOLE LADDERS	1	EA	14100
23	CAST IRON MANHOLE ESCAPES	1	EA	14100
24	CAST IRON MANHOLE STAIRS	1	EA	14100

DESCRIPTION	248-S SERIES STANDARD
MANUFACTURER	JENSEN
DATE	11/11/13
DESIGNED BY	T. HANDEK
REVISED BY	T. HANDEK
DATE	4/29/2020

APPLICATION	SEWERAGE
DISCHARGE	12" DIA. (1.75) DIA.
FLOW RATE	175 GPM
HEAD	10 FT
WARRANTY	3 YEARS
INSTALLATION	1.5 HOURS

JENSEN **811**

371 DUNDY CIRCLE, SPARKS, NV 89411
800-855-8030
www.jensensequipment.com

248-S SERIES STANDARD

ITEM NO.	248-S	DESCRIPTION	248-S SERIES STANDARD	QTY	1
DATE	11/11/13	DESIGNED BY	T. HANDEK	DATE	4/29/2020

1212 GAST-IRON GRATE
PARKWAY ONLY 28%
PARKWAY TRAFFIC 16.04

1212 STEEL GRATES
PARKWAY TRAFFIC 16.04

1212 STEEL COVER
PARKWAY TRAFFIC 25%

1212 TOP SECTION (WITH GALVANIZED FRAME)

1212 LOWER SECTION (NO FRAME)
NOTE: USE 12" W/ 24" 2" LOWERS TO INCREASE DEPTH TO A MAXIMUM OF 12"

1212 BASE
WT: 165 LB

SECTION	HT	1.53	KNOCK-OUT
1212 T6	6"	17"	NONE
1212 T12	12"	27"	60" 8" x 10"
1212 T18	18"	27"	60" 8" x 12"
1212 T24	24"	27"	60" 8" x 12"
1212 T30	30"	38"	64" 8" x 22"

SECTION	HT	1.53	KNOCK-OUT
1212 E6	6"	17"	NONE
1212 E12	12"	27"	64" 8" x 10"
1212 E18	18"	27"	64" 8" x 12"
1212 E24	24"	27"	64" 8" x 12"
1212 E30	30"	38"	64" 8" x 22"

SECTION	HT	1.63	KNOCK-OUT
1212 L12	12"	27"	64" 8" x 10"
1212 L18	18"	27"	64" 8" x 12"
1212 L24	24"	27"	64" 8" x 12"
1212 L30	30"	38"	64" 8" x 22"

JENSEN **811**

12" x 12" CATCH BASIN

BROOKS 1212 CB

BARNES

Series SE-L
2" Spherical Solids Handling Manual & Automatic 7 1/2" x 2" Discharge

Series SE (SE31 & SE32)
2" Spherical Solids Handling Manual & Automatic 7 1/2" x 2" Discharge

MODEL	HEAD	HP	VOL/HR	HT	FLANGE	FLANGE	FLANGE	FLANGE	FLANGE	FLANGE	FLANGE
SE31	6"	3/4	100	100	1/4"	1/2"	3/4"	1"	1 1/4"	1 1/2"	1 3/4"
SE32	6"	3/4	100	100	1/4"	1/2"	3/4"	1"	1 1/4"	1 1/2"	1 3/4"

CRANE PUMPS & SYSTEMS

BARNES

Series SE-L
2" Spherical Solids Handling Manual & Automatic 7 1/2" x 2" Discharge

MODEL	HEAD	HP	VOL/HR	HT	FLANGE	FLANGE	FLANGE	FLANGE	FLANGE	FLANGE	FLANGE
SE31	6"	3/4	100	100	1/4"	1/2"	3/4"	1"	1 1/4"	1 1/2"	1 3/4"
SE32	6"	3/4	100	100	1/4"	1/2"	3/4"	1"	1 1/4"	1 1/2"	1 3/4"

CRANE PUMPS & SYSTEMS

BARNES

Series SE-L
Performance Curve
0.5, 0.75, 1HP, 1750RPM, 60Hz
7 1/2" x 2" Discharge

CRANE PUMPS & SYSTEMS

USA 9332 778-6247 • Canada (905) 447-4223 • International (303) 614-5398

811

Know what's below.
Call before you dig.

12" x 12" TRAFFIC RATED GRATE INLET DETAIL

CRANE PUMPS & SYSTEMS

CRANE PUMPS & SYSTEMS

CITY OF GARDEN GROVE

PRECISE GRADING PLAN
DRAINAGE DETAILS
TRACT NO. 18181
11712 LAMPSON AVENUE, GARDEN GROVE, CA

DATE: 1/27/23

DATE: 1/27/23

RESOLUTION NO. 6062-23

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING A ONE-YEAR TIME EXTENSION FOR SITE PLAN NO. SP-081-2020 AND TENTATIVE TRACT MAP NO. TT-18181 (REFERRED TO AS SP-081-2020TE2 AND TT-18181TE2).

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on July 6, 2023, does hereby approve a one (1) year time extension for the entitlements approved under Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181, for a property located on the south side of Lampson Avenue, between 9th Street and West Street, at 11712 Lampson Avenue, Assessor's Parcel No. 090-302-40.

BE IT FURTHER RESOLVED in the matter of the time extension for Site Plan No. SP-081-2020TE2 and Tentative Tract Map No. TT-18181TE2, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Nhan Vuong.
2. The applicant is requesting approval of a one-year time extension for the approved entitlements under Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181 to subdivide an existing 47,284 square foot lot, improved with a single-family home, into four (4) residential lots that will be served by a private street designed as a cul de-sac (Lot 5). The approval allowed each parcel to be developed with a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1, and Lots 2, 3, and 4 will each be developed with a new two-story, single-family home. Also, a minor land deviation was approved to allow the front yard fence for Lot 1, located along Lampson Avenue, to be constructed at a height of 6 feet.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove previously determined that the proposed project was categorically exempt from the CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services.

4. The property has a General Plan Land Use designation of Low Density Residential and is zoned R-1 (Single-Family Residential). The site is currently improved with a single-family home and a detached guest home. The existing single-family home will remain, and will be reconfigured, to fit within the developable lot area of Lot 1 of the proposed subdivision. The existing guest home will be demolished, and will be replaced on Lot 1 as a new Accessory Dwelling Unit (ADU) as permitted by State Law.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on July 6, 2023, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of July 6, 2023; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030.D.9, are as follows:

FACTS:

The project site is a 47,284 square foot lot located on the south side of Lampson Avenue, between 9th Street and West Street. The property has a General Plan Land Use Designation of Low Density Residential and is zoned R-1 (Single-Family Residential).

The project site is located in a residential area improved with single-family residences. The project site abuts R-1 zoned properties developed with single-family homes to the north, across Lampson Avenue, to the east, south, and to the west. The properties that directly abut the project site to the west are part of a single-family residential subdivision.

On April 7, 2020, the Planning Commission approved Site Plan No. SP-081-2020, and Tentative Tract Map No. TT-18181 with seven (7) yes votes. The approval allowed the subdivision of an existing 47,284 square foot lot, improved with a single-family home, into four (4) residential lots that will be served by a private street designed as cul-de-sac (Lot 5). Each lot was approved with a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1, and Lots 2, 3, and 4 will each be developed with a new, two-story, single-family home. Also, the approval included a

minor land deviation to allow the front yard fence for Lot 1, located along Lampson Avenue, to be constructed at a height of 6 feet.

Under the State Subdivision Map Act, tentative maps expire two-years from the date the land use approval becomes effective. Condition of Approval No. 69 of SP-081-2020 and TT-18181 allowed the Site Plan to expire two years from the date the approval became effective to be consistent with the two-year expiration date of the Tentative Tract Map. For this approval, the land use entitlements became effective on May 8, 2020 with a two-year expiration date of May 8, 2022.

On July 22, 2022, the Planning Commission approved a one-year time extension to Site Plan No. SP-081-2020 and Tentative Tact Map No. TT-18181 (Time Extension #1) with a seven (7) yes votes. This approval extended the subject entitlement expiration date to May 8, 2023.

On April 17, 2023, the City approved a Minor Modification to modify Conditional of Approval No. 62.b. to permit the construction of a new retaining/perimeter block wall within the subject site without replacing the existing perimeter walls between the subject property and nine (9) of the adjacent properties or constructing a decorative cap between the new and existing perimeter walls. Nevertheless, the applicant is required to continue to work with the City to ensure proper site drainage between the perimeter walls.

On May 4, 2023, prior to the expiration of the subject entitlements, the applicant filed a land use application with the City requesting a second one-year time extension of Site Plan No. SP-081-2020 and Tentative Tact Map No. TT-18181 (Time Extension #2).

In accordance with the Municipal Code, and because the approved entitlements were not yet exercised, the applicant is now requesting a one-year time extension for the previously approved entitlements. No changes are proposed to the previously approved project.

FINDINGS AND REASONS:

Time Extension:

1. A request for a time extension, including the reasons therefore, has been submitted prior to the permit expiration date, or the hearing body finds that due to special circumstances demonstrated by the property owner or the applicant, a late-filed request should be considered. Delays to the project has occurred due to the applicant's on-going attempt to comply with Condition of Approval No. 62 (a-b) as it relates to constructing a perimeter block wall and working with adjacent property owners in constructing the perimeter block wall. Nevertheless, the applicant made significant progress

toward obtaining the required permits to commence construction of the project, and is working with the City to finalize the grading plan review, the plan check review, and final tract map. The applicant is requesting the time extension to finalize the grading plans, building plans, and final tract map to commence construction of the project.

2. There has been no change in the General Plan designation or Zoning of the site that would render the development or use nonconforming.

The subject site's General Plan Land Use Designation of Low Density Residential, and the zoning of R-1 (Single-Family Residential) have not changed since the original approval on April 16, 2020. Therefore, the development will not be rendered nonconforming.

3. There are no land use actions or studies currently underway that would have the potential to render the development or use nonconforming.

There are no known studies or actions that would affect the site or proposed development that would possibly render the development nonconforming.

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 Time Extensions for the approved Site Plan and Tentative Tract Map do possess characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.32.030.D.9 (Time Extension).
2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the originally approved conditions of approval for Site Plan No. SP-081-2020 and Tentative Tract Map No. TT-18181 shall remain in effect.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.2.	SITE LOCATION: Southwest corner of Garden Grove Boulevard, and Harbor Boulevard, at 13091 Harbor Boulevard
HEARING DATE: July 6, 2023	GENERAL PLAN: IW (International West Mixed Use)
CASE NO.: Site Plan No. SP-125-2023, & Conditional Use Permit No. CUP-241-2023	ZONE: HCSP-DC (Harbor Corridor Specific Plan – District Commercial)
APPLICANT: Sabroso! Mexican Grill	CEQA DETERMINATION: Exempt Section 15303 – New Construction or Conversion of Small Structures
PROPERTY OWNER(S): Harbor Plaza Center, LLC	APN: 100-501-27 & 100-501-28

REQUEST:

The applicant is requesting Site Plan approval to remodel an existing 2,780 square-foot tenant space, and add a 927 square-foot patio to accommodate the relocation of Sabroso! Mexican Grill, located at 13091 Harbor Boulevard. Also a request to operate the restaurant under a new original State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Public Eating Place) License.

BACKGROUND:

The property is an approximately 5.59-acre site improved with a multiple-tenant shopping center, Harbor Plaza, located on the southwest corner of Garden Grove Boulevard and Harbor Boulevard. The subject tenant space is an approximately 2,780 square-foot unit at 13091 Harbor Boulevard, within an existing multiple-tenant pad building, fronting toward Harbor Boulevard. The property has a General Plan Land Use Designation of IW (International West Mixed Use) and is zoned HCSP-DC (Harbor Corridor Specific Plan – District Commercial).

The property is located in a mixed-use area. To the north, across Garden Grove Boulevard, the subject site is adjacent to commercial uses in the HCSP-DC, C-1 (Neighborhood Commercial), and GGMU-3 (Garden Grove Boulevard Mixed Use 3) zones. To the east across Harbor Boulevard, the subject site is adjacent to commercial uses also in the HCSP-DC zone. To the south, the property is adjacent to commercial properties zoned HCSP-TS (Harbor Corridor Specific Plan – Transition Zone South). Lastly, to the west, the property is adjacent to a residential development zoned PUD-113-96 (Planned Unit Development).

The existing pad building containing the subject tenant space was originally approved on January 12, 1988, along with the rest of the shopping center, under Site Plan No. SP-146-88. Subsequent revisions to the original Site Plan approval were approved by the Planning Commission in 1991, and 1992. These revisions allowed for, in part, modifications to the approved signage allowances, building paint colors, landscaping requirements, and driveway locations and designs.

The pad building was designed with multiple storefronts, but the interior space has been consolidated to only provide for two (2) tenants. Upon completion of construction in 1993, the pad building was occupied by a Radio Shack retail store in the southern tenant spaces, and a bookstore in the subject northern tenant space. In 1998, permits were issued for tenant improvements to convert the subject space into a joint Togo's sandwich restaurant and Baskin Robbins ice cream shop. Later, an auto title company, TitleMax, occupied the tenant space from 2014 to 2020, according to Business License records. In the years since, the subject tenant space has remained vacant. The southern tenant space in the building is currently occupied by a Verizon Wireless retailer. No changes are proposed to the southern tenant space as a part of the subject request.

The proposed restaurant, Sabroso! Mexican Grill, will be leasing the subject location. They currently operate within the same shopping center, in an approximately 1,390 square-foot tenant space at 13129 Harbor Boulevard. In 2012, the restaurant received approval of Conditional Use Permit No. CUP-360-12 to operate with an Alcoholic Beverage Control "Type 41" (On-Sale Beer and Wine, Eating Place) License. The subject request will allow the restaurant to operate in a larger space, with outdoor dining, and to include a larger menu, including the sales and service of alcohol. Upon opening of the new restaurant location, the existing Sabroso! Mexican Grill location will close. No replacement tenant for the original restaurant has been identified at this time.

The Harbor Corridor Specific Plan requires a site plan review for any rehabilitation, renovation, redevelopment, expansion, or intensification of existing use or structure. The subject request, as a conversion of use with exterior façade improvements would be considered a renovation and rehabilitation, thus requiring a site plan review. Additionally, none of the previous uses in the subject tenant space have applied for, or received, a CUP for the sale and service of alcohol. Garden Grove Municipal Code Section 9.18.060.030 requires a Conditional Use Permit for the issuance of a new ABC License to a new restaurant.

PROJECT STATISTICS:

	Provided	Code Requirement
Min. Lot Size	243,500 S.F. (5.59 Acres)	50,000 S.F. (1.15 Acres)
Min. Lot Frontage	+/- 617'-0"	300'-0"
Min. Building Setbacks		
Front (North)	+/- 300'-0"	5'-0" for 50% of street frontage, 45'-0" for remainder
Rear (South)	+/- 200'-0"	0'-0"
Side (West)	+/- 300'-0"	0'-0"
Street Side (East)	7'-6"	5'-0" for 50% of street frontage, 45'-0" for remainder
Min. Parking	*281 spaces	288 spaces
Max. Building Height	17'-0" Parapet 15'-0" Roof 10'-0" Patio Roof	45'-0"

*See Circulation, Parking, and Site Design discussion below.

DISCUSSION:

SITE PLAN

The project will consist of converting the existing 2,780 square-foot tenant space into a restaurant. Changes to the building include the conversion of the interior to a restaurant use, the addition of an outdoor patio dining area, and minor exterior façade improvements. The interior of the building will now feature a 1,377 square-foot dining room, a bar seating area, an approximately 800 square-foot kitchen and a food prep area, and two (2) restrooms. The patio area, on the north of the building, is approximately 927 square feet, and features both bar seating and dining tables.

Circulation, Parking, and Site Design

When the subject commercial center was approved in 1988, the minimum parking requirement was calculated at a rate of one (1) parking space per three-hundred (300) square feet of gross floor area. The parking ratio made no differentiation based upon the use; all uses were parked under the same ratio. Based on this ratio, the site is required to provide a minimum of 288 parking spaces. Currently, the site provides 281 spaces, a deficiency of seven (7) spaces. The Harbor Corridor Specific Plan allows for parking reductions of up to 20%. The current deficiency on-site constitutes only a 2% reduction in parking.

A parking analysis was prepared by Fehr & Peers, a qualified traffic engineering firm, to determine the current parking demand for the shopping center. The analysis surveyed the existing parking supply on a typical weekday and weekend day. The peak observed demand for the center was 209 parking spaces in use. A 10% contingency was added to the peak observed parking demand to account for future changes in the types of uses, as required by the Municipal Code. Including the 10% contingency, the peak demand parking calculation for the site requires a minimum of 230 parking spaces.

To accommodate the new patio dining area, five (5) existing parking spaces will be removed from the north side of the subject pad building. This reduces the available parking to 276 parking spaces. According to the Municipal Code requirements, the new patio requires an additional three (3) parking spaces. The peak parking demand, plus the additional parking required for the new patio, is 233 parking spaces.

With the removal of the five (5) parking spaces to accommodate the new patio, the three (3) additional spaces required by the patio, and including the 10% contingency, there is a forty-three (43) space surplus provided on-site. With the surplus in parking, the site is able to accommodate the expanded restaurant use, according to the parking requirements of the Harbor Corridor Specific Plan and the Municipal Code.

Parking Calculations	
Parking Spaces Required	288
Existing Parking Spaces Provided	281
Existing Parking Deficiency	7
Observed Parking Demand	
Peak Parking Demand	209
Peak Parking Demand + 10% Contingency	230
Parking Spaces Removed for Patio	5
Additional Parking Required for Patio	3
Parking Surplus	43

The removal of the parking spaces withstanding, there are no additional changes to the parking lot of the commercial center. The site will still feature two (2) driveway approaches along Garden Grove Boulevard, and two (2) driveway approaches along Harbor Boulevard. The existing trash enclosure nearest the subject tenant space, to the southwest of the pad building, will be rebuilt according to City standards. The new trash enclosure will not encroach or impede on any of the adjacent parking spaces or drive aisles. Vehicular traffic will still circulate throughout the center as originally approved.

The design and location of the new outdoor patio dining area necessitates the replacement of the existing pedestrian path-of-travel to and from Harbor Boulevard. There is currently a ramp, and a short staircase that lead from the building entrance to Harbor Boulevard. A revised accessible path-of-travel will connect the accessible parking space on the west of the building to Harbor Boulevard. The path-of-travel will wrap around the patio to the north of the building, before accessing Harbor Boulevard to the east via a new two-switchback ramp to street grade.

Building Design

The proposed façade improvements are minimal, with all improvements designed in a manner compatible to the existing building. The most noticeable exterior change will be the addition of the patio dining area to the north of the building. The patio roof is a simple flat-roof design, made of steel, and painted black. Delineating the patio on three sides are planters constructed of horizontal wood siding. The

planters will be vegetated with a variety of plants to help create a more welcoming, softer atmosphere in the patio area. The horizontal wood siding will also continue onto the restaurant itself, helping create cohesion between the patio and the building. A counter-height opening will be built into the exterior wall facing the patio area. The opening will connect the bar within the dining room and the patio space, creating an indoor-outdoor bar seating area.

Other changes to the exterior of the space include new doors and windows, new paint, and decorative lighting. New exterior signage, with external illumination will also be provided will be reviewed and approved under a separate permit. The external improvements will consist of shades of black, beige, and browns, consistent with the existing building to remain.

The interior of the converted restaurant will be designed in a rustic Mexican style. The new design features an eclectic mixture of dark wood features, stone features, painted tiles, and colorful textile and ceramic décor. The new color scheme has similarities to the restaurant's original location, including dark earth tones, like brown, gray, and black steel. The building design meets all applicable Municipal Code requirements.

Landscaping

To accommodate the patio, a new accessible path-of-travel to Harbor Boulevard is required. As a result, the overall landscaping on-site will be reduced by approximately 275 square feet. The loss of landscape area can be considered a "reasonable accommodation," as it is necessitated by ADA (Americans with Disabilities Act) path-of-travel requirements. Any impacted landscaping adjacent to the new ramp will be replanted to be compatible with the landscaping to remain. Additionally, two (2) trees will be removed to accommodate the new path of travel. The two (2) trees will be replaced by new ones along the Harbor Boulevard frontage, to maintain the same number of trees provided on-site.

The applicant is required to comply with the landscaping requirements of Title 9 of the Municipal Code, including the Landscape Water Efficiency Guidelines. Should the rehabilitated landscaping area exceed 2,500 square feet, a separate landscape application shall be submitted, and a building permit will be obtained for the proposed on-site landscaping. All landscaping shall be watered by means of an automatic irrigation system meeting the City's Landscape Water Efficiency Guideline requirements for water conservation.

CONDITIONAL USE PERMIT

As mentioned above, the restaurant tenant space has a total floor area of approximately 2,780 square feet. Within the tenant space, the restaurant provides: a host stand, a kitchen and food preparation area, two (2) restrooms, a bar with seating for approximately sixteen (16) patrons, a main dining area with seating for approximately forty-four (44) patrons, a private dining room with seating for

approximately (10) patrons, and the 927 square-foot outdoor dining area providing seating for an additional forty-four (44) patrons and ten (10) patrons at the bar.

Sabroso! Mexican Grill operates as a full-service, sit-down restaurant, specializing in Mexican cuisine. Included on the menu are a variety of meals and dishes, as well as beer, wine, and mixed drinks. The restaurant would thus qualify as a "bona fide eating place," per ABC guidelines. Therefore, the restaurant, as proposed, qualifies for an ABC Type "47" License.

Alcohol sales will be permitted only for on-site consumption. The service of alcohol is intended to complement meals, and enhance the experience of dine-in customers. Sales of alcohol will be incidental to the service of food. At no time shall the quarterly sales of alcohol exceed 35% of the quarterly sales of food. Entertainment is not a part of the subject request, and is not permitted as a part of this Conditional Use Permit. Non-live ambient music, not audible outside of the restaurant, is permissible.

Sabroso! Mexican Grill's hours of operation will be 11:00 a.m. to 9:00 p.m., Monday through Friday, and 9:00 a.m. to 9:00 p.m., Saturday and Sunday. These hours are consistent with the City's standard operating hours of 8:00 a.m. to 11:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:30 a.m., Friday and Saturday. The restaurant has been conditioned to allow for operating hours consistent with the City's standard hours. In the event problems arise concerning the operation of this business, the hours of operation may be reduced by order of the Police Department.

The restaurant is located in a high-crime district, and in an area with an under-concentration of Alcoholic Beverage Control "on-sale" licenses. In order to approve the request, a Finding of Public Convenience or Necessity is required. A summary of the district and the Findings of Public Convenience or Necessity can be found in Resolution No. 6063-23 for Site Plan No. SP-125-2023 and Conditional Use Permit No. CUP-241-2023.

The Community and Economic Development Department and the Police Department have reviewed the request and are supporting the proposal. All standard conditions of approval for an ABC Type "47" License will apply.

CEQA

CEQA's Class 3 exemption applies to conversions of small structures from one use to another where only minor modifications are made in the exterior of the structure (CEQA Guidelines §15303.). The Class 3 exemption allows additions to commercial uses, including restaurants, not exceeding 2,500 square feet in floor area (CEQA Guidelines §15303.(c)).

The subject request converts an existing retail space to a restaurant use with the service of alcohol. With the conversion of the tenant space, some cosmetic tenant improvements are proposed to the interior and exterior. The subject request expands the subject tenant space with a 927 square-foot patio dining area. The

added square footage of the patio is well within the 2,500 square-foot threshold. Therefore, collectively, the proposed project is exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6063-23, approving Site Plan No. SP-125-2023 and Conditional Use Permit No. CUP-241-2023, subject to the recommended Conditions of Approval.



Maria Parra
Planning Services Manager



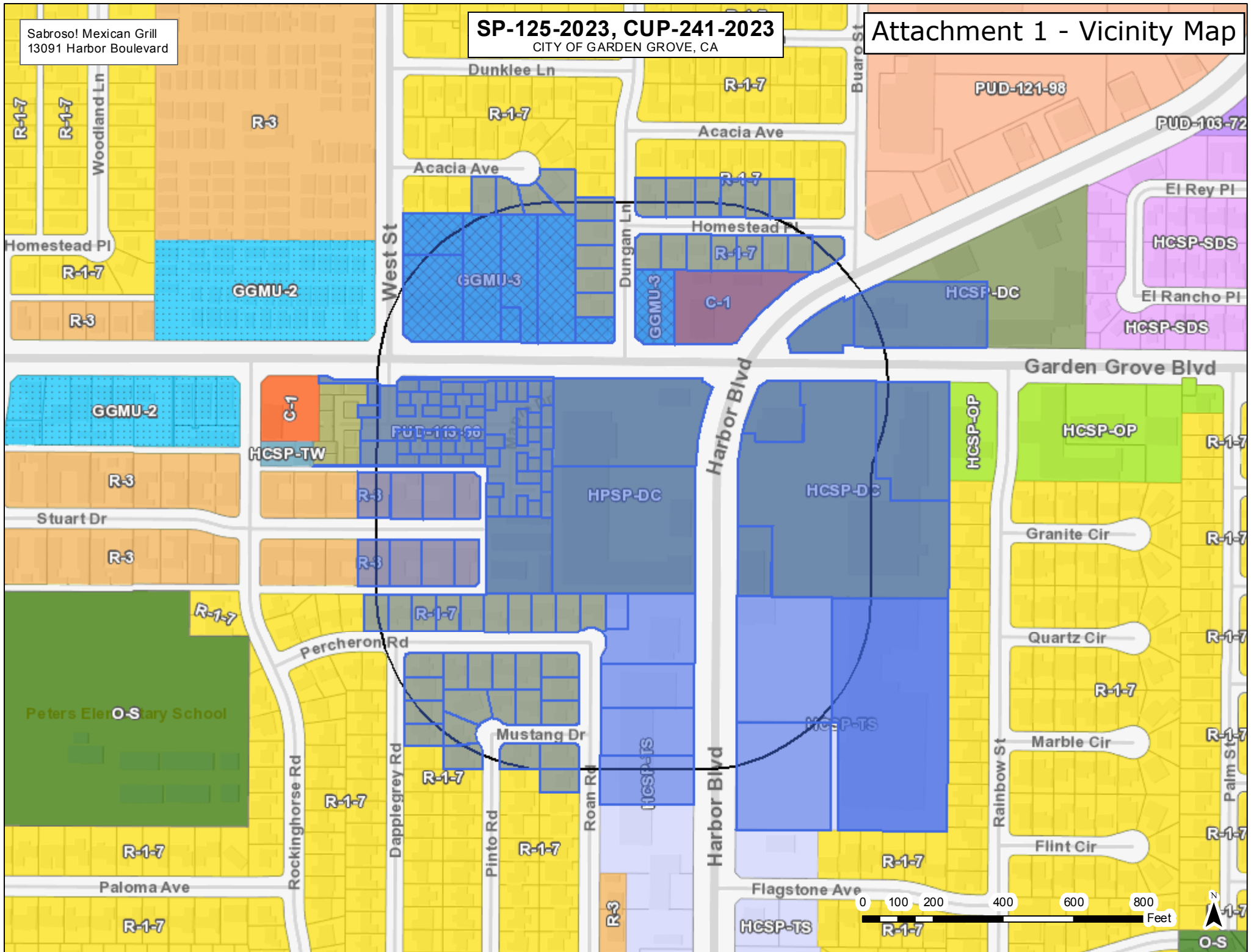
By: Preet Kaskla, AICP
Associate Planner

- Attachment 1: Vicinity Map
Attachment 2: Plans
Attachment 3: Parking Analysis

Sabroso! Mexican Grill
13091 Harbor Boulevard

SP-125-2023, CUP-241-2023
CITY OF GARDEN GROVE, CA

Attachment 1 - Vicinity Map





steinerstudio
architecture and interior design

Amy Steiner Bagley, Architect
17000 Mitchell North
Irvine, CA 92614
ph: 714.299.5957 fx: 657.224.9739

name
address
city, state, zip
ph:
agency

TENANT IMPROVEMENT AT
SABROSO! MEXICAN GRILL

13091 HARBOR BLVD
GARDEN GROVE, CA 92843

project number :	1022
file name:	AS-0.DWG
drawn by:	AS
checked by:	AS
date:	10/22
Rev. date:	description:
5.16.23	CUP SUBMITTAL
-	PLAN CHECK SUBMITTAL
-	HEALTH DEPT. SUBMITTAL
-	BACK CHECK SUBMITTAL

THIS DRAWING AND THE DESIGN, SPECIFICATIONS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF STEINER STUDIO AND SHALL REMAIN THE PROPERTY OF ANY DESIGNER OR ARCHITECT. NO PART HEREOF SHALL BE REPRODUCED, COPIED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY MANNER WITHOUT THE SOLE WRITTEN CONSENT OF ANY DESIGNER.

drawing title:
SITE PLAN

drawing no:
AS-0
drawing of

BUILDING DATA	
PROJECT:	SABROSO! RESTAURANT
ADDRESS:	13091 HARBOR BLVD, GARDEN GROVE
LEGAL DESCRIP:	PARCEL 4 OF PARCEL MAP NO. 91-181, PMB/CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA
APN:	100-501-21 100-501-28
ZONE:	HCSP-DC
BLDG AREA:	86,291 SF
COVERAGE:	28%
(N) RESTAURANT SPACE:	2,780 SF
(N) PATIO:	427 SF
TOTAL USABLE:	3,107 SF
TOTAL GROSS:	3,904 SF
(E) BUILD'G USE:	B
PROPOSED BUILD'G USE:	A-2
(E) CONSTR TYPE:	V-B
# STORIES:	1
(E) BUILDING HT.:	27' (BUILDING)
LOT SIZE:	1.0441 ACRES (804,018 SF)

LEGAL DESCRIPTION

PARCEL 1:
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID SECTION 4, SAID POINT BEING DISTANT SOUTH 00° 03' 20" EAST 302.22 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH 89° 56' 40" WEST OF 466.81 FEET ON A POINT ON THE EASTERLY LINE OF THE WESTERLY 3.00 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; NORTHERLY ALONG SAID EASTERLY LINE OF THE WESTERLY 3.00 ACRES TO THE NORTHERLY LINE OF SECTION 4.

PARCEL 2:
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THE WEST 3 ACRES;

ALSO EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID SECTION 4 DISTANT THEREON SOUTH 00° 03' 20" EAST 302.22 FEET FROM THE NORTHEAST CORNER OF SAID SECTION THENCE SOUTH 89° 56' 40" WEST 466.81 FEET TO THE EASTERLY LINE OF SAID WEST 3 ACRES.

PARKING SUMMARY		
REGULAR	258	90%
PARALLEL	17	6%
HANDICAP	8	3%
10 MIN.	3	1%
15 MIN.	2	>1%
TOTAL PARKING SPACES:	288	
** PER PARKING STUDY CONDUCTED BY FEHR & PEERS		

BUSINESS DESCRIPTION

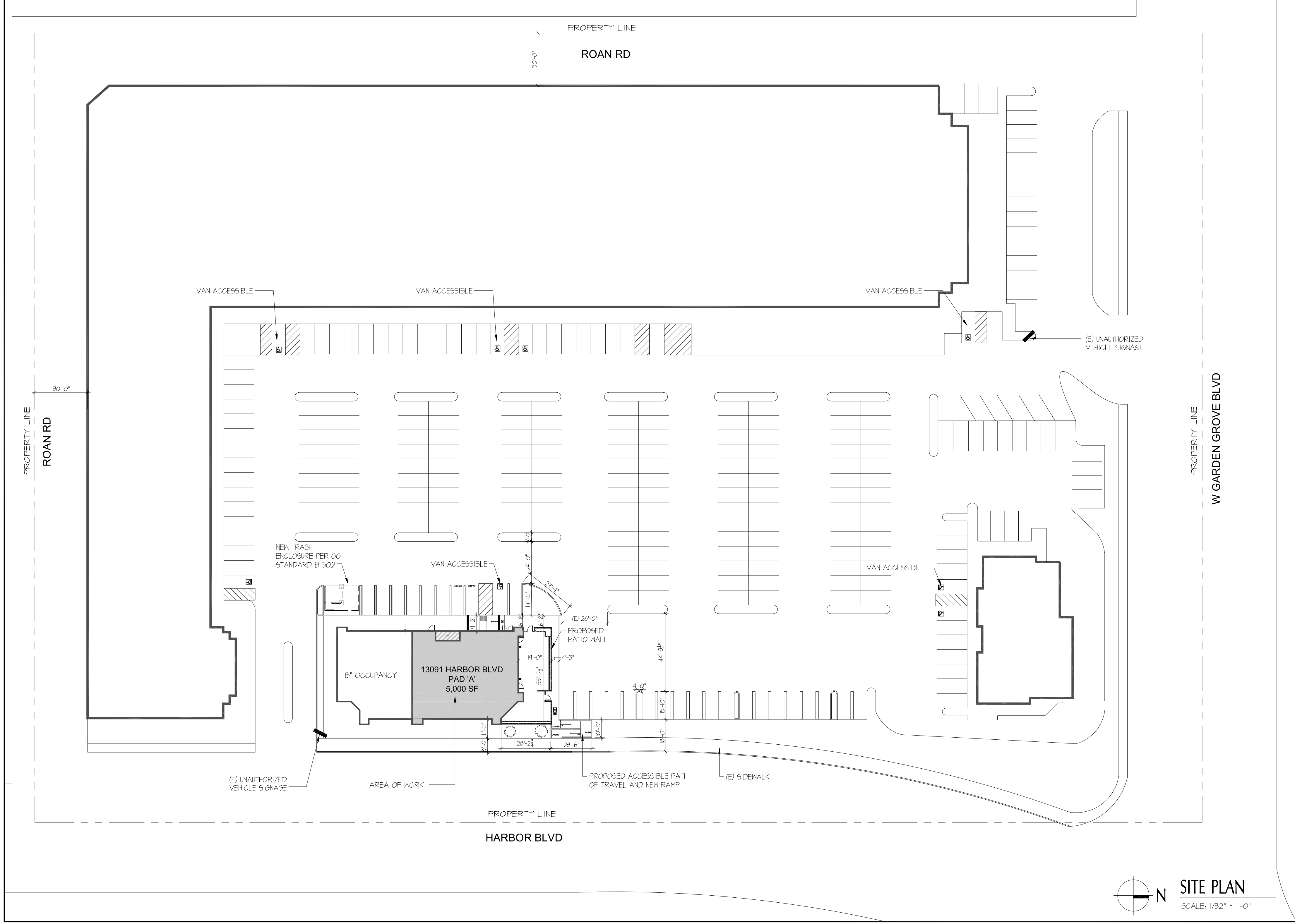
SABROSO! MEXICAN GRILL IS A FULL-SERVICE FAMILY RESTAURANT. THE RESTAURANT SERVES TRADITIONAL DISHES FROM GUERRERO, MEXICO. ALL OF OUR RECIPES ARE MADE FROM SCRATCH. OUR DISHES ARE PAIRED WITH HANDMADE CORN TORTILLAS. IN ADDITION TO PROVIDING A CULTURAL FOOD EXPERIENCE, WE PLAN TO SERVE HANDCRAFTED COCKTAILS AT OUR ESTABLISHMENT. THESE WILL AUGMENT THE UNIQUE CULINARY EXPERIENCE AT SABROSO!

SCHEDULE OF OPERATION	
DAYS OF OPERATION	HOURS OF OPERATION
MONDAY	11am - 9pm
TUESDAY	11am - 9pm
WEDNESDAY	11am - 9pm
THURSDAY	11am - 9pm
FRIDAY	11am - 9pm
SATURDAY	9am - 9pm
SUNDAY	9am - 9pm
EST. NUMBER OF EMPLOYEES: 30	
10 FULL-TIME EMPLOYEES	
20 PART-TIME EMPLOYEES	
ABC LICENSE TYPE: 41	

PATH OF TRAVEL FROM OFF-SITE PARKING NOTES

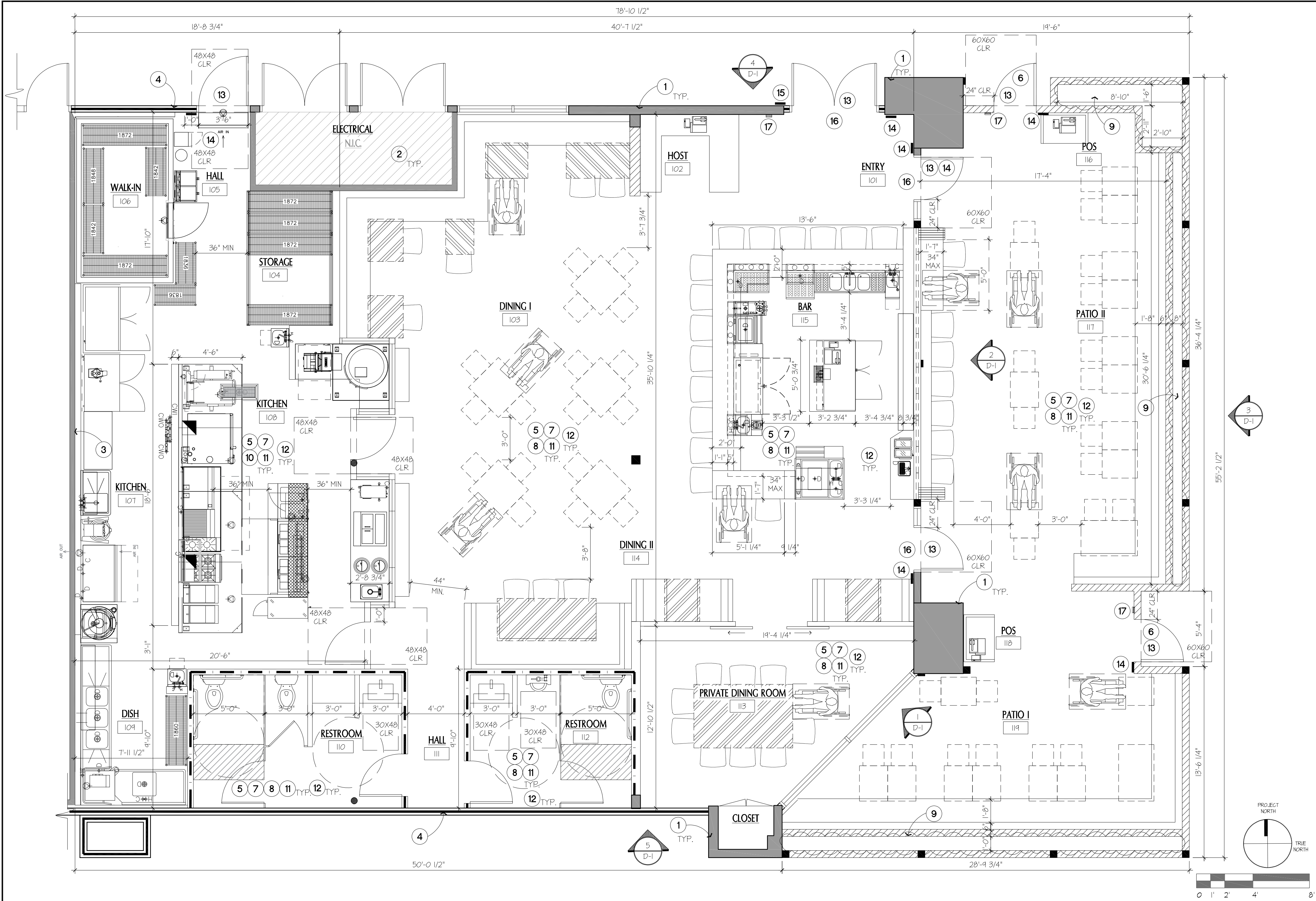
- PATH OF TRAVEL (POT) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES IN ELEVATION EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE ALONG THE PATH OF TRAVEL. SHOWN SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. THE CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED. INSPECTOR TO VERIFY. (POT) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (11B-204 & 11B-301.2). CONTRACTOR TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT, AND PATH OF TRAVEL COMPLIES WITH CBC 2013 11B-402, 11B-403.3, 11B-403.5.1.
- ALL EXTERIOR ENTRANCES & EXITS (IDENTIFIED WITH A TRIANGLE SYMBOL, SEE LEGEND) ON THIS PLAN ARE TO BE ACCESSIBLE AND COMPLY WITH CBC 11B-404.2.3, INCLUDING: 32" CLR. OPENING, REG. STRIKE EDGE CLEARANCE AT FULL SIDE OF DOOR (24" FOR FRONT & LATCH, 36" FOR HINGE APPROACH); LEVEL LANDINGS (2% SLOPE MAX ON EXT. SIDE, 0% ON INT. SIDE); ACCESSIBLE THRESHOLD, HARDWARE, CLOSER & KICK PLATE; ISA SIGN ON EXT. SIDE OF ENTRANCE; EXIT SIGN ON INT. SIDE OF EXIT DOOR. CBC 2013 11B-404 AND 11B-404.2.4.1.

— ACCESSIBLE PATH OF TRAVEL (SEE NOTE 1)
▲ ACCESSIBLE ENTRY/EXIT (SEE CONST. NOTE 2)



SITE PLAN
SCALE: 1/32" = 1'-0"

SP-125-2023, CUP-241-2023



LEGEND

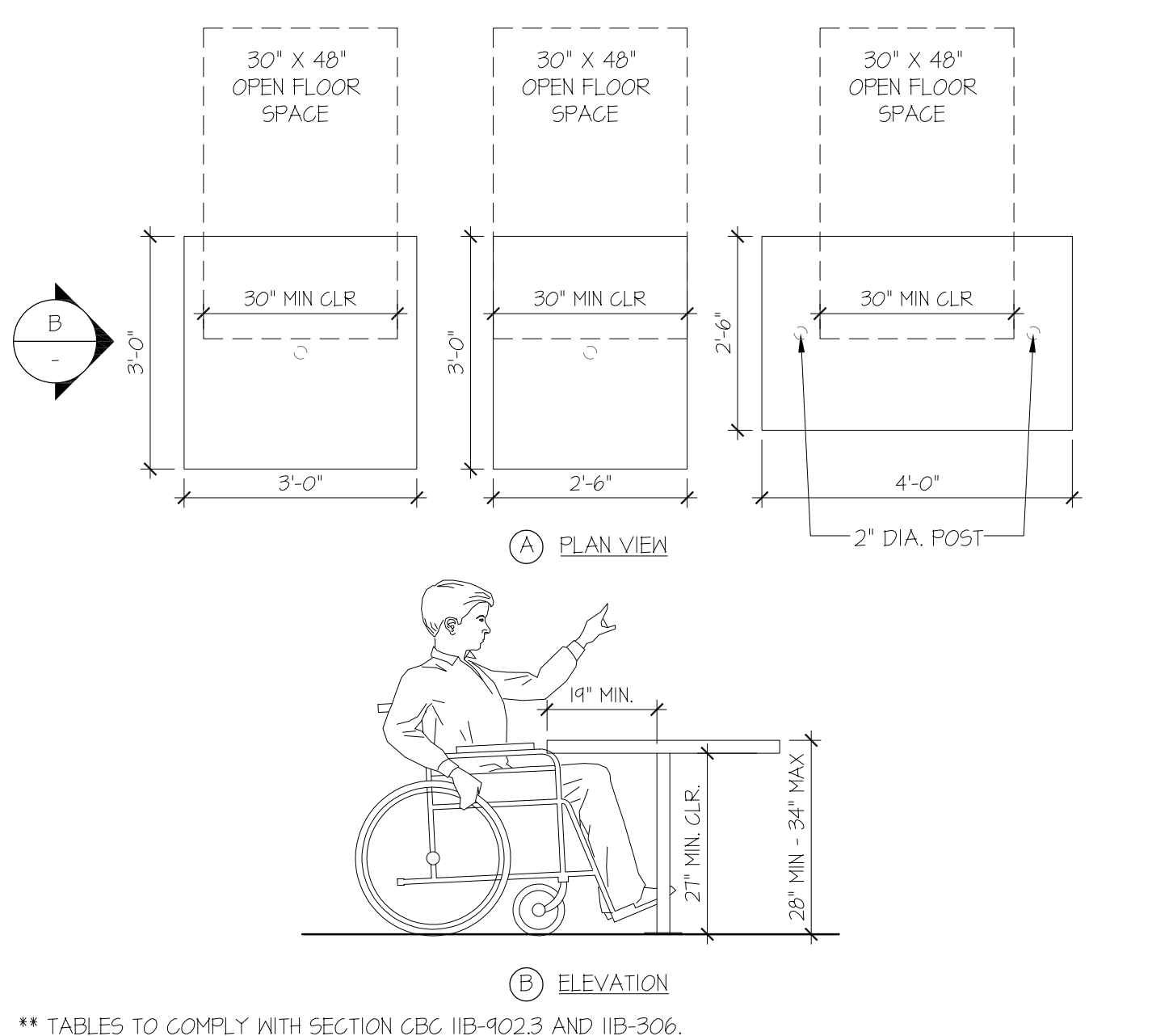
SYM.	DESCRIPTION
[Symbol]	EXISTING CONSTRUCTION TO REMAIN
[Symbol]	NEW FULL HEIGHT EXTERIOR PARTITION
[Symbol]	NEW CEILING HEIGHT INTERIOR PARTITIONS
[Symbol]	NEW FULL HEIGHT INTERIOR SOUND DAMPENING PARTITION
[Symbol]	NEW LOW WALL PARTITIONS
[Symbol]	NEW OR EXISTING GLASS
[Symbol]	(N) DOOR ASSEMBLY
[Symbol]	(E) DOOR TO REMAIN

BUILDING DATA

DESCRIPTION OF USE: RESTAURANT
 OCCUPANCY: A-2
 OCCUPANCY LOAD:
 DINING I & II (1 TO 15) 1,371 SQ. FT. = 42
 KITCHEN (1 TO 200) 817 SQ. FT. = 5
 BAR/ SERVICE (1 TO 200) 205 SQ. FT. = 2
 RESTROOM/HALL/CLOSET 381 SQ. FT. (NON-OCC)
 TOTAL OCCUPANTS = 161

PATIO I & II (1 TO 15) 427 SQ. FT. = 62
 3,107 SQ. FT.
 TOTAL OCCUPANTS = 161

TOTAL GROSS SF: 3,904 SQ. FT.
 PER CBC TABLE 508.4, A 2 HOUR OCCUPANCY SEPARATION IS REQUIRED AT ADJACENT SUITE.
 THIS SPACE DOES NOT HAVE SPRINKLERS.



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

GENERAL (PARTITION) NOTES

- THRESHOLDS SHALL NOT EXCEED 3/8" IN HEIGHT.
- ALL EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- DOORS IN PATH OF EXIT TRAVEL SHALL BE OPERABLE WITHOUT REQUIRING GRASPING.
- CONTRACTOR TO REUSE ALL POSSIBLE MATERIALS (I.E. DOORS, HARDWARE, FIXTURES, ETC) FROM ANY DEMOLITION ITEMS CREATED IN SUITE. U.O.N.
- CONTRACTOR TO SALVAGE AND STORE ALL SURPLUS REUSABLE MATERIALS FROM ANY DEMOLITION OF EXISTING ITEMS ON SITE AS DIRECTED BY OWNER.
- PATCH ALL REMAINING EXISTING WALL SURFACES TO "NEAR NEW" CONDITION WHERE DAMAGED AS ANY DEMOLITION OCCURS, AND WHERE OTHERWISE REQUIRED TO MATCH NEW WALLS. V.J.F.
- CONTRACTOR TO TOUCH-UP ANY SCRATCHES ON ALL EXISTING DOORS AND FRAMES TO "NEAR NEW" CONDITION (TYPICAL), WHERE REQUIRED. V.J.F.
- CONTRACTOR TO JOB SITE FIELD VERIFY ALL EXISTING CONDITIONS CONCERNING PROPOSED CONSTRUCTION AND USAGE OF AVAILABLE AND NEW MATERIALS. CONTRACTOR TO BE RESPONSIBLE FOR NOTIFYING OWNER AND ARCHITECT OF ANY DISCREPANCIES THAT ARE APPARENT ON PLANS AT TIME OF PROJECT BID PROCESS AND PRIOR TO COMMENCEMENT OF DEMOLITION/CONSTRUCTION.
- PREP/SKIN COAT ANY EXISTING DAMAGED WALLS AS REQUIRED. PREP SURFACES FOR NEW FINISHES. SEE FINISH/MILLWORK PLAN.
- REFER TO FINISH/MILLWORK PLAN FOR ADDITIONAL INFORMATION ON EXISTING OR NEW FINISHES AND BUILT-IN MILLWORK.

KEY NOTES

- EXISTING EXTERIOR WALLS INCLUDING TO REMAIN AS-IS, U.O.N. PROTECT IN PLACE. TYPICAL.
- EXISTING ELECTRICAL ROOM TO REMAIN AS-IS, U.O.N. PROTECT IN PLACE. TYPICAL.
- PROVIDE A 2 HOUR RATED DEMISE WALL TO SEPARATE THE ADJACENT 1ST OCCUPANT. OCCUPANCY SEPARATION IS REQUIRED PER CBC TABLE 508.4.
- PROVIDE NEW EXTERIOR WALLS WHERE SHOWN. SEE DETAILS ON 4-01 SHEET.
- PROVIDE NEW FLOORING WHERE INDICATED ON FLOOR FINISH PLAN. REFER TO KITCHEN PLANS FOR CURB/PLATFORM AND FLOOR DEPRESSION INFORMATION. WHERE SLAB HAS TO BE SAW CUT FOR NEW PLUMBING LINES, ELECTRICAL, ETC. SEE SLAB BLOCKOUT INFILL DETAIL ON A-4 SHEET.
- PROVIDE NEW PATIO GATES, (X2). NO LOCKING HARDWARE.
- CREATE SMOOTH CONCRETE SURFACE TO ACCEPT NEW FLOORING MATERIAL. IN-FILL CONCRETE AS NECESSARY TO MATCH HEIGHT OF EXISTING CONCRETE FLOORING. ENSURE A SMOOTH FLAT AND LEVEL INSTALLATION. SEE K AND ID SHEETS FOR MORE INFORMATION.
- PROVIDE NEW MILLWORK THROUGHOUT AS SHOWN INCLUDING P.O.S./ SERVICE STATIONS, BAR AND PICK-UP/ INTERIOR ACOD DETAILS, TABLE TOPS, BOOTHS, DISPLAYS, ETC. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL. TYPICAL.
- PROVIDE NEW PLANTER BOXES AT PERIMETER OF NEW PATIO.
- SEE KITCHEN SHEETS FOR KITCHEN EQUIPMENT, LISTS, POWER REQUIREMENTS LOCKABLE EMPLOYEE LOCKERS AND PLANS.
- PROVIDE NEW FINISHES THROUGHOUT, INCLUDING BUT NOT LIMITED TO: FLOORING, WALL FINISHES, CEILING FINISHES AND MILLWORK. PROVIDE SAMPLES FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION. TYPICAL.
- PROVIDE SUBMITTALS FOR REVIEW AND APPROVAL FOR ALL ITEMS. TYPICAL.
- THRESHOLDS: SEE DETAIL 2B/- FOR MAX HEIGHT. FLOOR OR LANDING ON EACH SIDE OF DOORS IS NOT MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CBC IIB-404.2.5.
- PROVIDE TACTILE EXIT SIGNAGE TO MEET ALL REQUIREMENTS IN ACCORDANCE WITH CBC SECTIONS 1001.4, 1003.4, IIB-109.1, IIB-109.2, IIB-109.3 & IIB-109.5, MOUNTED ADJACENT TO DOOR AS SHOWN AT 5'-0" A.F.F. SEE DETAIL #105.02.
 14.1. SIGNS TO READ: "EXIT ROUTE" AT DOORS ALONG PATH OF EXIT.
 14.2. SIGNS TO READ "EXIT" AT EXIT DOORS.
- PROVIDE AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ACCESSIBLE ENTRANCE (ON STOREFRONT ENTRY DOOR) PER CBC IIB-216.6. SEE DETAIL #105.02.
- PROVIDE SIGN ABOVE EXIT DOORS WITH 1" HIGH LETTERS ON A CONTRASTING BACKGROUND STATING: "THIS DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED."
- LOCATE "NO ALCOHOL PERMITTED BEYOND THIS POINT" SIGNAGE AT EXTERIOR DOOR AND PATIO GATES.

ACCESSIBLE TABLE DETAIL SCALE: 1/2" = 1'-0" **2**

NOTES

DOOR/HARDWARE SUBCONTRACTOR TO REVIEW ALL APPLICABLE GENERAL NOTES AND KEYNOTES ON THIS SHEET AND INCLUDE IN SCOPE OF WORK. PRESENT ALL HARDWARE SPECS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION OF NEW PRODUCT.

ALL DOOR HARDWARE MUST COMPLY WITH THE CBC/IT-24/ADA ACCESSIBILITY REQUIREMENTS.

DOOR/HARDWARE SUBCONTRACTOR TO REVIEW ALL APPLICABLE GENERAL NOTES AND KEYNOTES ON THIS SHEET AND INCLUDE IN SCOPE OF WORK. PRESENT ALL HARDWARE SPECS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION OF NEW PRODUCT.

THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE.

EXIT ONLY DOORS SHALL HAVE NO HARDWARE ON THE OUTSIDE FACE OF THE DOOR.


LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED & WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR LEVER HARDWARE PER CURRENT CBC REQUIREMENTS.

HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES THAT ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, FINCHING OR TWISTING OF THE WRIST. (IIB-309.4, IIB-404.2.7).

OPERABLE PARTS OF DOOR HARDWARE SHALL BE 34" MINIMUM AND 44" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND (IIB-404.2.7).

FLOOR OR GROUND SURFACES WITHIN REQUIRED DOOR MANEUVERING CLEARANCES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. SURFACES SHALL BE LEVEL WITH A SLOPE NOT STEEPER THAN 1:48. CHANGES IN LEVEL ARE NOT PERMITTED EXCEPT AT THRESHOLDS. OPENINGS IN FLOOR SHALL NOT ALLOW PASSAGE OF SPHERE MORE THAN 3" DIAMETER. (IIB-302.2) (IIB-404.2.4.4).

MAXIMUM FORCE FOR PUSHING OR PULLING OPEN, EXTERIOR OR INTERIOR HINGED DOORS WITH CLOSERS AND SLIDING OR FOLDING DOORS, SHALL NOT EXCEED FIVE POUNDS. MINIMUM ALLOWABLE OPENING FORCE, FOR FIRE DOORS, NOT TO EXCEED 15 POUNDS. (IIB-404.2.4)



steinerstudio
 architecture and interior design

Amy Steiner Bagley, Architect
 17000 Mitchell North
 Irvine, CA 92614
 ph: 714.299.5957 fx: 657.224.9739

name _____
 address _____
 city, state, zip _____
 ph: _____
 agency _____

**TENANT IMPROVEMENT AT
 SABROSO! MEXICAN GRILL**

**13091 HARBOR BLVD
 GARDEN GROVE, CA 92843**

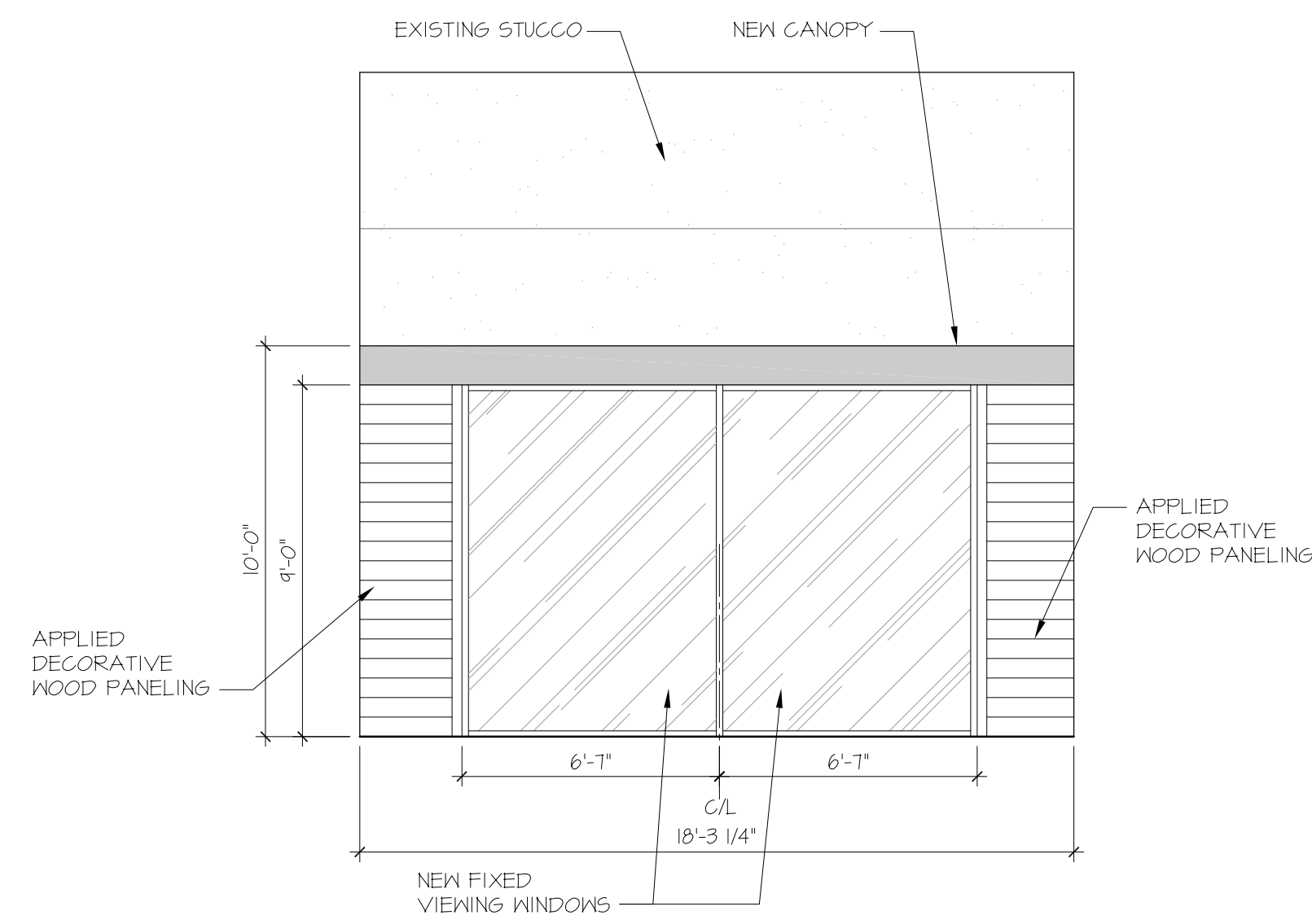
project number: 1022
 file name: A-1.DWG
 drawn by: AS checked by: AS
 date: 10/22

Rev.	date	description
5/16/23		CUP SUBMITTAL
-		PLAN CHECK SUBMITTAL
-		HEALTH DEPT. SUBMITTAL
-		BACK CHECK SUBMITTAL

THIS DRAWING AND THE DESIGN, DESCRIPTION, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF STEINER BAGLEY ARCHITECT AND SHALL REMAIN THE PROPERTY OF STEINER BAGLEY ARCHITECT. NO PART THEREOF SHALL BE REPRODUCED, DISCLOSED, COPIED, EITHER WHOLLY OR OTHERWISE, OR USED IN ANY WAY WITHOUT THE ADVANCED EXPRESS WRITTEN CONSENT OF AMY STEINER.

drawing title:
FLOOR PLAN

drawing no:
A-1
 drawing of

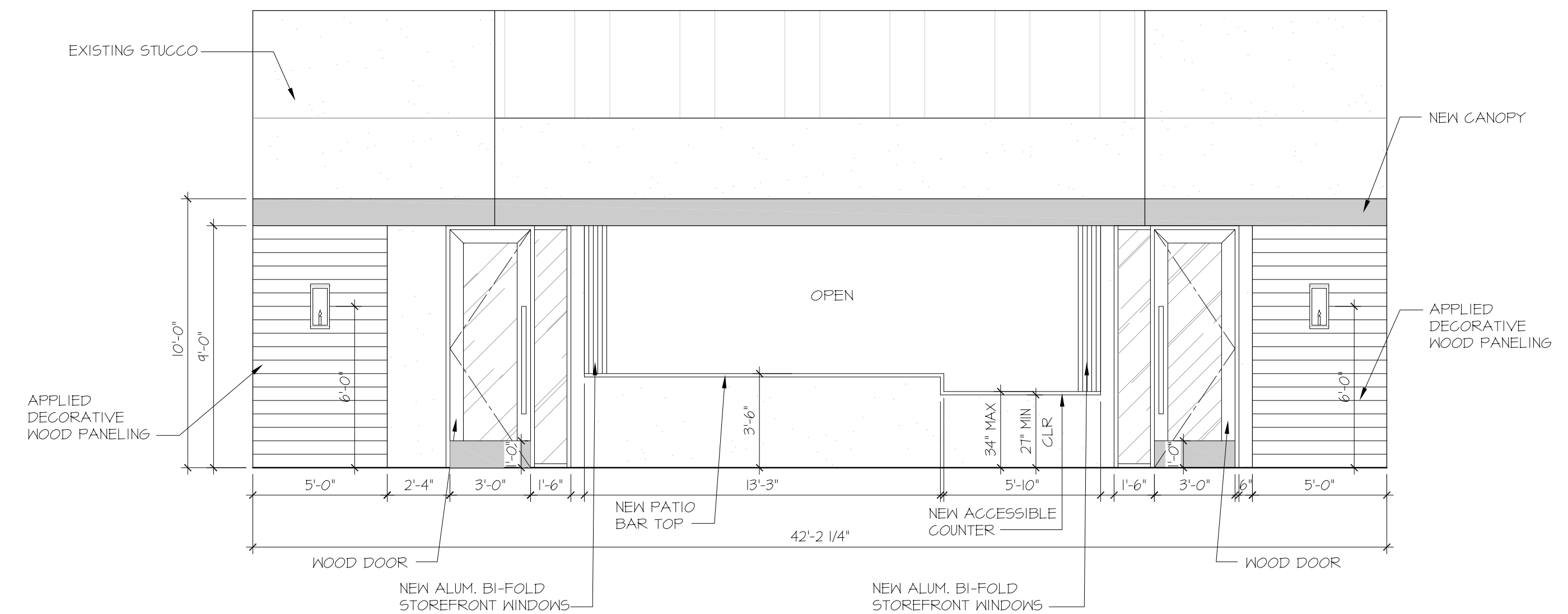


EXTERIOR ELEVATION @ PATIO I

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

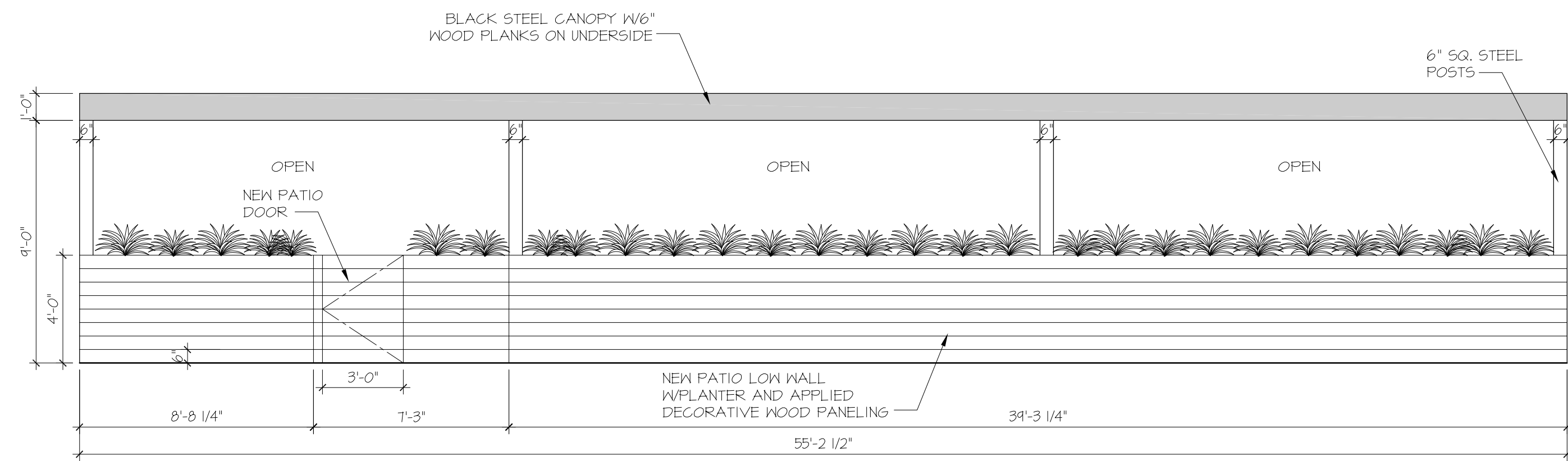
1

EXTERIOR ELEVATION @ PATIO II



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

2

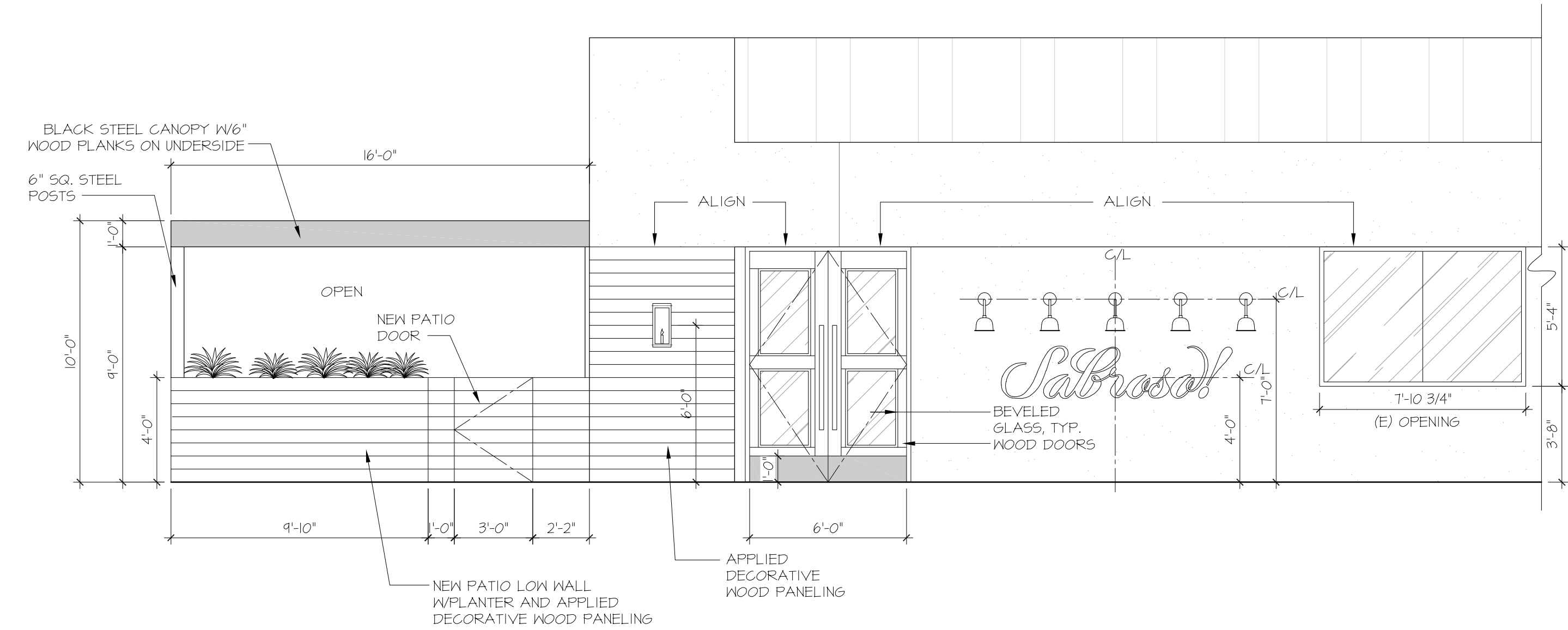


EXTERIOR ELEVATION @ PATIO

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

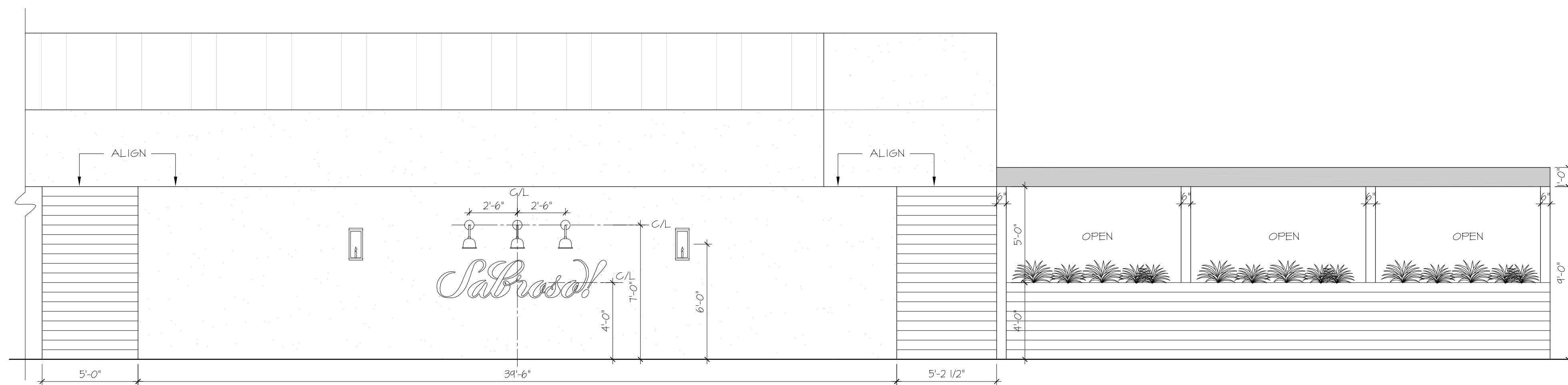
3

EXTERIOR ELEVATION @ PATIO/ENTRY



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

4



EXTERIOR ELEVATION @ PATIO

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

5



steinerstudio
architecture and interior design

Amy Steiner Bagley, Architect
17000 Mitchell North
Irvine, CA 92614
ph: 714.299.5957 fx: 657.224.9739

architecture
interiors
furniture specification

TENANT IMPROVEMENT AT
SABROSO! MEXICAN GRILL

13091 HARBOR BLVD
GARDEN GROVE, CA 92843

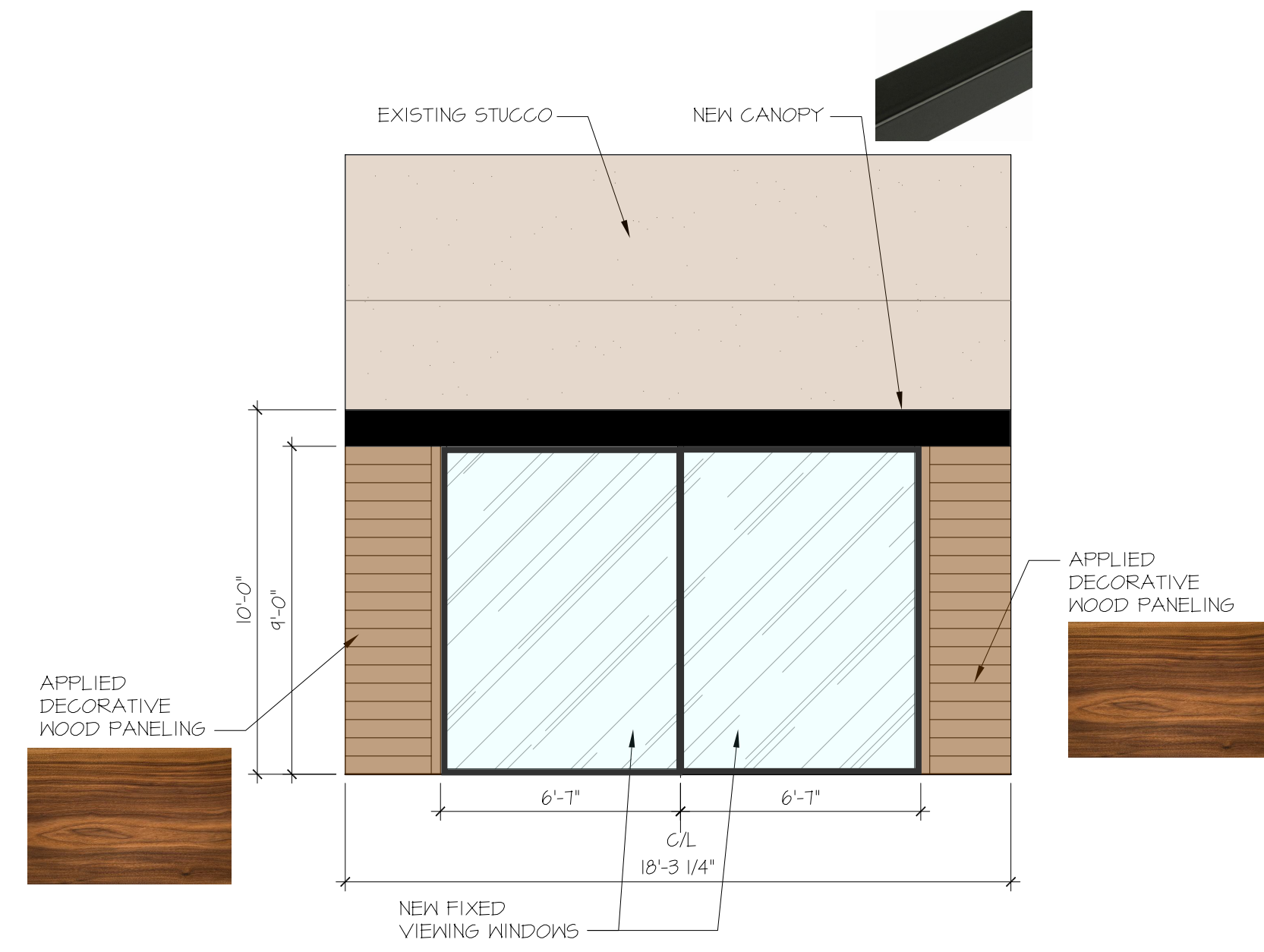
project number :	1022
file name :	D-2.DWG
drawn by :	checked by : AS
date :	10/22
Rev. date :	description :
5.16.23	CUP SUBMITTAL
-	PLAN CHECK SUBMITTAL
-	HEALTH DEPT. SUBMITTAL
-	BACK CHECK SUBMITTAL

THIS DRAWING AND THE DESIGN, DEPICTION, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF STEINER BAGLEY AND SHALL REMAIN THE PROPERTY OF AMY STEINER BAGLEY. NO PART THEREOF SHALL BE REPRODUCED, DISCLOSED, COPIED, EITHER WHOLLY OR PARTIALLY, OR OTHERWISE USED IN ANY WAY WITHOUT THE ADVANCED EXPRESS WRITTEN CONSENT OF AMY STEINER BAGLEY.

drawing title:
EXTERIOR ELEVATIONS

drawing no.:
D-2
drawing of

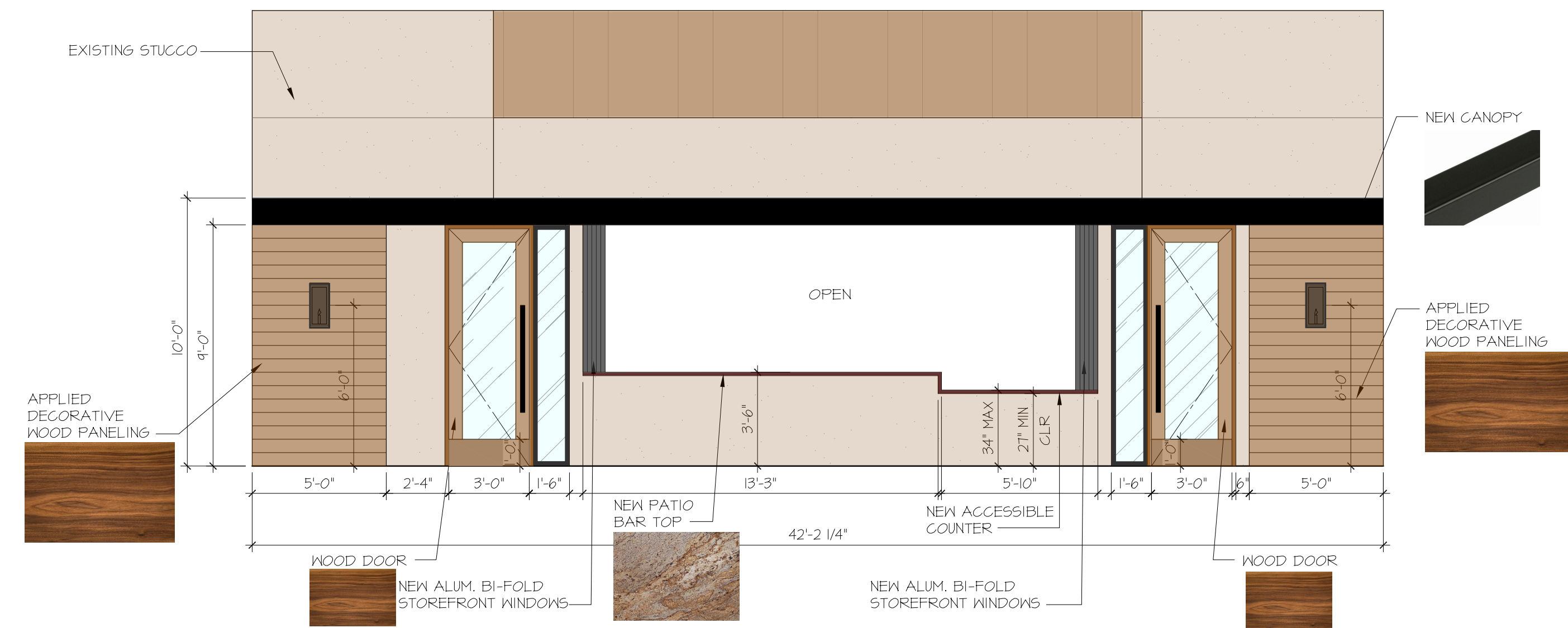
name
address
city, state, zip
ph
agency



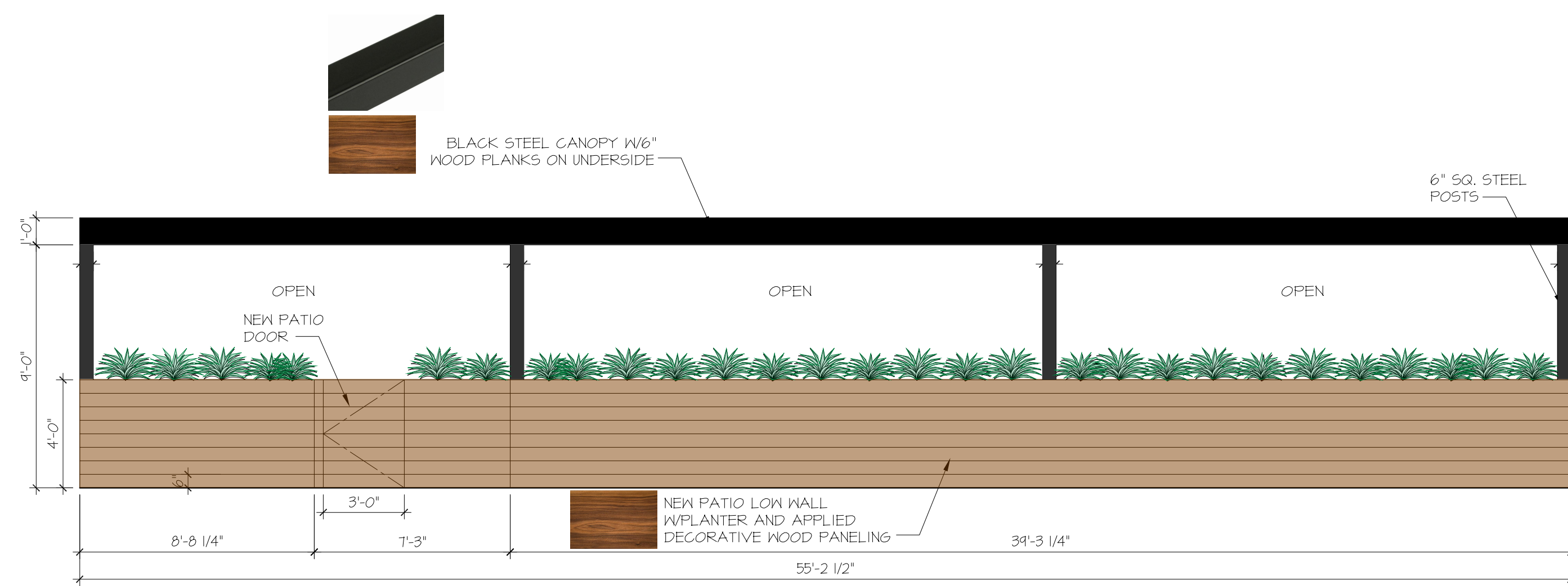
EXTERIOR ELEVATION @ PATIO I

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

1 EXTERIOR ELEVATION @ PATIO II



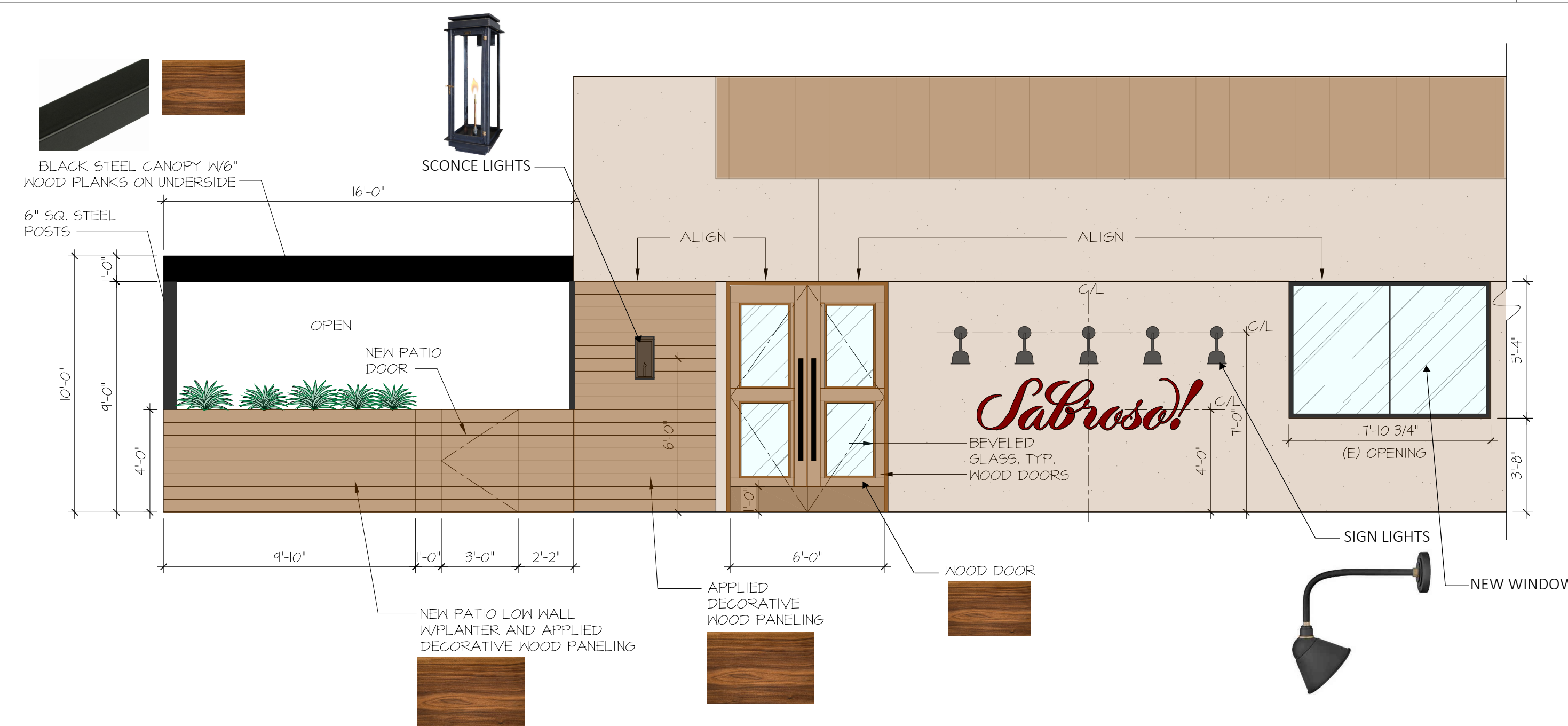
SCALE: 1/4" = 1'-0"



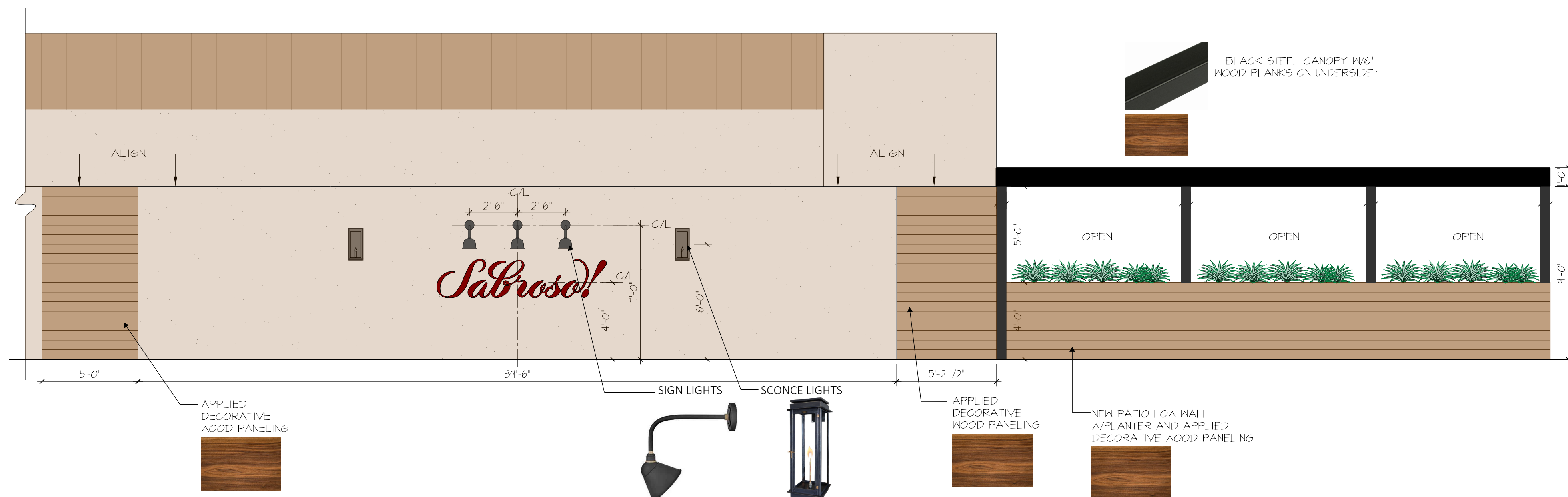
EXTERIOR ELEVATION @ PATIO

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

3 EXTERIOR ELEVATION @ PATIO/ENTRY



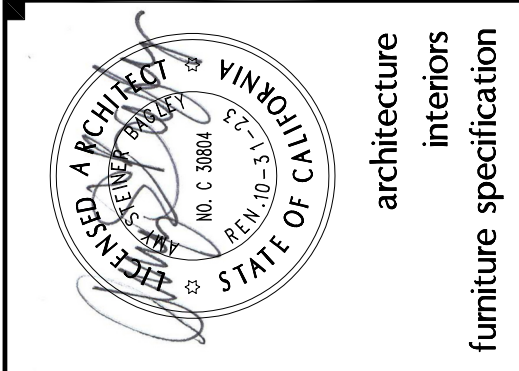
SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION @ PATIO

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

5



steinerstudio
architecture and interior design

Amy Steiner Bagley, Architect
17000 Mitchell North
Irvine, CA 92614
ph: 714.299.5957 fx: 657.224.9739

architecture
interiors
furniture specification

name
address
city, state, zip
ph
agency

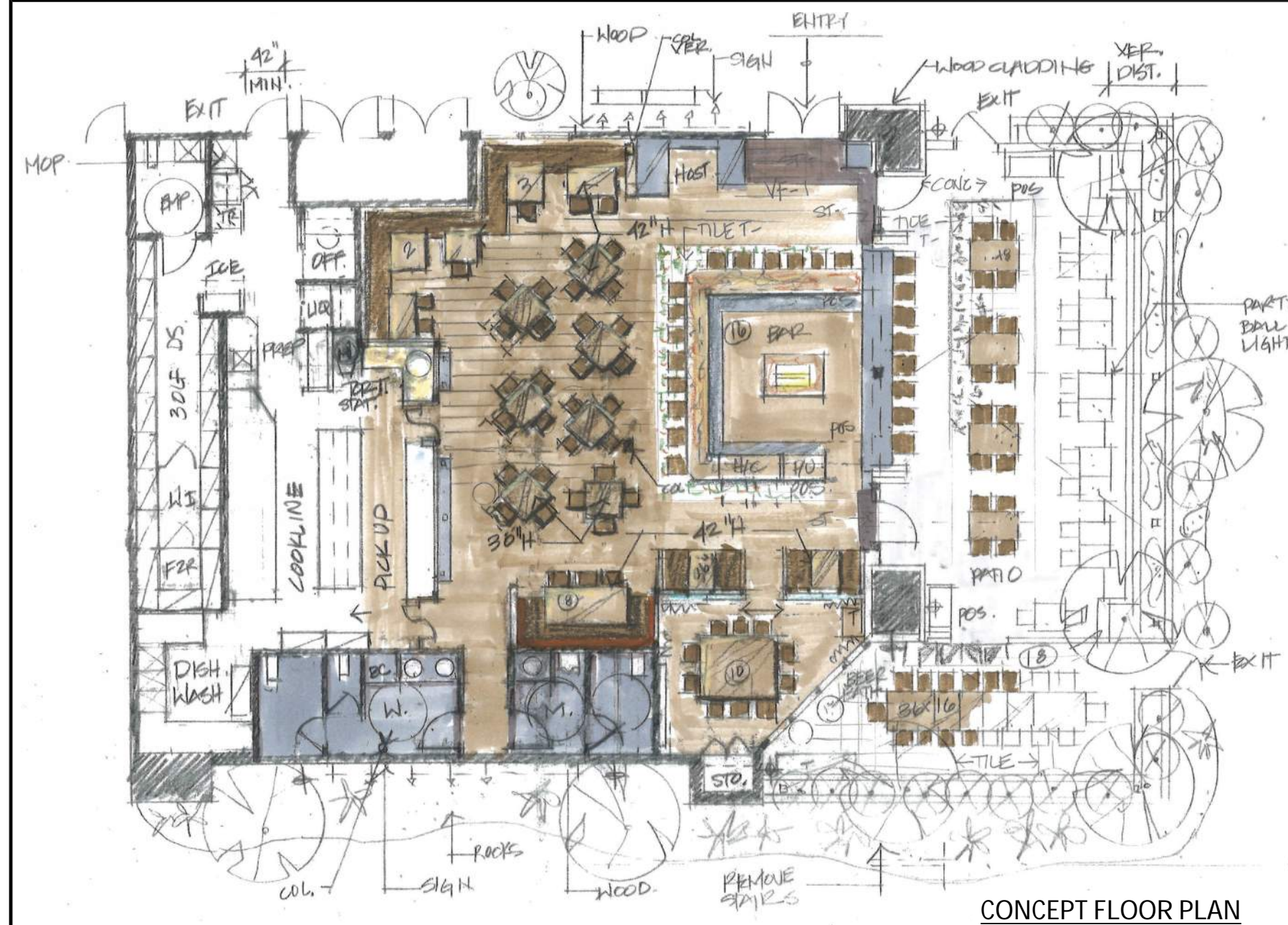
TENANT IMPROVEMENT AT
SABROSO! MEXICAN GRILL
13091 HARBOR BLVD
GARDEN GROVE, CA 92843

project number :	1022
file name :	D-2.DWG
drawn by :	checked by : AS
date :	10/22
Rev. date :	description :
5/16/23	CUP SUBMITTAL
-	PLAN CHECK SUBMITTAL
-	HEALTH DEPT. SUBMITTAL
-	BACK CHECK SUBMITTAL

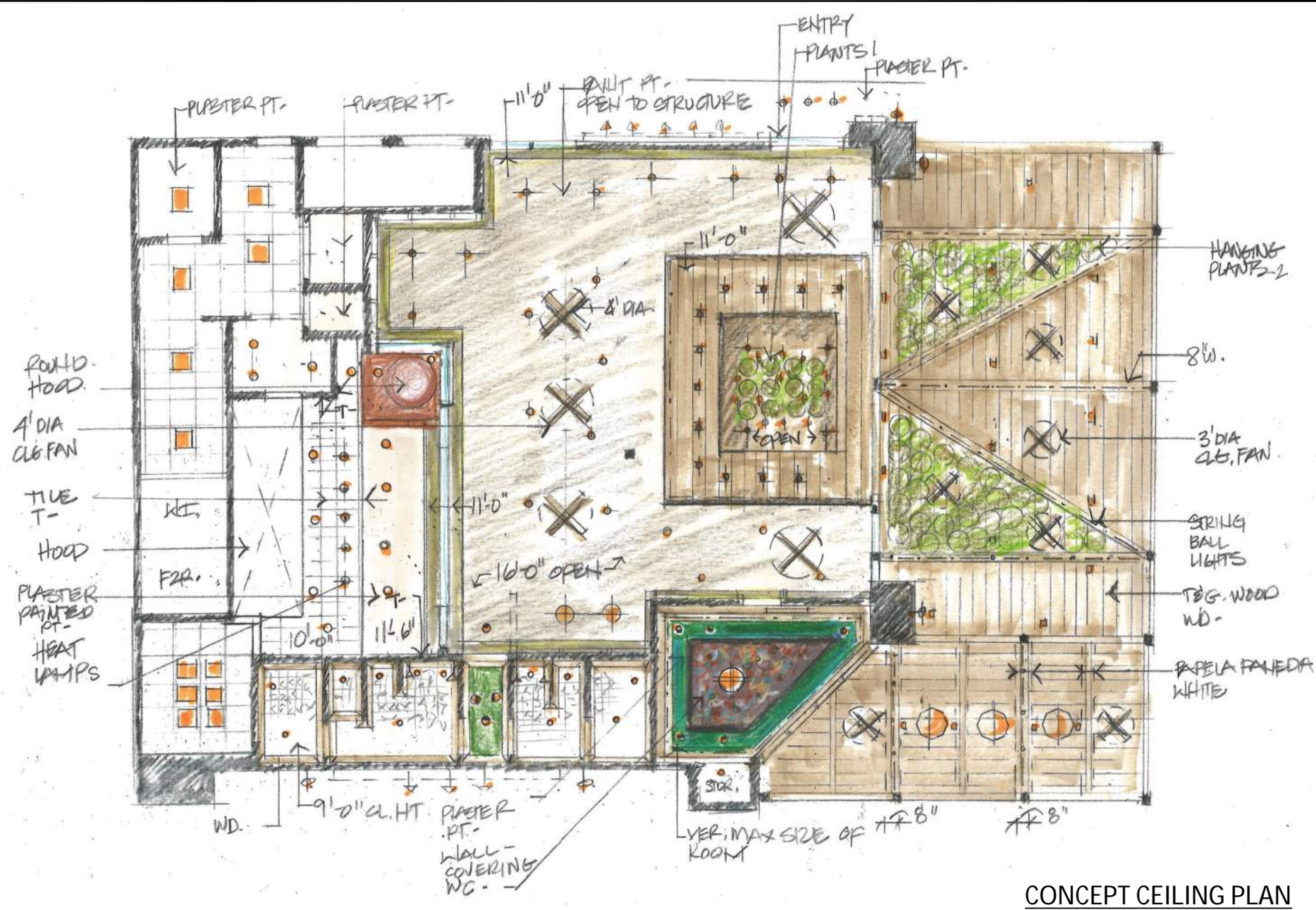
THIS DRAWING AND THE DESIGN, DEPICTION, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF STEINER BAGLEY AND SHALL REMAIN THE PROPERTY OF STEINER BAGLEY. NO PART THEREOF SHALL BE REPRODUCED, DISCLOSED, COPIED, EITHER WHOLLY OR OTHERWISE, OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF STEINER BAGLEY.

drawing title:
EXTERIOR ELEVATIONS

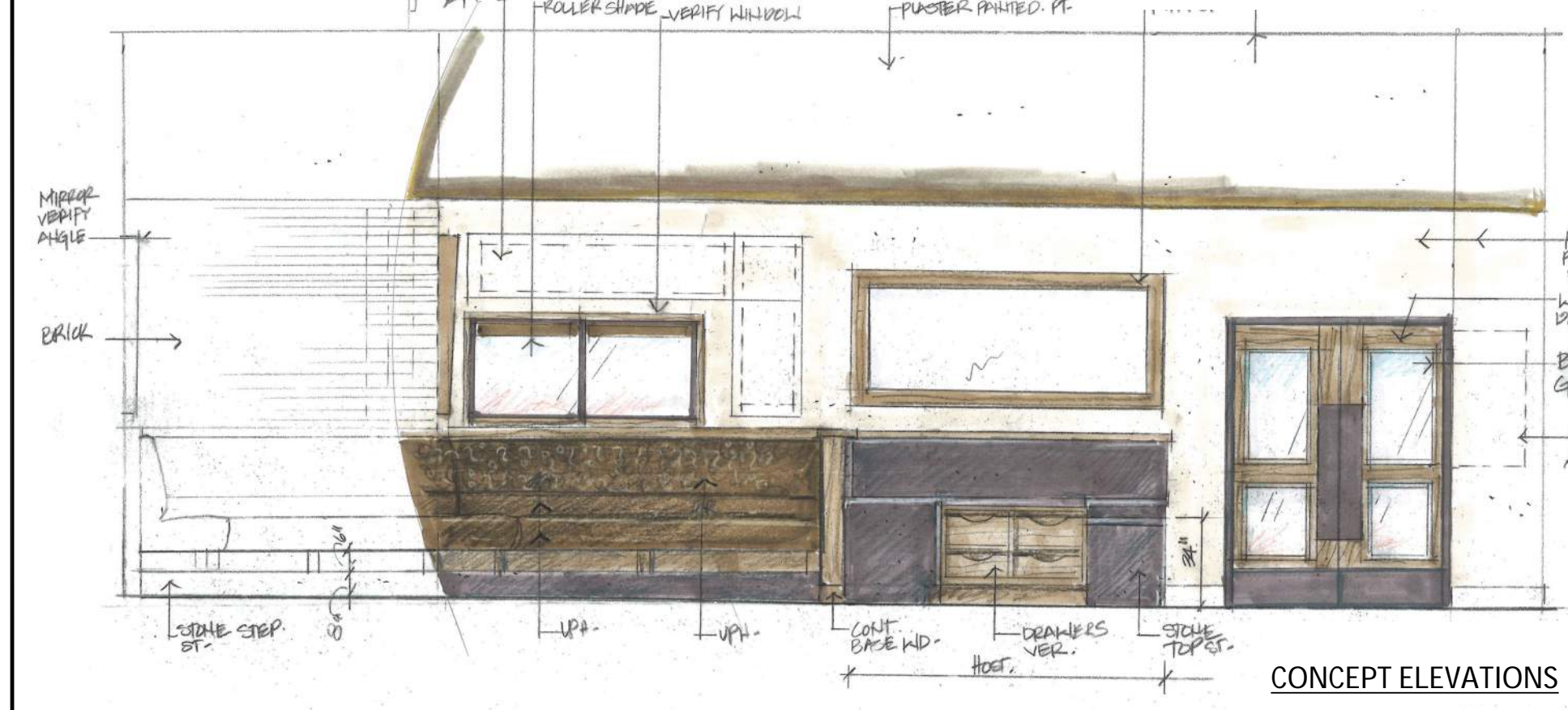
drawing no.:
D-2
drawing of



CONCEPT FLOOR PLAN



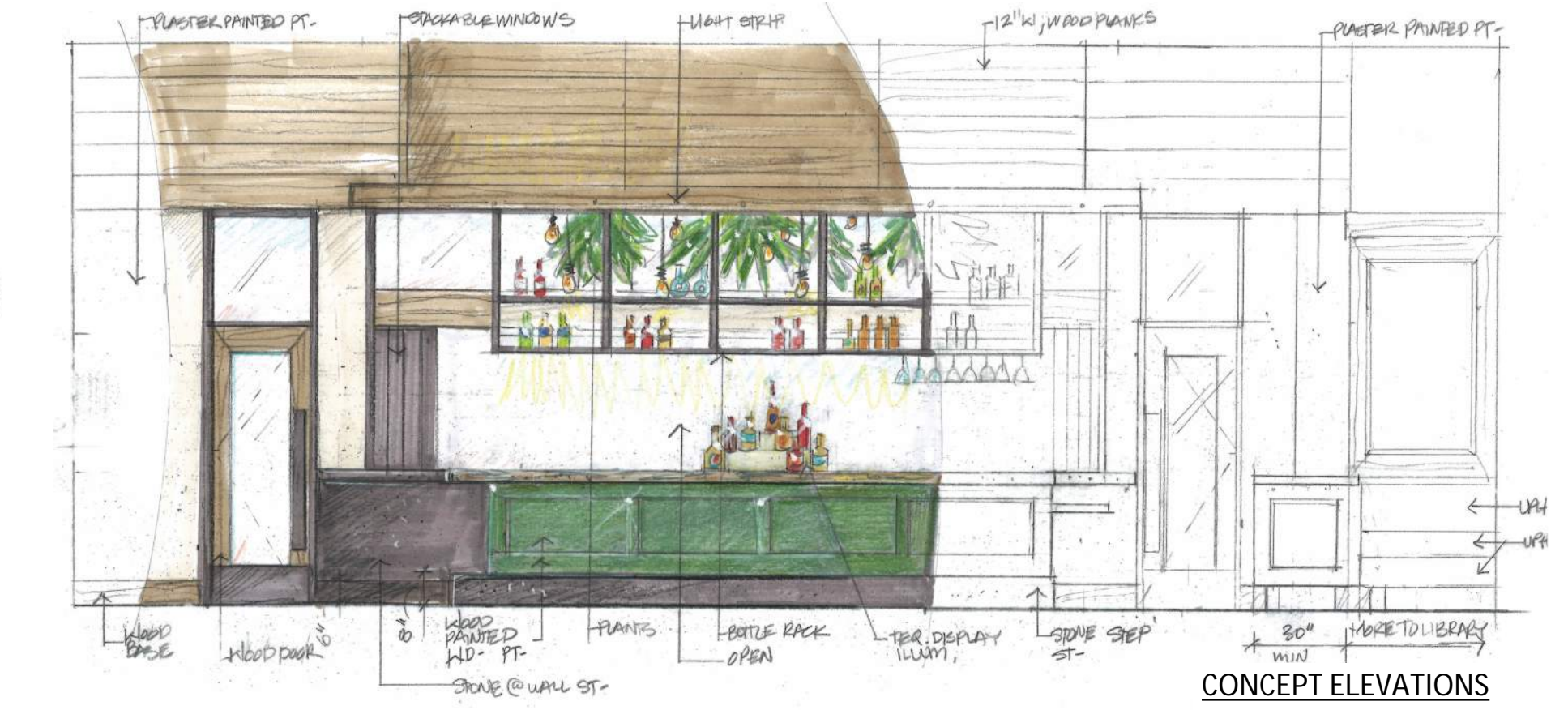
CONCEPT CEILING PLAN



CONCEPT ELEVATIONS



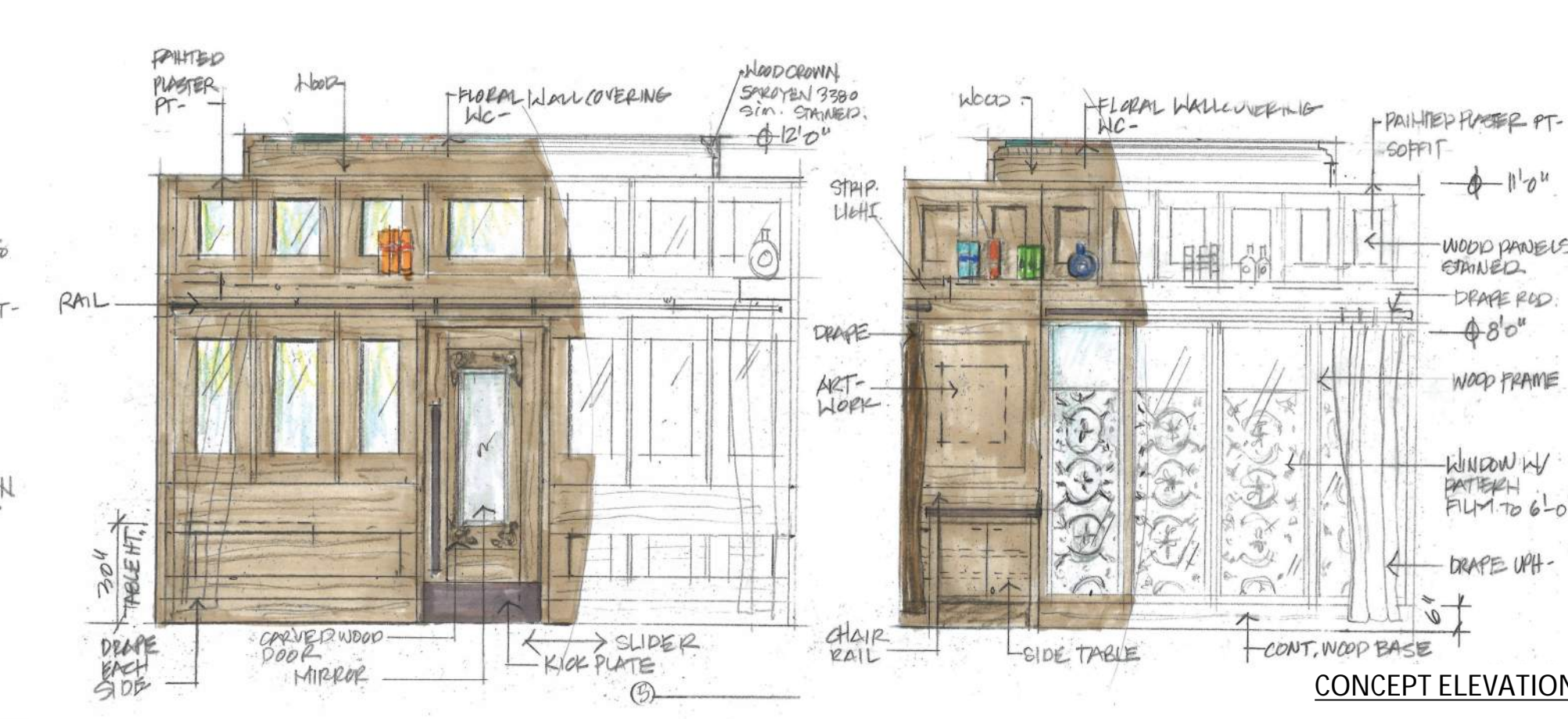
CONCEPT ELEVATIONS



CONCEPT ELEVATIONS



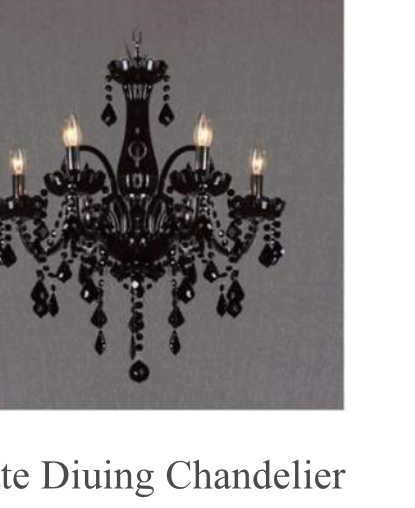
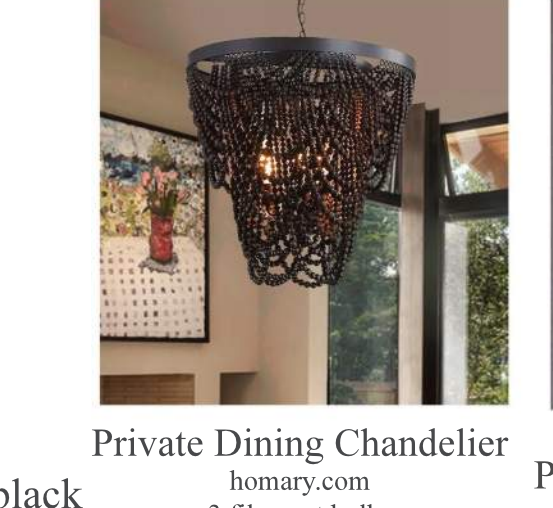
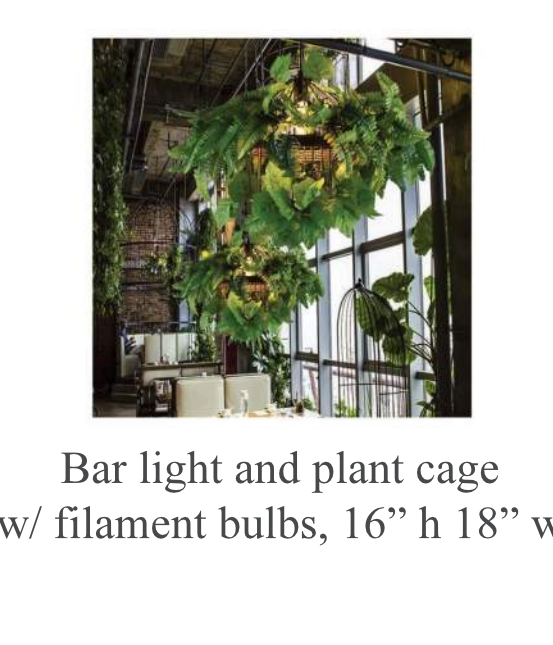
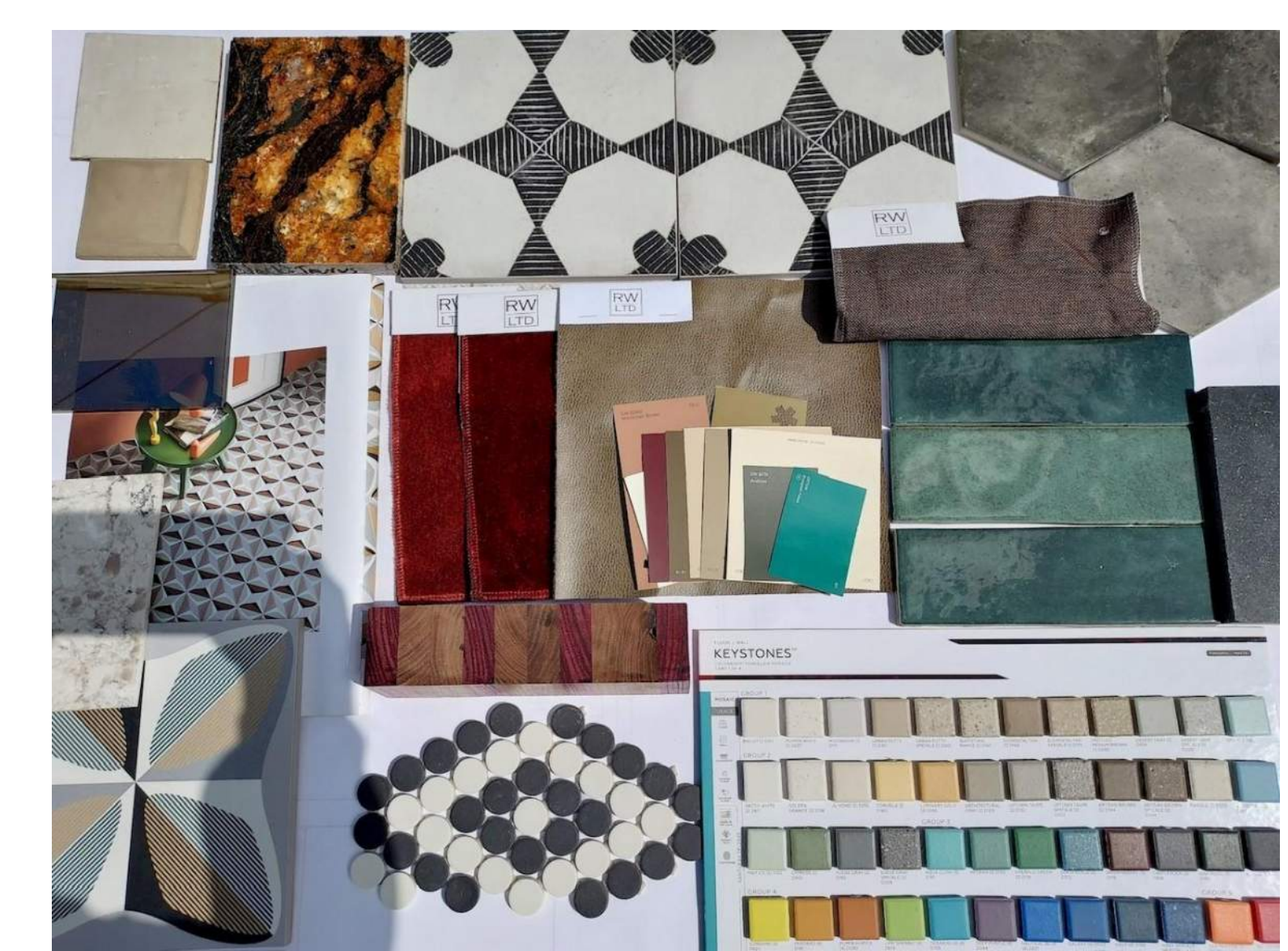
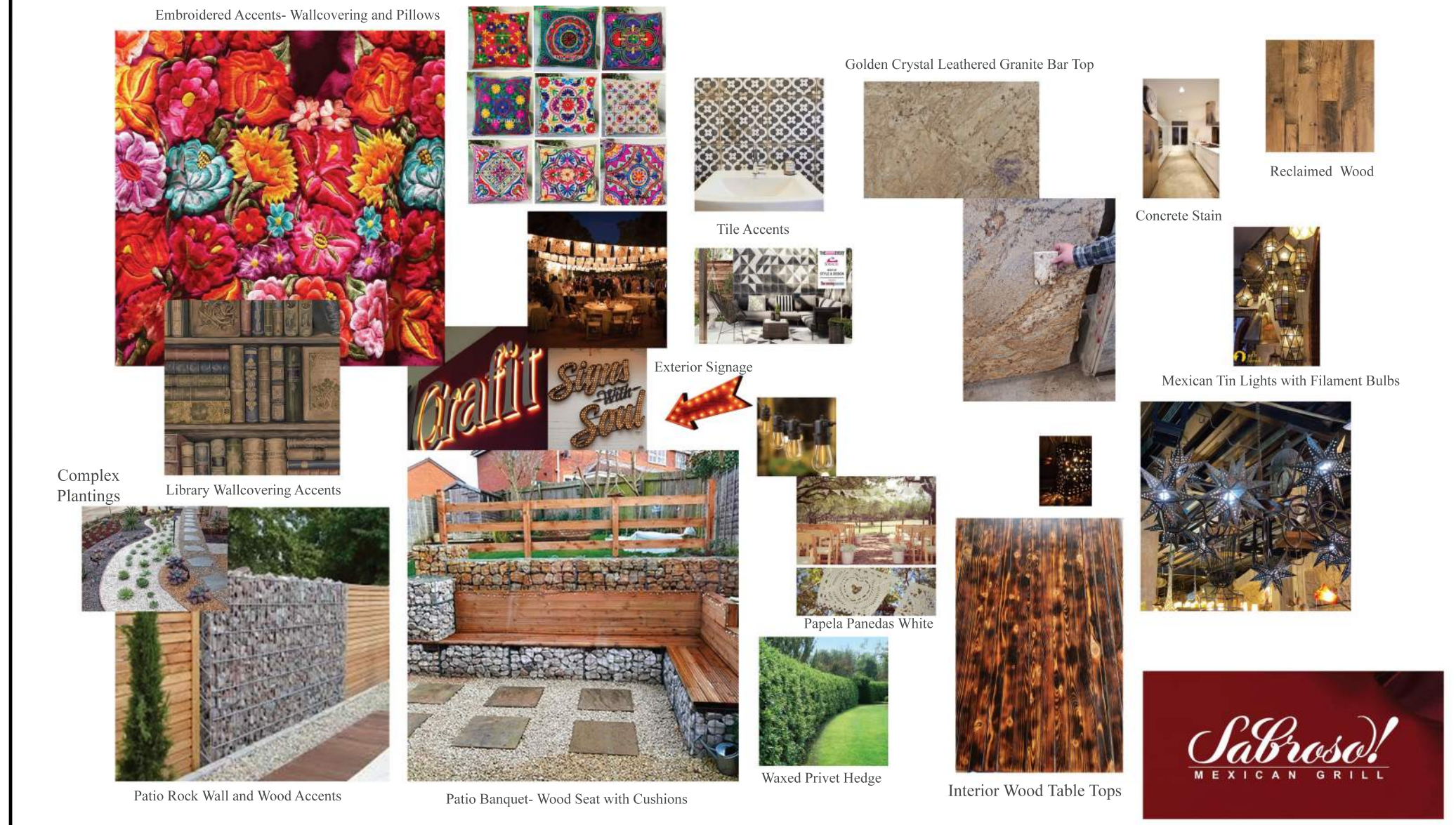
CONCEPT ELEVATIONS



CONCEPT ELEVATIONS



CONCEPT ELEVATIONS



architecture
interiors
furniture specification

steinerstudio
architecture and interior design

Amy Steiner Bagley, Architect
17000 Mitchell North
Irvine, CA 92614
ph: 714.299.5957 fx: 657.224.9739

TENANT IMPROVEMENT AT
SABROSO! MEXICAN GRILL

13091 HARBOR BLVD
GARDEN GROVE, CA 92843

project number:
file name:
drawn by: AS checked by: AS
date:

Rev. date: description:
5/16/23 CUP SUBMITTAL

THIS DRAWING AND THE DESIGN, DEPICTIONS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF STEINER BAGLEY AND SHALL REMAIN THE PROPERTY OF AMY STEINER BAGLEY. NO PART THEREOF SHALL BE REPRODUCED, DISCLOSED, COPIED, EITHER WHOLLY OR OTHERWISE, IN ANY MANNER WITHOUT THE ADVANCED WRITTEN CONSENT OF AMY STEINER.
drawing title:
CONCEPT DESIGN

drawing no:

Memorandum

Date: November 8, 2022
To: Jon David, Hunt Enterprises, Inc.
From: Spencer Reed, PE
Subject: **Harbor Plaza Parking Assessment**

OC22-0903

Fehr & Peers conducted a parking assessment for the Harbor Plaza shopping center in Garden Grove, California. This assessment was undertaken to document the parking supply and hourly parking demand of the shopping center parking lot to determine if additional parking is available during peak periods that could be utilized to meet the parking requirements for the planned construction of a 1,000 square foot (sf) outdoor dining patio addition to one of the units in the shopping center. The remainder of this memorandum summarizes the scope of the study, data collection, parking assessment, and findings.

Study Scope

As part of a planned tenant improvement, a 1,000 sf outdoor dining patio is proposed for a unit in one of the standalone pads in the shopping center. Construction of the patio would require the removal of five parking spaces with no plan to replace the five lost spaces or add additional spaces for the patio use. Therefore, this study has been undertaken to document the current parking demand of the Harbor Plaza shopping center to determine if existing parking supply is available to accommodate the removed parking spaces and patio construction.

In preparing for this study, Fehr & Peers contacted Priit Kaskla from the City of Garden Grove to confirm the parking requirements of the Harbor Plaza site. Based on original approvals of the site, SP-115-88, the shopping center has a parking requirement of 1 space per 300 square feet of building area.

Based on the parking requirements of the site, this study identified the number of parking spaces available at peak demand and if enough parking spaces were available to accommodate the 1,000 sf outdoor dining patio utilizing the 1 space per 300 square feet of building area for a total of 3 parking spaces.



Data Collection

Parking Counts

Parking data collection was conducted at the Harbor Plaza shopping center on Thursday, July 7, 2022, and Saturday, July 9, 2022. The data collection occurred from 8:00 AM to 8:00 PM. Figure 1 identifies the extent of the data collection location. The data collection sheets are included in Attachment A.

Figure 1 – Study Area



Due to project timing, data collection could not be conducted when schools were in session, but were conducted to avoid summer holidays. As part of this assessment, the July parking demand was adjusted to reflect higher parking demand conditions expected in a typical December based on factors from the Urban Land Institute *Shared Parking, Third Edition* (2020). This adjustment is documented in the parking assessment section.

Tenant Information

To ensure that the existing parking demand is reflective of the shopping center operating under typical conditions, Fehr & Peers requested current tenant occupancy data from Hines Group, Inc. for the Harbor Plaza shopping center. This data was reviewed to determine the tenant occupancy rate of the shopping center at the time of the parking data collection.



Parking Assessment

Existing Parking Assessment

Parking Supply

As presented in Table 1, the Harbor Plaza shopping center parking lot has a parking supply of 271 spaces. The original approvals for the site required 1 space per 300 square feet of building area. With a building area of 86,237 sf, the site requires 288 parking spaces per the original approvals. It is possible that the 288 spaces were reduced to 271 with restriping or application of slurry mix improvements to the parking lot at some point in time. City of Garden Grove staff determined that the study should be based on the 288 approved parking spaces, a deficiency of 17 spaces.

The site has a back alley which is approximately 28 feet wide and has an overall length of approximately 820 feet. As the alley accommodates back entry and loading for the tenants of the shopping center a number of doorways, bollards, utility poles, and other equipment is located in the alley which makes the usable space limited. In coordination with City of Garden Grove staff, it was determined that approximately 10 parallel parking spaces could be added to the back alley using a parallel parking dimension of 8' x 22'.¹

As the back alley is not able accommodate the additional 17 required parking spaces, this study will assume a supply of 10 back alley parking spaces for a total parking supply of 281 spaces. This will result in the site starting with an existing parking deficiency of 7 spaces from the 288 approved parking spaces.

In an effort to minimize the existing parking supply deficiency, the site will be required to install as many parallel parking spaces as possible to the back alley. Hunt Enterprises, Inc. will have to coordinate with the City of Garden Grove to determine the timing for the installation of the parallel parking spaces.

Parking Demand

Over the two data collection days, the parking demand peaked at 1:00 PM on Thursday with 135 spaces demanded (48% occupancy) and at 1:00 PM on Saturday with 146 spaces demanded (52% occupancy). The parking demand trend throughout both days was similar with parking demand increasing from 8:00 AM to 1:00 PM and generally maintaining 40% - 50% occupancy until approximately 7:00 PM when demand started to decline.

¹ Garden Grove City-standard space is 9' x 22', The Engineering Division is allowing the space to be reduced to 8' wide to accommodate the drive-aisle circulating around the building.



Table 1 – Harbor Plaza Parking Demand

Time	Supply	Thursday July 7, 2022		Saturday July 9, 2022	
		Parking Demand	Utilization	Parking Demand	Utilization
8:00 AM	288	15	5%	18	6%
9:00 AM		53	19%	47	17%
10:00 AM		73	26%	92	33%
11:00 AM		108	38%	119	42%
12:00 PM		119	42%	125	44%
1:00 PM		135	48%	146	52%
2:00 PM		111	40%	122	43%
3:00 PM		115	41%	142	51%
4:00 PM		117	42%	127	45%
5:00 PM		99	35%	126	45%
6:00 PM		114	41%	115	41%
7:00 PM		103	37%	112	40%
8:00 PM		81	29%	94	33%

Tenant information at the time of the parking count was reviewed as part of the parking assessment. The Harbor Plaza shopping center has a total of 21 units with 86,257 sf of building area. This review showed a tenant occupancy of 91% of the building area. The 91% tenant occupancy is considered within the acceptable range of being considered fully utilized as many commercial properties have some vacancy due to tenant turnover or improvements. Therefore, the parking demand data collected is reflective a fully utilized shopping center under typical conditions in July.

December Parking Estimate Assessment

The Urban Land Institute sponsored a national study that established a basic methodology for analyzing parking demand in mixed-use developments. This methodology was published in *Shared Parking, Third Edition* (2020) and identifies base parking rate, parking demand reductions, and hourly/monthly parking demand patterns for various land uses.

Shared Parking, Third Edition typically identifies that parking demand for most land uses as being highest in the month of December. As the parking data collection was conducted in July, the parking demand was adjusted to reflect an estimate of parking demand in December.



The *Shared Parking, Third Edition* monthly parking demand patterns for retail land use customers was utilized to develop a factor between the July and December. Other land uses that are present in the Harbor Plaza shopping center, such as restaurants, are provided in *Shared Parking, Third Edition*; but the retail land use has the greatest change in parking demand between July and December so the retail information was used to generate a conservative estimate of December parking demand.

As presented in Table 2, July has a parking adjustment of 70% of peak parking demand and December has a parking adjustment of 100% of peak parking demand. This change in parking demand results in a parking adjustment factor of 1.43. Applying the 1.43 parking adjustment factor results in a Thursday in December parking estimate of 193 spaces (71% occupancy) and a Saturday in December parking estimate of 209 spaces (77% occupancy).

Table 2 – Parking Adjustments

	July	December
<i>Shared Parking, Third Edition</i> Retail Customer Monthly Parking Adjustment Factor	70%	100%
Parking Adjustment Factor (December/July)	1.43	
Thursday Parking Demand	135	193 (Estimate)
Thursday Parking Utilization	48%	69%
Saturday Parking Demand	146	209 (Estimate)
Saturday Parking Utilization	52%	74%

Usable Parking Supply Assessment

To provide a suitable margin of available spaces to account for turnover and inefficiencies, a 10% buffer was removed from the parking supply. As documented in *Shared Parking, Third Edition*, "A parking facility will be perceived as full at somewhat less than its actual capacity, generally in the rate of 85 to 95 percent occupancy" (p. 15). The parking spaces associated with this factor provide a cushion of parking supply to account for mis-parked vehicles, vehicle maneuvers, and vacancies associated with reserved spaces for specific users (e. g. time limited spaces for carry out restaurants). The use of a 10% buffer results in a parking supply of 253 parking spaces (281 x 90% = 253).

Additionally, construction of the 1,000 sf outdoor dining patio would require the removal of five parking spaces with no plan to replace the five removed spaces. Therefore, the buffered supply was reduced by 5 parking spaces to account for the removed spaces before determining how much patio space could be built utilizing the remaining available parking spaces. This results in a usable parking supply of 248 spaces (253 – 5 = 248)



Utilizing the December parking estimates and the usable parking supply, the site is projected to have an available parking supply of 55 parking spaces ($248 - 193 = 55$) on a Thursday and 39 parking spaces ($248 - 209 = 39$) on a Saturday as presented in Table 3. Based on the original parking requirement of 1 space per 300 square feet of building area, the 1,000 sf outdoor dining patio would require 3 parking spaces. The projected usable parking supply of the site can accommodate the 3 parking spaces of the 1,000 sf patio.

Table 3 – Parking Assessment

	Thursday	Saturday
Usable Parking Supply	248	
Estimated Peak Parking Demand	193	209
Available Parking Supply	55	39
Parking Supply for Outdoor Dining Patio	3	3
Remaining Parking Supply	52	36

Parking Reduction Assessment

The Garden Grove Municipal Code Section 9.16.040.180 states that parking space reduction should not exceed 25% of the total required spaces. With inclusion of the 1,000 sf outdoor dining patio, the total building square footage would be 87,237 sf requiring 291 parking spaces. With the existing parking supply deficiency of 7 parking spaces, the reduction of 5 parking spaces association with construction of the patio, and the decision to not build the 3 parking spaces for patio; the site has a total reduction of 15 parking spaces. This results in a parking reduction of 5% ($(291 - 15)/291 = 95\%$) which is within the reduction identified in Garden Grove Municipal Code.

Findings

The Harbor Plaza shopping center has a current parking supply of 271 spaces. In coordination with City of Garden Grove staff, it was assumed that 10 parallel parking spaces could be accommodated in the back alley of the site for a total parking supply of 281 spaces. In an effort to minimize the existing parking supply deficiency, the site will be required to install as many parallel parking spaces as possible to the back alley. Hunt Enterprises, Inc. will have to coordinate with the City of Garden Grove to determine the timing for the installation of the parallel parking spaces.

With a parking supply of 281 spaces and a peak parking demand of 146 spaces demanded (52% occupancy) at 1:00 PM on Saturday the site provides sufficient parking supply to meet existing July demand. As the parking counts were conducted in July, the peak December parking demand (usually to be the highest throughout the year) was estimated to be 209 parking spaces (74% occupancy). Based on a usable parking supply of 248 spaces, the proposed 1,000 sf outdoor dining patio can be added to the site with approximately 36 remaining spaces available and does not exceed the parking reduction allowance from the Garden Grove Municipal Code.

Attachment A
Parking Counts

Garden Grove Parking

Harbor Plaza

Harbor Boulevard and Garden Grove Boulevard, Garden Grove

Thursday, July 7th, 2022

	Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Regular	258	14	50	71	100	115	132	109	114	115	97	111	100	76
Handicap	8	0	2	1	6	4	1	2	0	2	2	1	1	4
10 Min.	3	1	1	1	2	0	2	0	1	0	0	2	2	1
15 Min.	2	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	271	15	53	73	108	119	135	111	115	117	99	114	103	81

Total Occupancy	281	15	53	73	108	119	135	111	115	117	99	114	103	81
Total Percent		5%	19%	26%	38%	42%	48%	40%	41%	42%	35%	41%	37%	29%

Garden Grove Parking

Harbor Plaza

Harbor Boulevard and Garden Grove Boulevard, Garden Grove

Saturday, July 9th, 2022

	Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Regular	258	18	45	88	113	122	140	114	136	121	119	111	109	91
Handicap	8	0	1	2	6	3	5	5	2	3	2	3	0	2
10 Min.	3	0	1	2	0	0	1	2	3	1	3	0	2	0
15 Min.	2	0	0	0	0	0	0	1	1	2	2	1	1	1
Subtotal	271	18	47	92	119	125	146	122	142	127	126	115	112	94

Total Occupancy	281	18	47	92	119	125	146	122	142	127	126	115	112	94
Total Percent		6%	17%	33%	42%	44%	52%	43%	51%	45%	45%	41%	40%	33%

RESOLUTION NO. 6063-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-125-2023, AND CONDITIONAL USE PERMIT NO. CUP-241-2023, FOR A PROPERTY LOCATED ON THE SOUTHWEST CORNER OF HARBOR BOULEVARD AND GARDEN GROVE BOULEVARD, AT 13091 HARBOR BOULEVARD, ASSESSOR'S PARCEL NOS. 100-501-27 AND 100-501-28.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on July 6, 2023, hereby approves Site Plan No. SP-125-2023, and Conditional Use Permit No. CUP-241-2023, for the remodel of an existing 2,780 square-foot tenant space, an addition of a 927 square-foot patio to accommodate the relocation of Sabroso! Mexican Grill, and to operate the restaurant under a new original State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Eating Place) License (the "Project") for the property located on the southwest corner of Harbor Boulevard and Garden Grove Boulevard, at 13091 Harbor Boulevard, Assessor's Parcel Nos. 100-501-27 and 100-501-28, and hereby determines that public convenience or necessity would be served by issuance of an Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Eating Place) License at this location.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-125-2023, and Conditional Use Permit No. CUP-241-2023, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Sabroso! Mexican Grill, with the authorization of the property owner, Harbor Plaza Center, LLC.
2. The applicant is requesting Site Plan approval to remodel an existing 2,780 square-foot tenant space, and add a 927 square-foot patio to accommodate the relocation of Sabroso! Mexican Grill, located at 13091 Harbor Boulevard. Also a request to operate the restaurant under a new original State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Eating Place) License.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the Planning Commission hereby determines that the proposed project is categorically exempt from the CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303).
4. The property has a General Plan Land Use Designation of IW (International West Mixed Use) and is zoned HCSP-DC (Harbor Corridor Specific Plan – District Commercial). The subject tenant space is an approximately 2,780 square-foot unit within an existing multiple-tenant pad building, fronting toward Harbor Boulevard, within an existing shopping center located on the southwest corner of Garden Grove Boulevard and Harbor Boulevard.

5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on July 6, 2023, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of July 6, 2023, and

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

FACTS:

The property is an approximately 5.59-acre site improved with a multiple-tenant shopping center, located on the southwest corner of Garden Grove Boulevard and Harbor Boulevard. The subject tenant space is an approximately 2,780 square-foot unit within an existing multiple-tenant pad building, at 13091 Harbor Boulevard.

The property has a General Plan Land Use Designation of IW (International West Mixed Use), and is zoned HCSP-DC (Harbor Corridor Specific Plan – District Commercial). To the north, across Garden Grove Boulevard, the subject site is adjacent to commercial uses in the HCSP-DC, C-1 (Neighborhood Commercial), and GGMU-3 (Garden Grove Boulevard Mixed Use 3) zones. To the east across Harbor Boulevard, the subject site is adjacent to commercial uses also in the HCSP-DC zone. To the south, the property is adjacent to commercial properties zoned HCSP-TS (Harbor Corridor Specific Plan – Transition Zone South). Lastly, to the west, the property is adjacent to a residential development zoned PUD-113-96 (Planned Unit Development).

The existing pad building containing the subject tenant space was originally approved in 1988, under Site Plan No. SP-146-88. Subsequent revisions to the Site Plan approval were approved by the Planning Commission in 1991 and 1992. Upon completion of construction in 1993, the subject 2,780 square-foot tenant space was occupied by a bookstore. Most recently, an auto title office occupied the tenant space from 2014 to 2020. In the years since, the subject tenant space has remained vacant.

The project will consist of converting the existing tenant space into a restaurant. Changes to the building include the conversion of the interior to a restaurant use, the addition of an outdoor patio dining area, and minor exterior façade improvements. The interior of the building will feature a dining room, a bar seating

area, a kitchen and food prep area, and two (2) restrooms. The patio area, on the north side of the building, is approximately 927 square feet.

The shopping center site is required to provide a minimum of 288 parking spaces. Currently, the site provides 281 spaces, a deficiency of seven (7) spaces. The Harbor Corridor Specific Plan allows for parking reductions of up to 20%. The current deficiency on-site constitutes a 2% reduction in parking.

Based on a parking analysis prepared by a traffic engineering firm, the site's peak observed parking demand was 209 parking spaces. With the removal of the five (5) parking spaces to accommodate the patio, the three (3) space increase in parking required by the patio, and including a 10% contingency, there is a forty-three (43) space surplus provided on-site.

There are no changes to the parking lot of the commercial center. The existing trash enclosure nearest the subject tenant space will be rebuilt according to City standards. The new trash enclosure will not encroach or impede on any of the adjacent parking spaces or drive aisles.

The design and location of the new outdoor patio dining area necessitates the replacement of existing pedestrian path-of-travel to and from Harbor Boulevard. A revised accessible path-of-travel will connect the accessible parking space on the west of the building to Harbor Boulevard. The path-of-travel will wrap around the patio to the north of the building, before accessing Harbor Boulevard to the east via a new ramp.

The proposed façade improvements are designed in a manner to be compatible with the existing building. The most noticeable exterior change will be the addition of the patio dining area to the north of the building. The patio roof is a simple flat-roof design, made of steel, and painted black. Delineating the patio on three sides are planters constructed of horizontal wood siding. Some of the horizontal wood siding will also continue onto the restaurant itself, helping create cohesion between the patio and the building. Other changes to the exterior of the space include new doors and windows, new paint, and decorative lighting. The exterior improvements will consist of shades of black, beige, and browns, consistent with the existing building to remain.

The interior of the converted restaurant will be designed in a rustic Mexican style. The new design features an eclectic mixture of dark wood features, stone features, painted tiles, and colorful textile and ceramic décor. The new color scheme has similarities to the restaurant's original location, including dark earth tones, like brown, gray, and black steel.

To accommodate the new accessible path-of-travel, the overall landscaping on-site will be reduced. The loss of landscape area can be considered a "reasonable

accommodation," as it is necessitated by ADA (Americans with Disabilities Act) path-of-travel requirements. Any impacted landscaping adjacent to the new ramp will be replanted to be compatible with the remaining landscaping. Additionally, two (2) trees will be removed and replanted to accommodate the new path-of-travel.

Sabroso! Mexican Grill operates as a full-service, sit-down restaurant, specializing in Mexican cuisine. The restaurant qualifies as a "bona fide eating place," per ABC guidelines. Therefore, the restaurant, as proposed, qualifies for an ABC Type "47" License.

Alcohol sales will be permitted only for on-site consumption. Sales of alcohol will be incidental to the service of food. Entertainment is not a part of the subject request, and is not permitted as a part of this Conditional Use Permit.

Sabroso! Mexican Grill's hours of operation will be 11:00 a.m. to 9:00 p.m., Monday through Friday, and 9:00 a.m. to 9:00 p.m., Saturday and Sunday. These hours are consistent with the City's standard operating hours of 8:00 a.m. to 11:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:30 a.m., Friday and Saturday.

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

- The subject site is located in Crime Reporting District No. 135.
- The crime count for the District is 146.
- Average crime count per district in the City is 70.
- A District is considered high when it exceeds the Citywide average by 20%.
- The subject District has a crime count of 52.0% above the citywide average; therefore, it is considered a high-crime area.
- The subject site is located in Alcoholic Beverage Control (ABC) Census Report District No. 885.01.
- ABC Census Reporting District No. 885.01 allows for eight (8) on-sale licenses within the District. Currently, there are seven (7) on-sale licenses in the District. The approval of this CUP will not increase the number of on-sale ABC Licenses in the District, because the relocated restaurant has an on-sale license that is being replaced. The total number of on-sale licenses will remain at seven (7).

PUBLIC CONVENIENCE OR NECESSITY:

A finding for public convenience or necessity would have to be made in order to approve an establishment that is requesting a new original Alcoholic Beverage Control license that is located within a district with a high crime rate and/or in an area with an over-concentration of ABC licenses. California Business and

Professions Code Section 23817.5 prohibits the ABC from issuing new alcoholic licenses in areas of over-concentration. Business and Professions Code Section 23958 states:

The department further shall deny an application for a license if issuance of that license would tend to create a law enforcement problem, or if issuance would result in or add to an undue concentration of licenses, except as provided in Section 23958.4.

Business and Professions Code Section 23958.4 provides the following exception:

(b) Notwithstanding Section 23958, the department may issue a license as follows:

(2) With respect to any other license, if the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within ninety (90) days of notification of a completed application that public convenience or necessity would be served by the issuance. The 90-day period shall commence upon receipt by the local governing body of (A) notification by the department of an application for licensure, or (B) a completed application according to local requirements, if any, whichever is later.

Although the subject site is located in an area considered to be in a high-crime district and in an area with an over-concentration of on-sale ABC licenses, a finding for public convenience or necessity is warranted given the potential community benefit through the operation of the restaurant with an ABC Type "47" (On-Sale, General, Eating Place) License. The addition of the new ABC Type "47" License would provide and maintain an amenity that enhances the customer dining experience and maintains the intent of being a business serving the local community. The use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. Provided the Conditions of Approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area.

Furthermore, the establishment shall provide an assortment of foods normally offered in restaurants, and the kitchen shall be open and preparing food during all hours that the establishment is open. At all times the establishment is open, the sale of alcohol shall be incidental to the sale of food; and the quarterly gross sales of alcoholic beverages shall not exceed 35% of the total gross sale of food during the same period. Lastly, no live entertainment, (karaoke, one-man band, solo performer, live music, etc.) including amplified music, shall be permitted on the premises. Therefore, the City of Garden Grove hereby determines and approves a

Finding of Public Convenience or Necessity for Conditional Use Permit No. CUP-241-2023.

FINDINGS AND REASONS:

SITE PLAN:

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

The General Plan Land Use Designation of the subject site is IW (International West Mixed Use), which is intended for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential that are appropriate for a major entertainment and tourism destination. The HCSP-DC (Harbor Corridor Specific Plan – District Commercial) zone is intended as an area of Citywide significance for the retail commercial sales of a selected variety of products and provision of consumer services. The design and improvement of the proposed project is consistent with the spirit and intent of the General Plan, through its goals, policies, and implementation programs, including specifically:

Policy LU-1.4: Encourage a wide variety of retail and commercial services, such as restaurants and cultural arts/entertainment, in appropriate locations. The subject proposal will allow for exterior façade improvements, necessitated by the development of a 2,780 square-foot restaurant. Restaurants are an allowable use under the HCSP-DC zone. The proposed restaurant use will be compatible with the existing shopping center, the adjacent commercial uses along Harbor Boulevard, and nearby residential uses along Garden Grove Boulevard.

Policy LU-1.5: Encourage active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed-use areas. The addition of the outdoor patio will add a level of activity along Harbor Boulevard. This more active space, as compared to the existing parking lot, helps create a more exciting streetscape, which can help encourage pedestrian activity. The proposed restaurant space can help draw attention to the shopping center, and the variety of businesses that are located there.

Policy LU-2.3: Prohibit uses that lead to deterioration of residential neighborhoods, or adversely impact the safety or the residential character of a residential neighborhood. The development meets all of the development standards of the HCSP, and the Garden Grove Municipal Code, as applicable. This includes the maximum building height, the minimum setbacks, and the minimum parking requirements. Adherence to these development standards

will help ensure that the project has limited impacts on the residential neighborhood to the west of the project.

Policy LU-2.4: Assure that the type and intensity of land use are consistent with those of the immediate neighborhood. The subject site is in an urbanized area with multiple commercial developments. The HCSP-DC zone allows for restaurant uses. The remodel of the tenant space to accommodate the restaurant use will be consistent with the allowable uses of the zone. The proposed restaurant use is consistent with the hotels, entertainment, and retail uses along Harbor Boulevard, and adjacent residential uses along Garden Grove Boulevard.

Goal LU-4: Uses compatible with one another. The proposed restaurant will share the subject pad building with a wireless service provider store. The rest of the shopping center includes retail, medical, restaurant, personal service, and arcade uses. All of these uses are permitted in the HCSP-DC zone. Provided that the subject restaurant adheres to the proposed Conditions of Approval, the use can be compatible with the other uses currently in the shopping center, and with those uses found along Harbor Boulevard.

Goal LU-5: Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community. The subject tenant space has been vacant since 2020. By allowing Sabroso! Mexican Grill to relocate to the subject tenant space, it can help create a more economically successful shopping center. Providing a wide variety of activity within a shopping center can serve the growing and changing needs of the community.

Policy LU-5.1: Work with property owners of vacant commercially zoned property to develop their sites into appropriate, economically viable projects. The subject tenant space has been vacant since 2020. The proposed project would introduce a new use to an otherwise vacant tenant space. Filling a vacant tenant space can help with the long-term economic viability of the commercial center. Furthermore, the new restaurant would be a larger space than the current Sabroso! Mexican Grill location. Expanding to a new, larger space can help secure the restaurant's financial future.

Policy LU-6.2: Encourage a mix of retail and commercial services along major corridors and in centers to meet the community's needs. The subject commercial center is located on the southwest corner of Garden Grove Boulevard and Harbor Boulevard. This is an intersection of two primary arterial streets. The center currently provides a variety of commercial business, including retail, medical, restaurant, personal service, and arcade

uses. The subject restaurant is compatible with these existing uses, and can help meet the needs of the community into the future.

Policy LU-6.3: Encourage properties along corridors and in centers to be improved through maintenance or rehabilitation to prevent decline or encourage redevelopment. The exterior and interior remodeling of the subject tenant space is intended to rehabilitate the building. This shows a continuing investment into the appearance and function of the shopping center. A continued effort to invest in the property can help prevent any decline in appearance or functionality of the center

LU-IMP-6C: Encourage façade renovation, enhanced parking area landscaping, improved lighting, development of pad buildings, and the use of pedestrian amenities, such as fountains, plazas, promenades, seating, and like features. In addition to the conversion of the subject space to a restaurant use, the applicant is proposing a 927 square-foot outdoor dining area along Harbor Boulevard. This can be considered a pedestrian-friendly amenity, and can help enhance the streetscape along Harbor Boulevard. The patio and related façade enhancements help renovate the building.

Goal LU-9: Creation of a tourism- and entertainment-related destination area that will benefit all residents, businesses, and visitors. The site is designed for both vehicle and pedestrian access. This allows for patrons in the nearby resort area, residents in the adjacent neighborhoods, and visitors to the area to access the restaurant. Restaurant uses are frequented by locals and visitors alike. Furthermore, the design of the site, building, and dining area is oriented toward Harbor Boulevard, contributing a sense of place to enliven the streetscape. The restaurant was designed to contribute to the overall sense of place in the Grove District resort area.

Policy LU-9.1: Capture the benefits of the tourist trade generated by the Disneyland Resort and the Anaheim Convention Center. The subject location of the proposed restaurant is located on Harbor Boulevard, approximately two (2) miles from the Disneyland Resort and the Anaheim Convention Center. The proposed location is an expansion compared to Sabroso! Mexican Grill's current location. By occupying a larger space, the restaurant can accommodate a larger number of patrons. This may help the restaurant capitalize on the benefits of its close proximity to the Anaheim and Garden Grove resort area.

Policy LU-9.2: Support and enhance the commercial centers at the intersection of Harbor Boulevard and Garden Grove Boulevard. The subject commercial center is located on the southwest corner of Harbor Boulevard and Harbor Boulevard. The relocation of Sabroso! Mexican Grill, and the proposed patio dining area can help enhance the center. The patio, and the

associated façade improvements help update the appearance of the existing pad building. The larger space also reflects on the success of the restaurant, and their need for an expansion to accommodate customer demand.

LU-IMP-9C Monitor and ensure pedestrian safety for shoppers moving between the centers at the intersection of Harbor Boulevard and Garden Grove Boulevard. As a part of the project, an existing ramp and stair leading from Harbor Boulevard into the shopping center will be removed. New pedestrian access, in the form of an accessible, two-legged switchback ramp will connect the subject building to Harbor Boulevard. A new ramp can help create a safer environment for pedestrians traveling through the intersection of Garden Grove Boulevard and Harbor Boulevard.

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

When the subject commercial center was approved in 1988, the minimum parking requirement was calculated at a rate of one (1) parking space per three-hundred (300) square feet of gross floor area. The parking ratio made no differentiation based upon the use; all uses were parked under the same ratio. Based on this ratio, the site is required to provide a minimum of 288 parking spaces. Currently, the site provides 281 spaces, a deficiency of seven (7) spaces. The Harbor Corridor Specific Plan allows for parking reductions of up to 20%. The current deficiency on-site constitutes only a 2% reduction in parking.

To accommodate the new patio dining area, five (5) existing parking spaces will be removed from the north side of the subject building. A parking analysis was prepared by a qualified traffic engineering firm to determine the observed parking demand for the shopping center. In their analysis, the site's observed peak parking demand was 209 parking spaces. Including a 10% contingency, as required by the Municipal Code, the peak demand was 230 spaces. With the removal of the five (5) parking spaces to accommodate the patio, the three (3) space increase in parking demand required by the patio, and including the contingency, there is a forty-three (43) space surplus provided on-site. With the surplus in parking, the site is able to accommodate the expanded restaurant use, according to the parking requirements of the Harbor Corridor Specific Plan and the Municipal Code.

The removal of the parking spaces withstanding, there are no additional changes to the parking lot of the commercial center. The site will still feature two (2) driveway approaches along Garden Grove Boulevard, and two (2) driveway approaches along Harbor Boulevard. The existing trash enclosure nearest the subject use will be rebuilt according to City standards. The new

trash enclosure will not encroach or impede on any of the adjacent parking spaces or drive aisles. Vehicular traffic will still circulate throughout the center as originally approved.

The design and location of the new outdoor patio dining area necessitates the creation of a new accessible path-of-travel to and from Harbor Boulevard. The new accessible path of travel will connect the accessible parking space on the west of the building to Harbor Boulevard. The path-of-travel will wrap around the patio to the north side of the building, before accessing Harbor Boulevard to the east via a new ramp to street grade.

The Engineering Division has reviewed the plans and all appropriate conditions of approval have been incorporated to minimize any adverse impacts on surrounding streets. The design of the project will not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and vehicular and pedestrian access.

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

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

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

The Public Works Department has reviewed the project, and has incorporated all the appropriate conditions of approval to minimize any adverse impacts, and to ensure the project will not adversely impact the Public Works Department's ability to perform its required function(s).

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

The subject 5.59-acre commercial center is located in an area that is adjacent to commercial uses in the HCSP-DC, C-1 (Neighborhood Commercial), and GGMU-3 (Garden Grove Boulevard Mixed Use 3) zones to the north, across Garden Grove Boulevard. To the east across Harbor Boulevard, the subject site is adjacent to commercial uses also in the HCSP-DC zone. To the south, the property is adjacent to commercial properties zoned HCSP-TS (Harbor Corridor Specific Plan - Transition Zone

South). Lastly, to the west, the property is adjacent to a residential development zoned PUD-113-96 (Planned Unit Development)

The proposed development would improve an otherwise vacant tenant space, making it more compatible with the commercial center. Architecturally, the restaurant has been designed with facades to be aesthetically complimentary with the rest of the center, and the Harbor Boulevard resort district. A variety of colors, materials, and massing help create visual intrigue.

The proposed pad restaurant will provide adequate parking, vehicular and pedestrian circulation for access to and from the site, and new rehabilitated. The architecture and design of the project will be of sufficiently high quality, consistent with the developments elsewhere along Harbor Boulevard in the resort area.

The project has been designed in accordance with the Harbor Corridor Specific Plan, and Municipal Code development standards. In particular, the project complies with the: minimum lot size, setbacks, parking (based on a parking demand analysis), and maximum building height requirements. The City's Community and Economic Development Department has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to ensure physical, functional, and visual compatibility with the project's surroundings.

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

The proposed pad restaurant will maintain adequate parking, vehicular and pedestrian circulation for access to and from the site, and rehabilitated landscaping. The architecture and design of the building will be of sufficiently high quality, consistent with the developments elsewhere along Harbor Boulevard in the resort area.

The building is situated along Harbor Boulevard, with setbacks of 7-6" to the easterly property line along Harbor Boulevard, over 300' to the northerly property line, over 200' to the westerly property line, and over 300' to the southerly property line. Landscape planters will be maintained along the perimeter of the site to ensure adequate buffering of any potential noise and light/glare impacts. Existing landscaping to the east of the tenant space will need to be slightly reconfigured to accommodate a new ADA path-of-travel. The City's Community and Economic Development Department has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to ensure the attractiveness of the on-site landscaping and other amenities.

CONDITIONAL USE PERMIT:

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

The General Plan Land Use Designation of the subject site is IW (International West Mixed Use), which is intended for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential that are appropriate for a major entertainment and tourism destination. The HCSP-DC (Harbor Corridor Specific Plan – District Commercial) zone is intended as an area of Citywide significance for the retail commercial sales of a selected variety of products and provision of consumer services. The design and improvement of the proposed project is consistent with the spirit and intent of the General Plan, through its goals, policies, and implementation programs, including specifically:

Policy LU-1.4 Encourage a wide variety of retail and commercial services, such as restaurants and cultural arts / entertainment, in appropriate locations. The subject restaurant is located at the intersection of Garden Grove Boulevard and Harbor Boulevard, in an area already developed with a variety of commercial businesses. The subject restaurant, with the proposed service of alcohol, can further enhance the commercial district at the subject intersection, and along Harbor Boulevard in the City's resort district. Particularly, the restaurant can serve the local clientele in the nearby residential neighborhoods, as well as visitors from further destinations.

Goal LU-4 Uses compatible with one another. The subject request would allow for the sale and service of alcohol within a new restaurant. The subject tenant space has been vacant since 2020, in a previously developed commercial center with a variety of uses. Various commercial businesses, including restaurants, have previously occupied the subject tenant space. Directly adjacent to the proposed restaurant is a wireless service provider. Elsewhere in the shopping center are retail, restaurant, personal service, medical office, and arcade uses. Restaurant uses with alcohol sales are compatible with these uses, and other lighter, commercial uses. Furthermore, provided the conditions of approval are adhered to for the life of the project, the use will be compatible with other commercial uses.

Goal LU-5 Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community. Restaurant uses, with alcohol sales, can enhance the vitality of the City's commercial centers. The proposed Conditional Use Permit would allow for the service of alcohol at an expanded and relocated restaurant, Sabroso! Mexican Grill. The service of alcohol is intended to enhance the dine-in experience at the

restaurant. This can enrich the community by providing another unique dining opportunity, with an expanded menu.

Policy LU-6.2 Encourage a mix of retail and commercial services along the major corridors and in centers to meet the community's needs. The subject tenant space is located in a shopping center on the southwest corner of Garden Grove Boulevard and Harbor Corridor, a major intersection. The subject request for a Conditional Use Permit allowing the service of alcohol at Sabroso! Mexican Grill would expand the use of the restaurant by allowing sales of alcohol incidental to the sale of food. With the subject request, the proposed use will further enhance the variety of commercial uses already in the area. By approving the subject request, the shopping center, and the commercial district centered along the subject intersection would provide an even greater variety of commercial services to meet the community's needs.

Goal ED-2 The City must attract new businesses, while supporting and assisting those already located within Garden Grove. The proposed Conditional Use Permit is intended to enhance the dining experience at Sabroso! Mexican Grill. The sale and service of alcohol is to be incidental to the service of food at the restaurant. Should the Conditional Use Permit be approved, the City is providing a relocated, and expanded business all the resources they need to be successful.

SAF-IMP-2C Involve law enforcement agencies in the design and planning phases of ABC licensed establishments to reduce design elements that conceal or encourage criminal activity. The Garden Grove Police Department has reviewed all relevant data pertaining to the proposed Conditional Use Permit. The intent of their review is to reduce the number of alcohol-related crimes, and promote the safe operation of the restaurant. No concerns were raised by the Police Department regarding the addition of an ABC License to the restaurant. As a result, they are supportive of the Conditional Use Permit request, and recommend approval, subject to the recommended conditions of approval.

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

The use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The conditions of approval can minimize potential impacts to the adjoining area. Proposed hours of operation for the restaurant will be between 11:00 a.m. to 9:00

p.m., Monday through Friday, and 9:00 a.m. to 9:00 p.m., Saturday and Sunday. The restaurant has been conditioned to allow for operating hours between the City standard hours. Limitations on the hours of operation, and alcohol sales can limit any impacts on the surrounding area.

The use will not unreasonably interfere with the use, enjoyment, or valuation of other property located within the vicinity of the site, provided the conditions of approval are adhered to for the life of the project. By operating as a full-service restaurant, with ancillary alcohol sales for on-site consumption only, the use will be compatible with the surrounding uses.

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

The subject shopping center site, with the existing site improvements and modifications, is of adequate size to accommodate the proposed use within the surrounding area. With exception to the installation of a new accessible path-of-travel connecting the site to the public right-of-way along Harbor Boulevard, no modifications are required to any of the existing site development features on site. This includes any buildings, yards, walls, fences, and parking and loading facilities. The subject tenant space has been occupied by a handful of commercial uses, including restaurant uses, since being constructed in 1993. The space will be of adequate size to accommodate the use within the surrounding area.

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

The subject site is located on the southwest corner of Garden Grove Boulevard and Harbor Boulevard. The commercial center is adequately accessed by two (2) driveway approaches along Garden Grove Boulevard, and two (2) driveway approaches along Harbor Boulevard. On-site circulation is adequate to serve all the uses in the commercial center. The site is also sufficiently served by the public service facilities required, such as public utilities: gas, electric, water, and sewer facilities. The existing trash enclosure nearest the subject use will be rebuilt according to City standards. The new trash enclosure will not encroach or impede on any of the adjacent parking spaces or drive aisles. Vehicular traffic will still circulate throughout the center as originally approved.

The design and location of the new outdoor patio dining area necessitates the creating of a new accessible path-of-travel to and from Harbor Boulevard. The new accessible path of travel will connect the accessible parking space to the west of the building to Harbor Boulevard. The path-of-travel will wrap around the patio to the north of the building, before accessing Harbor Boulevard to the east via a new ramp to street grade. Therefore, with these improvements, the site will continue to be adequately served by all existing highways, streets, and other public and private service 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 Site Plan, and Conditional Use Permit possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.
2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the following conditions of approval, attached as "Exhibit A," shall apply to Site Plan No. SP-125-2023, and Conditional Use Permit No. CUP-241-2023.

EXHIBIT "A"

Site Plan No. SP-125-2023 & Conditional Use Permit No. CUP-241-2023

13091 Harbor 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. This Conditional Use Permit runs with the land and is binding upon the property owner, his/her/its heirs, assigns, and successors in interest.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Sabroso! Mexican Grill, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the applicable City hearing body, except as otherwise provided herein.
3. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. This Conditional Use Permit only authorizes the operation of an approximately 2,780 square-foot restaurant with an Alcoholic Beverage Control Type "47" (On-Sale, General, Eating Place) License as identified on the floor plan attached to these Conditions of Approval. Approval of this Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply. Modifications, which do not change the intent of the project, may be approved by the Department Director.
5. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Department Director, in his or her discretion. Proposed modifications to the approved floor plan, site plan, or Conditions of Approval that would result in the intensification of the

Site Plan No. SP-125-2023 & Conditional Use Permit No. CUP-241-2023
Conditions of Approval

project or create impacts that have not been previously addressed, and which are determined by the Department Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

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

Police Department

7. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises at any time.
8. Hours of operation shall be permitted only between the hours of 8:00 a.m. to 11:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:30 a.m., Friday and Saturday. The hours of operation shall be applicable to the entire premises. The City of Garden Grove reserves the right to reduce hours of operation by order of the Chief of the Police Department, in the event problems arise due to noise, disturbances or other problems that may be resolved by modifying the hours of operation.
9. There shall be no customers or patrons in or about the premises when the establishment is closed.
10. In the event security problems occur, and at the request of the Police Department, the permittee, at his own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.
11. The sale of alcoholic beverages for consumption off the premises is prohibited. Consumption of alcoholic beverages shall not occur anywhere outside of the establishment at any time.
12. The sale or service of alcohol shall cease thirty (30) minutes prior to the required closing time.
13. There shall be no enclosed booths on the premises at any time. Walls and/or partitions exceeding thirty-six (36) inches in height, which partially enclose or separate booths, shall be of a clear and transparent material. No item shall be placed in the area of the booths that would limit or decrease the visibility of the interior of the business from any location within the business.

Site Plan No. SP-125-2023 & Conditional Use Permit No. CUP-241-2023
Conditions of Approval

14. The applicant shall maintain a level of lighting in the establishment sufficient to ensure that individuals inside the restaurant can be clearly seen and identified by an observer at all times. Low-level lighting that does not enable an observer to clearly see and identify individuals inside the restaurant is prohibited.
15. No payment (entrance fee/cover charge) shall be charged to gain access to the business at any time.
16. No "B-girl" or "hostess" activity (as defined in Penal Code Section 303) shall occur within the establishment at any time.
17. No employee or agent shall, be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the establishment, nor shall the business provide or permit, or make available either gratuitous or for compensation, male or female persons who act as escorts, companions, or guests of and for the customers.
18. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while in the business.
19. The business shall show proof to the Police Department that all members of the business staff have completed the LEAD training (Licensee Education on Alcohol and Drugs) through Alcoholic Beverage Control (ABC) or an ABC approved "Responsible Beverage Service (RBS) Training" program.
20. In the event that the Alcoholic Beverage Control (ABC) License is suspended for any period of time and/or fined for any ABC violation as a result of disciplinary action, the Conditional Use Permit shall be presented to the Planning Commission for review or further consideration.
21. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation of up to \$1,000 pursuant to GGMC 1.22.010 (a).

Engineering Division

22. All reconstructed trash container areas shall meet the following requirements of City of Garden Grove Standard B-502, State-mandated commercial organic recycling law, AB 1826, and any other applicable State recycling laws related to refuse, recyclables, and/or organics:

Site Plan No. SP-125-2023 & Conditional Use Permit No. CUP-241-2023
Conditions of Approval

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

pedestrian pathways, or areas in the front of the property, including the public right-of-way (e.g., street, sidewalk), during and after construction. Any large bulk items shall be out of public vantage points.

- j. The requirements for the trash enclosure and design criteria are bound and coordinated with the Water Quality Management Plan (WQMP), when required, as depicted on the project grading plan, which shall be incorporated into the WQMP by narrative description, exhibits and an Operation and Maintenance Plan (O&M).

Orange County Fire Authority

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

Building and Safety Division

24. All proposed tenant improvement works shall comply with the latest California Building Standards Code at the time of submittal of a tenant improvement building plan check application.
25. A tenant improvement building permit is required.
26. All changes in occupancy, additions, and/or alterations shall comply with the path-of-travel requirements, as required by CBC Chapter 11B, Section 11B-202.4.
27. An occupancy separation between Groups A-2 and B is required per CBC Table 508.4.

Water Services Division

28. New water service installations two inches (0'-2") and smaller may be installed by the City of Garden Grove at the owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services three inches (0'-3") and larger shall be installed by developer/owner's contractor per City Standards.
29. Water meters shall be located within the City right-of-way. Fire services and large water services three inches (0'-3") and larger, shall be installed by a

Site Plan No. SP-125-2023 & Conditional Use Permit No. CUP-241-2023
Conditions of Approval

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

30. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have a RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards, and shall be tested by a certified backflow device tester immediately after installation. Cross-connection inspector shall be notified for inspection after the installation is completed. Owner shall have the RPPD device tested once a year thereafter by a certified backflow device tester, and the test results to be submitted to the Public Works Department, Water Services Division. The property owner must open a water account upon installation of RPPD device.
31. It shall be the responsibility of the owner/developer to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector, after permits have been obtained.
32. New utilities shall have a minimum five-foot (5'-0") horizontal, and a minimum one-foot (1'-0") vertical clearance from the water main and appurtenances.
33. If required, fire service and private fire hydrant laterals shall have an above-ground backflow device with a double-check valve assembly. The 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 the Public Works Department, Water Services Division. The device shall be on private property, and is the responsibility of the property owner.
34. Commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license. Plumbing plan for grease interceptor shall be routed to the City's Environmental Services Division for review and approval.
35. A properly-sized grease interceptor shall be installed on the sewer lateral, and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. The grease interceptor shall be located outside of the building, and accessible for routine maintenance. The owner shall maintain comprehensive grease interceptor maintenance records, and shall make them available to the City of Garden Grove upon demand.

Site Plan No. SP-125-2023 & Conditional Use Permit No. CUP-241-2023
Conditions of Approval

36. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Existing units are to be removed.
37. If needed, the owner shall install new sewer lateral with clean out at public right-of-way line. Lateral in public right-of-way shall be a minimum six-inch (0'-6") diameter, extra strength VCP with wedgelock joints.
38. The contractor shall abandon any existing unused sewer lateral(s) at the street right-of-way, on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug, and encased in concrete. Only one sewer connection per lot is allowed.
39. If needed, the owner shall install a new sewer lateral with clean out connecting to existing private sewer system on-site. It is the responsibility of the owner to install an appropriately sized sewer lateral.
40. The contractor shall abandon any existing unused sewer lateral(s) on the property owner's side, in accordance with California Plumbing Code.
41. If proposing to reuse the existing sewer lateral connected to Harbor Blvd, and the lateral is a minimum of six inches (0'-6") in size, a request with the Sanitary District may be placed to review the reuse of the lateral for the proposed restaurant. The owner shall submit a CCTV video of the lateral, along with design engineer's calculations, and a statement that the existing lateral is of sufficient capacity and in good enough condition to be reused for the proposed development. Approval by the Sanitary District is required.
42. All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of minimum twelve inches (1'-0") below the water main, outer diameter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board.
43. If a water main is exposed during installation of sewer lateral, a twenty-foot (20'-0") section of the water main shall be replaced with twenty feet (20'-0) PVC C-900 DR-14 Class 305 water pipe, size in kind and centered at the crossing.

Community and Economic Development Department

44. The establishment shall be operated as a "Bona Fide Public Eating Place" as defined by Alcoholic Beverage Control (ABC) License. The restaurant shall contain sufficient space and equipment to accommodate a full restaurant

Site Plan No. SP-125-2023 & Conditional Use Permit No. CUP-241-2023
Conditions of Approval

- kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open. The establishment shall provide an assortment of foods normally offered in restaurants. The service of only appetizers, sandwiches and/or salads shall not be deemed in compliance with this requirement.
45. At all times when the establishment is open for business, the sale of alcoholic beverages shall be incidental to the sale of food. The quarterly gross sales of alcoholic beverages shall not exceed 35% of the quarterly gross sales of food.
 46. Food service shall be provided during all hours the restaurant is open, and shall also be available at all times when alcoholic beverages are being served.
 47. The applicant shall, upon request, provide the City of Garden Grove with an audited report of sales ratio of food to alcoholic beverages.
 48. No outdoor storage or display shall be permitted outside of the building, including, but not limited to, storage and display of merchandise, cardboard, pallets, or boxes.
 49. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
 50. There shall be no live entertainment, dancing, karaoke, or disc jockey (DJ) entertainment permitted on the premises at any time. Amplified background music emitted from a jukebox or other amplified stereo system may be permitted to enhance the dining experience. Any ambient music in the patio dining area shall not be audible outside of the establishment.
 51. There shall be no raised platform, stage or dance floor allowed on the premises at any time.
 52. There shall be no amusement devices permitted on the premises at any time.
 53. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.
 54. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.

Site Plan No. SP-125-2023 & Conditional Use Permit No. CUP-241-2023
Conditions of Approval

55. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
56. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least three (3) times a week.
57. The applicant/property owner shall maintain all existing landscaped areas in a neat and healthy condition. Landscaping maintenance shall include pruning or removal of overgrown weeds and vegetation.
58. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
59. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
60. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department, Planning Services Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
61. The applicant shall be responsible for providing adequate parking area lighting in compliance with City regulations. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent properties.
62. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community and Economic Development Department, Planning Services Division. No advertising material shall be placed thereon.

Site Plan No. SP-125-2023 & Conditional Use Permit No. CUP-241-2023
Conditions of Approval

63. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
64. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
65. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. No signs advertising alcoholic beverages shall be placed on the windows. Any opaque material applied to the store front, such as window tint, shall count toward the maximum window coverage area.
66. Any modifications to existing signs or the installation of new signs shall require approval by the Community and Economic Development Department, Planning Services Division prior to issuance of a building permit.
67. Exterior advertisements displays or exterior wall advertisements shall not be allowed.
68. In the event the development cannot accommodate the parking demand, due to impacts generated by the development, at any given time, which causes a nuisance, hindrance, and/or problem with either on-site and off-site parking and circulation, as determined by the Department Director in his/her reasonable discretion, the applicant shall devise and implement a plan approved by the City to relieve the situation. Upon written request by the City, the applicant shall submit a plan to manage parking issues for review and approval by the Community and Economic Development Department. The plan may include, but is not be limited to: reducing the hours of operation, instituting an off-site parking arrangement; having on-site parking control personnel; and/or others actions that may be deemed applicable to the situation. If the Department Director deems such action is necessary to address parking and circulation problems, such action shall be implemented within 30 days of written notice. Failure to take appropriate action shall be deemed a violation of these Conditions of Approval and may result in the City restricting the overall use of the establishment.
69. Building color and material samples shall be submitted to the Planning Services Division for review and approval prior to issuance of building permits.
70. 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 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.

71. The site improvements and subsequent operation of the site/business(es) shall adhere to the following:
 - a. There shall be no business activities, or storage permitted outside of the building. All business-related equipment and material shall be kept inside the building, except for loading or unloading purposes.
 - b. Property owners, employees, and business operators shall not permanently store vehicles anywhere on the site.
 - c. All drive aisles on the site are considered to be fire lanes, and shall remain clear and free of any materials, and/or vehicles.
 - d. The property owner shall comply with the adopted City Noise Ordinance.
72. Any and all correction notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant, and all agents thereof.
73. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Chapter 8.47 as adopted, except that:
 - a. Monday through Saturday - not before 7:00 a.m. and not after 8:00 p.m. (of the same day).
 - b. Sunday and Federal Holidays may work same hours, but subject to noise restrictions as stipulated in Chapter 8.47 of the Municipal Code.
74. 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, the project shall use solar or low-emission water heaters, and low-sodium parking lot lights, to ensure compliance with Title 24.

Site Plan No. SP-125-2023 & Conditional Use Permit No. CUP-241-2023
Conditions of Approval

75. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state. In the event that fossil specimens or cultural resources are encountered on the site during construction and cannot be preserved in place, the applicant shall contact and retain, at applicant's expense, a qualified paleontologist or archaeologist, as applicable, acceptable to the City to evaluate and determine appropriate treatment for the specimen or resource, and work in the vicinity of the discovery shall halt until appropriate assessment and treatment of the specimen or resource is determined by the paleontologist or archeologist (work can continue elsewhere on the project site). Any mitigation, monitoring, collection, and specimen/resource treatment measures recommended by the paleontologist/archaeologist shall be implemented by the applicant at its own cost.
76. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3502.5, and 3513 of the California Fish and Game regulations, which require the protection of active nests of all bird species, prior to the removal of any on-site landscaping, including the removal of existing trees.
77. A copy of the decision and the conditions of approval for Site Plan No. SP-125-2023 and Conditional Use Permit No. CUP-241-2023 shall be kept on the premises at all times.
78. The permittee shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-125-2023 and Conditional Use Permit No. CUP-241-2023 and his/her agreement with all conditions of the approval.
79. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.
80. If deemed necessary by the Department Director, the Conditional Use Permit may be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.
81. 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,

Site Plan No. SP-125-2023 & Conditional Use Permit No. CUP-241-2023
Conditions of Approval

Planning Commission, or other City decision-making body, or City staff action concerning Site Plan No. SP-125-2023 and Conditional Use Permit No. CUP-241-2023. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

82. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Site Plan No. SP-125-2023 and Conditional Use Permit No. CUP-241-2023 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
83. The applicant is advised that if the use of the establishment ceases to operate for more than 90 days, then the existing Conditional Use Permit will become null and void and the new applicant shall be required to apply for a new Conditional Use Permit subject to the approval by the Community and Economic Development Department, Planning Services Division. In the event the use(s) authorized by the CUP cease and the property owner no longer desires to continue such use(s) on the property, property owner may voluntarily terminate the CUP and all rights and obligations thereunder by executing and recording a request for voluntary revocation and termination of the CUP in a form acceptable to the City.
84. No alcoholic beverages shall be sold until all conditions of approval have been met, as determined by the Planning Services Division, and the State Alcoholic Beverage Control Board (ABC) has approved the release of the ABC License.