



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

MAY 2, 2019

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

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

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

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

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

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

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: April 4, 2019
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. SITE PLAN NO. SP-069-2019
CONDITIONAL USE PERMIT NO. CUP-155-2019

APPLICANT: CHRISTINE CHO (MCDONALD'S CORPORATION)
LOCATION: NORTH SIDE OF CHAPMAN AVENUE, WEST OF
BROOKHURST STREET AT 9845 CHAPMAN AVENUE

REQUEST: Site Plan and Conditional Use Permit approval to
rebuild an existing 33,603 square foot McDonald's

restaurant pad building with a drive-thru on the southerly portion of the existing Garden Grove Promenade shopping center, along with site improvements that include reconfiguring of the existing parking spaces and drive-thru lane, and new landscaping. The site is in the NMU (Neighborhood Mixed Use) zone.

STAFF RECOMMENDATION: Approve Site Plan No. SP-069-2019 and Conditional Use Permit No. CUP-155-2019, subject to the recommended conditions of approval. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality act (CEQA) pursuant to Section 15302 – Replacement or Construction.

D. ITEM(S) FOR CONSIDERATION

D.1. GENERAL PLAN CONFORMITY NO. GPC-007-2019

APPLICANT: CITY OF GARDEN GROVE

LOCATION: NORTHEAST CORNER OF CHAPMAN AVENUE AND DEBBY LANE AT 12111 CHAPMAN AVENUE (FORMER FIRE STATION NO. 6)

REQUEST: Report and Determination of General Plan conformity pursuant to Government Code 65402 for proposed disposition of City property.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission find and report to the City Council that the proposed sale of the property located at 12111 Chapman Avenue is consistent with the City's General Plan.

E. MATTERS FROM COMMISSIONERS

F. MATTERS FROM STAFF

G. ADJOURNMENT

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

Meeting Minutes
Thursday, April 4, 2019

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: Kanzler, Soeffner

Vice Chair Kanzler joined the meeting at 7:03 p.m.

PLEDGE OF ALLEGIANCE: Led by Commissioner Perez.

ORAL COMMUNICATIONS – PUBLIC – None.

March 21, 2019 MINUTES:

Action: Received and filed with one amendment.

Motion: Perez Second: Le

Ayes: (6) Kanzler, Le, Lehman, Nguyen, Perez, Ramirez

Noes: (0) None

Absent: (1) Soeffner

PUBLIC HEARING – SITE PLAN NO. SP-067-2019 AND CONDITIONAL USE PERMIT NO. CUP-153-2019 FOR PROPERTY LOCATED AT 12612 BUARO STREET, EAST SIDE OF BUARO STREET, SOUTH OF EMRYS AVENUE.

Applicant: SUNG LEE
Date: April 4, 2019

Request: Conditional Use Permit approval to operate an existing 3,918 square foot sanctuary space with 200 fixed seats (1,938 square foot ancillary space), along with two (2) existing ancillary buildings, and a request for

Site Plan approval to construct a new 1,974 square foot canopy and new 4,482 square foot Sunday School ancillary building. The request also includes parking lot re-stripping and a trash enclosure. The site is in the R-1 (Single-Family Residential) zone. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality act (CEQA) pursuant to Section 15303 (e)(2)(A)(B) – Existing Facilities: Additions to Existing Structures.

Action: Public Hearing held. Speaker(s): Sung Lee, Daniel Min, Lisa Scott

Action: Resolution No. 5952-19 was approved.

Motion: Le Second: Nguyen

Ayes: (6) Kanzler, Le, Lehman, Nguyen, Perez, Ramirez
Noes: (0) None
Absent: (1) Soeffner

ITEM FOR CONSIDERATION - REVIEW OF THE CODE OF ETHICS: Commissioners reviewed and acknowledged the Code of Ethics governing the Planning Commission.

MATTERS FROM COMMISSIONERS: None.

MATTERS FROM STAFF: Staff stated that the Thursday, April 18th Planning Commission meeting would be cancelled and the next meeting would be May 2nd.

ADJOURNMENT: At 7:31 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, May 2, 2019, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion: Ramirez Second: Le

Ayes: (6) Kanzler, Le, Lehman, Nguyen, Perez, Ramirez
Noes: (0) None
Absent: (1) Soeffner

Judith Moore
Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: North side of Chapman Avenue, west of Brookhurst Street, located at 9845 Chapman Avenue
HEARING DATE: May 2, 2019	GENERAL PLAN: Residential/ Commercial Mixed Use 2
CASE NOS.: Site Plan No. SP-069-2019 and Conditional Use Permit No. CUP-155-2019	ZONE: NMU (Neighborhood Mixed Use)
APPLICANT: Christine Cho (McDonald's Corporation)	CEQA DETERMINATION: Exempt, CEQA Guidelines § 15302 (Replacement or Reconstruction)
PROPERTY OWNER: HGGA Promenade L.P.	APN NO.: 132-402-38

REQUEST:

A request for Site Plan and Conditional Use Permit approval to demolish and rebuild an existing 3,695 square foot McDonald's restaurant pad building with a drive-through on the southerly portion of the existing Garden Grove Promenade shopping center, along with site improvements that include re-configuring of the existing parking spaces and drive-through lane, and new landscaping.

PROJECT STATISTICS:

	Provided	Code
Lease Area	42,613 S.F.	N/A
Building Height	18'-9 1/2"	50'-0" or 4 stories, whichever is less
Building Setbacks¹ South (front)	20'-0"	15'-0"
Landscaping²	4,105 S.F.	4,105 S.F.
Parking³	31 spaces <u>7 drive-through</u> 38 Total Spaces	37

¹ Side and rear setbacks to lease boundaries are not required.

² The Municipal Code requires 10% of landscaping within the parking area, excluding the landscaped setbacks.

³ Half the vehicle queuing length of the drive-through is counted toward the required parking.

BACKGROUND:

The subject property is located on the west side of Brookhurst Street, north of Chapman Avenue, on the southerly portion of the existing Garden Grove Promenade shopping center. The shopping center consists of several separate parcels with reciprocal access and parking agreements. The subject property is a separate, approximately 42,613 square foot lease area that was developed with a 3,695 square foot McDonald's restaurant with a single queuing drive-through lane and a 1,073 square foot basement in the late 1970s. In 1992, a children's play area was constructed on the south side of the restaurant. The McDonald's restaurant fronts Chapman Avenue and is located directly to the west of a shared drive aisle to enter and exit the center. The McDonald's site was developed to provide all 37 required parking spaces within its lease area.

The shopping center has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2 and is zoned NMU (Neighborhood Mixed Use). The shopping center abuts R-1 (Single-Family Residential) zoned properties to the north, NMU zoned properties to the east across Brookhurst Street, and to the south across Chapman Avenue, and O-P (Office Professional) and R-3 (Multiple-Family Residential) zoned properties to the west, across Gilbert Street.

The applicant proposes to demolish the existing McDonald's building in order to construct a new, 3,710 square foot restaurant designed with the new corporate image of McDonald's. The applicant is also proposing site improvements that include re-configuring of the existing parking spaces and drive-through lane, and new landscaping.

DISCUSSION:

SITE PLAN:

Site Design, Circulation, and Parking:

McDonald's is proposing to demolish the existing 3,695 square foot restaurant, the existing play area, and the existing 1,073 square foot basement to build a new 3,710 square foot restaurant. The site improvements proposed include reconfiguring of the parking area, adding a double queuing drive-through lane, constructing a trash enclosure, and providing new on-site landscaping.

The site will maintain the existing two-way driveway located along Chapman Avenue on the southwest corner of the site. A shared two-way driveway accessed from Chapman Avenue is located on the easterly side of the site. The subject site may also be reached from the various shared driveways located along Brookhurst Street and Chapman Avenue to access the shopping center.

The new restaurant building will maintain approximately the same area and location as the existing building. The restaurant will maintain a 25-foot front setback along Chapman Avenue. The proposed setback exceeds the minimum, as required by Title

9 of the Garden Grove Municipal code for the NMU zone. Although setbacks are not required to side and rear lease boundaries, the building will maintain a distance of 20'-5" to the shared driveway to the east.

The proposed double queuing drive-through lane will be located on the west side of the restaurant and wrap around the required parking area. To accommodate the proposed double queuing drive-through lane, the parking spaces will be reconfigured. However, the proposed parking layout is designed to comply with the parking requirements for a restaurant use. All the required parking will be provided within the McDonald's lease area. A total of 37 parking spaces would generally be required for the proposal, and the project will provide a total of 31 parking spaces. However, when drive-through facilities are proposed, the City allows for half the vehicle queuing of the drive-through to be counted toward the required parking. The total vehicle queuing count is 15. Therefore, the project will provide 31 parking stalls and 7 vehicle queuing spaces counted toward the required parking for a total of 38 parking spaces. Thus, the project will provide the required amount of parking spaces.

Although the existing site is improved with a trash enclosure on the northerly side of the restaurant, it is proposed to be replaced with a new trash enclosure, which will be sized to hold two (2) 4-yard bins and one (1) 2-yard bin, to comply with the City's Standard Detail (B-502) for refuse storage enclosures.

Building Design:

The proposed restaurant building will incorporate an architectural design that reflects the new corporate image for McDonald's restaurants, however, the exterior finishes and colors will be consistent with the existing buildings within the shopping center to maintain color consistency throughout the center. The exterior finishes will consist of two different tones of brown colored stucco, vertical aluminum batten wood grain, and horizontal corrugated metal. The building has aluminum storefronts articulated with aluminum canopies at the main and side entrance on the south and east elevations. The two (2) drive-through service windows located along the west elevation are articulated with aluminum canopies painted in the "golden arch" accent yellow color.

Landscaping:

Landscaped areas will be modified to allow for the reconfigured parking layout and new double queuing drive-through lane. Planters surrounding the drive-through lane, and along the north, south, and east sides of the new building will be modified to comply with the landscaping requirements of Title 9 of the Municipal Code. The existing landscaped area is approximately 6,387 square feet. As a result of the modifications, the total landscaped area on site will increase to approximately 7,121 square feet. The Municipal Code also requires 10% of landscaping within the parking area, excluding the landscaped setbacks. The minimum parking area landscaping required is 4,105 square feet, which is met by the proposed design. In addition, to maintain a compatible landscape design, the applicant proposes to install various trees, accent planting, and shrubs to match the existing landscaped areas that will remain.

Signage:

There is an existing monument sign along Chapman Avenue to remain on-site. Any proposed signage shall adhere to Section 9.20, Sign Standards, of Title 9 of the Municipal Code. A separate sign application will be submitted and a building permit will be obtained for the proposed on-site signage.

CONDITIONAL USE PERMIT:

Title 9 of the Garden Grove Municipal Code Section 9.18.020.030, Table 9.18-1, Use Regulations for the Mixed Use Zones, requires Conditional Use Permit (CUP) approval for any use involving drive-through facilities. All drive-through facilities are required to have two-way driveways and meet minimum queuing distances. A drive-through lane will begin at the northwest corner of the McDonald's property, and run along the northern portion of the site, terminating with an exit at the southern portion of the property along the west side of the building. The double queuing lane for ordering will funnel into a single queuing lane for pick-up, which is now a standard drive-through lane design for McDonald's.

The City's Standard Detail (B-312) for drive through restaurants requires a minimum distance of 80'-0" (or four vehicle car lengths) between the entrance of the drive-through and the menu order board, and an additional 80'-0" (or four vehicle car lengths) between the menu order board and the pick-up window. The project exceeds said requirements. Drive-through facilities typically provide a total of 160'-0" of queuing lane, or space for eight (8) vehicles. The project will provide a total of over 250'-0" of queuing lane, or space for fifteen (15) vehicles. This extended queuing lane will ensure there are no vehicular circulation issues on or off site.

CEQA:

CEQA's Class 2 exemption applies to the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. (CEQA Guidelines § 15302.) This includes the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. (CEQA Guidelines § 15302(b).) Currently, the site includes a 42,613 square foot lease area with a 3,695 square foot McDonald's with single queuing drive-through lane, and a 1,073 square foot basement. As reconstructed, the lease area will remain 42,613 square feet and will include a new 3,710 square foot restaurant without a basement (an increase of 15 square-feet), re-configured parking spaces with substantially similar parking capacity (from 37 spaces plus queuing length to 31 spaces plus increased queuing length), a reconfigured drive-through lane, and new landscaping. Thus, the new structure and facilities will be located on the same site, and will have substantially the same size, purpose, and capacity. The project is thus exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- Adopt Resolution No. 5954-19 approving Site Plan No. SP-069-2019 and Conditional Use Permit No. CUP-155-2019, subject to the recommended Conditions of Approval.



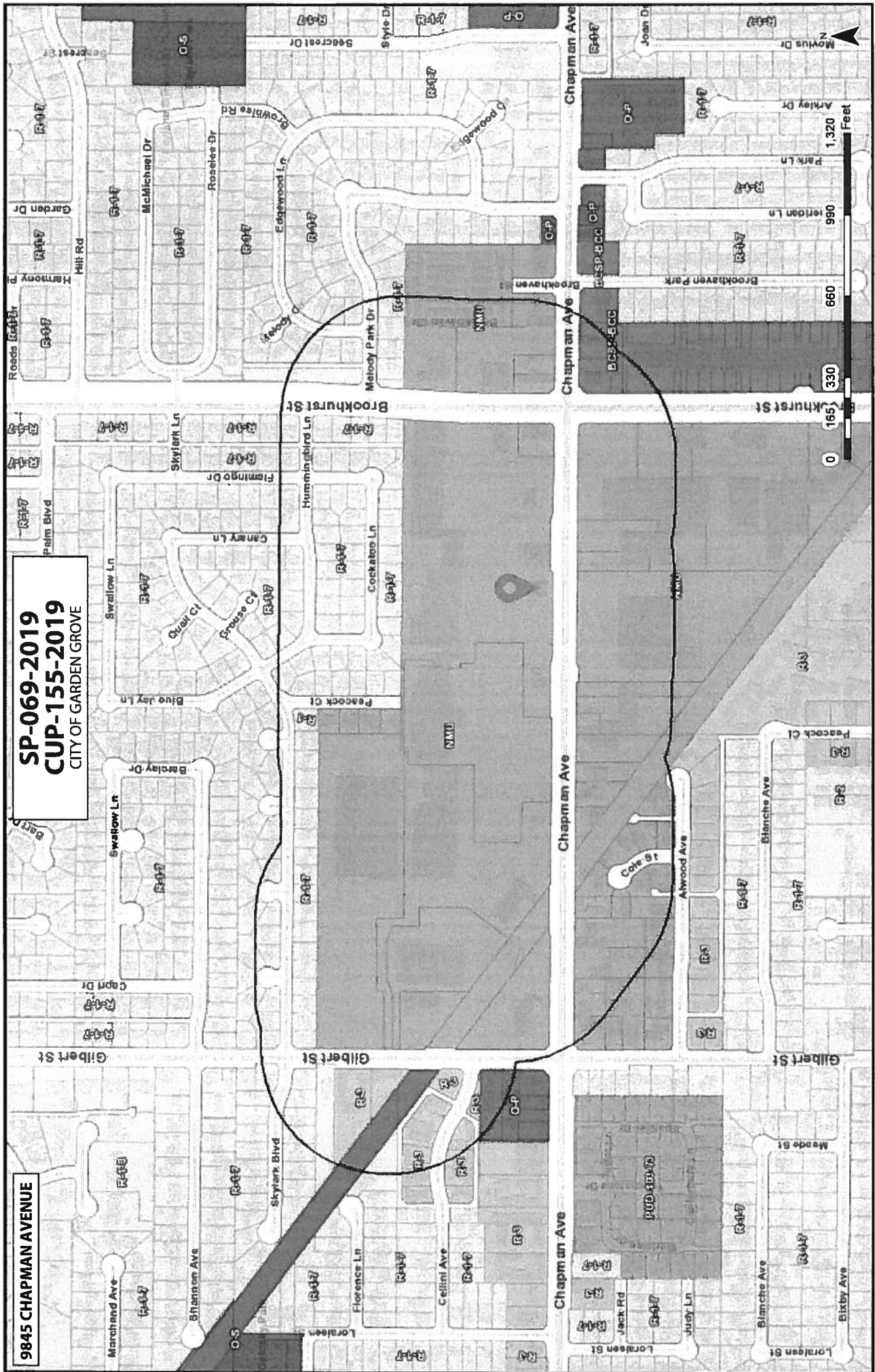
LEE MARINO
Planning Services Manager



By: Mary Medrano
Associate Planner

9845 CHAPMAN AVENUE

SP-069-2019
CUP-155-2019
CITY OF GARDEN GROVE



04-0610 MCDONALD'S GARDEN GROVE 9845 CHAPMAN AVE.

ENTITLEMENT SUBMITTAL

PROJECT DIRECTORY

OWNER:
HUGHES INVESTMENTS
23 CORPORATE PLAZA, STE. 245
NEWPORT BEACH, CA 92640
(949) 759-9531

APPLICANT:
CHRISTINE CHO, MCDONALD'S CORP.
3800 KILROY AIRPORT WAY, SUITE 200
LONG BEACH, CA 90806
(657) 259-2912

ARCHITECT:
KTGY GROUP, INC.
17911 VON KARMAN AVE, STE 200
IRVINE, CA 92614
CAMILLE LO
(949) 797-8311
clb@ktgy.com

LANDSCAPE ARCHITECT:
CONCEPTUAL DESIGN AND PLANNING COMPANY
3195-C AIRPORT LOOP DRIVE, STUDIO ONE
COSTA MESA, CA 92626
KATHLEEN GANTA
(949) 399-0870
kcganta@cdpcinc.com

CIVIL ENGINEER:
LEE AND CHAN ASSOCIATES (LCA)
JIN S. LEE, P.E., PMP
(918) 484-6322

PROJECT INFORMATION

SCOPE OF WORK: PROPOSED SITE IMPROVEMENTS AND REBUILD OF AN EXISTING MCDONALD'S RESTAURANT ON A 342,613 SF (80.98 AC) SITE.

ASSESSOR'S PARCEL NUMBERS:
PARCEL 1A - MCD LEASE
APN: 132-402-12 (GROSS SF: 33,603,632 / 0.771 AC)

PARCEL 1B - EASEMENT
APN: 132-402-12 AND 132-402-37 (GROSS SF: 9,009,901 / 0.206 AC)

LAND USE RESTAURANT
ZONING: NMU (NEIGHBORHOOD MIXED USE)

LEGAL DESCRIPTION:
PARCEL 1A: THAT PORTION OF LOT 1B OF BERRYFIELD IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA.

PARCEL 1B: A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING OVER THE FOLLOWING: THAT PORTION OF LOT 1B OF BERRYFIELD, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA.

VICINITY MAP ①



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SP-069-2019 CUP-155-2019

A-1

ENTITLEMENT PACKAGE
FEBRUARY 14TH, 2018

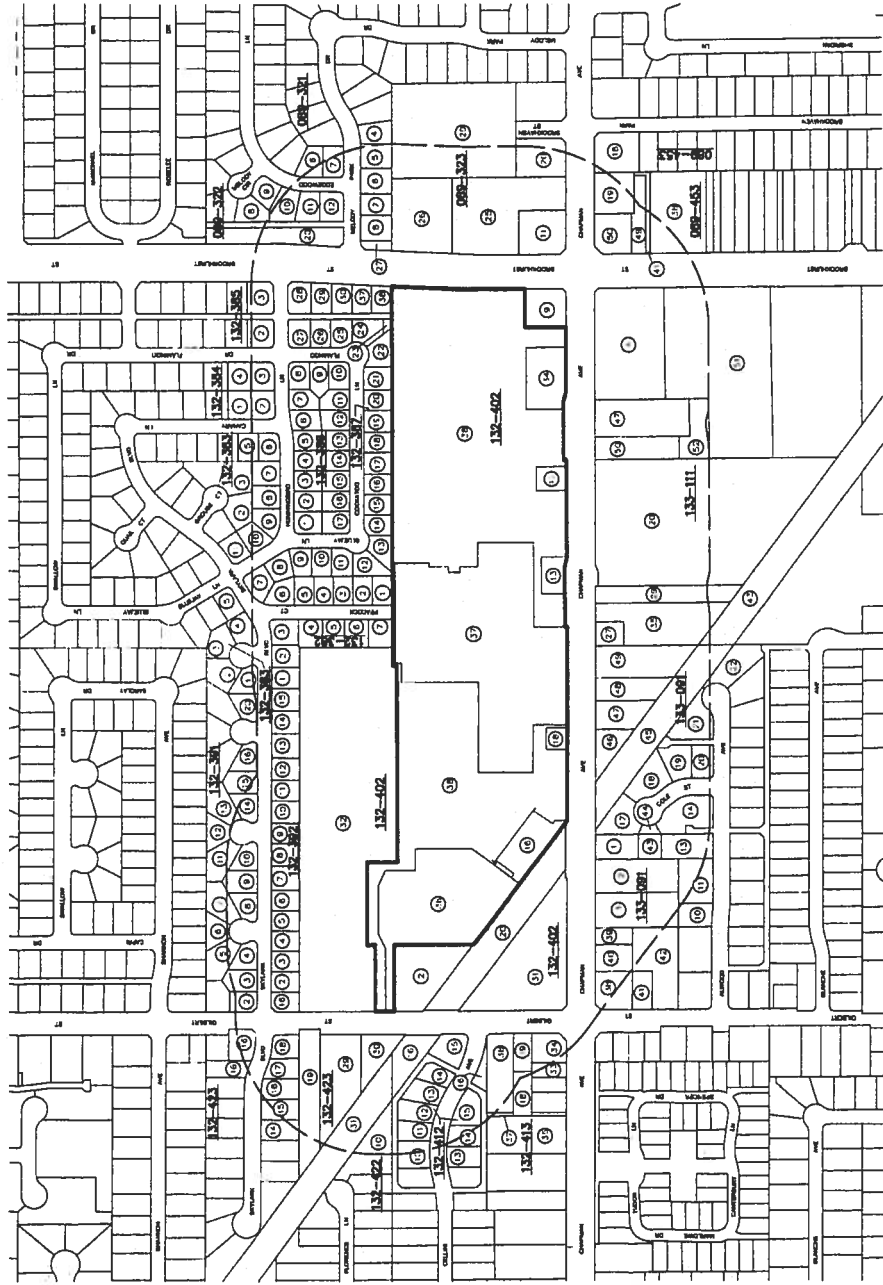
McDonald's Garden Grove (4-0610)
#2018-0553
GARDEN GROVE, CA

McDonald's USA, LLC
3800 KILROY AIRPORT WAY
LONG BEACH, CA 90806

Architects + Planning
17911 Von Karman Ave
Irvine, CA 92614
ktgy.com



CITY OF GARDEN GROVE



500' RADIUS MAP

<p>GC MAPPING SERVICE, INC. 3055 WEST VALLEY BOULEVARD ALHAMBRA CA 91803 (626) 441-1080 FAX (626) 441-8850</p>	<p>LEGEND</p> <p>132-402 ASSESSOR BOOK & BLOCK</p> <p>⊙ ASSESSOR PARCEL NO.</p> <p>1 OWNERSHIP HOOK</p>	<p>CASE NO</p> <p>DATE: 01 - 11 - 2019</p> <p>SCALE: 1" = 200'</p> <p>LOCATION MAP</p>
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SITE SUMMARY

ADDRESS: 8445 Chapman Ave.
Garden Grove, CA 92841

SITE ZONING: MMU -
Neighborhood Mixed Use
(with allowed Restaurant Use)

SITE AREA: 43,009 SF
(10.21 AC)

PARCEL 1A: 33,504 SF
(10.77 AC)

PARCEL 1B: 9,505 SF
(2.18 AC)

TOTAL: 43,009 SF
(10.21 AC)

PARKING: 37 STALLS

LANDSCAPE: 14,387 SF
(15% OF TOTAL SITE)

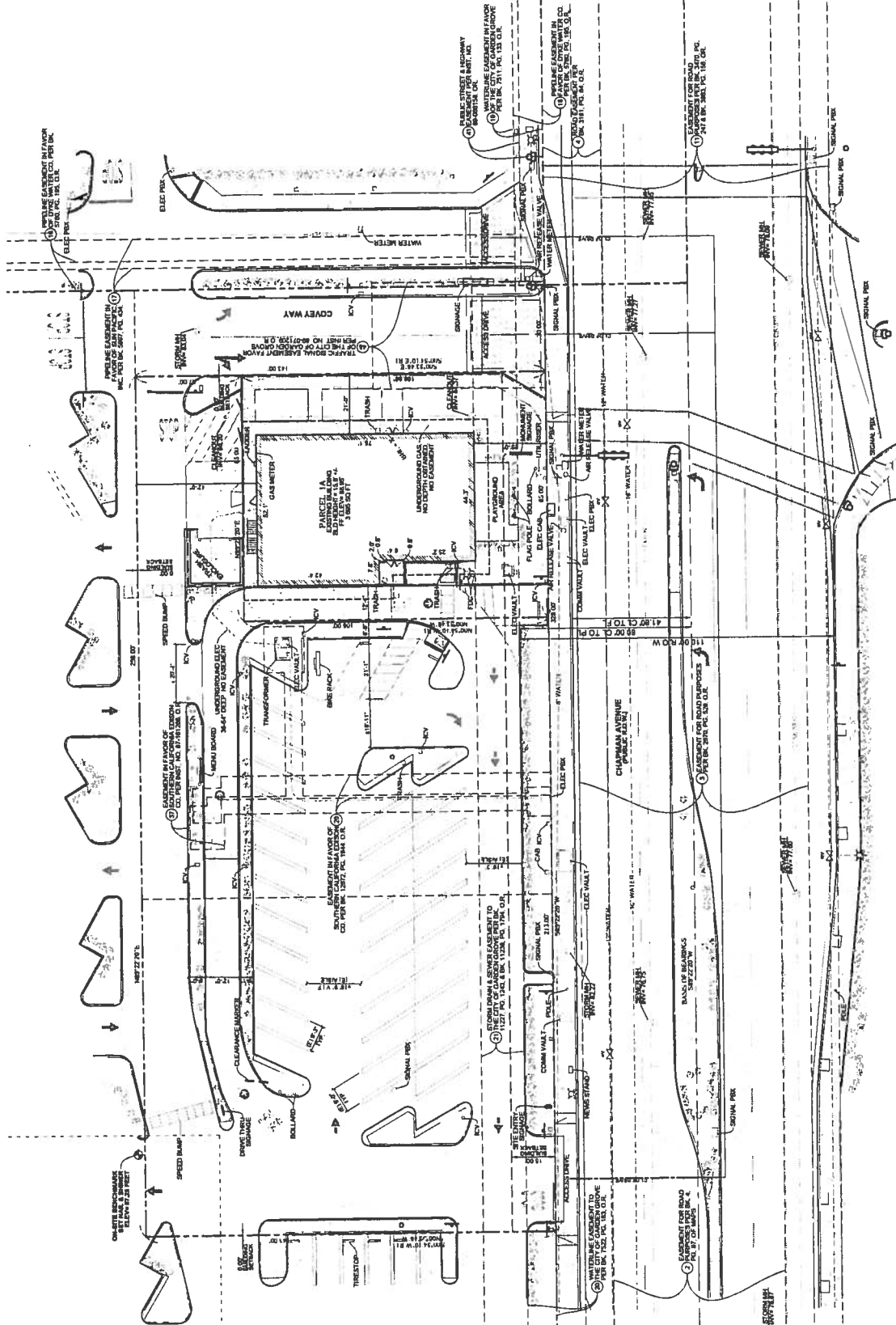
BUILDING: 43,005 SF

PERMITS: 2 HANDICAP STALLS EXISTING

LANDSCAPE & RETAINMENT WALLS: SEE LANDSCAPE REPORT

UTILITIES: SEE UTILITY REPORT

LOCATION: SEE AIRBORNE REPORT



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3900 Wilshire Blvd., Suite 200
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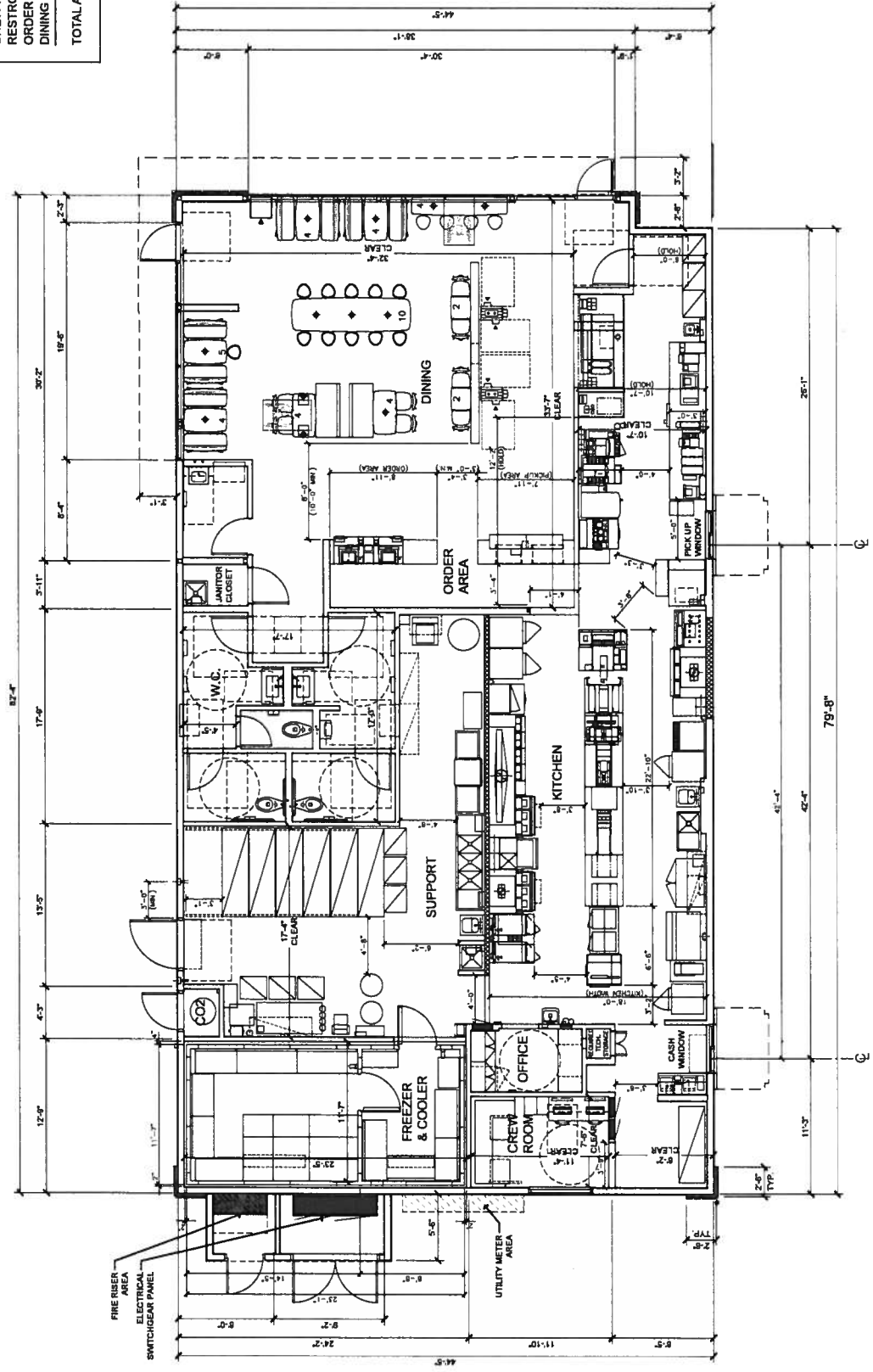
McDonald's Garden Grove (4-0610)
GARDEN GROVE, CA #2018-053

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FEBRUARY 14TH, 2018

0 6' 12' 30'
SCALE: 1/16" = 1'-0"

EXISTING FACILITIES PLAN A-3

SUMMARY	
KITCHEN	±1053 SF
FREEZER & COOLER	±308 SF
STORAGE	±586 SF
CREW ROOM & SERVER ROOM	±164 SF
RESTROOMS	±333 SF
ORDER AREA	±117 SF
DINING AREA	±1079 SF
TOTAL AREA	±3,640 SF



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McDonald's Garden Grove (4-0610)
 #2018-0555
 GARDEN GROVE, CA

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 FEBRUARY 14th, 2018

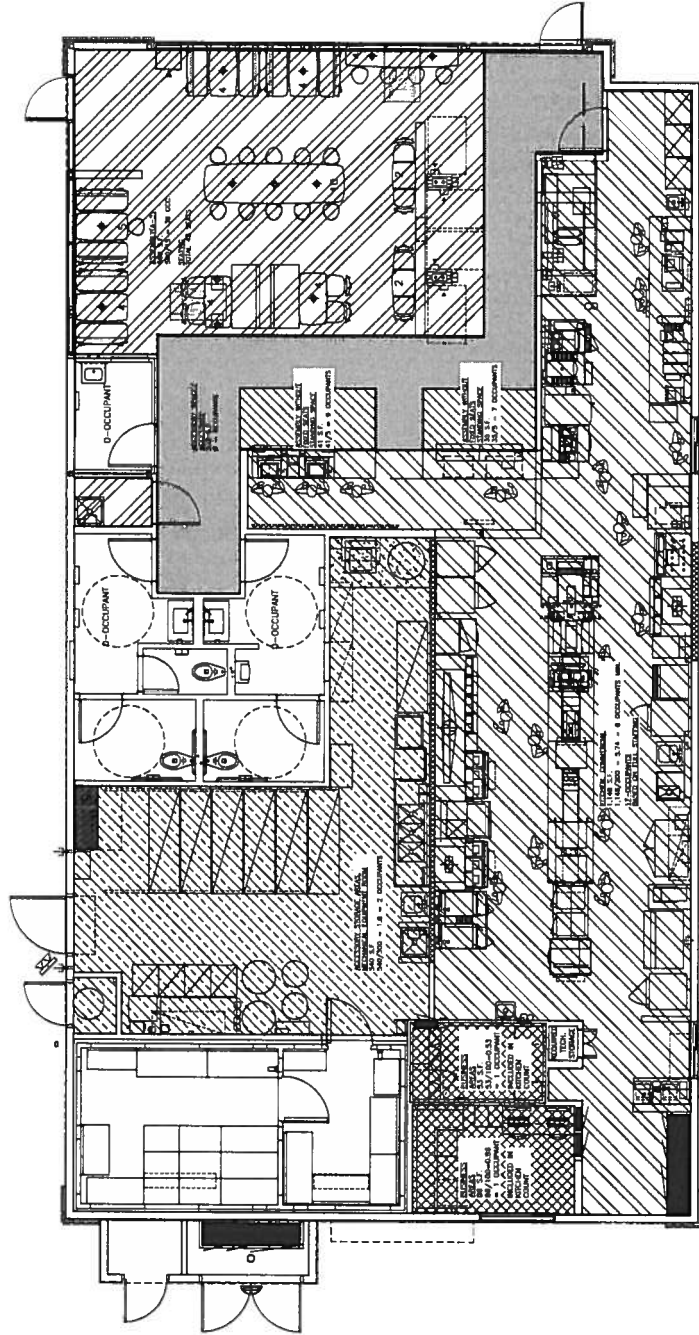
PROPOSED FLOOR PLAN

A-5



OCCUPANCY ALLOWANCE:
CALIFORNIA BUILDING CODE 2016
TABLE 1004.1.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	ALLOWANCE	AREA	OCCUPANTS
LEVEL 1			
ACCESSORY STORAGE AREAS	300 GROSS	540 SF	2
MECHANICAL EQUIPMENT ROOM *	SEE PLAN	(200 SF)	38
ASSEMBLY A-2	5 NET	41 SF	18
ASSEMBLY W/OUT FIXED SEATS	100 GROSS	138 SF	-
STANDING SPACE	200 GROSS (1,182 SF)	(800 SF)	17
BUSINESS, COMMERCIAL (BASED ON FULL BITEKIN START)	-	-	-
ACCESSORY SPACE/ACCESSORY	-	-	-
TOTAL BLDG. OCCUPANCY ALLOWANCE		2,784 SF	74

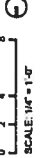


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#2018-0065
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McDonald's Garden Grove (4-0610)
#2018-0055
GARDEN GROVE, CA

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FEBRUARY 14TH, 2018

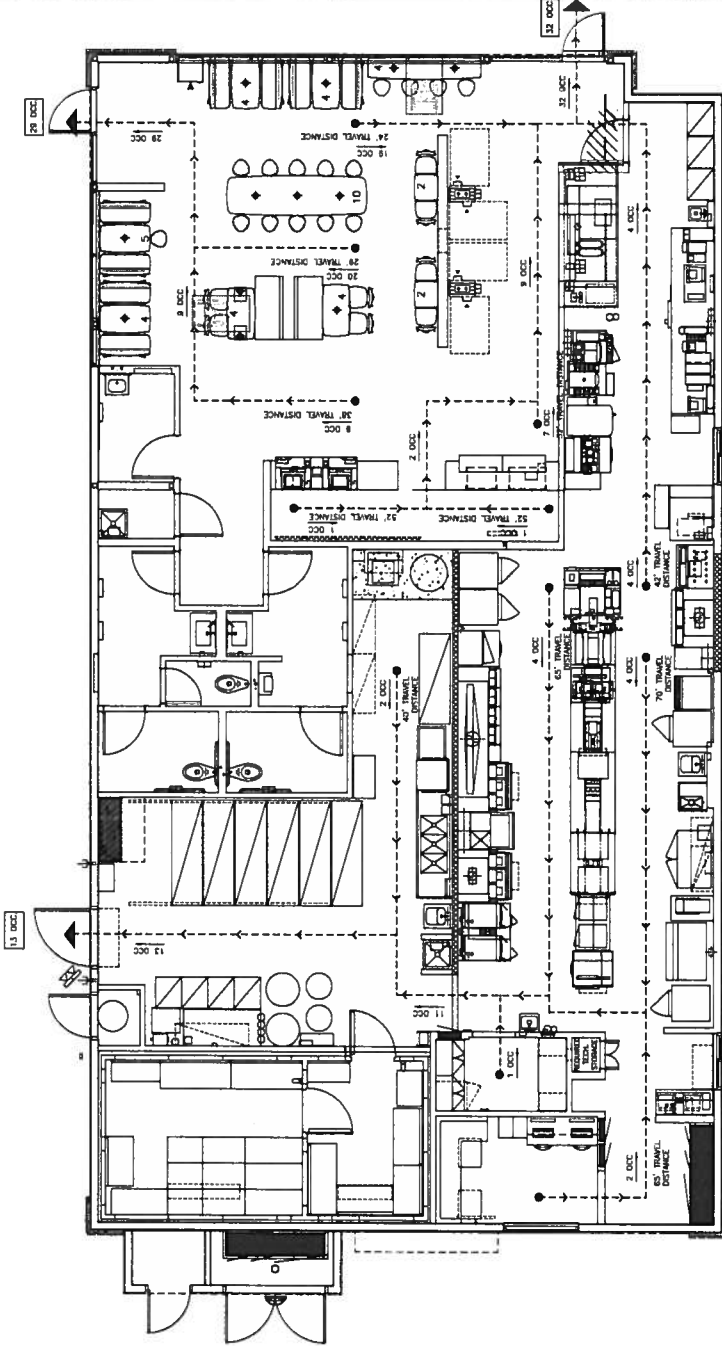


PROPOSED
OCCUPANCY PLAN
A-6

OCCUPANCY ALLOWANCE:
CALIFORNIA BUILDING CODE 2016

TABLE 1004.1.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	ALLOWANCE	AREA	OCCUPANTS
LEVEL 1			
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM *	300 SQFTS	340 SF	2
ASSEMBLY A-2	SEE PLAN	(890 SF)	39
ASSEMBLY W/OUT FIXED SEATS	5 NET	41 SF	16
BUSINESS AREAS	100 SQFTS	139 SF	-
STORAGE, COMMERCIAL (BASED ON FULL BITCHEN START)	200 SQFTS (1,142 SF)	-	17
ACCESSORY SPACE/ACCESSORY	-	(803 SF)	-
TOTAL BLDG. OCCUPANT ALLOWANCE			74

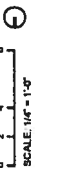


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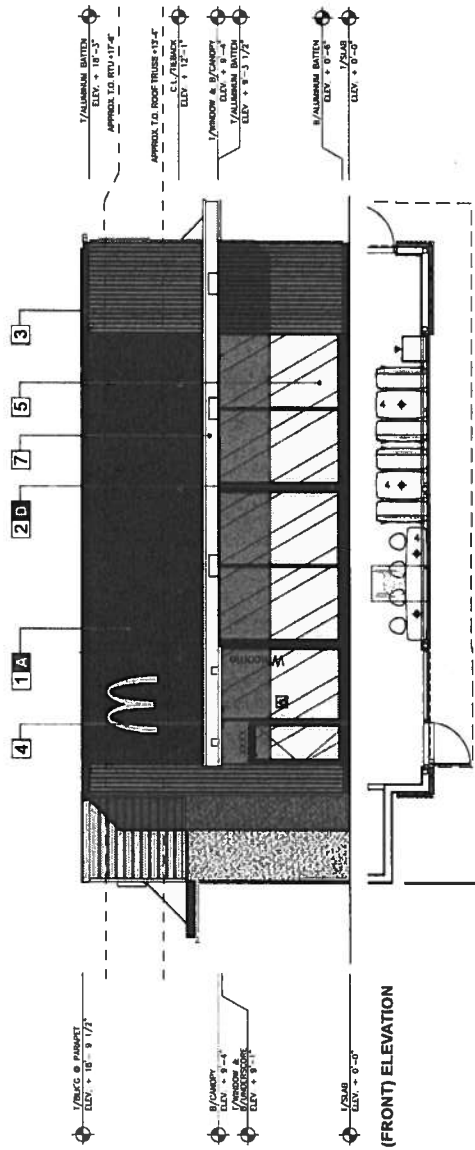
McDonald's USA, LLC
10000
Long Beach, CA 90801

McDonald's Garden Grove (4-0610)
GARDEN GROVE, CA
#2018-0553

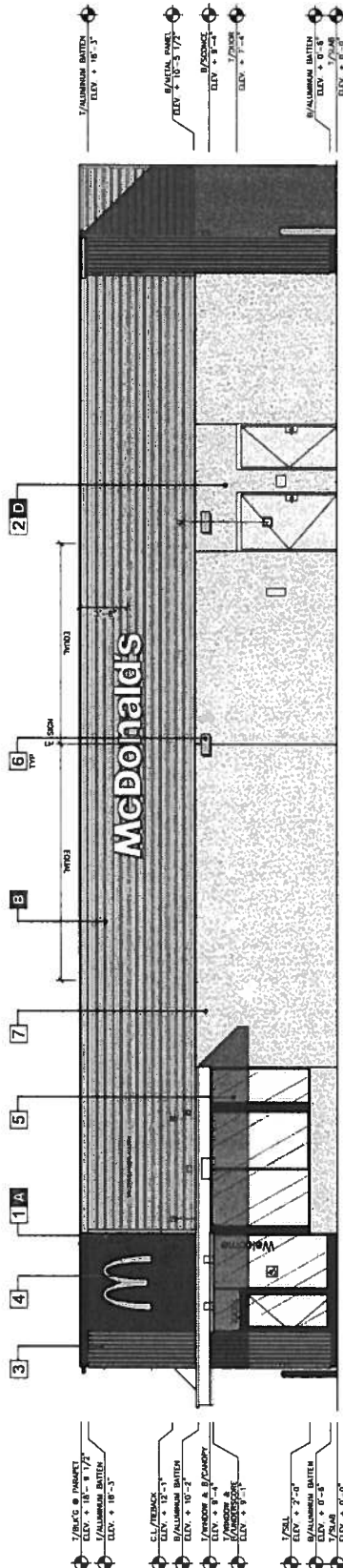
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FEBRUARY 14TH, 2018



PROPOSED
EXITING PLAN
A-7



1) SOUTH (FRONT) ELEVATION



2) EAST (NON-DRIVETHRU) ELEVATION

MATERIALS AND FINISHES

1	PAINT - "CAFFEINE" CLC 1283N, FRAZEE	5	ALUMINUM STOREFRONT - BLACK AB-8, ARCADIA	A	STUCCO - HYDROPHOBIC // FINESSE FINISH
2	PAINT - "HIDDEN WHITE" CW047W, FRAZEE	6	WALL SCENCE LIGHT - SILVER FINISH	B	METAL PANEL SYSTEM - SILVER METALLIC, METAL ERA
3	ALUMINUM BATTEN - WOOD GRAIN, KNOTWOOD BATTEN, ANNEX	7	ALUMINUM CANOPY - WHITE	C	ALUMINUM COMPOSITE (ACM) PANELS
4	ACCENT COLOR - PANTONE 123C			D	STUCCO - "SAND PEBBLE FINE" FINISH



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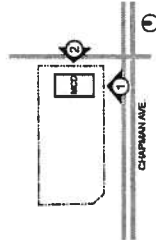
McDonald's USA, LLC
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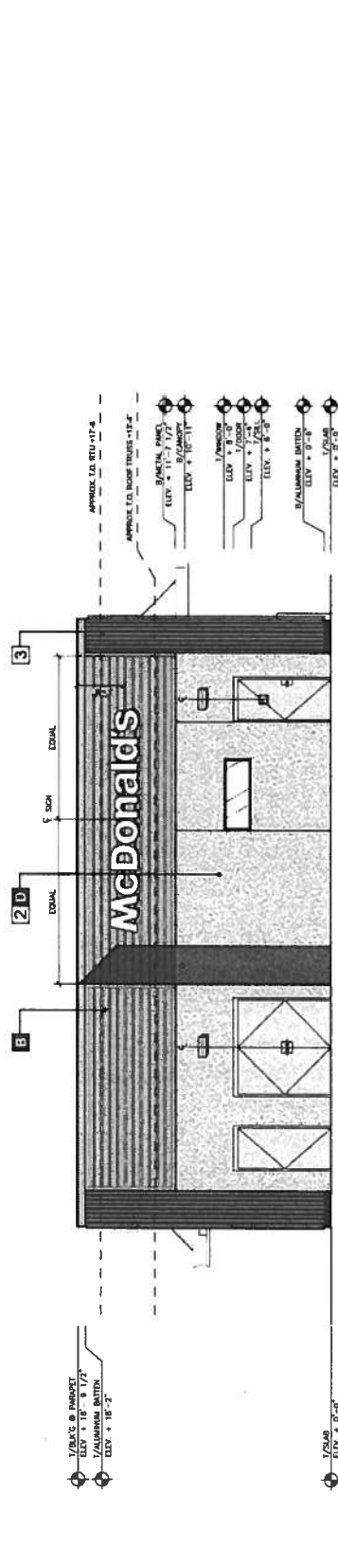
McDonald's Garden Grove (4-0610)
#2018-053

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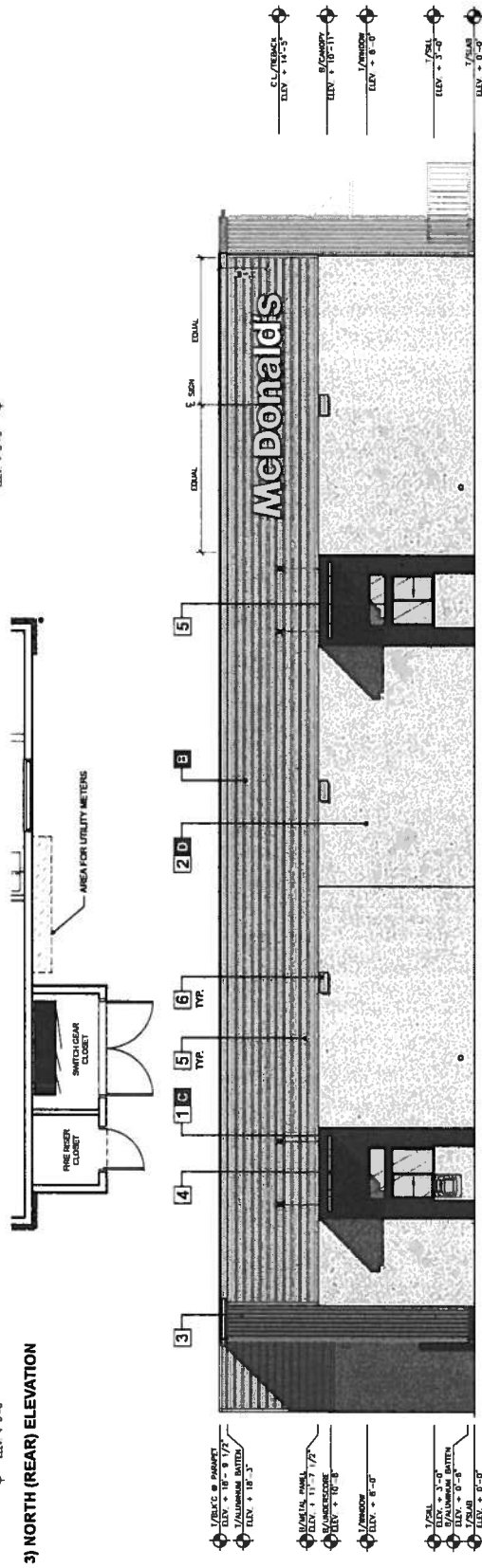
SCALE 1/4" = 1'-0"
0 2' 4' 8'

SOUTH ELEVATION &
EAST ELEVATION
PRELIMINARY ELEVATIONS
A-8





3) NORTH (REAR) ELEVATION



4) WEST (DRIVETHRU) ELEVATION

MATERIALS AND FINISHES

1	PAINT - "CAFFEINE" CLC 1283N, FRAZEE	5	ALUMINUM STOREFRONT - BLACK AB-8, ARCADIA	A	STUCCO - HYDROPHOBIC // FINESSE FINISH
2	PAINT - "HIDDEN WHITE" CW047W, FRAZEE	6	WALL SCENCE LIGHT - SILVER FINISH	B	METAL PANEL SYSTEM - "SILVER METALLIC", METAL ERA
3	ALUMINUM BATTEN - WOOD GRAIN, KNOTWOOD BATTEN, AWNEX	7	ALUMINUM CANOPY - WHITE	C	ALUMINUM COMPOSITE (ACM) PANELS
4	ACCENT COLOR - PANTONE 123C			D	STUCCO - "SAND PEBBLE FINE" FINISH



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Long Beach, CA 90805
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McDonald's USA, LLC
1500 Beach, CA 90805

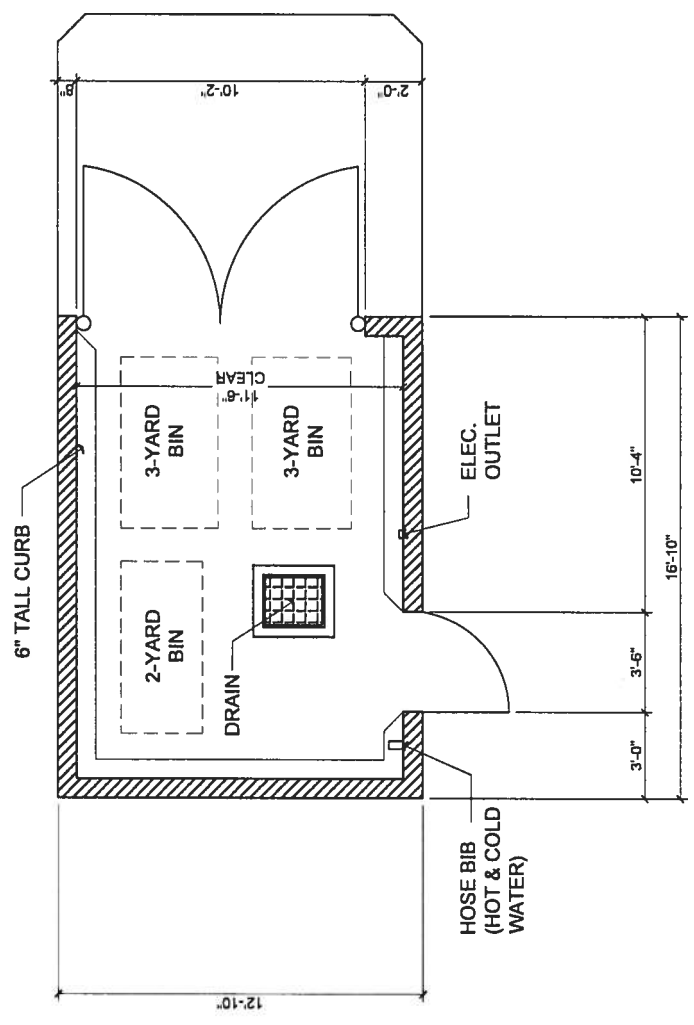
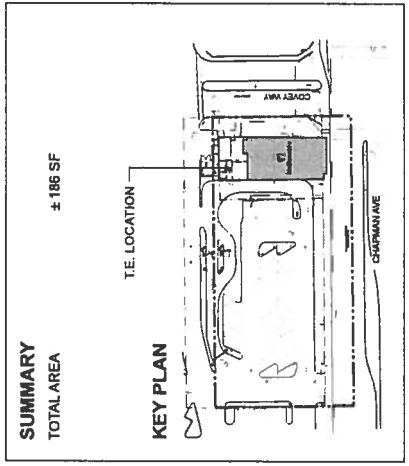
McDonald's Garden Grove (4-0610)
#2016-0253
GARDEN GROVE, CA

ENTITLEMENT PACKAGE
FEBRUARY 14TH, 2019

SCALE 1/4" = 1'-0"

NORTH ELEVATION &
WEST ELEVATION
PRELIMINARY ELEVATIONS
A-9

CHAPMAN AVE.

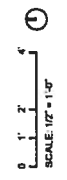


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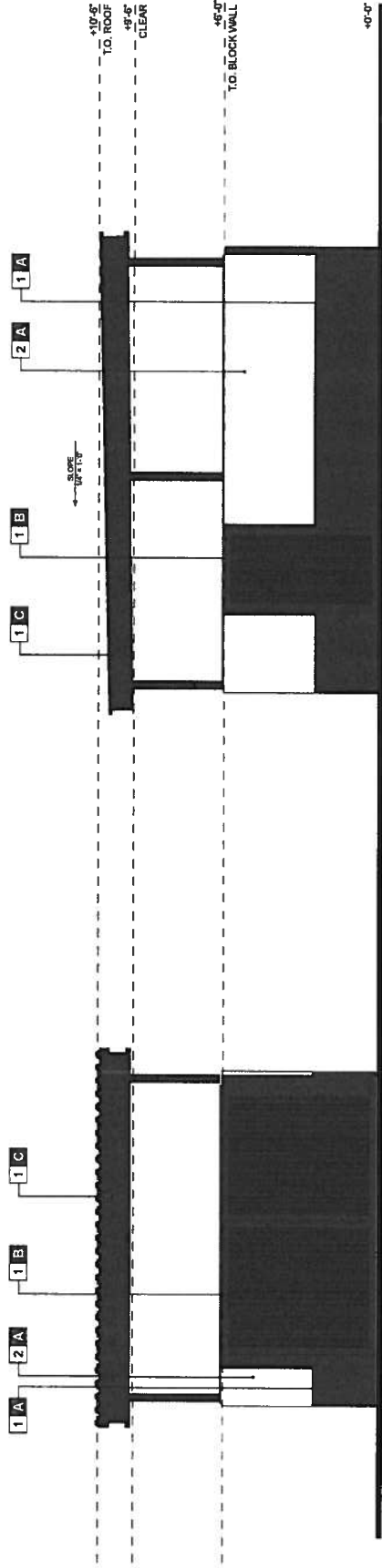
McDonald's USA, LLC
3000 Renny Parkway, Suite 200
Long Beach, CA 90808

McDonald's Garden Grove (4-0610)
GARDEN GROVE, CA #2018-0553

ENTITLEMENT PACKAGE
FEBRUARY 14th, 2018

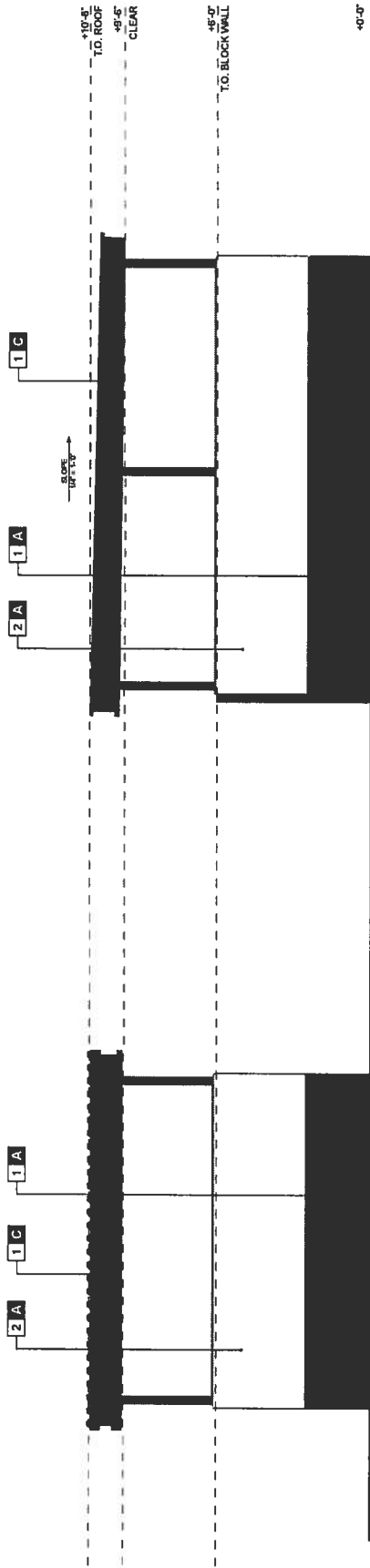


PROPOSED TRASH
ENCLOSURE PLAN **A-11**



1) FRONT (WEST) ELEVATION

2) SOUTH (SIDE) ELEVATION



3) REAR (EAST) ELEVATION

4) NORTH (SIDE) ELEVATION

MATERIALS AND FINISHES

1	PAINT - "CAFFEINE" CLC 1283N, FRAZEE	A	CMU BLOCK - STUCCO FINISH ON EXTERIOR
2	PAINT - "HIDDEN WHITE" 7815A, FRAZEE	B	CORRUGATED METAL DOOR
		C	CORRUGATED METAL ROOF

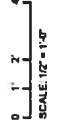


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McDonald's Garden Grove (4-0610)
 #2018-0553
 GARDEN GROVE, CA

ENTITLEMENT PACKAGE
 FEBRUARY 14th, 2018

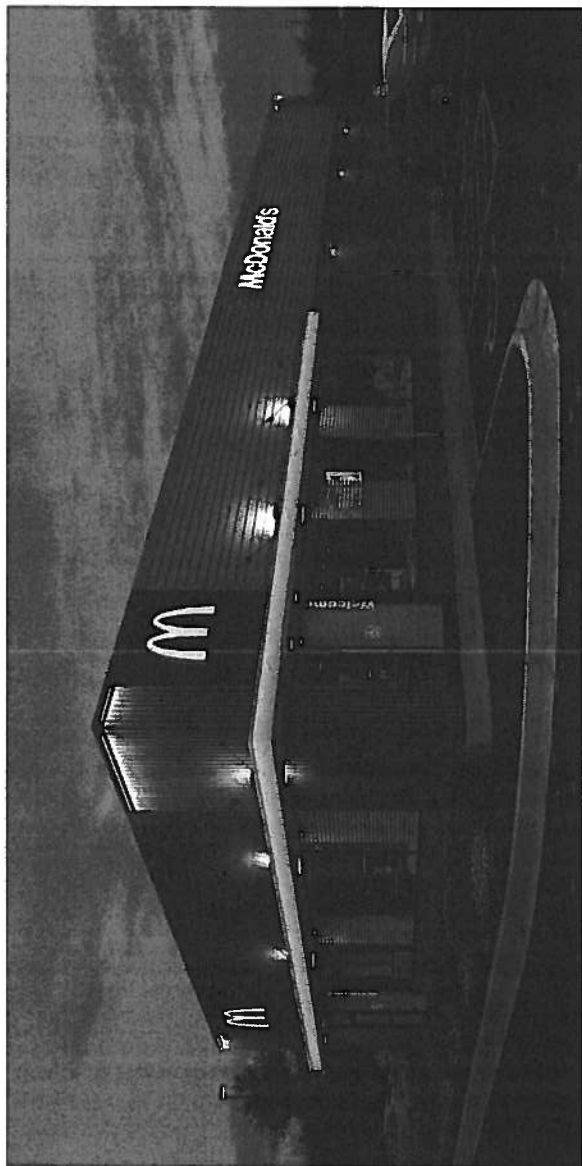


PROPOSED TRASH
 ENCLOSURE ELEVATIONS
A-12

NOTES

CONCEPTUAL RENDERING FOR BUILDING ACCENT LIGHTING REFERENCE ONLY.

SEE BUILDING ELEVATIONS FOR PROPOSED BUILDING MATERIALS AND FINISHES.



LIGHTING



**LINEAR LED ACCENT FIXTURE
BY SECURITY LIGHTING
COLOR: BLACK**

BATTEN AREAS



**RADIAL LED WALL SCONCE
BY SECURITY LIGHTING
COLOR: WHITE**

WHITE CANOPY



**RADIAL LED WALL SCONCE
BY SECURITY LIGHTING
COLOR: SILVER**

BACK OF HOUSE
DRIVE THRU



**ARCHITECTURAL LED FLOOD LIGHT
BY SECURITY LIGHTING
COLOR: WHITE**

WHITE CANOPY (ABOVE)



**6" LED DOWNLIGHT
BY SECURITY LIGHTING
COLOR: WHITE**

DRIVE THRU CANOPIES
CUSTOMER ENTRIES AT GOLD
UNDERSCORE



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McDonald's Garden Grove (4-0610)
#2016-053
GARDEN GROVE, CA

ENTITLEMENT PACKAGE
FEBRUARY 14TH, 2018

CONCEPTUAL BUILDING
ACCENT LIGHTING **A-18**

RESOLUTION NO. 5954-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-069-2019 AND CONDITIONAL USE PERMIT NO. CUP-155-2019.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on May 2, 2019, hereby approved Site Plan No. SP-069-2019 and Conditional Use Permit No. CUP-155-2019 for a property located on the north side of Chapman Avenue, west of Brookhurst Street, at 9845 Chapman Avenue, Assessor's Parcel No. 132-402-38.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-069-2019 and Conditional Use Permit No. CUP-155-2019, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Christine Cho for McDonald's Corporation.
2. The applicant is requesting (1) Site Plan approval to reconstruct an existing 3,695 square foot McDonald's drive-through restaurant with a new 3,710 square foot building; and Conditional Use Permit approval to design the proposed restaurant with a double queuing drive-through lane.
3. The City of Garden Grove Planning Commission has determined that this action is exempt pursuant to the California Environmental Quality Act's Class 2 Exemption (Replacement or Reconstruction), CEQA Guidelines Section 15302.
4. The property has a General Plan Land Use designation of Residential/Commercial Mixed Use 2 and is zoned NMU (Neighborhood Mixed Use). The site is improved with a 3,695 square foot McDonald's drive-through restaurant that will be demolished in order to construct a new, 3,710 square foot, McDonald's restaurant.
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 May 2, 2019, 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 May 2, 2019; and

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

FACTS:

The subject property is located on the west side of Brookhurst Street, north of Chapman Avenue, on the southerly portion of the existing Garden Grove Promenade shopping center. The shopping center consists of several separate parcels with reciprocal access and parking agreements. The subject property is a separate, approximately 42,613 square foot lease area that was developed with a 3,695 square foot McDonald's restaurant with a single queuing drive-through lane and a 1,073 square foot basement in the late 1970s. In 1992, a children's play area was constructed on the south side of the restaurant. The McDonald's restaurant fronts Chapman Avenue and is located directly to the west of a shared drive aisle to enter and exit the center. The McDonald's site was developed to provide all 37 required parking spaces within its lease area.

The shopping center has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2 and is zoned NMU (Neighborhood Mixed Use). The shopping center abuts R-1 (Single-Family Residential) zoned properties to the north, NMU zoned properties to the east across Brookhurst Street, and to the south across Chapman Avenue, and O-P (Office Professional) and R-3 (Multiple-Family Residential) zoned properties to the west, across Gilbert Street.

The applicant proposes to demolish the existing McDonald's building in order to construct a new, 3,710 square foot restaurant designed with the new corporate image of McDonald's. The applicant is also proposing site improvements that include re-configuring of the existing parking spaces and drive-through lane, and new landscaping.

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 property has a land use designation of Residential/ Commercial Mixed Use 2 and is zoned NMU (Neighborhood Mixed Use). The Residential/Commercial Mixed Use 2 is intended to provide for a mix of residential and commercial uses mostly around older underutilized, multi-tenant commercial developments. The NMU zone allows for commercial uses, including restaurants. The proposal includes demolishing the existing 3,695 square foot McDonald's restaurant with 1,073 square foot basement, to replace it with a new restaurant building that reflects the new corporate design for McDonald's. The new restaurant will have a total floor area of 3,710 square feet. The project is designed to comply with the development standards of the NMU zone, and complies with the required parking, setbacks, and landscaping.

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 is improved with a 3,695 square foot McDonald's drive-through restaurant and 1,073 square foot basement that will be demolished in order to construct a new, 3,710 square foot, single-story, McDonald's restaurant with a double queuing drive-through lane designed to comply with the new corporate restaurant model.

The site will continue to be accessed from an existing two-way drive approach located along Chapman Avenue on the southwest corner of the site. The site also has access via a shared two-way driveway on the east side of the site, and via various shared driveways located along Brookhurst Street and Chapman Avenue to access the shopping center. The project includes redesigning the drive aisles and the parking spaces to improve the site's circulation. The project continues to comply with the required parking per Title 9 of the Municipal Code. The code requires a total of 37 parking spaces, and the project will provide a total of 38 parking spaces that consist of 31 parking stalls, and seven (7) queuing spaces along the double queuing drive-through lanes.

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

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

The utilities, drainage channels, and streets in the area are existing and adequate to accommodate the development, and all appropriate conditions of approval will minimize any impacts to surrounding streets. The proposed development will provide landscaping and proper grading of the site, thereby, providing adequate on-site drainage.

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

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

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

The subject property is located on the southerly portion of the existing Garden Grove Promenade shopping center. The shopping center consists of several separate parcels with reciprocal access and parking agreements. The subject property is a separate approximately 42,613 square foot lease area that was developed with a 3,695 square foot McDonald's restaurant with single queuing drive-through lane and a 1,073 square foot basement in the late 1970s. The existing restaurant building will be demolished in order to rebuild a new McDonald's restaurant building that reflects the new corporate image. The proposed building design incorporates the use of decorative and architectural elements that will enhance the building design and will be compatible with the commercial buildings within the shopping center.

The proposed development will enhance the overall site's appearance, and compliment other improvements in the immediate vicinity. The project will provide the required landscape treatment along Chapman Avenue that is consistent with Title 9 of the Municipal Code. The project has been designed in accordance with the NMU zone, and complies with the required setbacks, parking, and landscaping.

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

The project will provide landscaping along Chapman Avenue, within the setbacks, and within the interior of the property that complies with the landscaping requirements of Title 9 of the Municipal Code. This includes providing trees, ground cover, and shrubs, along with providing additional landscaping within the parking lot and with the landscaped setback areas to comply with the code.

CONDITIONAL USE PERMIT:

1. The proposed use will be consistent with the City's adopted General Plan and Redevelopment Plan.

The property has a land use designation of Residential/ Commercial Mixed Use 2 and is zoned NMU (Neighborhood Mixed Use). The Residential/Commercial Mixed Use 2 is intended to provide for a mix of residential and commercial uses mostly around older underutilized, multi-tenant commercial developments. The NMU zone allows for commercial uses, including restaurants. The proposal includes demolishing the existing 3,695 square foot McDonald's restaurant with 1,073 square foot basement,

to replace it with a new restaurant building that reflects the new corporate design for McDonald's. The project is designed to comply with the development standards of the NMU zone, and complies with the required parking, setbacks, and landscaping.

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

The proposal to rebuild the existing McDonald's restaurant will not adversely affect the health, peace, comfort, or welfare in the surrounding area. The NMU zone allows for restaurant uses and the project is designed to meet the requirements of Title 9 of the Municipal Code, including parking, setbacks, and landscaping.

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

3. 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 Title 9 of the Municipal Code or as is otherwise required in order to integrate such use with the uses in the surrounding area.

The proposed restaurant, with the proposed site improvements, is of adequate size to accommodate the proposed use and is integrated with the other uses in the surrounding area. The subject property is located on the southerly portion of the existing Garden Grove Promenade shopping center. The shopping center consists of several separate parcels with reciprocal access and parking agreements. The existing restaurant building will be demolished in order to rebuild a new McDonald's restaurant building that reflects the new corporate image. The proposed building design incorporates the use of decorative and architectural elements that will enhance the building design and will be compatible with the commercial buildings within the shopping center.

The project will provide landscaping along Chapman Avenue, within the setbacks, and within the interior of the property that complies with the landscaping requirements of Title 9 of the Municipal Code. The site will continue to be accessed from an existing two-way drive approach located along Chapman Avenue on the southwest corner of the site. The site also has access via a shared two-way driveway on the east side of the site, and via

various shared driveways located along Brookhurst Street and Chapman Avenue to access the shopping center. The project includes redesigning the drive aisles and the parking spaces to improve the site's circulation. In addition, the project will continue to comply with the required parking per Title 9 of the Municipal Code.

4. 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 site will continue to be accessed from an existing two-way drive approach located along Chapman Avenue on the southwest corner of the site. The site also has access via a shared two-way driveway on the east side of the site, and via various shared driveways located along Brookhurst Street and Chapman Avenue to access the shopping center. The site is also adequately served by the public service facilities required such as public utilities: gas, electric, water, and sewer facilities.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan and Conditional Use Permit 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 attached Conditions of Approval (Exhibit "A") shall apply to Site Plan No. SP-069-2019 and Conditional Use Permit No. CUP-155-2019.

EXHIBIT "A"

Site Plan No. SP-069-2019 Conditional Use Permit No. CUP-155-2019

9845 Chapman Avenue

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

1. The applicant and each owner of the property shall execute, and the applicant shall record against the property a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. All Conditions of Approval set forth herein, or contained in Resolution No. 5954-19, 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, McDonald's Corporation, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All Conditions of Approval are required to be adhered to for the life of the project, regardless of property ownership. Except for minor modifications approved by the Community and Economic Development Director pursuant to Condition No. 3, below, any changes to the Conditions of Approval require approval by the Planning Commission. All Conditions of Approval herein shall apply to Site Plan No. SP-069-2019 and Conditional Use Permit No. CUP-155-2019, so long as the improvements authorized and contemplated by Site Plan No. SP-069-2019 and Conditional Use Permit No. CUP-155-2019 and these Conditions of Approval continue to exist on the Site.
2. Approval of this Site Plan and Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
3. Minor modifications to the Site Plan, Conditional Use Permit, and/or these Conditions of Approval, which do not materially change the scope or intensity of the project and which will not result in impacts that have not previously been addressed, may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the project, approved site plan, floor plan, and/or these Conditions of Approval determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
4. All conditions of approval shall be implemented at the applicant's expense, except where otherwise expressly specified in the individual condition.

Public Works Engineering Division

5. The applicant shall be subject to Traffic Mitigation Fees, Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.
6. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer.
7. Any new modification to the existing drive approach to the site shall be in accordance with Garden Grove Standard B-120 (Option #2).
8. All parking spaces that abut sidewalks that are not elevated with a curb face to the stall, if any, shall have wheel stops.
9. No parallel curb parking shall be permitted anywhere on the site.
10. The grading/horizontal control plan shall provide an approximately 80 feet or four vehicles lengths between the service window and order board and an additional 80 feet, or four vehicle lengths of queuing distance, behind the order board in conformance with the queuing requirements of City of Garden Grove Standard Plan B-312.
11. A recorded agreement with the adjacent property owner that provides for reciprocal access over the shared drive aisle on the southwest corner of the property, in a form acceptable to the City Engineer, shall be required prior to issuance of a grading permit. The applicant shall provide the City with a copy of any existing reciprocal access agreement for review and approval. Should no agreement exist, or if the existing agreement is not acceptable to the City Engineer, the applicant shall enter into a new or amended agreement with the adjacent property owner that is acceptable to the City Engineer and record said agreement prior to the issuance of a grading permit.
12. Prior to issuance of a grading permit, the applicant shall design overhead street lighting within the development in a manner meeting the approval of the City Engineer. Location of lighting poles shall be shown on the precise grading plans.
13. 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 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.
14. A separate street permit is required for work performed within the public right-of-way.
 15. 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' outside the boundary, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan. Grading improvement plan shall conform to all format and design requirements of the City Standard Drawings & Specifications.
 16. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
 17. The grading plan shall depict an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition.
 18. 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.
 19. Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by the City Building Official, the applicant shall submit to the City for review and approval a Water Quality Management Plan that:
 - a. Addresses Site Design BMPs based upon the geotechnical report recommendations and findings such as infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas;
 - b. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP;

- c. Incorporates structural and Treatment Control BMPs as defined in the DAMP;
 - d. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs;
 - e. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs ; and
 - f. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
20. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications;
 - b. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP;
 - c. Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site; and
 - d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.
21. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502:
 - a. Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash;
 - b. Provide solid roof or awning to prevent direct precipitation;
 - c. Connection of trash area drains to the municipal storm drain system is prohibited;
 - d. Potential conflicts with fire code and garbage hauling activities should be considered in implementing this source control;
 - e. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information;

- f. The trash shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures; and
 - g. 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.
22. The applicant and his contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal; relocation or resetting, the Contractor shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and his contractor shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The Applicant and his contractor shall be liable for, at his expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls.
23. 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 color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division prior to installation.
24. The applicant shall identify a temporary parking site(s) for construction crew and construction trailer office staff prior to issuance of a grading permit. No construction parking is allowed on local streets.
25. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a work-site traffic control plan satisfactory to the City Traffic Engineer.
26. 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.
27. Any required lane closures should occur outside of peak travel periods.
28. Construction vehicles should be parked off traveled roadways in a designated parking.

29. Prior to issuance of a grading permit, the applicant shall provide a hydrological analysis with scaled map 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. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
30. Prior to issuance of a building permit, the applicant shall design and construct street frontage improvements as identified below:

Chapman Avenue

- a. Remove and replace the existing westerly substandard driveway approach to the site on Chapman Avenue in accordance with City of Garden Grove Standard Plan B-120. Standard Plan B-120 (Option #2) calls for a minimum width of 30-feet for commercial and multi residential projects, with any deviation from the standard requiring approval by the City Traffic Engineer and detailed on the street improvement plan showing all modifications;
- b. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk/landscape area on Chapman Avenue with the Planning Division and Water Division; and
- c. Any proposed new landscaping in public right of way shall be consistent with the existing landscaping with the resort area south of the project site and approved by Planning Division.

Public Works Water Services Division

31. The sewer in this location is capacity sufficient.
32. New water service installations 2" and smaller, shall be installed by the City of Garden Grove at applicant's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and water services 3" and larger, shall be installed by applicant's contractor per City Standards.
33. Water meters shall be located within the City right-of-way. Fire services and large water services 3" and larger, shall be installed by a contractor with Class A or C-34 license, per City water standards, and approved Public Works inspection.
34. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device(s). 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. Applicant shall have the RPPD devices tested once a year thereafter by a certified backflow device tester and the test results shall be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of a RPPD device.
35. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be constructed / reconstructed per City Standard B-753.
 36. 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.
 37. Should any new fire suppression system connections or upgrades to existing fire suppression system connections be made, fire service will be required to have an above-ground backflow device with a double check valve assembly, installed per City standard B-773. The device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results shall be submitted to the Public Works, Water Services Division. The device shall be on private property and is the responsibility of the property owner. The above-ground assembly shall be screened from public view as required by the Planning Division.
 38. Should a fire service upgrade be required, the existing fire service vault shall be removed per Water Services inspector and Right-of-Way inspector specifications. Single check valve in the vault to be removed and upgraded to DCDA.
 39. The location and number of fire hydrants shall be as required by Water Services Division and the Fire Department. Any private fire hydrant line will be required to have a DCDA installed at the property line on the property owner's side.
 40. Commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license. A plumbing plan for the grease interceptor shall be routed to environmental services for review.
 41. 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. Owner shall maintain

comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.

42. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations.
43. If needed, owner shall install new sewer lateral with clean out at the right-of-way line. Lateral in public right-of-way shall be 6" minimum diameter, extra strength VCP with wedgelock joints.
44. 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.

Public Works Environmental Services Division

45. The trash enclosure shall accommodate two (2) 3-yard and one (1) 2-yard containers for solid waste and recyclables per California law and implementing regulations.
46. Update all disabled parking space signs to meet current California Vehicle Code standards.

Building and Safety Division

47. The project shall comply with all applicable requirements of the 2016 CBC (California Building Standards Code), CMC (California Mechanical Code), CPC (California Plumbing Code), CEC (California Electrical Code), CGBC (California Green Building Standards Code), and 2016 T-24 (Title 24) Energy Standards.
48. A soils report in accordance with CBC Chapter 18 shall be provided to the City for the project.
49. The applicant shall design 25% of the proposed roof area as "solar ready" in accordance with the 2016 CA Energy Standards.
50. Van accessible electric vehicle (EV) parking stalls shall be a minimum of 12-foot wide and shall be connected by an accessible route.
51. EV charging stations, when provided, shall comply with CBC Section 11B-812.
52. Dining surfaces and work surfaces shall comply with CBC Section 11B-902.
53. Check-out aisle and sales and service counters shall comply with CBC Section 11B-904.

54. Fire sprinkler and fire alarms shall be provided in accordance with CBC Chapter 9.
55. Baby changing station(s) per A.B. 1127 must be provided.

Community and Economic Development Department

56. The approved site plan and floor plan are an integral part of the decision approving this Site Plan and Conditional Use Permit. There shall be no additional changes in the design of the floor plan without the approval of the Community and Economic Development Department, Planning Division. Any additional changes in the approved floor plan, which have the effect of expanding or intensifying the present use, shall require obtaining the proper entitlement(s).
57. The sale of alcoholic beverages for on-site or off-site consumption on the premises is prohibited.
58. No outside display of merchandise shall be permitted at any time.
59. 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.
60. There shall be no pool tables or incidental amusement devices on the premises at any time.
61. There shall be no uses or activities of an adult-oriented nature permitted on the premises as outlined in City Code Section 9.08.070.
62. 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.
63. Graffiti shall be removed, from the premises and all parking lots under the control of the licensee and/or the property owner, within 120 hours upon notification.
64. 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.
65. Any satellite dish antennas installed on the premises shall be screened, subject to approval by the Community and Economic Development

- Department, Planning Division. No advertising material shall be placed thereon.
66. 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 or on exterior of the building.
 67. Exterior advertisement displays or exterior wall advertisements shall not be allowed.
 68. Permitted hours and days of construction and grading shall be as follows, and all work shall be comply with the noise regulations set forth in Chapter 8.47 of the City of Garden Grove Municipal Code:
 - a. Monday through Saturday - not before 7 a.m. and not after 10 p.m. (of the same day).
 69. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes the implementation of dust minimization measures, using electricity from power poles rather than diesel or gasoline powered generators, and using methanol, natural gas, propane, or butane vehicles instead of gasoline or diesel powered equipment, where feasible, using solar or low-emission water heaters, and using low-sodium parking lot lights, to ensure compliance with Title 24.
 70. The property owner shall comply with the adopted City Noise Ordinance.
 71. The building plans, including grading and development plans and all construction activity shall comply with the current editions of the California Building Regulations as found in the California Code of Regulations (CCR), Title 24, Parts 2 through 12 as adopted by the City of Garden Grove.
 72. As a part of the finalized working drawings for Planning Division, Engineering Division and Building Plan Check, the developer shall submit a detailed and dimensioned plot plan, floor plans, exterior elevations, and landscape plans that reflect the above conditions of approval. The plans shall indicate landscape materials, wall materials and building materials proposed for the project.
 73. 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 in the common and parking areas shall be directed, positioned or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences. Parking area lighting shall be

provided during the hours of darkness that the establishment is open at a minimum of two-foot candles of light and one-foot candle of light during all other hours of darkness.

74. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department, Planning Division, for review and approval prior to submittal of plans for Building Division, Plan Check. The project shall also be subject to the following:
- a. All above-ground utility equipment (e.g., electrical, gas, telephone) shall not be located in the street setbacks and shall be screened to the satisfaction of the Community and Economic Development Department, Planning Division.
 - b. No roof or wall mounted mechanical equipment shall be permitted unless the Planning Division Services approves a method of screening complementary to the architecture of the building, prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets, including the surrounding properties.
75. The applicant shall submit a complete landscape plan governing the entire development for review and approval by the Community and Economic Development Department prior to building permit issuance. The landscaping plan shall comply with all the landscaping requirements as specified in Title 9 of the City of Garden Grove Municipal Code as well as provisions of the State of California concerning drought tolerant landscape measures (Landscape Water Efficiency Guidelines). Said plan shall include type, size, location and quality of all plant material. This includes enhanced landscaping for the walkway areas. The plan shall include an irrigation plan, and staking and planting specification. The landscape plan is subject to the following:
- a. A complete, permanent, automatic remote control irrigation system shall be provided for all common area landscaping shown on the plan. The sprinklers shall be of low flow/precipitation sprinkler heads for water conservation.
 - b. All above-ground utilities (e.g., water backflow devices, electrical transformers, irrigation equipment, etc.) shall be shown on the landscape plan in order to ensure proper landscape screening will be provided for these equipment/apparatuses.
 - c. The applicant shall be responsible for the installation and maintenance of all landscaping on the property during and after the construction period. Said responsibility shall extend to within the public right-of-way.

- d. The plan shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch box, fifteen percent (15%) of the trees at 24-inch box and sixty percent (60%) of the trees at 15-gallon. The remaining five percent (5%) may be of any size. All proposed trees shall be non-fruit bearing, evergreen trees that require minimal maintenance.
 - e. No trees shall be planted closer than five feet (5') from the public right-of-way. Trees planted within fifteen feet (15') of any public right-of-way shall be planted in a root barrier shield. All landscaping along street frontages, adjacent to driveways, shall be of the low-height variety to ensure safe sight clearance.
 - f. Landscaping on-site shall be compatible with, and to the extent feasible, match the existing landscaping within the adjacent shopping center.
76. 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 all applicable laws and regulations.
 77. No exterior piping, plumbing, roof top access ladders, or mechanical ductwork shall be permitted on any exterior facade and/or be visible from any public right-of-way or adjoining property.
 78. 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.
 79. The site improvements and subsequent operation of the site 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 store vehicles anywhere on the site.
 - c. The trash enclosure shall match the color and material type used for the block walls and shall be gated. The trash bins shall be kept inside the trash enclosure, and the gates shall be closed at all times except during disposal and pick-up. The property owner shall provide sufficient trash bins and pick-up to accommodate the site. The trash shall be picked up at least once per week.

- d. All drive aisles on the site are fire lanes and shall remain clear and free of any materials and/or vehicles.
80. In the event the development cannot accommodate the parking demand generated by the development resulting in a nuisance, hindrance, and/or problem with either on-site and off-site parking and circulation, the applicant shall devise and implement a plan, prepared by a licensed traffic engineer and approved by the City, to relieve the situation.

Upon written request by the City, the applicant shall submit a plan to manage parking issues for review and approval by the Community and Economic Development Department. The plan may include, but is not limited to: reducing the hours of operation, instituting an off-site parking arrangement; having on-site parking control personnel; and/or other actions that may be deemed applicable to the situation.

If the City's Community and Economic Development Director deems such action is necessary to address parking and circulation problems, such action shall be implemented within 30 days of written notice to the applicant. 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 and/or revocation of Conditional Use Permit No. CUP-155-2019.

81. A copy of the resolution including the conditions approving Site Plan No. SP-069-2019 and Conditional Use Permit No. CUP-155-2019 shall be kept on the premises at all times.
82. The applicant shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-069-2019 and Conditional Use Permit No. CUP-155-2019, and his/her agreement with all conditions of the approval.
83. 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-069-2019 and Conditional Use Permit No. CUP-155-2019. 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.

84. It shall be the applicant's responsibility to verify that any building or site improvements do not cross over, encroach into, or cause issue with any recorded easements on the subject property or the adjacent properties.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D.1.	SITE LOCATION: 12111 Chapman Ave.
HEARING DATE: May 2, 2019	GENERAL PLAN: Low Density Residential
CASE NO.: GPC-007-2019	ZONE: R-1 (Single-Family Residential)
PROPERTY OWNER: City of Garden Grove	APN: 233-023-20
APPLICANT: City of Garden Grove	CEQA DETERMINATION: Exempt

REQUEST:

A request for Planning Commission to find and report to the City Council pursuant to Government Code Section 65402 that the proposed disposition of property located at 12111 Chapman Avenue by the City of Garden Grove is in conformity with the General Plan.

BACKGROUND/DISCUSSION:

In 1971, the City of Garden Grove converted a single-family home on property located at the corner of Chapman Avenue and Debbie Lane into a fire station, commonly referred to as Fire Station No. 6.

In 2015, City staff conducted an analysis of the Fire Department’s capital needs and determined that Fire Station No. 6 lacked the capacity to hold the necessary vehicles, equipment, and manpower to adequately serve the large buildings and multi-story hotels within the area and that the construction of a new Fire Station No. 6 within Westhaven Park was optimal to meet the infrastructure needs of the Fire Department.

In November 2018, the City unveiled the new Fire Station No. 6 facility and officially began providing services to the community, resulting in the vacation of the old Fire Station No. 6 facility at 12111 Chapman Avenue. With this transition, City staff received direction from the City Manager to move forward with the sale of the old Fire Station No. 6 property. As such, City staff proceeded to have the property appraised and posted to LoopNet for sale at the appraised value of \$525,000. The property listing remained on LoopNet for two months during which the City received two formal offers for the purchase of the property. The higher of the two offers, in the amount of \$500,000 was submitted to and approved by the City Council on April 23, 2019. Close of escrow is contingent upon the Planning Commission’s review of the General Plan consistency of the sale pursuant to State law.

GENERAL PLAN CONFORMITY DETERMINATION OF PROPOSED SALE OF PROPERTY
AT 12111 CHAPMAN AVENUE

The State Planning Law, more particularly Government Code Section 65402, provides for the Planning Commission to make a report to the City Council prior to the City's disposition of real property regarding conformity of the proposed property disposition with the City's General Plan upon receiving information concerning the location, purpose, and extent of the proposed disposition.

The purpose of the proposed sale is to transfer the fee simple title to the property to private ownership for use as a single-family residence. Government Code section 37350 authorizes the City to dispose of real property for the common benefit. The proposed disposition will benefit the City and the community by providing additional housing for a family while eliminating the City's liability for maintenance and upkeep of the property and structure that will no longer be used for a fire station.

The General Plan Land Use designation of the property is "Low Density Residential," and the property is located in the R-1 Zoning District, which implements the Low Density Residential Land Use designation. Use of the property as a single-family residence would be consistent with the Low Density Residential Land Use Designation, as well as with the other mandatory elements of the General Plan.

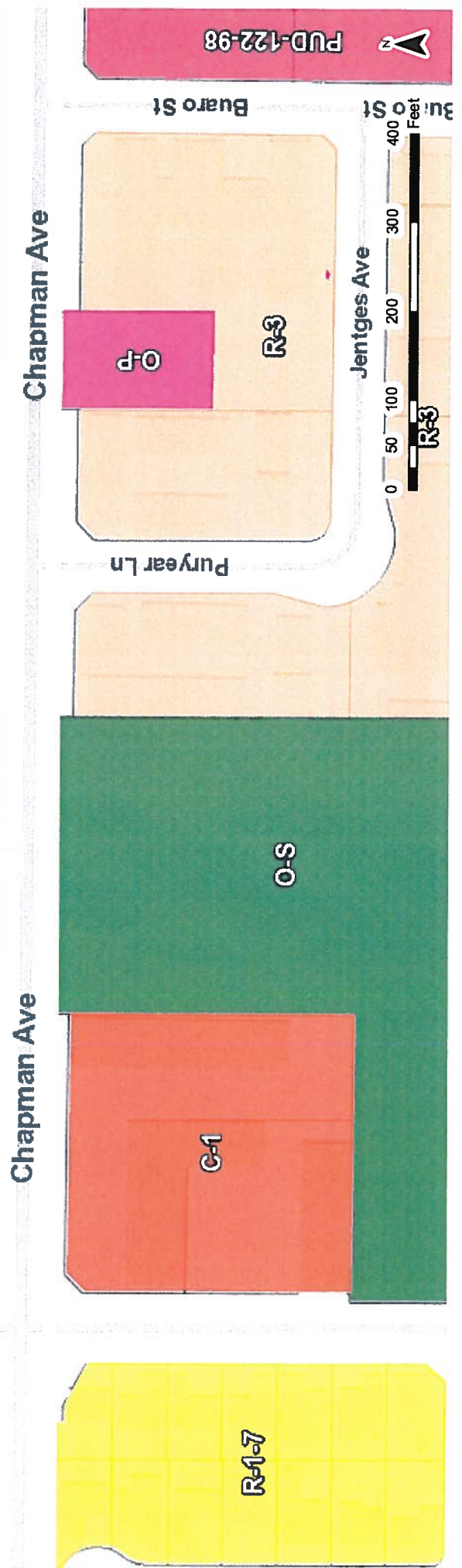
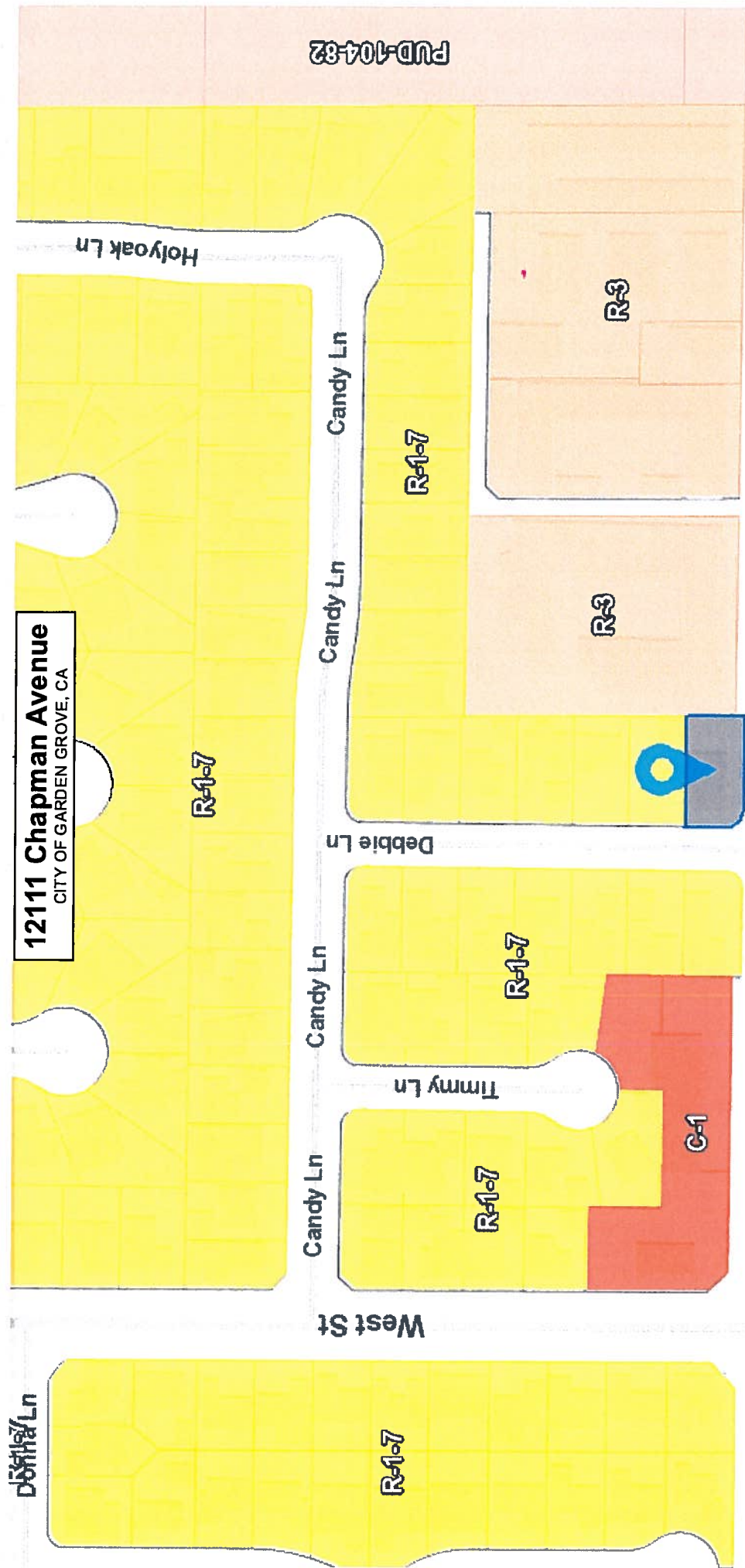
RECOMMENDATION:

Staff recommends that the Planning Commission adopt the attached Resolution finding and reporting to the City Council that the proposed sale of the property located at 12111 Chapman Avenue is consistent with the City's General Plan.



LEE MARINO
Planning Services Manager

Attachment: Resolution No. 5955-19



RESOLUTION NO. 5955-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING GENERAL PLAN CONSISTENCY DETERMINATION NO. GPC-007-2019 DETERMINING THAT THE CONTEMPLATED DISPOSITION OF PROPERTY LOCATED AT 12111 CHAPMAN AVENUE IS CONSISTENT WITH THE GENERAL PLAN.

WHEREAS, Government Code Section 65402 provides for the Planning Commission to make a report to the City Council prior to the City's disposition of real property regarding conformity of the proposed property disposition with the City's General Plan upon receiving information concerning the location, purpose and extent of the proposed disposition; and

WHEREAS, the City of Garden Grove is contemplating conveying fee title to a single-family residential lot located at 12111 Chapman Avenue in Garden Grove, California (the "Property"); and

WHEREAS, the Property has a General Plan Land Use Designation of Low Density Residential and is located within the R-1 (Single-Family Residential) Zoning District; and

WHEREAS, the Property contains a single-family residential structure that the City previously used for a fire station, but which is still suitable for single-family residential uses;

WHEREAS, the Planning Commission received and considered information as to the location, purpose, and extent of the contemplated disposition of the Property at its meeting of May 2, 2019.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, CALIFORNIA, DOES HEREBY RESOLVE, FIND, DETERMINE, AND REPORT AS FOLLOWS:

SECTION 1. The location, purpose, and extent of the contemplated disposition of the Property located at 12111 Chapman Avenue by the City of Garden Grove is consistent with the City of Garden Grove's adopted General Plan.