

# COMMUNITY AND ECONOMIC DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> C.1.	<b>SITE LOCATION:</b> Northeast corner of Harbor Boulevard and Twintree Lane, west of Choisser Road at 12222, 12252, 12262, 12272, 12292, and 12302 Harbor Boulevard; 12511, 12531, 12551, and 12571 Twintree Lane; 12233, 12235, 12237, and 12239 Choisser Road
<b>HEARING DATE:</b> November 2, 2017	<b>GENERAL PLAN:</b> International West Mixed Use
<b>CASE NOS.:</b> Site Plan No. SP-043-2017, Tentative Tract Map No. TT-17455 and Development Agreement No. DA-008-2007	<b>ZONE:</b> Planned Unit Development No. PUD-128-12
<b>APPLICANT:</b> Investel Garden Resorts, LLC	<b>APN:</b> 231-491-20, 231-521-01, 02, 03, 04, 05, 06, 07, 08, 09, and 10; 231-491-12, 13, 14, 15, 16, 17, 18, 19
<b>PROPERTY OWNER(S):</b> City of Garden Grove	<b>CEQA DETERMINATION:</b> Subsequent Mitigated Negative Declaration

## **REQUEST:**

Planning Commission approval of a Site Plan and Tentative Tract Map, and recommending approval of a Development Agreement to the City Council, to implement a resort hotel development project known as the Site C Project, which was previously approved by the City Council in 2012 through Planned Unit Development No. PUD-128-12. Also, to adopt a Subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Modified Project.

## **BACKGROUND:**

In 2012, following the recommendation of the Planning Commission, the Garden Grove City Council approved General Plan Amendment No. GPA-2-12(B), Planned Unit Development No. PUD-128-12, and adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to facilitate the future development of a resort hotel project known as the Site C Project on land located on the northeast corner of Harbor Boulevard and Twintree Lane, west of Choisser Road. As approved in 2012, the Site C Project called for up to 769 rooms and ancillary hotel uses such

as pools, spas, and fitness centers within one (1) full-service, and two (2) limited-service, resort hotels with up to 104,000 aggregate square feet of conference/meeting banquet space, hotel restaurant space, freestanding pad restaurant/entertainment space, and a multi-level parking garage with 1,297 parking spaces on approximately 5.2-acres of the 5.8-acres covered by PUD-128-12 (see Figures 1 and 2, below). Planned Unit Development No. PUD-128-12 incorporated a conceptual site plan depicting the Site C Project, as it was contemplated at the time (see Exhibit A).

FIGURE 1: 5.8-ACRE AREA COVERED BY PUD-128-12

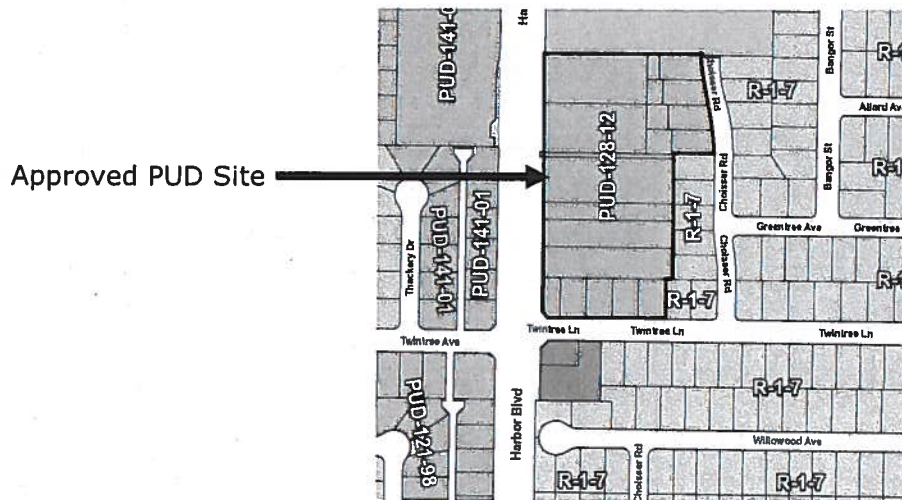
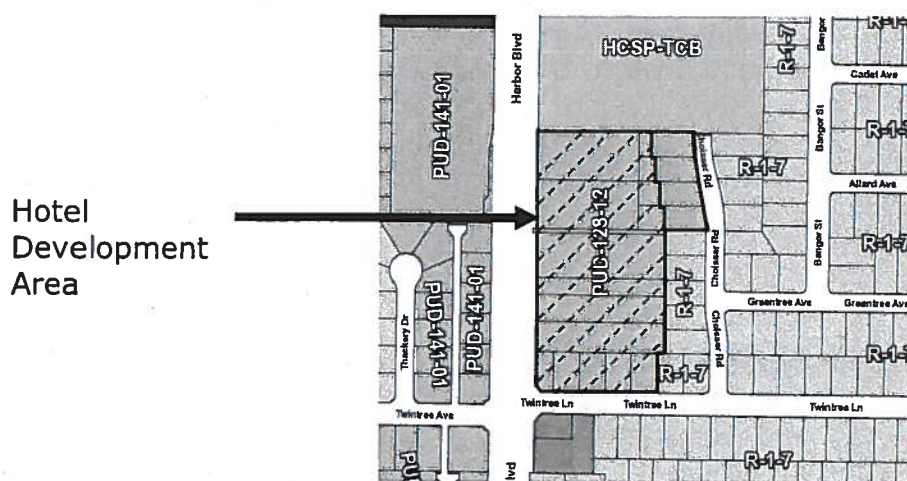


FIGURE 2: 5.2-ACRE HOTEL DEVELOPMENT SITE  
DEPICTED IN 2012 CONCEPTUAL SITE PLAN  
(hatched area)



The 5.2-acre site depicted on the conceptual site plan included approximately 0.9-acres owned by a third party (referred to as the "Sunbelt Property"), which the

developer was permitted, but not required, to include in the ultimate development. Garden Grove City Council Ordinance No. 2824 approving Planned Unit Development No. PUD-128-12 provided that, in the event the Sunbelt Property is not developed as part of a single project with the remainder of the site, the Community Development Director shall ensure, in his or her reasonable discretion, that access to the Sunbelt Property is adequately maintained through either an access easement between the two properties or preservation of direct vehicle access to and from the Sunbelt Property from Harbor Boulevard for both northbound and southbound traffic traveling on Harbor Boulevard.

The 2012 conceptual site plan envisioned two vehicular access points to the Project Site, one on Harbor Boulevard, across from the entrance to the Sheraton Hotel, and another on Twintree Lane. The Planned Unit Development standards require the installation of a traffic signal at the main Project entrance on Harbor Boulevard and related raised median improvements on Harbor Boulevard.

The provisions of Planned Unit Development No. PUD-128-12 contemplate that the project ultimately constructed may include fewer than the 769 hotel rooms permitted, and/or changes in size and/or be a mix of other uses, and allow for the number of parking spaces to be reduced below 1,297, which requires the changes to be justified by a new parking study.

Planned Unit Development No. PUD-128-12 and the 2012 approvals contemplated that a tentative tract map, development agreement, and other future land use entitlement approvals would be needed in order for the developer to fully implement the Site C Project and changes to the conceptual site plan.

In 2013, the City Council adopted Resolution No. 9172-13 approving the Grove District Resort Hotel Development Agreement ("DDA"). The DDA generally provides that the City will convey the approximately 4.3-acres site to the developer in exchange for the developer constructing the Site C Project in accordance with the approved land use entitlements.

## **DISCUSSION:**

### **Overview**

The Applicant now proposes to develop the Site C Project in accordance with the Planned Unit Development No. PUD-128-12 zoning, and is requesting corresponding approval of a Site Plan, Tentative Tract Map, and Development Agreement. These requested approvals incorporate certain refinements and modifications to the project that vary from the 2012 conceptual site plan. For purposes of convenience and clarity, (1) the Site C Project described and depicted in the 2012 PUD conceptual site plan and Mitigated Negative Declaration will be referred to in this report as the "2012 Project", and (2) the current development proposal described and depicted in the proposed Site Plan, Tentative Tract Map, and Initial

Study/Subsequent Mitigated Negative Declaration will be referred to in this report as the "Modified Project".

The Modified Project includes the same number of hotels, hotel rooms, and maximum building heights as the 2012 Project, however, the size of the site, the configuration of the buildings, the amount and type of ancillary uses, and the internal circulation and site access have been refined and modified. These refinements and modifications include:

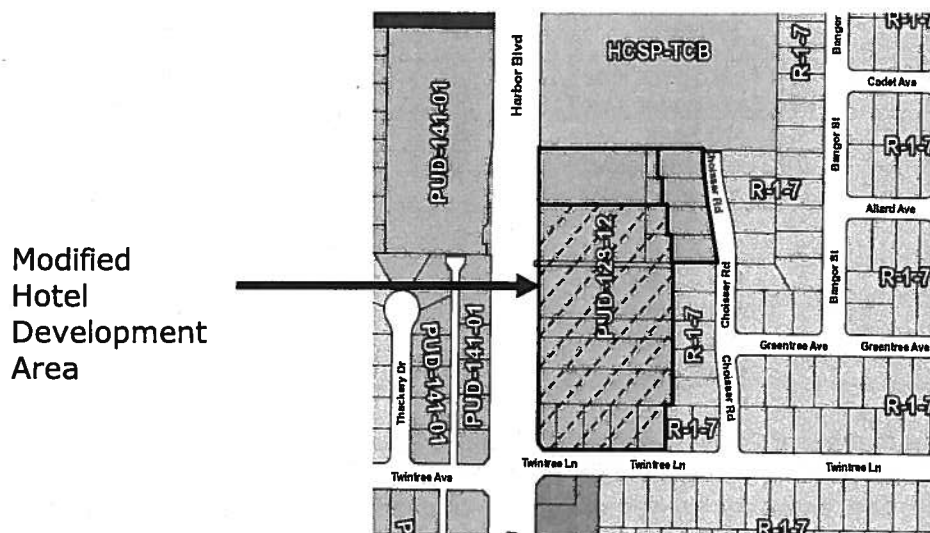
- A change in the mix of hotel types from one (1) full-service hotel and two (2) limited-service hotels to two (2) full-service hotels and one (1) limited-service hotel.
- Changes to on-site circulation and access, including the addition of a new secondary driveway along Harbor Boulevard at the most southerly portion of the site, along with changes to the parking structure, which is now proposed to include two (2) entrances instead of the previous three (3) entrances, and one (1) level of subterranean parking still containing the 1,297 total spaces.
- The introduction of retail uses.
- Minor changes in the amounts of conference/meeting banquet space, restaurant/retail/entertainment space, and hotel restaurant space to be constructed, but within the 104,000 square foot aggregate maximum authorized by Planned Unit Development No. PUD-128-12.
- Specification of the total square footage of hotel ancillary uses (such as gyms, spas, salons, bars, gift shops, a kids' club, etc.) that will be included.
- Modifications to the placement and configuration of the buildings on the site, including:
  - Shifting the placement of Hotel A to maintain a 5-foot setback from the north property line, a 10-foot setback from the east property line, and expanding the hotel's second floor terrace along the northerly portion of the property line toward Harbor Boulevard, constructing a new retail building at the northwest corner of the site that connects to Hotel A via a second floor terrace, and relocating the valet drop-off for Hotel A;
  - Swapping the placement of Hotel B with a restaurant pad building so that the restaurant pad is to the southwest corner of the project site with Hotel B located just north of the restaurant pad building, with a

connection provided between both structures via the hotel's second floor terrace; and,

- o Expanding and reconfiguring the usable outdoor roof deck area of Hotel A, which includes increasing the height of certain portions of the outdoor roof deck area from 75 feet to 80 feet, and 85 feet, while continuing to maintain the easterly most portion of the parking structure at a height of 75 feet.

The size of the site on which the Modified Project will be developed has been reduced from 5.2-acres to 4.3-acres due to the "Sunbelt Property" not being included (see Figure 3).

FIGURE 3: PROPOSED MODIFIED HOTEL DEVELOPMENT SITE ON 4.3-ACRES  
(hatched area)



As proposed, the Modified Project will continue to comply with the performance standards of Planned Unit Development No. PUD-128-12, including maintaining the same number of hotels and hotel rooms, and complying with the building setbacks, parking, and maximum building heights. The table below provides a comparison between the scope of the conceptual project studied, and approved, in 2012, and the refined scope of the Modified Project.

**Project Comparison Statistics:**

	<b>2012 Project</b>	<b>Modified Project</b>
<b>Hotel Development Area</b>	5.2-acres	4.3-acres
<b>Required Parking<sup>1</sup></b>	1,297	1,221
<b>Maximum Hotel Rooms</b>	769	769
<b>Amounts of Other Uses<sup>2</sup></b>		
Conference/Meeting Banquet	39,000 Square Feet	39,867 Square Feet
Restaurant/Entertainment Pads	45,000 Square Feet	36,885 Square Feet (including new retail component)
Hotel Restaurants	20,000 Square Feet	24,010 Square Feet
Hotel Ancillary Uses (include fitness room, bars, and spas)	Allowed, but precise square footages were not specified	26,090 Square Feet <sup>2</sup>
<b>Maximum Building Heights</b>		
Hotel A	263 Feet	240 Feet
Hotel B (on Harbor Boulevard)	200 Feet	200 Feet
Hotel C (on Twintree Lane)	130 Feet (east side) 190 Feet (west side)	130 Feet (east side) 158 Feet (west side)
Restaurant Pads	40 Feet	38 Feet, 17 feet
Parking Structure	75 Feet (east side) 85 Feet (west side)	75 Feet (east side) 85 Feet (west side)
<b>Minimum Perimeter Setbacks</b>		
North side	5'-0" Feet	5'-0" Feet
East (rear)	10'-0" Feet	10'-0" Feet
West (Harbor Boulevard)	9'-0" Feet	9'-0" Feet
South (Twintree Lane)	10'-0" Feet	10'-0" Feet

<sup>1</sup> Pursuant to Title 9 of the Municipal Code, a shared parking analysis was prepared in 2012, which concluded that 1,297 parking spaces would be required to accommodate the mix of shared uses at the size and amounts contemplated at that time. An updated parking analysis was prepared in conjunction with this application, which concludes a total of 1,221 parking spaces are required to accommodate the refined mix of shared uses at the size and amounts proposed for the Modified Project. Nonetheless, the proposed Site Plan still provides for 1,297 parking spaces.

<sup>2</sup> The PUD allows for expansion of uses, and the addition of new uses, with approval of an updated traffic and parking analysis.

The site on which the Modified Project will be developed consists of approximately 4.3-acres of land located on the northeast corner of Harbor Boulevard and Twintree Lane, west of Choisser Road. The project site abuts a vacant commercial lot to the north; commercial buildings and one-story, single-family homes to the south across Twintree Lane; one-story, single-family homes to the east; and the Sheraton Hotel and vacant commercial properties to the west across Harbor Boulevard. The site has a General Plan Land Use designation of International West Mixed Use and is zoned Planned Unit Development No. PUD-128-12.



CASE NOS. SP-043-2017, TT-17455, AND DA-008-2017

The Modified Project site is currently vacant and unimproved. The previous improvements on the site, including four (4) single-family residences, two (2) commercial buildings, and an RV park have been demolished.

To facilitate development of the Modified Project, approval of the following is required: (1) a Tentative Tract Map to adjust the rear property lines of four (4) existing city-owned parcels located at the northeast corner of the site on Choisser Road to incorporate a portion of these parcels into the Modified Project site and to consolidate the existing parcels on the Modified Project site into two (2) lots; and (2) a Site Plan describing and depicting the Modified Project.

The Applicant proposes to phase the development. Phase 1 of the project will consist of constructing Hotels A and B, the multi-level parking structure and underground parking, the retail space, and one (1) restaurant pad building. Phase 2 will consist of Hotel C and one (1) restaurant pad building. The proposed Tentative Tract Map would accommodate the proposed phasing of the hotel development.

#### SITE PLAN:

The Modified Project would consist of 769 hotel rooms and approximately 26,090 square feet of additional hotel ancillary uses within two (2) full-service and one (1) limited-service hotel, approximately 39,867 square feet of conference/meeting banquet space, approximately 36,885 square feet of restaurant/retail/entertainment space, approximately 24,014 square feet of hotel restaurant space, and a total of up to 1,297 parking spaces within a multi-level parking structure with one level of subterranean parking. The refinements and modifications proposed as part of the Modified Project would facilitate a hotel development that is tailored to meet the Applicant's proposed hotel programming. The proposed modifications have been evaluated by city staff and appropriate technical studies have been prepared to analyze the proposed changes. Staff has determined that the Modified Project complies with the spirit, intent, and applicable standards of Planned Unit Development No. PUD-128-12.

#### Mix of Hotel Types and Other Uses

The 2012 Project contemplated up to 769 hotel rooms within one (1) full-service hotel and two (2) limited-service hotels. Per the Modified Project, the same 769 rooms would instead be contained within two (2) full-service hotels and one (1) limited-service hotel. Full-service hotels provide upscale and full-service amenities on-site, such as full service restaurants. Hotel A and B will operate as full-service hotels, which will provide full-service restaurants, hotel bars, and other amenities, while Hotel C will operate as a limited-service hotel.

The 2012 Project contemplated 39,000 square feet of conference/meeting banquet space, 20,000 square feet of hotel restaurant, and 45,000 square feet of restaurant/entertainment space. Ancillary uses for the hotel, such as hotel bars,

fitness room, and spas, were also envisioned; however, no precise square footages for these ancillary uses were specified in the Planned Unit Development provisions or conceptual site plan. Planned Unit Development No. PUD-128-12 allows for the expansion of uses and the addition of uses not covered by the original approval subject to a traffic study and parking study. The proposed Site Plan for the Modified Project includes precise square footages for hotel ancillary uses and reflects minor changes in the proposed mix of the other uses and the introduction of retail uses to accommodate the hotel's programming.

The proposed Modified Project will maintain the same number of hotel rooms, but the total square footages of the other proposed uses have been refined and modified to now include 39,867 square feet of conference/meeting banquet space, 36,885 square feet of restaurant/retail/entertainment, 24,014 square feet of hotel restaurant, and 26,090 square feet of hotel ancillary uses.

A traffic study and a parking study were performed to analyze the possible impacts that the proposed modifications to the uses will have on traffic and parking. The studies concluded that the modifications to the uses, with implementation of the recommended mitigation measures, will have less than a significant impact. The proposed modifications to the square footage of the uses is consistent with the intent of the PUD, and will facilitate the proposed hotel programming. The parking analysis is discussed in further detail in the "Parking" section of this report, below.

#### Site Access and Circulation

The 2012 Project, as illustrated in the conceptual site plan (see Exhibit A), was approved with two (2) driveways for vehicular access located on Harbor Boulevard and Twintree Lane. As per the 2012 approval, the Harbor Boulevard driveway was designed to function as the primary entrance to the site designed to align with the existing driveway of the Sheraton Hotel, which is located directly across from the project site, to facilitate vehicular and pedestrian access between the two (2) hotel developments. A new traffic signal was required at this new intersection to facilitate left turn and right turn access in and out of the project site. The Twintree Lane driveway was designed to function as a secondary access point to the site. This driveway was designed to facilitate left-turn in, and right-turn out of the project site along with having a channeled median and the appropriate signage to restrict vehicular access to the surrounding residential neighborhood.

The Modified Project incorporates a secondary driveway along Harbor Boulevard for the purpose of improving on-site circulation. No changes to the location of the previously approved driveways on Harbor Boulevard and Twintree Lane will occur. The secondary driveway is proposed at the southerly most portion of the site along Harbor Boulevard, closest to Twintree Lane (see Exhibit D). A traffic study was prepared to analyze the feasibility of constructing this secondary driveway on Harbor Boulevard. The traffic study concluded that the new driveway is a feasible option for the site provided the driveway is designed as a right turn-out only.



Right-turn into the project site will not be permitted due to the close proximity of the driveway to Twintree Lane.

In addition, based on the traffic study, the Harbor Boulevard and Twintree Lane intersection, which is currently unsignalized, and only improved with a pedestrian signal, will become a signalized intersection to improve the flow of traffic.

Further, the traffic signal at the main entrance to the project site on Harbor Boulevard will be designed to accommodate U-Turn movements. This will ensure that vehicles traveling southbound on Harbor Boulevard will have direct access to the adjacent Sunbelt Property.

The 2012 Project was approved with an internal circular drive aisle designed to circulate through the entire site that connected to each hotel drop-off area, the parking structure, and the two (2) site vehicular driveways on Harbor Boulevard and Twintree Lane. The 2012 Project envisioned inclusion of the adjacent Sunbelt Property and was thus proposed on 5.2-acres. The Modified Project does not include the Sunbelt Property; however, the project will be built on 4.3-acres, which requires modification to the on-site circulation and building placement. In general, the on-site circulation will remain fairly similar; however, modifications to the on-site circulation pattern are required to accommodate the shift to the building placement for Hotel A, to accommodate a vehicle round-about proposed in front of Hotel A to accommodate the hotel's drop-off area, and to accommodate the proposed circulation patterns within the multi-level parking structure.

In addition, the Engineering Division will require a 10'-0" right-of-way street dedication to accommodate the new right-turn lane into the project site from the main entrance on Harbor Boulevard, along with requesting an easement behind the ultimate right-of-way boundary for public sidewalk, parkway, traffic signal equipment, utilities, and related purposes as depicted on the Tentative Tract Map.

#### Building Placement and Height

Planned Unit Development No. PUD-128-12 allows for modifications to building setbacks and building heights subject to a shade and shadow analysis and Planning Commission approval. A shade and shadow analysis was performed for the 2012 Project, which was used to determine the allowable building setbacks and maximum building heights.

A new shade and shadow analysis was performed for the Modified Project to determine if new impacts to the shade and shadow will be created due to the proposed building placement and building heights. The Shade and Shadow Analysis determined that, while the Modified Project would introduce new shadow castings on adjacent residential properties, the impacts would be less than significant.

*Hotel A and Parking Structure*

The 2012 Project was designed to have the parking structure attached to Hotel A with the structure located along the east (rear) property. The hotel tower and the parking structure were approved with varying building heights and setbacks. The hotel tower was approved with a height of 263 feet, and with a setback of 50 feet from the east (rear) property line, and a setback of 63 feet from the interior (north) property line. The attached parking structure was approved with a 10-foot setback from the rear property line, with a height of 75 feet on the easterly portion of the parking structure, and a height of 85 feet on the westerly portion of the structure. The parking structure included two (2) roof top pools for the hotel. The 2012 Project also anticipated the parking structure to be designed as two (2) separate, attached, structures with a combined total of three entrances.

The Modified Project includes shifting the placement of Hotel A to maintain a 5-foot setback from the north property line and a 10-foot setback from the east property line. The hotel's second floor terrace will expand along the northerly portion of the property line toward Harbor Boulevard, and a new retail building will be constructed at the northwest corner of the site that connects to Hotel A via the second floor terrace. This redesign will also relocate the valet drop-off for Hotel A. The height of Hotel A will be reduced from 263 feet to 240 feet. The setback and height of the parking structure will not change; however, the usable outdoor rooftop pool deck area of the hotel will be expanded and reconfigured, which includes increasing the height of certain portions of the outdoor roof deck area from 75 feet to 80 feet and 85 feet, while continuing to maintain the easterly most portion of the parking structure at a height of 75 feet. The parking structure will be designed as one (1) multi-level parking structure with two entrances that will include one-level of underground parking.

As per the 2012 approval for Planned Unit Development No. PUD-128-12, the parking structure is required to have shielding walls installed on each level of the parking structure, along the east elevation, at a height of four-feet or higher to minimize noise to the adjacent residential properties. The PUD also requires the parking structure be decorative, which includes utilizing materials and details that are used on the hotel building to soften the elevation directly adjacent to the residential properties.

*Hotel B and Pad Restaurant Buildings*

The 2012 Project identified the placement of Hotel B at the southwest corner of the project site. To the north of the hotel were two (2) freestanding pad restaurant buildings. The Applicant proposes to swap the placement of Hotel B with one of the restaurant pad buildings so that the restaurant pad is located at the southwest corner of the project site and Hotel B is located just north of the restaurant pad building with a connection provided between both structures via the hotel's second floor terrace. The setbacks for the structures from the street property line will remain the same at 9-feet from Harbor Boulevard and 10-feet from Twintree Lane.

Similar to the 2012 Project, the hotel will be designed to have the hotel room views oriented toward the east and west. The second restaurant pad building will remain in the same general location as depicted on the conceptual site plan for the 2012 Project, but will be located closer to the development's main driveway entrance on Harbor Boulevard. The building height of the two pad restaurants is proposed to be 38 feet and 17 feet, respectively, which is within the 40-foot maximum height permitted, pursuant to Planned Unit Development No. PUD-128-12.

### *Hotel C*

Hotel C will remain in the same general location as depicted on the 2012 Project conceptual site plan, although the height of the hotel will be modified. Hotel C was previously approved with two (2) varying building heights, which included 130 feet on the east side, and 190 feet on the west side. The hotel will maintain the same building height on the easterly portion, at 130 feet; however, the height of the westerly portion of the hotel will be reduced to 158 feet.

The Modified Project will continue to comply with the required setbacks, which includes a 9-foot building setback along Harbor Boulevard, and a 10-foot building setback along Twintree Lane.

Similar to the 2012 Project, an eight-foot high decorative block wall will be constructed along the east property line in order to separate the project site from the adjacent residential properties. The wall is required for screening and for sound attenuation purposes.

The Modified Project will provide the landscape treatment along Harbor Boulevard and Twintree Lane to be consistent with the landscape pattern established for the Harbor Boulevard resort area. The landscape treatment along Harbor Boulevard includes a double row of palm trees, canopy trees, shrubs, and ground cover. The landscaping along Twintree Lane is required to be similar in plant material as the landscaping used on Harbor Boulevard, except that the double row of palm trees will not be required. In addition, a decorative sidewalk pattern will be installed along Harbor Boulevard that matches the existing serpentine sidewalk pattern in the resort area.

### Parking:

The shared land uses within the Site C Project (i.e., hotels, meeting banquet facilities, restaurants, etc.) are intended to be compatible and complimentary to one another, and it is anticipated that persons parking at the site will frequently utilize more than one use in the same trip (for example, hotel guests can dine at the on-site restaurants and/or utilize the meeting banquet facilities). Therefore, a shared parking analysis that takes into account this joint use and differing peak usage times is utilized to determine the number of required parking spaces for the site, rather than calculating the parking requirement based on each use separately.

A Shared Parking Study was performed in conjunction with the 2012 approval of Planned Unit Development No. PUD-128-12. The 2012 Shared Parking Study analyzed the parking demand for the 2012 Project based on 769 hotel rooms, 39,000 square feet of conference/meeting banquet space, 20,000 square feet of hotel restaurant, and 45,000 square feet of restaurant/entertainment space, and determined that 1,297 parking spaces were required to accommodate the Site C Project.

Because the mix and amount of uses proposed for the site has been revised for the Modified Project, a new shared parking study was prepared to determine the new peak parking demand for the Modified Project. The 2017 Shared Parking Study was prepared based on 769 hotel rooms, 39,867 square feet of conference/ meeting banquet space, 33,344 square feet of hotel restaurant, 28,583 square feet of retail space, 10,120 square feet of spa/salon space, and 8,606 square feet of hotel bars. It should be noted that only uses that would be open to the general public were included in the parking study analysis, and the hotel's gym, kid's club, and pools were not included, as these uses are only available for hotel guests.

The 2017 Shared Parking Study concluded that the estimated peak parking demand for the Modified Project would occur in August with an estimated weekday peak parking demand of 1,110 parking spaces and a weekend peak parking demand of 1,051 parking spaces. With an additional 10% increase to the peak parking demand as required by the Municipal Code, a total of 1,221 parking spaces would be required to accommodate the Modified Project. The applicant still proposes to provide a total of 1,297 parking spaces for the Modified Project, which will result in a surplus of 76 parking spaces. The 2017 Shared Parking Study also established a specific list of mitigation measures to minimize parking impacts to the project site, such as implementing valet parking during peak times, providing for bus/van pick-up and drop-off for hotel guests and employees, and encouraging alternative transportation incentives for employees and guests. The applicant is required to implement these parking mitigation measures as a condition of project approval.

If future modifications to the square footage of the proposed uses are proposed, a new shared parking analysis will be required at that time in order to determine the required number of parking spaces.

### Building Architecture

The intent of the Planned Unit Development for the Site C Project is to create an attractive hotel and restaurant/entertainment development that would add visual interest to the Harbor Boulevard streetscape and maintain a similar character to the surrounding hotel developments. As designed, the Modified Project will continue to meet the intent and spirit of the PUD. At this time, the developer has not announced the hotel brands that have been selected for the Modified Project; as a result, the elevations provided with the conceptual plans are general renderings with no specific architectural detailing as the building elevations are meant to illustrate the building massing and heights. Once the hotel brands have been

selected, specific architectural detailing tailored to reflect the architectural style of each hotel will be prepared by the developer.

#### Floor Plan

The Applicant has provided schematic floor plans illustrating the proposed layout of each hotel, which identify the location of the hotel lobby, bars, restaurants, conference/meeting banquet spaces, retail spaces, hotel amenities, pool areas, parking, and hotel room design. Modifications to the schematic floor plan may occur based on the design needs of each perspective hotel brand and restaurant operator. Nevertheless, the schematic floor plans provide an idea of how the interior hotel space will be utilized.

#### TENTATIVE TRACT MAP:

In accordance with the State Subdivision Map Act, the Applicant has filed a Tentative Tract Map for this project. The Tentative Tract Map will adjust the rear property lot lines of four (4) existing city-owned parcels located on Choisser Road to incorporate a portion of these parcels into the project site, and will consolidate the existing parcels into two (2) lots to facilitate the development of the proposed project. The Tentative Tract Map will create two (2) lots with a combined land area of 4.42-acres, which includes 3.64-acres for Lot 1 and .78-acres for Lot 2. However, the Modified Project will be constructed on 4.3-acres. The parcels on Choisser Road will maintain the required minimum lot size of 7,200 square feet. The Tentative Tract Map will also allow the future commercial condominiumization of the Site C Project. The proposed Tentative Tract Map will allow for the phasing of the hotel project, with Phase 1 (Hotel A, the parking structure and underground parking, Hotel B, the retail space and one (1) restaurant pad) being constructed on Lot 1 and Phase 2 (Hotel C and one (1) restaurant pad) being constructed on Lot 2. The Tentative Tract Map is in conformance with the City's General Plan, the City's subdivision ordinance, the requirements of Planned Unit Development No. PUD-128-12, and the State's Subdivision Map Act for this site.

#### DEVELOPMENT AGREEMENT:

Pursuant to the proposed Development Agreement with the City, the Applicant and/or its successors in interest will be granted a vested right to construct and complete development of the Modified Project consistent with Planned Unit Development No. PUD-128-12, Site Plan No. SP-043-2017 and Tentative Tract Map. No. 17455, in exchange for constructing and installing certain public improvements and providing other specified public benefits and development agreement payments to reimburse the City for the cost of certain City services required by the Modified Project that are not otherwise being reimbursed to the City.

ENVIRONMENTAL REVIEW:

On November 13, 2012, the City Council adopted a Mitigated Negative Declaration and Mitigation Monitoring Program for the Site C Project. The project was never constructed, and modifications to the development are now proposed. Based on the approval of the Site C Project and adoption of a Mitigated Negative Declaration in 2012, pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Section 15000 et seq., the City has prepared an Initial Study to determine if the proposed modifications resulting from the Modified Project will result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts as required by CEQA Section 21166 and CEQA Guidelines Section 15162. Based on the Initial Study and supporting technical analyses, it was determined that the proposed Modified Project qualifies for a Subsequent Mitigated Negative Declaration because the proposed Modified Project, along with the mitigation measures identified in the Initial Study cannot, or will not, have any new significant effects on the environment or result in a substantial increase in the severity of previously identified significant effects. On this basis, a Subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been prepared. Copies of the Subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are attached to this report.

The 30-day public comment period on the Subsequent Mitigated Negative Declaration occurred from September 26, 2017 to October 26, 2017. Comments received during this public comment period, along with a response to each comment, which will be provided to the Planning Commission at the November 2, 2017 Public Hearing.

FUTURE ENTITLEMENTS

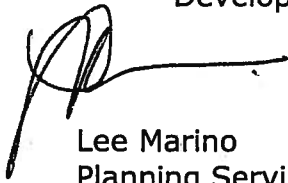
Conditional Use Permit approvals are required to allow for the sale of alcoholic beverages within each hotel, the restaurants, and bars, and to allow for the operation of a spa. Once the applicant finalizes the operating characteristics of each venue that will serve alcohol, along with the operating characteristics of the proposed hotel spa, a Conditional Use Permit application will be processed.



**RECOMMENDATION:**

Staff recommends that the Planning Commission take the following actions:

1. Adopt Resolution No. 5898-17 adopting a Subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Modified Project;
2. Adopt Resolution No. 5899-17 approving Site Plan No. SP-043-2017 and Tentative Map No. 17455 subject to the recommended conditions of approval; and
3. Adopt Resolution No. 5900-17 recommending that the City Council approve Development Agreement No. DA-008-2017.



Lee Marino  
Planning Services Manager

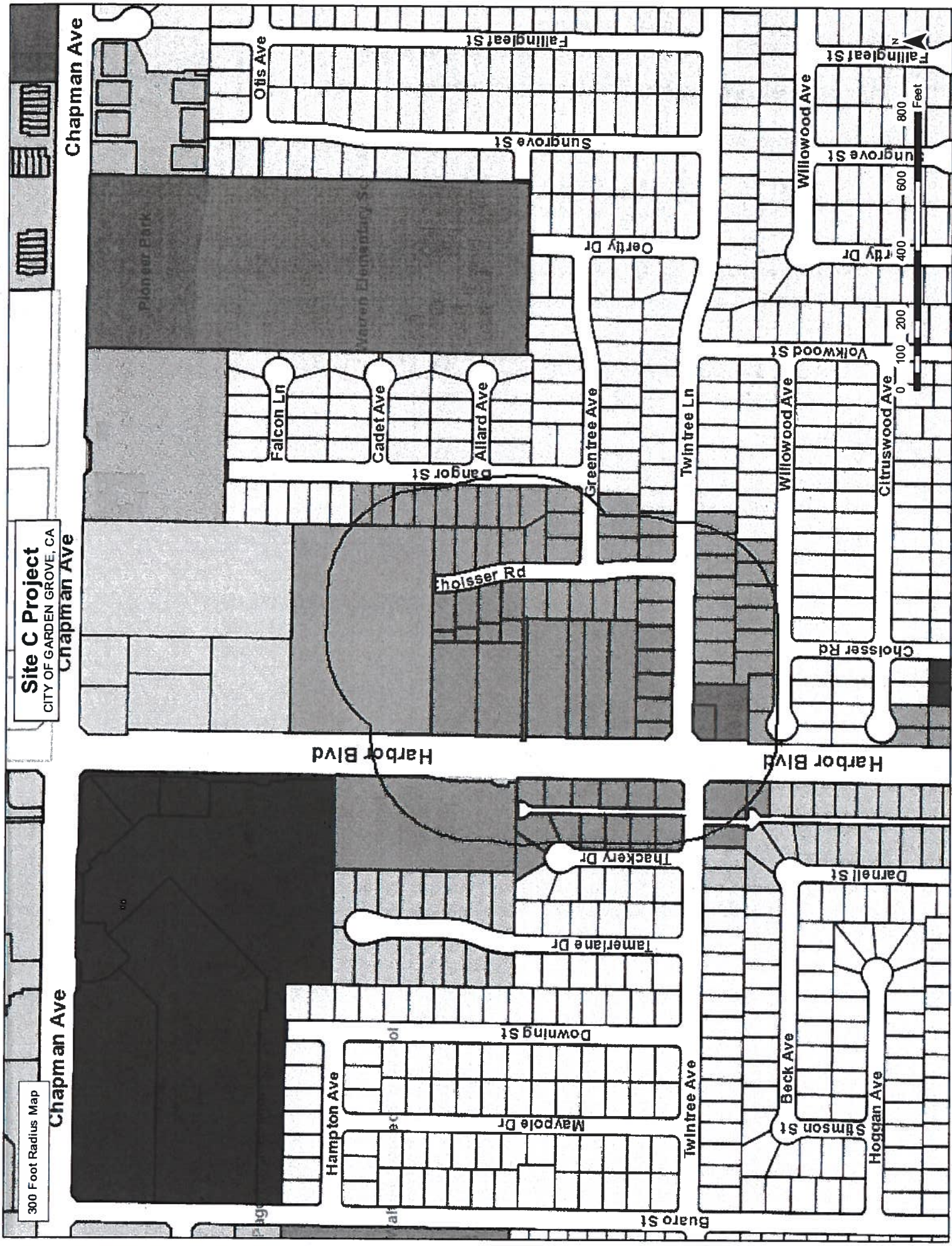


By: Maria Parra  
Senior Planner

**Attachments:**

- Exhibit A: Conceptual Site Plan for the 2012 Project
- Exhibit B: Planning Commission Resolution No. 5779-12 for Planned Unit Development No. PUD-128-12 with Performance Standards and Mitigation Monitoring and Reporting Program
- Exhibit C: CD with the 2012 Initial Study/Mitigated Negative Declaration and Technical Studies
- Exhibit D: Modified Project Conceptual Site Plan
- Exhibit E: Initial Study/ Subsequent Mitigated Negative Declaration for the Modified Project, attached as a separate document to the report

Site C Project  
CITY OF GARDEN GROVE, CA



Chapman Ave

Otis Ave

Fallingleaf St

Sungrove St

Cerdy Dr

Falcon Ln

Cadet Ave

Allard Ave

Dangor St

Green tree Ave

Twintree Ln

Willowood Ave

Volkwood St

Citruswood Ave

Chollisser Rd

Harbor Blvd

Harbor Blvd

Thackery Dr

Lamerlane Dr

Downing St

Hampton Ave

Maypole Dr

Twintree Ave

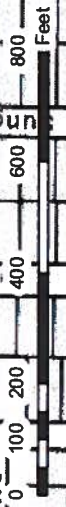
Beck Ave

Stimson St

Hoggan Ave

Darnell St

Fallingleaf St



**PROJECT SITE: 5.2 Acres**

**TOTAL HOTEL ROOMS: 789 KEYS**  
 - One (1) "Full-Service"  
 - Two (2) "Limited-Service"

- Full-Service Hotel: 203'-0"
- Harbor Limited-Service Hotel: 200'-0"
- Twelve Limited-Service Hotel: 130'-0" (E. Side) to 190'-0" (W. Side)
- Parking Structure / Ballroom & Pre Function: 85'-0"
- Parking Structure (East Side): 75'-0"
- Restaurant Off Harbor: 40'-0"
- Restaurant / Venue Northeast Corner: 75'-0"

- Four (4) Pads @ 7,500 SF
- One (1) Pad @ 15,000 SF

**Additional Hotel Ancillary:**  
Uses Including Restaurant, Bar, Fitness Room and Spa.

## PARKING SPACES PROVIDED: 1 297

[illegible]

**CIVIL ENGINEER:**  
**FOCUS ENGINEERING, INC.**  
**CIVIL ENGINEERS LAND SURVEYORS**  
75 MAULCHLY SUITE 317  
ANN ARBOR MI 48106  
TEL (810) 450-0350  
FAX (810) 450-0352  
E-MAIL: [Focusengr@abcglobal.net](mailto:Focusengr@abcglobal.net)

**PROJECT PLANNER**  
**AECOM**  
998 W. TOWN AND COUNTRY ROAD  
URANCE, CA 92688-4713  
TEL. (714) 567-2501  
FAX. (714) 567-2441  
E-MAIL: [www.aecom.com](http://www.aecom.com)

**OWNER:**  
GARDEN GROVE AGENCY FOR  
COMMUNITY DEVELOPMENT  
11222 ACACIA PARKWAY  
GARDEN GROVE, CA 92840  
TEL. (714) 741-5100  
FAX: (714) 741-5138  
E-MAIL



TWINTREE AVE.

**TOTAL SITE AREA:**  
228,919 SF (3.2 Acres) 100%

**TOTAL BUILDING COVERAGE:**  
123,918 SF (2.9 Acres) 55%

**TOTAL LANDSCAPE AREA:**  
48,060 SF (1.5 Acres) 21%

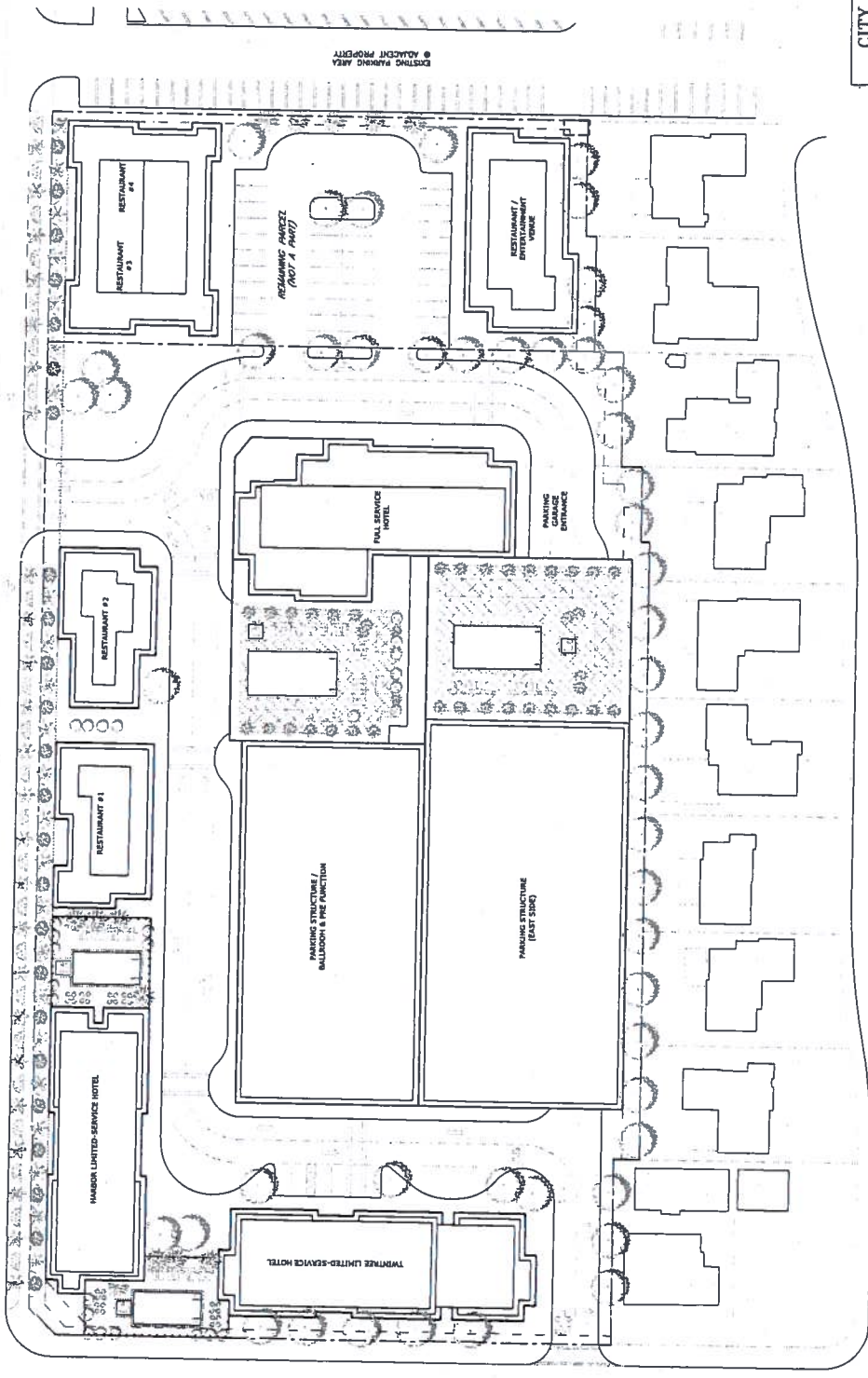
**TOTAL CIRCULATION + PARKING AREA:**  
51,936 SF (1.2 Acres) 23%

[illegible]


 SCALE: 1"=30'  
 15 0 15 30



# HARBOR BOULEVARD



TWINTREE AVE.

CL. 200'



**OWNER:**  
GARDEN GROVE AGENCY FOR  
COMMUNITY DEVELOPMENT  
11222 ACACIA PARKWAY  
GARDEN GROVE, CA 92640  
TEL: (714) 711-5138  
FAX: (714) 711-5138  
E-MAIL: gca@agcd.net

**PROJECT PLANNER:**  
AECOM  
888 W. TOWN AND COUNTRY ROAD  
GARDEN GROVE, CA 92640  
TEL: (714) 587-2581  
FAX: (714) 587-2441  
E-MAIL: www.aecom.com

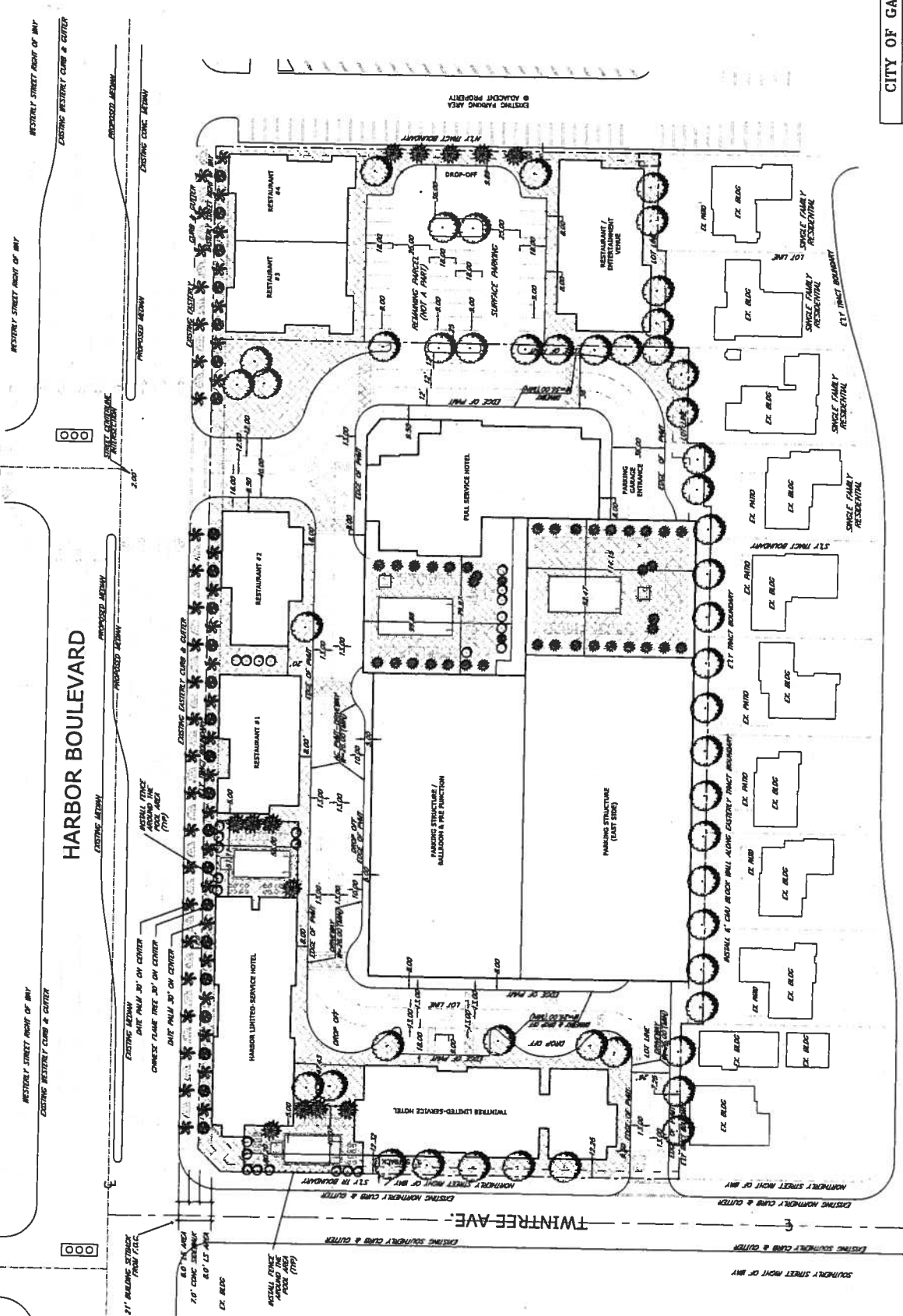
**CIVIL ENGINEER:**  
FOCUS ENGINEERING, INC.  
CIVIL ENGINEERS  
LAND SURVEYORS  
25 MANUEL STREET, SUITE 317  
GARDEN GROVE, CA 92640  
TEL: (714) 587-5885  
FAX: (714) 587-5885  
E-MAIL: focusengr@focusengr.net

NO.	DATE	REVISIONS DESCRIPTION

CITY OF GARDEN GROVE	
PARCEL C ROOF PLAN	
FINAL DRAFT	
APPROVED	PREPARED: 2012-07-10 (PRINT)
SHEET	4 OF 11



# HARBOR BOULEVARD



**CITY OF GARDEN GROVE**

**PARCEL C LANDSCAPE PLAN**

**FINAL DRAFT**

**SHEET 5 OF 11**

**APPROVED**

**PREPARED: 2012-07-10**

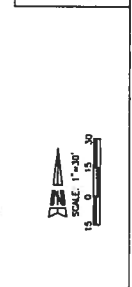
**PRINT**

REVISIONS	
NO.	DATE

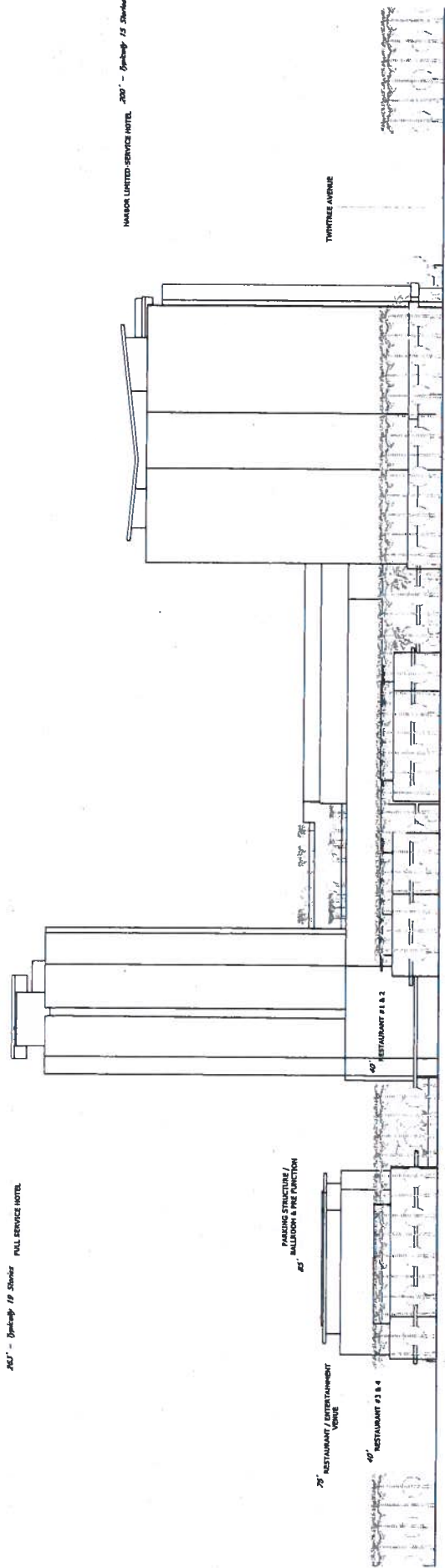
**CIVIL ENGINEER:**  
**FOCUS ENGINEERING, INC.**  
 CIVIL ENGINEERS  
 317  
 11222 ACACIA PARKWAY  
 GARDEN GROVE, CA 92640  
 TEL: (714) 587-2561  
 FAX: (714) 587-2562  
 E-MAIL: focusengr@focusengr.com

**PROJECT PLANNER:**  
**ACCOM**  
 888 W. TOWN AND COUNTRY ROAD  
 GARDEN GROVE, CA 92640  
 TEL: (714) 587-2561  
 FAX: (714) 587-2562  
 E-MAIL: www.accom.com

**OWNER:**  
**GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT**  
 11222 ACACIA PARKWAY  
 GARDEN GROVE, CA 92640  
 TEL: (714) 587-2561  
 FAX: (714) 587-2562  
 E-MAIL: www.gvgd.com

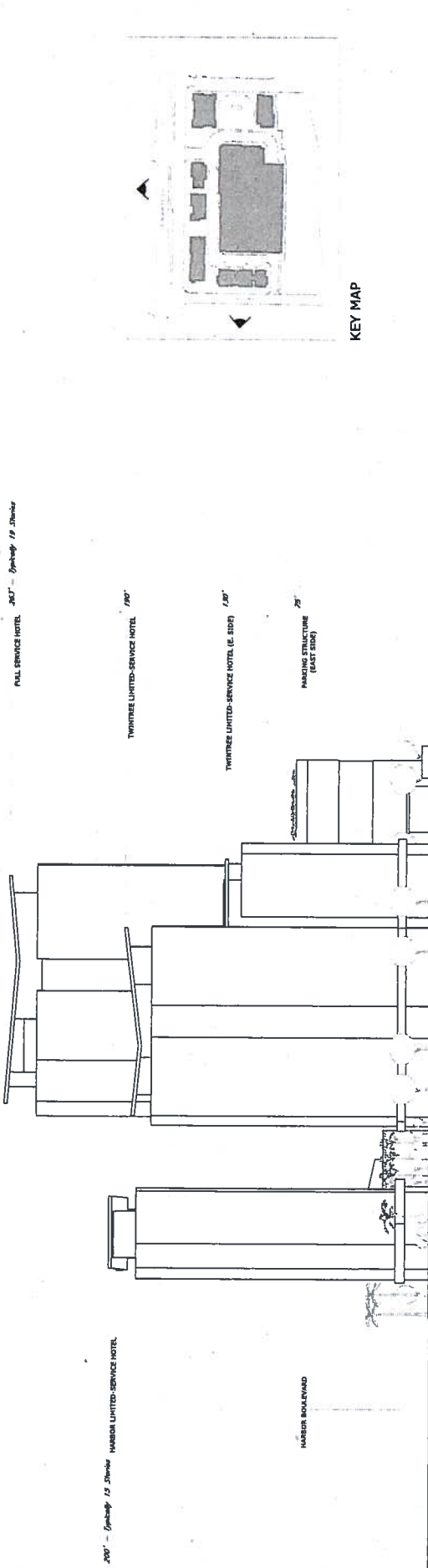


200' - Symmetry 19 Studio  
FULL SERVICE HOTEL

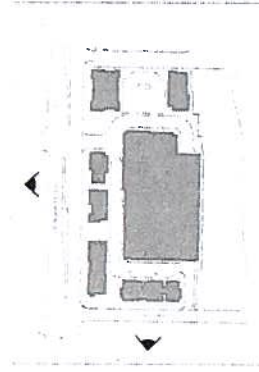


ELEVATION A - HARBOR BOULEVARD

200' - Symmetry 19 Studio  
FULL SERVICE HOTEL



ELEVATION B - TWINTREE AVENUE



KEY MAP



OWNER: GROVE AGENCY FOR  
COMMUNITY DEVELOPMENT  
11222 ACACIA PARKWAY  
GARDEN GROVE, CA 92640  
TEL: (714) 741-3130  
FAX: (714) 741-3130  
E-MAIL: info@groveagency.com

PROJECT PLANNER:  
AECOM  
889 N. TOWN AND COUNTRY ROAD  
GARDEN GROVE, CA 92640  
TEL: (714) 877-2541  
FAX: (714) 877-2441  
E-MAIL: aecom@aecom.com

CIVIL ENGINEER:  
FOCUS ENGINEERING, INC.  
CIVIL ENGINEERS  
LAND SURVEYORS  
25 MANUEL V. SERRA DRIVE  
GARDEN GROVE, CA 92640  
TEL: (714) 877-2541  
FAX: (714) 877-2441  
E-MAIL: focusengr@focusengr.com

REVISIONS	
NO.	DESCRIPTION

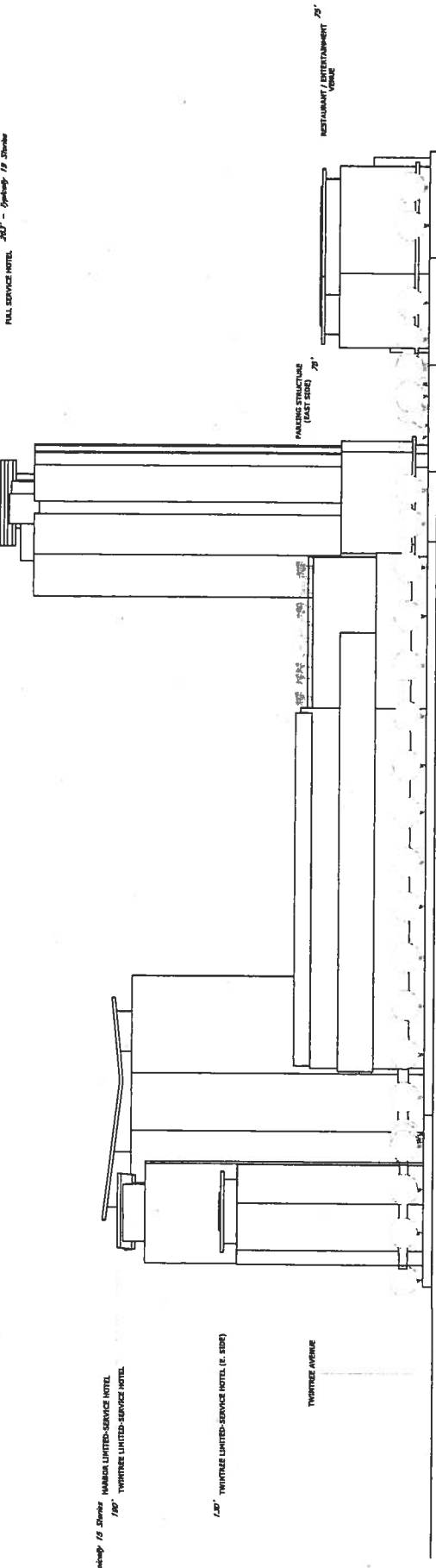
CITY OF GARDEN GROVE  
PARCEL C STREET ELEVATIONS

FINAL DRAFT

APPROVED: 2012-07-10  
PROJECT:

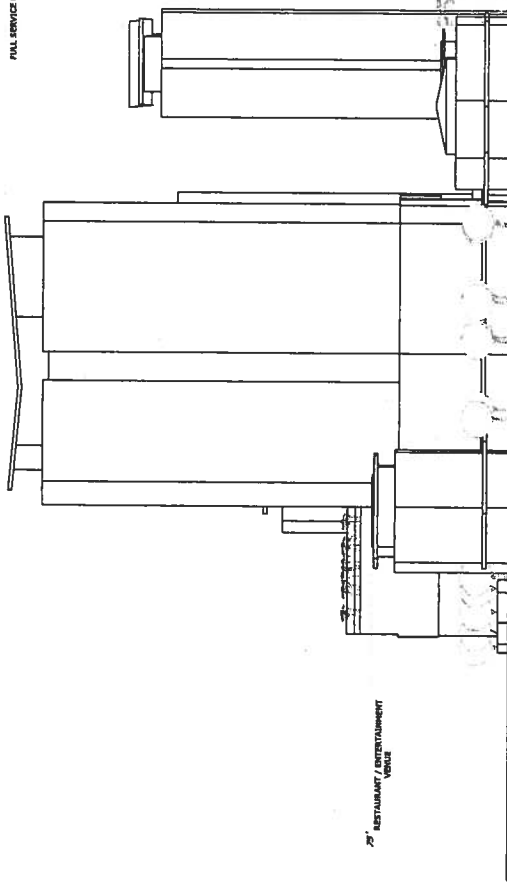
SHEET  
6  
OF  
11

FULL SERVICE HOTEL 200' - Overall 18 Stories



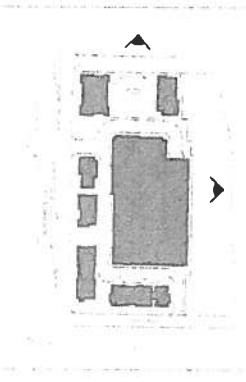
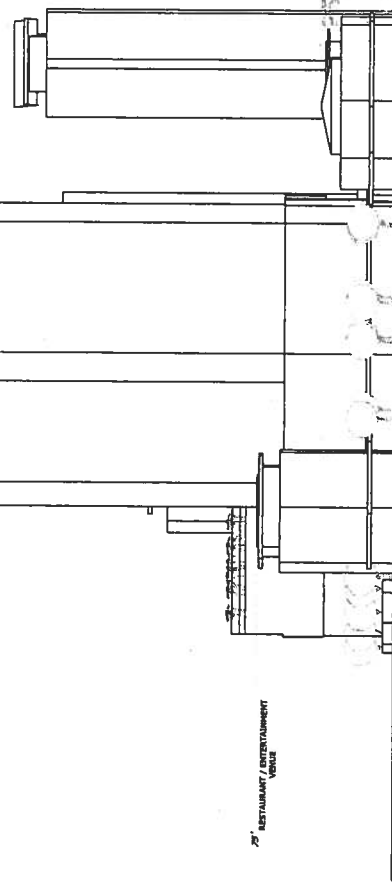
ELEVATION C - EAST

FULL SERVICE HOTEL 200' - Overall 18 Stories



ELEVATION D - NORTH

HARBOR UNITED-SERVICE HOTEL 200' - Overall 18 Stories



KEY MAP

SCALE: 1"=30'  
15 0 15 30

OWNER:  
GARDEN GROVE AGENCY FOR  
COMMUNITY DEVELOPMENT  
11223 ACORN PARKWAY  
GARDEN GROVE, CA 92640  
TEL (714) 741-5100  
FAX (714) 741-5138  
E-MAIL

PROJECT PLANNER  
AECOM  
800 W. TOWN AND COUNTRY ROAD  
SUITE 100  
GARDEN GROVE, CA 92640  
TEL (714) 587-2501  
FAX (714) 587-2441  
E-MAIL [www.aecom.com](mailto:www.aecom.com)

CIVIL ENGINEER:  
FOCUS ENGINEERING, INC.  
CIVIL ENGINEERS  
10000 WILSON AVENUE, SUITE 317  
GARDEN GROVE, CA 92640  
TEL (714) 535-5282  
FAX (714) 535-5282  
E-MAIL [foceengineering@bellsouth.net](mailto:foceengineering@bellsouth.net)

REVISIONS	
NO.	DATE

CITY OF GARDEN GROVE

PARCEL C STREET ELEVATIONS

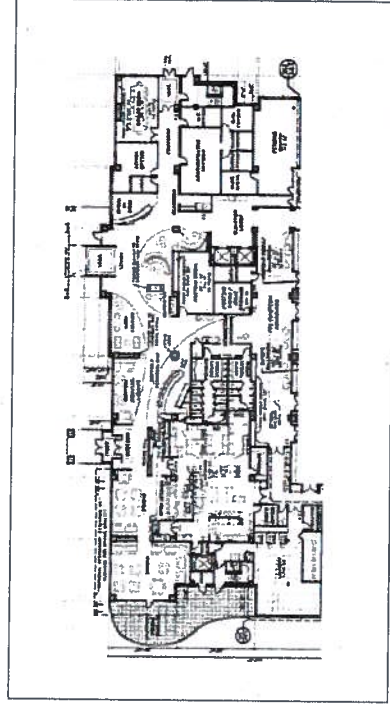
FINAL DRAFT

APPROVED

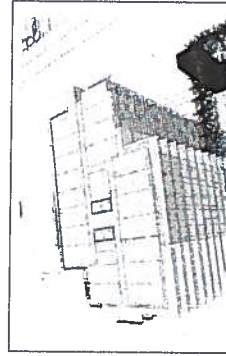
PREPARED: 2012-07-10  
PRINT:

SHEET 7 OF 11

**FULL SERVICE HOTEL**

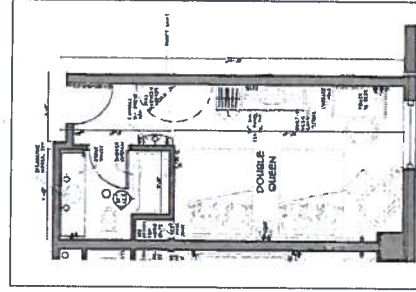


**GROUND FLOOR PLAN (NOT TO SCALE)**



**TYPICAL FLOOR PLAN**

\*NOTE: TYPICAL FLOOR PLANS ARE FOR REFERENCE ONLY.  
SOURCE: D+L ARCHITECTS



**TYPICAL DOUBLE QUEEN  
GUEST ROOM**

\*NOTE: ALL PARKING SPACES SHALL MEET ALL CITY STANDARDS AND DIMENSIONS. REFER TO "DUJ SHARED PARKING STUDY" PREPARED BY AK ENGINEERING DATED 05/02/13 FOR PARKING SPACES REQUIREMENTS.

OWNER: GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT GARDEN GROVE, CA 92640 TEL (714) 741-3100 FAX (714) 741-3134 E-MAIL: _____	PROJECT PLANNER AESB 1800 W. TOWN AND COUNTRY ROAD SUITE 200 DANFORTH, CA 92618-7173 TEL (714) 741-3100 FAX (714) 561-2441 E-MAIL: www.aesb.com	CIVIL ENGINEER: FOCUS ENGINEERING, INC. CIVIL ENGINEERS LAWT SUNNYTOWNS 25 MARQUET, SUITE 317 DANFORTH, CA 92618-7173 TEL (714) 431-5592 FAX (949) 431-5592 E-MAIL: focusengr@attglobal.net	REVISIONS		TYPICAL FLOOR PLANS	SHEET
			NO.	DATE		
			DESCRIPTION		FINAL DRAFT	8
					APPROVED	11
					PREPARED: 2012-07-10	OF
					PRINT:	

\*NOTE: TYPICAL FLOOR PLANS ARE FOR REFERENCE ONLY.  
SOURCE: O+L ARCHITECTS

\*NOTE: TYPICAL FLOOR PLANS ARE FOR REFERENCE ONLY.  
SOURCE: O+L ARCHITECTS

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PREPARED: 2012-07-10  
PRINT:

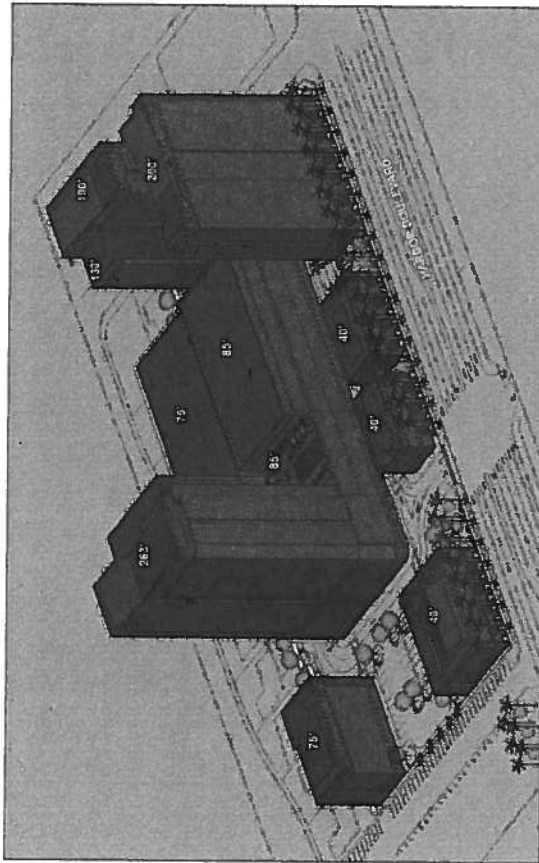
PREPARED: 2012-07-10  
PRINT

**CIVIL ENGINEER:**  
**FOCUS ENGINEERING, INC.**  
CIVIL ENGINEERS LAND SURVEYORS  
25 MAUCHLY SUITE 317  
IRVINE, CA 92618  
TEL: (949) 430-0360  
FAX: (949) 430-0252  
E-MAIL: [focusengr@abcglobal.net](mailto:focusengr@abcglobal.net)

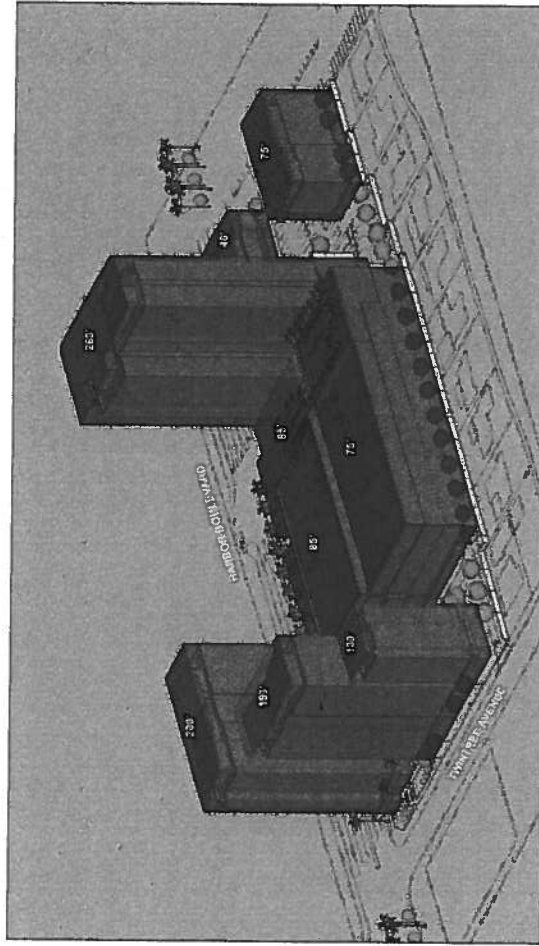
**PROJECT PLANNER**  
**AECOM**  
899 W. TOWN AND COUNTRY  
ORANGE, CA 92668-4713  
TEL: (714) 567-2501  
FAX: (714) 567-2441  
E-MAIL: [www.aecom.com](mailto:www.aecom.com)

**OWNER:**  
GARDEN GROVE AGENCY FOR  
COMMUNITY DEVELOPMENT  
11222 ACACIA PARKWAY  
GARDEN GROVE, CA 92840  
TEL: (714) 741-5100  
FAX: (714) 741-5138  
E-MAIL:





VIEW FROM HARBOR BOULEVARD

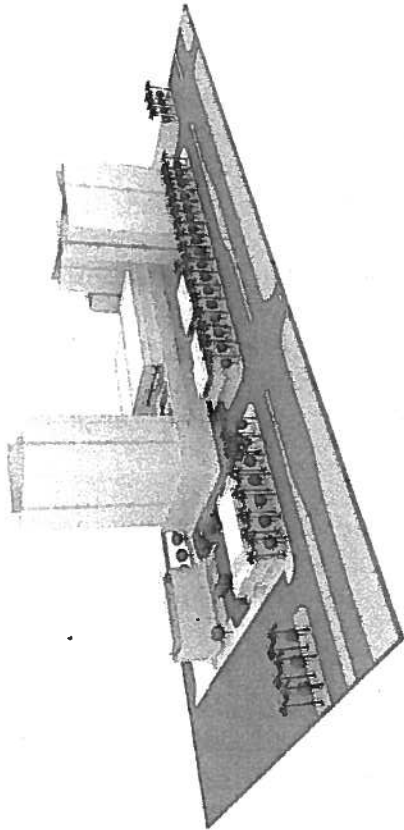


VIEW FROM TWINTREE AVENUE

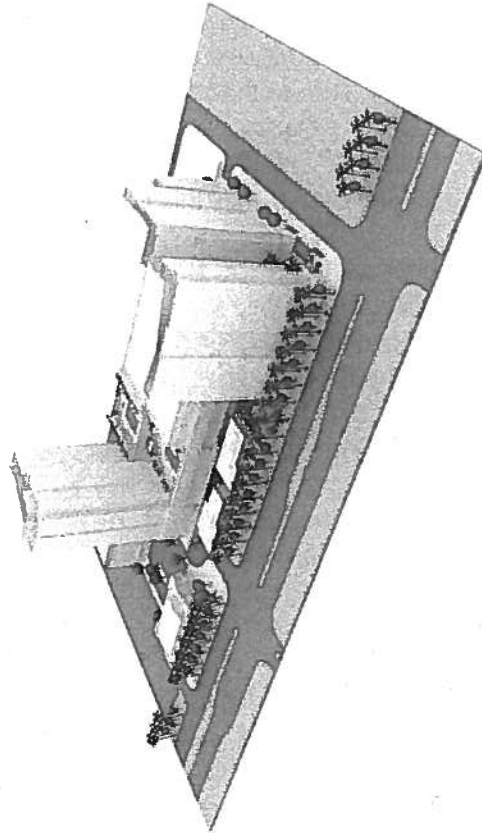
**MAXIMUM BUILDING HEIGHTS:**  
 • Harbor Boulevard: 200'-0"  
 • Twintree Avenue: 200'-0"  
 • Harbor Boulevard: 200'-0"  
 • Twintree Avenue: 200'-0"  
 • Harbor Boulevard: 200'-0"  
 • Twintree Avenue: 200'-0"  
 • Harbor Boulevard: 200'-0"  
 • Twintree Avenue: 200'-0"

CITY OF GARDEN GROVE		SHEET 10 OF 11	
3D MASSING WITH MAXIMUM BUILDING ENVELOP		FINAL DRAFT	
APPROVED		PROJECT: 2012-07-10	
REVISIONS		CIVIL ENGINEER:	
NO.	DATE	FOCUS ENGINEERING, INC.	
		LAND SURVEYORS	
		30 MARSHALL STREET, SUITE 317	
		GARDEN GROVE, CA 92640	
		TEL: (714) 567-2441	
		FAX: (714) 567-2441	
		E-MAIL: <a href="mailto:info@focuseng.com">info@focuseng.com</a>	
PROJECT PLANNER		OWNER:	
AECOM		GROVE AGENCY FOR	
888 W. 70TH AND COUNTRY ROAD		COMMUNITY DEVELOPMENT	
GARDEN GROVE, CA 92640		11222 ACHIA PARKWAY	
TEL: (714) 567-2441		GARDEN GROVE, CA 92640	
FAX: (714) 567-2441		TEL: (714) 741-5138	
E-MAIL: <a href="http://www.aecom.com">www.aecom.com</a>		FAX: (714) 741-5138	

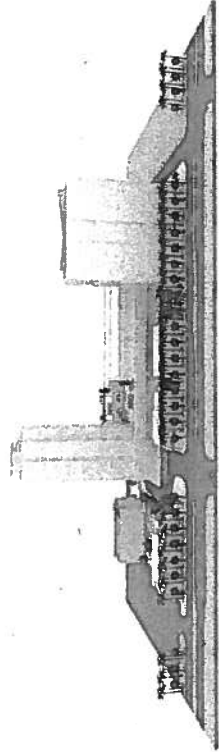




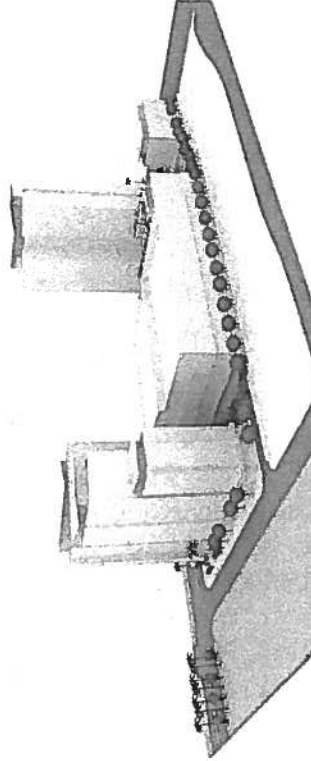
1) VIEW FROM HARBOR BOULEVARD - NORTH



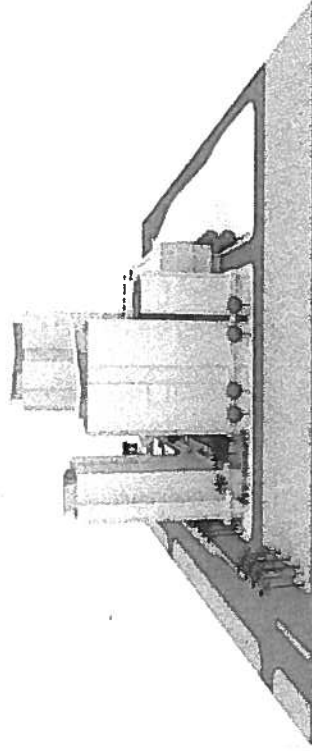
2) VIEW FROM HARBOR BOULEVARD - SOUTH



3) VIEW FROM HARBOR BOULEVARD - CENTER



4) VIEW FROM TWINTREE AVENUE - BACK



5) VIEW FROM TWINTREE AVENUE



KEY MAP

**OWNER:**  
GARDEN GROVE AGENCY FOR  
COMMUNITY DEVELOPMENT  
11222 ACACIA PARKWAY  
GARDEN GROVE, CA 92640  
TEL: (714) 741-5100  
FAX: (714) 741-5126  
E-MAIL: [info@garden-grove.org](mailto:info@garden-grove.org)

**PROJECT PLANNER:**  
AECOM  
888 W. TOWN AND COUNTRY ROAD  
GARDEN GROVE, CA 92640  
TEL: (714) 587-2501  
FAX: (714) 587-2441  
E-MAIL: [www.aecom.com](mailto:www.aecom.com)

**CIVIL ENGINEER:**  
FOCUS ENGINEERING, INC.  
CIVIL ENGINEERS LAND SURVEYORS  
20000 JEFFERSON AVENUE SUITE 317  
GARDEN GROVE, CA 92640  
TEL: (714) 587-2501  
FAX: (714) 587-2502  
E-MAIL: [foceusa@focusengr.com](mailto:foceusa@focusengr.com)

NO.	DATE	DESCRIPTION

CITY OF GARDEN GROVE	
3D MASSING MODEL	SHEET 11 OF 11
FINAL DRAFT	PREPARED: 2012-07-10
APPROVED	PROJECT

**RESOLUTION NO. 5779-12**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM, AND RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. GPA-2-12(B) AND PLANNED UNIT DEVELOPMENT NO. PUD-128-12.

WHEREAS, the City of Garden Grove has filed an application for General Plan Amendment No. GPA-2-12(B) and Planned Unit Development No. PUD-128-12; and

WHEREAS, General Plan Amendment No. GPA-2-12(B) proposes to change the General Plan land use designation of two (2) residential properties along Twintree Lane (12551 and 12571 Twintree Lane; APNs 231-521-09 and 231-521-10) and four (4) residential properties along Choisser Road (12233, 12235, 12237, and 12239 Choisser Road; APNs 231-491-12, 13, 14, 15, 16, 17, 18, and 19) from Low Density Residential to International West Mixed Use; and

WHEREAS, Planned Unit Development No. PUD-128-12 proposes to establish planned unit development zoning on an approximately 5.8 acre site in an urbanized area in the City of Garden Grove located at the northeast corner of Harbor Boulevard and Twintree Lane, west of Choisser Road at 12222, 12202, 12252, 12262, 12272, 12292, and 12302 Harbor Boulevard; 12511, 12531, 12551, and 12571 Twintree Lane; 12233, 12235, 12237, and 12239 Choisser Road, (Assessor Parcel Numbers: 231-491-20 & 21, 231-521-01, 02, 03, 04, 05, 06, 07, 08, 09, and 10; 231-491-12, 13, 14, 15, 16, 17, 18, and 19) and to establish development standards to facilitate the future development of a hotel project consisting of 769 rooms within one (1) full-service and two (2) limited service resort hotels with approximately 39,000 square feet of conference/meeting banquet space and 45,000 square feet of restaurant/entertainment space included on-site via freestanding pads, and two parking structures with 1,297 parking spaces; and

WHEREAS, various additional entitlements will be need to fully implement the hotel project described above, including a tentative tract map to consolidate the project site; a development agreement; conditional use permit(s) to allow the sale of alcoholic beverages in the hotels, hotel restaurants, and freestanding restaurant/entertainment facilities; and a site plan(s) for each freestanding pad restaurant and entertainment venue; and

WHEREAS, the above-described hotel project, General Plan Amendment No. GPA-2-12(B), Planned Unit Development No. PUD-128-12, and the additional future entitlements necessary to implement the hotel project are collectively referred to herein as the "Project"; and

WHEREAS, pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.* ("CEQA") and CEQA's implementing guidelines, California Code of Regulations, Title 14, Section 15000 *et seq.*, an initial study was prepared and it has been determined that the proposed Project qualifies

for a Mitigated Negative Declaration as the proposed Project with the proposed mitigation measures cannot, or will not, have a significant effect on the environment; and

WHEREAS, a Mitigation Monitoring Program has been prepared and is attached to the Mitigated Negative Declaration listing the mitigation measures to be monitored during Project implementation; and

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

WHEREAS, the Planning Commission of the City of Garden Grove held a duly noticed public hearing on October 4, 2012, and considered all oral and written testimony presented regarding the Project, the initial study, and the Mitigated Negative Declaration.

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on October 4, 2012, does hereby recommend that the City Council approve General Plan Amendment No. GPA-2-12(B), and Planned Unit Development No. PUD-128-12.

BE IT FURTHER RESOLVED in the matter of General Plan Amendment No. GPA-2-12(B) and Planned Unit Development No. PUD-128-12, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The case was initiated by The City of Garden Grove.

2. The applicant is requesting approval to establish a Planned Unit Development zoning on an approximately 5.8-acre site and establish development standards governing the future development of one (1) full service hotel, two (2) limited service hotels, conference/meeting banquet space, restaurant/entertainment space, along with a General Plan Amendment to change the General Plan Land Use designations of six (6) residential properties from Low Density Residential to International West Mixed Use. The proposed project would consist of up to 769 rooms within one (1) full-service and two (2) limited service resort hotels with approximately 39,000 square feet of conference/meeting banquet space, and 45,000 square feet of restaurant/entertainment space included on-site via freestanding pads, and two parking structures with 1,297 parking spaces.
3. The properties have a General Plan Land Use designation of International West Mixed Use and Low Density Residential, and are zoned Harbor Corridor Specific Plan and Single-Family Residential. The total site is 5.8 acres comprised of vacant parcels, a commercial building, and single-family homes.
4. 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 October 4, 2012, 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 October 4, 2012; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission are as follows:

FACTS:

The project site consists of 5.2 acres for the hotel development (5.8 acres for the total PUD) located on the east side of Harbor Boulevard, north of Twintree Lane, and west of Choisser Road. The property is located within the City's International West resort area, which is currently developed with hotels, restaurants, retail, and office uses. The project site abuts a commercial shopping center that includes a Target, Viva Bargain Center, and a Coco's restaurant to the north; commercial buildings and one-story single-family homes to the south; one-story, single-family homes to the east; and commercial uses, the Sheraton Hotel, and vacant properties to the west.

The purpose of the proposed Planned Unit Development zoning is to establish development standards for the development of one (1) full service hotel, two (2) limited service hotels, conference/meeting banquet space, and restaurant/entertainment space on an approximately 5.2 acre site. The proposed

project would consist of 769 rooms within one (1) full-service and two (2) limited service resort hotels with approximately 39,000 square feet of conference/meeting banquet space, and 45,000 square feet of restaurant/entertainment space included on-site via freestanding pads, and two parking structures with 1,297 parking spaces. Also, the hotels would be allowed a combined maximum of 20,000 square feet of interior restaurant/bar space separate from the restaurant/entertainment pads. The proposed PUD will establish development standards for the entire development site that will facilitate construction of the hotel development. The proposed PUD includes development standards that address total number of hotel rooms, building height and setbacks, landscaping, uses, required parking, circulation and access, signage, utilities, storage and refuse collection, submittal of development plans, environmental mitigation measures, and related performance standards.

In order to facilitate the hotel development, the proposed General Plan Amendment to change the land use designation of six (6) residential properties from Low Density Residential to International West Mixed Use is also necessary.

#### FINDINGS AND REASONS:

##### General Plan Amendment:

1. The amendment is internally consistent with the goals, objectives, and elements of the City's General Plan.

The proposed General Plan Amendment is internally consistent with the goals and objectives of all elements of the City's adopted General Plan. The majority of the project site currently has a land use designation of International West Mixed Use, with the exception of six (6) residential lots that have a land use designation of Low Density Residential. The proposed General Plan Amendment will change the land use designation of the six (6) residential properties from Low Density Residential to International West Mixed Use in order to facilitate the proposed hotel development, including high density residential. The International West Mixed Use land use designation promotes the development of resorts, entertainment, retail, restaurants, and hotels along Harbor Boulevard. The proposed project will be compatible with existing hotel developments in the area, and will further the goals of the General Plan that envision entertainment/themed resorts in the area.

2. The amendment is deemed to promote the public interest, health, safety, and welfare.

The General Plan Amendment will promote the public interest, health, safety, and welfare by maintaining a General Plan land use designation of International West Mixed Use, which allows for hotel developments. The proposed hotel development is consistent with the proposed land use

designation, and will be consistent with the existing hotel improvements in the area.

3. The subject parcels are physically suitable for the requested land use designation, compatible with surrounding land uses, and consistent with the General Plan.

The proposed General Plan Amendment will change the land use designation of the six (6) residential properties from Low Density Residential to International West Mixed Use in order to facilitate the development of a hotel project. The International West Mixed Use Land Use Designation encourages the development of hotels, resort, high density residential, and tourist-based entertainment-related uses. The two properties located at 12551 and 12571 Twintree Lane, and portions of the properties located at 12233, 12235, 12237, and 12239 Choisser Road, are incorporated into the future hotel development site and will be consolidated with the other properties necessary for development of the hotel project pursuant to a subdivision map. Upon their consolidation with the rest of the project site, the subject parcels will be physically suitable for development in accordance with International West Mixed Use Land Use Designation and compatible with the surrounding land uses, which include commercial and hotel uses. Those portions of the four (4) residential parcels on Choisser Road not presently anticipated to be incorporated into the hotel project site are of sufficient size and shape to be redeveloped with other, ancillary, uses contemplated by the International West Mixed Use Land Use Designation. In addition, for the reasons stated in Finding No. 1, above, the proposed change in General Plan Land Use Designation is internally consistent with the goals and objectives of all elements of the City's adopted General Plan.

#### Planned Unit Development:

1. Establishment of the proposed Planned Unit Development is consistent with the City's General Plan.

Upon approval of General Plan Amendment No. GPA-2-12(B), the entire site will have a General Plan Land Use Designation of International West Mixed Use. The International West Mixed Use Land Use Designation promotes the development of resorts, entertainment, retail, restaurants, and hotels along Harbor Boulevard. The proposed Planned Unit Development will facilitate development of such a hotel development along Harbor Boulevard. The proposed project will be compatible with existing hotel developments in the area and will further the goals of the General Plan that envision entertainment/themed resorts in the area.

2. The location, design, and the proposed uses are compatible with the character of the existing development in the vicinity and will be well integrated into its setting, and establishment of the proposed Planned Unit



Development will insure a degree of compatibility with the surrounding properties and uses.

The proposed project is located in an area known as International West, which is designated as an entertainment resort area that encourages hotels, restaurants, and entertainment uses. The site is located in an area that is improved with hotels, restaurants, retail, and office uses that are surrounded by residential uses.

The total PUD site consists of sixteen (16) properties with a total of 5.8 acres, while the hotel development will occupy 5.2 acres of the PUD. The proposed project consists of a hotel development that consists of one (1) full service hotel, two (2) limited service hotels, conference/meeting banquet space, along with restaurants and entertainment venue that is compatible with the existing commercial and hotel developments located along Harbor Boulevard. The City's General Plan identified International West as a tourist destination with hotel, resorts, restaurants, and entertainment.

3. The plan will produce a stable and desirable environment and will not cause undue traffic congestion on surrounding streets.

The proposed Planned Unit Development zoning will accommodate the project's intensity by creating a stable and desirable environment by developing the subject properties to the fullest intent prescribed in the General Plan 2030 Update. A Traffic Impact Study and Shared Parking Analysis Study were prepared for the project, and the appropriate mitigation measures were included to minimize undue traffic congestion on surrounding streets, such as providing a total of 1,297 parking spaces, implementing a valet parking service, providing a traffic signal at the project's main access on Harbor Boulevard, providing a channelize median on Twintree Lane with right turn out only from the project site. With the required mitigation measures, undue traffic congestion will be minimized to the surrounding streets, especially to the adjacent residential streets.

4. Provision is made for both public and private open spaces.

The project has been designed in accordance with the City Code provisions for providing an adequate amount of landscaping within the street setbacks and elsewhere on-site. Additionally, each hotel will provide their respective amenities that include a fitness room, spa, and outdoor swimming pool.

5. Provision is made for the protection and maintenance of private areas reserved for common use.

Through the required Performance Standards and conditions of approval for future development, all necessary agreements for the protection and maintenance of private areas reserved for common use will be in place prior

to the start of construction and will be required to be adhered to for the life of the project.

6. The quality of the project, achieved through the proposed Planned Unit Development zoning, is greater than could be achieved through traditional zoning.

The properties that form the project site have a current zoning of Harbor Corridor Specific Plan-Transition Zone North (HCSP-TZN) and R-1 (Single-Family Residential). The existing zoning cannot facilitate the proposed development. In order to facilitate the proposed development, and continue to further the goals of the City's General Plan 2030 Update, establishment of Planned Unit Development No. PUD-128-12 on the project site is necessary. The new PUD zone will encompass 5.8 acres, of which 5.2 acres will be used for the hotel development at this time. The hotel development, which is best facilitated through the proposed PUD zoning, will allow for increased building heights, hotels, conference, meeting, banquet space, restaurants and entertainment. Therefore, the proposed PUD will allow for a project with a superior design than what can be achieved under the existing zoning for the property.

#### **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 General Plan Amendment possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030 (General Plan Amendment).
2. The Planned Unit Development possesses characteristics would indicate justification of the request in accordance with Municipal Code Section 9.16.03.020 (Planned Unit Development) and 9.32.030 (Zone Change).
3. The implementation provisions for Planned Unit Development No. PUD-128-12 are as follows:

#### **Planned Unit Development provisions and development standards**

##### **A. Purpose and Intent**

The purpose and intent of this Planned Unit Development is to facilitate the development of a hotel development that consists of a total of a maximum of 769 rooms within one (1) full-service and two (2) limited service resort hotels, with up to 39,000 square feet of conference/meeting/ banquet space, a maximum of 20,000 square feet of interior restaurant/bar space within the hotels, up to 45,000

square feet of restaurant/entertainment space included on-site via freestanding pads, and up to two parking structures with approximately 1,297 parking spaces. The project site shall be governed by Covenants, Conditions, and Restrictions (CC&R's) or a similar document.

**B. Maximum Square Footages**

The aggregate square footages of the conference/meeting/banquet uses, hotel restaurant uses, and freestanding pad restaurant/entertainment uses permitted within the Planned Unit Development shall not exceed the following maximums:

- Conference/Meeting Banquet                      39,000 Square Feet
- Hotel Restaurants                                      20,000 Square Feet
- Restaurant/Entertainment Pads                      45,000 Square Feet

**C. Permitted Uses**

- Hotels, hotels with conference space, meeting rooms, banquets, restaurants, and ancillary uses such as gift shops, coffee and beverage dispensary, swimming pool, spa, and fitness room.
- Hotels with entertainment shall be limited as an accessory use to the conference, meeting, banquet area, and shall be subject to a Conditional Use Permit.
- Alcohol sales on-site and off-site are subject to all provision of Title 9 of the Municipal Code, including, but not limited to Conditional Use Permit (CUP) approval.
- Restaurants with or without alcoholic beverage sales. Restaurants with alcoholic beverage sales are subject to a Conditional Use Permit.
- Restaurant with outside eating area. The outside eating areas shall be separated from sidewalks, landscape area, and drive aisles by a minimum five-foot landscape area and a minimum five-foot high barrier that allows visibility into the outside dining area from any public area.
- Restaurants with entertainment shall be subject to a Conditional Use Permit.
- Outside vending such as hot dog carts, merchandise carts, and similar free standing/mobile vending carts subject to Conditional Use Permit approval.
- Parking lots and parking structures to serve the project.
- Athletic and health clubs, spas, and public/private gyms shall be subject to Conditional Use Permit approval.

- Any proposed use that are not listed shall be subject to an Interpretation of Use pursuant to Section 9.32.030 of the Municipal Code that shall be reviewed by the Zoning Administrator.
- Maintenance of single-family residential homes existing at the time of approval of this PUD, provided the homes are used as single-family residential and the properties comply with the permitted uses and the development standards of the of the R-1 zone.
- Uses Not Permitted:
  - a. Adult Uses
  - b. Auto and tire repair
  - c. Truck draying and freighting

#### D. Setbacks

The placement of each structure and permitted minimum setbacks for each are based on the maximum allowable heights for each structure, as illustrated in the conceptual plan reviewed in conjunction with approval of this PUD and in conjunction with the Shade and Shadow Analysis conducted as part the initial study and Mitigated Negative Declaration for the proposed project. Adjustments/changes to proposed building setbacks may be considered due to lower building heights, but any adjustment/change in building location shall require additional Shade and Shadow Analysis as deemed necessary by the Community Developer Director, in his or her sole discretion. The Community Development Director may consider and approve up to a five-foot setback modification for each structure, subject to a Shade and Shadow Analysis; however, all other modifications shall require review by the Planning Commission.

Subject to the foregoing, the perimeter building setbacks shall be as follows:

1. Minimum building setback from the face of curb along Harbor Boulevard shall be 21-feet (12 feet right-of-way and 9 feet property line setback). The area within this minimum setback area shall include a six-foot wide landscape parkway adjacent to the street curb, a seven-foot wide sidewalk, and an eight-foot wide landscape planter. This design will allow for palm trees to be planted along both sides of the sidewalks, along with accommodating the required canopy trees, shrubs, and ground covers. Note: At no time shall the buildings be located closer than nine-feet to the property line.
2. Minimum building setback along Twintree Lane shall be ten-feet from the property line. The right-of-way improvements shall include a minimum four-foot landscaped parkway adjacent to the curb, and a minimum six-foot wide sidewalk.

3. Minimum building setback along the easterly property line shall be ten-feet.
4. Building elements such as structural components, architectural features, and roof projections shall not encroach into the required perimeter setback areas.

E. Maximum Building Height

The project shall comply with the maximum building height as illustrated in the conceptual plans for the project and as specified below:

1. The full-service hotel shall not exceed a height of 263 feet.
2. The limited-service hotel located along Twintree Lane shall not exceed a height of 130 feet (east side) and 190 feet (west side). Note: The 130 foot maximum height shall apply up to 42.75 feet from the east property line.
3. The limited-service hotel located along Harbor Boulevard shall not exceed a height of 200 feet.
4. The freestanding restaurant pads shall not exceed a height of 40 feet.
5. The freestanding restaurant/entertainment pad shall not exceed a height of 75 feet.
6. The parking structures shall not exceed a height of 75 feet (east side), and 85 feet (west side).

All structures are subject to any restrictions by the California Building Code and Uniform Fire Code.

F. Landscaping

General: The site shall consist of a combination of trees, shrubs and bushes, and ground cover with the allowance for other landscape treatments such as large rocks, water elements, and unique walkway paving, and street furniture. Any area not covered by roadways, parking, walkways, and buildings, shall have landscape treatment.

Harbor Boulevard Landscape Treatment: Landscaping along Harbor Boulevard, including within the public-of-way, shall include two rows of Date Palm Trees (minimum brown trunk height of 25 feet), canopy trees (minimum 24-inch box), shrubs, and ground covers. Landscape materials shall match the landscape materials used within the project located at the southwest corner of Harbor Boulevard and Chapman Avenue. The landscape area shall include up-lighting on the trees. All aspects and elements of the Harbor Boulevard Landscape Treatment shall be included on the required Project landscape/irrigation plans and shall be reviewed and approved by the City prior to the beginning of site construction. The



Community Development Director may approve minor modifications to the foregoing standards as to height, size, and placement of the palm trees along Harbor Boulevard.

Landscape Plan: A detailed landscape plan shall be prepared and approved prior to site construction. The plan shall be detailed to show all plant material, water elements, pathways, and other landscape treatments. The landscape plan shall be the basis of how the site is to be developed and maintained for the life of the project. Should changes need to occur, revisions, renovations, or changes to the landscaping shall be reviewed by the City to ensure the aesthetics are maintained concerning this element of the overall project.

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 applicable Water Quality Management Plan (WQMP), the Orange County Drainage Area Management Plan (DAMP) and any other water conservation measures applicable to this type of development.

Landscaping will be provided within the project as well as along Harbor Boulevard and Twintree Lane. The landscape treatment along Harbor Boulevard will include a double row of palm trees with canopy trees, shrubs, and ground cover that complies with the envision landscape plan for Harbor Boulevard. The landscape treatment along Twintree lane is required to incorporate canopy trees, shrubs, and ground cover that is similar to the landscape treatment on Harbor Boulevard.

The property owner shall be responsible for all installation and long-term maintenance of all landscaping on the property during and after the construction period. Said responsibility shall extend to any landscaping, sidewalk, curb and pavement of the site, and shall extend to the public right-of-way. All planting areas are to be kept free of weeds, debris, and graffiti.

G. Boundary: The site's boundary for maintenance, landscaping, and improvements is that area around the project site that is to the property line along adjacent properties and where the project is adjacent to public right-of-way, the boundary shall extend to the curb of each street respectively.

H. Maintenance: The overall site, inclusive of the landscaped areas and other amenities and features (e.g., water elements, irrigation systems, sculptures, street furniture, trash receptacles, common area signage, and lighting) shall be kept in proper working condition, maintained for the life of the project, and have the planted areas to be in a weed free, healthy and growing condition, with overall debris removed on regular basis.

I. Circulation and Access

The site shall provide one (1) access point on Harbor Boulevard and one (1) secondary access point on Twintree Lane, and subsequent improvements as identified in the mitigation measures.

The main access point on Harbor Boulevard shall include a signalized intersection, that is aligned with the main access point of the hotel development located across from the project site, that will permit two-way traffic, allowing left and right-turn movements in and out of the site. The access point on Twintree Lane shall only permit left-turn into the project site, and right-turn out only.

Internal circulation shall allow vehicles ease of access to and through the parking structure, allow for convenient drop-off and pick-up areas in front of each hotel, and meet all applicable City standards. Vehicle ease of access shall account for fire trucks, sanitation trucks, delivery trucks, tour buses, etc., which shall be accommodated through turning radius and necessary height clearances as well as designated parking areas inclusive of staging areas for events, equipment loading and unloading.

The paving and concrete treatment of all driveways along Harbor Boulevard and Twintree Lane shall be subject to review and approval of the Community Development Director, who, in his or her discretion, may require decorative paving and/or enhanced concrete treatment.

Any expansion to the use, the addition of any use not covered by the subject approval and associated entitlements, or any new project shall requires a site specific traffic and parking analysis, shall be prepared for City review and approval.

#### J. Parking Areas and Requirements

The project shall provide a total of 1,297 parking spaces as per the shared parking study with the parking structures. This parking requirement is based on the total number of hotel rooms and aggregate square footages of the development that includes a maximum of 769 rooms, a maximum 39,000 square feet of conference space/ meeting banquet space, a 20,000 square feet of hotel restaurant space, and a 45,000 square feet of pad restaurant/entertainment space. In the event the approved project consists of less than 769 rooms and/or the prescribed square footages of the total combined conference/ meeting banquet space and restaurant changes, the required number of parking spaces may be reduced to the extent justified by a parking study that is consistent with the parking ratios and standards set forth below and is reviewed and approved by the Community Development Director. The project shall implement the required mitigation measures identified in the mitigation monitoring program to minimize impacts to the parking.

Notwithstanding the Shared Parking Study, the project's required parking is calculated as follows:

Hotels shall be calculated at 0.8 space per hotel room.

Restaurants and conference rooms shall be calculated at one (1) parking space per 100 square feet of gross floor area.

Parking for other uses shall comply with the parking requirements of Section 19.16.040.150 of Title 9 of the Municipal Code.

The parking structures shall be designed to be architecturally compatible with on-site buildings, utilizing similar design features, details and materials. All sides of a parking structure that are in view from adjacent properties and public-rights-of-way shall be architecturally enhanced. Parking structures shall be well illuminated, including having the interior of the parking garage painted a light color, and designed to meet City parking standards for aisle width, stall sizes, and height clearances. Within the structures, an emergency communication system shall be installed and maintained that allows emergency services such as police, fire, and paramedics, the ability to use communication devices throughout the enclosed areas.

#### K. Perimeter Walls

All new block walls shall be of decorative, slumpstone or split face block, with decorative cap, and shall maintain a maximum height of eight-feet as measured from the property's finished grade.

A new eight-foot high block wall shall be constructed on the eastern property line, adjacent to the residential properties. Said block wall shall maintain a 15-foot setback from the Twintree Lane property line, and any wall constructed within this 15-foot area shall maintain a maximum height of three-feet. The developer shall work with adjacent property owners in designing and constructing the perimeter block wall 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 developer 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.

Any new block walls constructed along the Twintree Lane property line (southern property line) shall maintain a five-foot setback from the property line. The setback to the block wall may be reduced to three-feet if additional two-feet of right-of-way landscape area is available adjacent to the property line.

Any walls constructed along the Harbor Boulevard property line shall observe a setback of 21-feet from the face of curb. At no time shall a wall be placed within nine-feet from the property line.

If, at any time the project's perimeter block wall extends toward Choisser Road, the wall shall maintain a minimum setback of 15-feet from the property line. The 15-foot setback area shall be properly landscaped and irrigated per the landscaping requirements of the project.

The Community Development Director may authorize minor modifications to the required wall heights and setbacks set forth above to accommodate permitted differences between submitted development plans and the conceptual site plans (Exhibit C). Notwithstanding the foregoing, the block wall on the easterly property line shall comply with all standards required as mitigation measures pursuant to the mitigated negative declaration and mitigation monitoring program.

#### L. Signs and Graphic Standards

A sign plan shall be provided that governs the overall site signage that is inclusive of business signage, common area signage, sales and lease signs, future tenant signs, and directional signs. The sign plan shall be approved prior to construction of the site and shall remain in effect for duration of the project. Should changes occur to the approved sign plan, the City shall first grant approval.

All sign calculations for commercial businesses shall be calculated per 9.20 of Title 9 of the Municipal Code the C-1 zone. Signs may be mounted flush with the wall surface or perpendicular to the wall (blade sign).

All common area signs, directional signs, and kiosk type signs shall be uniform in lettering, material, and coloring.

Unless the City of Garden Grove adopts a uniform freestanding sign program for Harbor Boulevard, all signage shall comply with the following:

All signage, including a freestanding monument sign shall be architecturally compatible with on-site buildings. A freestanding sign structure shall utilize similar details and finishes that are used on the on-site buildings. Location of monument signs shall not occur in any public right-of-way or within any vision clearance area and shall not exceed a height of five feet or a width of ten feet, not exceeding a sign face area of 100 square feet. These specific signs may include tenant names of up to three tenants. Signs may be double-face.

#### M. Utilities

All utility lines shall be underground or placed in locations as to be concealed from view. This includes gas and electrical lines and conduit, Cable TV, and telephone lines and conduit, and any other utility or service lines, including water pipes for domestic use and fire sprinkler systems.

#### N. Storage and Refuse Collection

All staging and storage areas for all the businesses on site shall be provided within their respective tenant space. No outside storage area shall be provided nor shall there be any outside storage of goods or merchandise at any time. The site may create designated staging areas (loading/unloading) for general deliveries of goods sold on the site, but maintained as such to not create hindrances to vehicle or

pedestrian traffic or create restrictions for emergency vehicles or emergency access.

Refuse storage and collection areas shall be provided and subject to both Garden Grove Sanitation District (GGSD), and GGSD contracted solid waste handler/hauler approval, and be subject to applicable building and fire codes.

O. Environmental Mitigation Measures

The overall development and subsequent occupancy and operation of the site shall be subject to those environmental mitigation measures identified in the Mitigated Negative Declaration for the International West Hotel - Harbor East (Site C) Project, adopted in conjunction with approval of General Plan Amendment No. GPA-2-12(B) and Planned Unit Development No. PUD-128-12, and which are summarized in Exhibit "A" attached hereto, as well as any environmental mitigation measures identified in the General Plan 2030 Update Environmental Impact Report that apply to the International West Mixed Use area.

P. Covenants, Conditions, and Restrictions (CC&R's)

Prior to any portion, unit or otherwise, of the subject site becoming under separate ownership, the developer/subdivider shall record a set of Covenants, Conditions, and Restrictions (CC&Rs) or a similar legal document reviewed and approved by the City that is all inclusive of the entire development. The CC&Rs shall include, without limitation, all provisions of PUD-128-12 development standards, the mitigation measures referenced herein, operational and maintenance provisions for the entire site and those areas noted within the boundaries of the Project site, and other provisions applicable to the Project.

Q. Absence of Provisions and Standards

Any matters pertaining to the development or occupancy or operation of the subject site that is not listed or expressly provided for herein shall be subject to the provisions and development standards of the City's Municipal Code, inclusive. This would include, but not be limited to, undergrounding all existing and new utilities serving the site, complying with all Building, Fire, and Development Codes, and paying all related fees, bonds, and other associated costs.

R. Development Plans

Should the Community Development Director determine that a Developer's submittal of development plans are in substantial compliance with the provisions of this PUD and in similar shape, form and configuration with the conceptual site plans that are included with this approval, Exhibit "C," such Developer may proceed to securing the appropriate building permits for constructing the development without further entitlement review; however, any entitlement not covered under this PUD, such as a Subdivision Map (Tentative Tract Map and/or Tentative Parcel Map),



Conditional Use Permit, or other, shall be processed in accordance with the City's Municipal Code. All pad buildings shall require approval of a Site Plan.

**S. Reservations, Dedications, and Improvements**

Should a Subdivision Map and/or development plan be processed in accordance with the Municipal Code or per this PUD, and other applicable regulations/requirements, at that time, any required reservation of land, and/or dedication or right-of-way, and/or easement(s), and/or site improvement work in the public right-of-way, shall be properly addressed and shall be fully provided for and improved prior to completion of the project or completion of any first phase of this development, unless otherwise stated in a subsequent entitlement approval such as a Subdivision Map with conditions of approval, provided that the conditions or requirements addressed and/or completed prior to Map recordation.

**T. Associated Performance Standards**

In order to fulfill the purpose and intent of Planned Unit Development No. PUD-128-12, the Performance Standards attached hereto as Exhibit "B" shall apply as conditions to the approval of any future hotel development, including any ancillary buildings, restaurant pads/buildings, and or conference/ meeting banquet space, and parking structures, and/or subdivision of property covered by this Planned Unit Development. The performance standards shall be applicable to the future development of the site, including the initial construction drawings, plan check review, during construction, after completion of the project, and for the life of the development. To the extent not inconsistent with the purpose, intent, and specific standards and requirements of this Planned Unit Development No. PUD-128-12, the Community Development Director may authorize minor modifications to the Performance Standards. This Section shall not be interpreted to in any way to limit the authority of the City to impose additional conditions of approval pursuant to subsequent project-specific City approvals.

ADOPTED this 4th day of October, 2012

/s/ JENNIFER CABRAL  
CHAIR

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on October 4, 2012, by the following votes:

AYES:	COMMISSIONERS:	BRIETIGAM, CABRAL, DOVINH, SILVA
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	BUI, LAZENBY, PAK

/s/ JUDITH MOORE  
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 October 25, 2012.

## Exhibit "A"

### MITIGATION MEASURES

#### General Plan Amendment GPA-2-12(B) Planned Unit Development No. PUD-128-12

The following Mitigation Measures, as identified in the Environmental Initial Study, and as stipulated in Resolution No. 5770-12 and the Performance Standards for the project, shall be complied with and implemented in the development's Mitigation Monitoring Program:

Mitigation Measure	Verification	Timing	Responsible Party
<b>AESTHETICS (SECTION 2.1)</b>			
<b>Light and Glare</b>			
AES-1 Prior to final site plan approval, a site specific lighting study shall be prepared which incorporates measures to ensure that the project will be in compliance with Chapter 16, Development Standards, of the City's Zoning Code for parking lot lighting so that lighting within parking areas are directed, positioned, or shielded so as to minimize light spillage. Additionally, the study shall incorporate measures necessary for the project's compatibility with the goals and policies (i.e., Policy SAF-2.1 and SAF-IMP-2A) in the General Plan for providing adequate lighting to maintain a safe public environment.	Site Plan Review	Prior to final of site plan approval	Community Development Department
AES-2 Sufficient technology currently exists to reduce lighting impacts from hotel/resort lighting to a less than significant level. However, given that the project is still in conceptual design and operation is not anticipated to begin until late 2014,	Site Plan Review	Prior to final of site plan approval	Community Development Department

## GPA-2-12(B) and PUD-128-12

## Mitigation Measures

Mitigation Measure	Verification	Timing	Responsible Party
identification of specific light reduction measures is premature since light-reduction technology is constantly evolving and advancing (i.e., more sophisticated light-reduction technology is anticipated to be available in the future that is available today). The developer shall include technologically advanced hotel/resort lighting measures in its detailed design plans to ensure that hotel/resort lighting does not significant impact the surrounding neighborhood.			
<b>AIR QUALITY (SECTION 2.2)</b>			
<b>Vehicle Emissions</b>			
AQ-1 Construction equipment shall be maintained in proper tune.	Grading and building inspections	During grading and building construction	Community Development Department/Public Works Department
AQ-2 Gasoline or electricity-powered equipment shall be utilized instead of diesel equipment whenever possible.	Grading and building inspections	During grading and building construction	Community Development Department/Public Works Department
AQ-3 The use of heavy construction equipment shall be suspended during first stage smog alerts.	Grading and building inspections	During grading and building construction	Community Development Department /Public Works Department
AQ-4 All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five minutes or longer.	Grading and building inspections	During grading and building construction	Community Development Department /Public Works Department
AQ-5 "Clean diesel" equipment shall be used when	Grading and building	During grading and	Community

## GPA-2-12(B) and PUD-128-12

## Mitigation Measures

Mitigation Measure	Verification	Timing	Responsible Party
modified engines (catalyst equipped or newer Moyer Program retrofit) are available at a reasonable cost.	inspections	building construction	Development Department /Public Works Department
<b>Fugitive Dust Emissions and Control</b>			
AQ-6 All active construction areas shall be watered three (3) times daily.	Grading and building inspections	During grading and building construction	Community Development Department /Public Works Department
AQ-7 All haul trucks shall be covered or shall maintain at least two (2) feet of freeboard.	Grading and building inspections	During grading and building construction	Community Development Department /Public Works Department
AQ-8 All unpaved parking or staging areas shall be paved or watered three (3) times daily.	Grading and building inspections	During grading and building construction	Community Development Department /Public Works Department
AQ-9 Speed on unpaved roads shall be reduced to less than 15 mph.	Grading and building inspections	During grading and building construction	Community Development Department /Public Works Department
AQ-10 Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.	Grading and building inspections	During grading and building construction	Community Development Department /Public Works Department
AQ-11 Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.	Grading and building inspections	During grading and building construction	Community Development Department /Public Works Department
AQ-12 All operations on any unpaved surface shall be	Grading and building	During grading and	Community



GPA-2-12(B) and PUD-128-12  
Mitigation Measures

Mitigation Measure	Verification	Timing	Responsible Party
suspended if winds exceed 25 mph.	inspections	building construction	Development Department/Public Works Department
AQ-13 Daily disturbance area shall be limited to two (2) acres or less.	Grading and building inspections	During grading and building construction	Community Development Department/Public Works Department
<b>Off-Site Impacts</b>			
AQ-14 Carpooling shall be encouraged for construction workers.	Grading and building inspections	During grading and building construction	Community Development Department/Public Works Department
AQ-15 Any required lane closures shall be limited to off-peak travel periods.	Grading and building inspections	During grading and building construction	Community Development Department/Public Works Department
AQ-16 Construction vehicles shall be parked off traveled roadways.	Grading and building inspections	During grading and building construction	Community Development Department/Public Works Department
AQ-17 Any dirt hauled off-site shall be wet down or covered.	Grading and building inspections	During grading and building construction	Community Development Department/Public Works Department
AQ-18 Access points shall be washed or swept daily.	Grading and building inspections	During grading and building construction	Community Development Department/Public Works Department
AQ-19 Receipt of materials shall be during non-peak	Grading and building	During grading and	Community

## GPA-2-12(B) and PUD-128-12

## Mitigation Measures

Mitigation Measure	Verification	Timing	Responsible Party
traffic hours.	inspections	building construction	Development Department/Public Works Department
AQ-20 Construction sites shall be sandbagged for erosion control.	Grading and building inspections	During grading and building construction	Community Development Department/Public Works Department
<b>Operational Emissions Reduction Measures</b>			
AQ-21 Prior to the issuance of building permits, the building construction design shall demonstrate to the satisfaction of the City Building Department that it exceeds the minimum statewide energy requirements of Title 24 by 20 percent. This shall be accomplished by including the following items but not limited to: a. Use of low emission water heaters b. Use of central air heating systems c. Use of energy efficient appliances d. Use of increased insulation e. Use of energy-efficient parking lot lights f. Use of lighting controls and energy efficient lighting g. Use of energy efficient windows h. Use of alternative energy (i.e., solar paneling)	Grading and building inspections	Prior to the issuance of building permits	Community Development Department/Public Works Department
<b>Transportation Management Techniques to Reduce Vehicle Emissions</b>			
AQ-22 Prior to the issuance of certificates of occupancy, the below recommendations of the TDM shall be implemented:	Grading and building inspections	Prior to the issuance of certificates of occupancy	Community Development Department/Public Works Department

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Mitigation Measures

Mitigation Measure	Verification	Timing	Responsible Party
<ul style="list-style-type: none"> <li>a. Use of shuttle service, public transit and carpooling shall be encouraged.</li> <li>b. Design of a Walkable community shall be encouraged.</li> <li>c. Improvement of sidewalk network shall be encouraged.</li> <li>d. Use of bicycle lanes, rack or storage area shall be encouraged to facilitate use of bikes.</li> <li>e. Participation in City's existing TDM (Transportation Demand Management) Programs shall be required.</li> <li>f. A mix of uses on the site (i.e., hotel, restaurant, recreation, and retail) shall be required to minimize off-site travel.</li> </ul>			
<b>GEOLOGY AND SOILS (SECTION 2.6)</b>			
<p>GEO-1 Prior to the approval of final design plans, a site-specific geologic investigation of liquefaction potential shall be performed. The project shall be required to comply with all mitigation, conditions and/or performance criteria recommended by the investigation. Proof of compliance with this measure shall be given by the City Engineer and Planning Director prior to the approval of the final design plans.</p>	Grading and Building Plan Review Inspections	Prior to approval of final design plans	Community Development Department/Public Works Department
<p>GEO-2 Prior to the approval of final design plans, a site-specific geotechnical investigation shall be prepared by a registered geologist. The project shall be required to comply with all mitigation, conditions and/or performance criteria</p>	Grading and Building Plan Review Inspections	Prior to approval of final design plans	Community Development Department/Public Works Department

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## Mitigation Measures

Mitigation Measure	Verification	Timing	Responsible Party
recommended by the investigation. Proof of compliance with this measure shall be given by the City Engineer and Planning Director prior to the approval of the final design plans.			
<b>HAZARDS AND HAZARDOUS MATERIALS (SECTION 2.8)</b>			
HHM-1 Prior to the issuance of a grading permit, near surface soil sampling and analysis shall be performed to determine if any agricultural chemicals remained at the site. If any agricultural chemicals are found, the contamination shall be removed.	Grading inspection	Prior to the issuance of a grading permit	Community Development Department
HHM-2 Prior to the issuance of a grading permit, the project conditions of approval shall require implementation of the Phase 1 study recommendations.	Grading inspection	Prior to the issuance of a grading permit	Community Development Department
<b>NOISE (SECTION 2.12)</b>			
<b>Roadway Noise Reduction Measures</b>			
NOI-1 Roadway noise impact standards from the City of Garden Grove's Noise Standards (Garden Grove Municipal Code Section 8.47, Noise Control) shall be followed.	Grading and building inspections	During grading and building construction	Community Development Department/Public Works Department
NOI-2 Prior to the approval of the final design plans, the project architect shall demonstrate to the satisfaction of the Planning Director that the final hotel(s), parking structure(s) and restaurant(s) layout further reduce potential roadway noise impacts from Harbor Boulevard and Twintree Lane to the residential units, located adjacent to the project site.	Grading and Building Plan Review Inspections	Prior to final of building permits	Community Development Department

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Mitigation Measures

Mitigation Measure	Verification	Timing	Responsible Party
NOI-3 Additional noise barrier analysis shall be conducted, which will specifically indicate the amount of noise attenuation provided by the Hotel towers to the adjacent residential area. Hotel towers will further shield roadway noise propagating from Harbor Boulevard.	Grading and Building Plan Review Inspections	Prior to final of building permits	Community Development Department
<b>Stationary Noise Reduction Measures</b>			
NOI-4 An 8-foot shielding wall shall be provided along the east property line.	Building Plan Review and Inspections	Prior to final of building permit	Community Development Department
NOI-5 Delivery truck operations and loading and unloading activities shall be limited to daytime hours between the hours of 7:00 AM to 10:00 PM.	Grading and Building inspections and during operation of project	On going	Community Development Department/Police Department Code Enforcement Department
NOI-6 All delivery trucks associated with the future uses shall not idle for more than 5 minutes.	Grading and Building inspections and during operation of project	On going	Community Development Department/Police Department Code Enforcement Department
NOI-7 Any trash compactor/pool equipment shall be shielded by a 6 to 8 feet high parapet wall, or fully enclosed. The mechanical equipment shall be placed at a distances furthest from the nearest residential dwelling units. The height of the walls shall be at least as high as or higher than the mechanical equipment (i.e., 4 feet).	Building Plan Review and Inspections	On going	Community Development Department/Police Department Code Enforcement Department



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## Mitigation Measures

Mitigation Measure	Verification	Timing	Responsible Party
NOI-8 The parking structure shall have 4-foot or higher shielding walls for each floor that faces the residential units to the east. The parking structure's surface shall be treated to minimize tire screeching noise.	Building Plan Review and Inspections	Prior to final of building permit	Community Development Department
NOI-9 Once project is in operation, noise monitoring shall occur to ensure the project site is operating within the City's criteria.	After final	On going	Community Development Department
<b>Construction Noise Reduction Measures</b>			
NOI-10 Construction operations shall follow the City's General Plan and the noise ordinance which states that operations cannot exceed the stipulations set-forth in Garden Grove Municipal Sections 8.47.050 and 8.47.060.	Grading and building inspections	During grading and building construction	Community Development Department/Public Works Department
NOI-11 Construction shall not occur during the hours of 10:00 PM to 7:00 AM.	Grading and building inspections	During grading and building construction	Community Development Department/Public Works Department
NOI-12 During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.	Grading and building inspections	During grading and building construction	Community Development Department/Public Works Department
NOI-13 Idling equipment shall be turned off when not in use.	Grading and building inspections	During grading and building construction	Community Development Department/Public Works Department
NOI-14 Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.	Grading and building inspections	During grading and building construction	Community Development Department/Public Works Department

Mitigation Measure	Verification	Timing	Responsible Party
<b>PUBLIC SERVICES AND UTILITIES (SECTION 2.14)</b>			
PS-1 An internal fire loop shall be constructed around the site to provide adequate fire fighting capability to all structures located on the parcel.	Grading and Plan Review	Prior to final of building permits	Public Works Department
<b>TRANSPORTATION (SECTION 2.16)</b>			
<b>On-Site</b>			
TRANS-1 The on-site circulation system per the detailed site plan shall be constructed. a. A minimum of one (1) entry lane and two (2) exit lanes shall be provided at Project Access 1 Driveway at Harbor Boulevard.	Grading and Building Plan Review Inspections	Prior to final of building permits	Community Development Department/Public Works Department
TRANS-2 The following project access points on Harbor Boulevard shall be provided: a. Project Access 1 – full access, signalized.	Grading and Building Plan Review Inspections	Prior to final of building permits	Public Works Department
TRANS-3 The following project access point on Twintree Lane shall be provided: a. Project Access 2 – right out and left in only access.	Grading and Building Plan Review Inspections	Prior to final of building permits	Public Works Department
TRANS-4 Stop signs, stop bars and stop legends shall be installed at Project Access 2.	Grading and Building Plan Review Inspections	Prior to final of building permits	Public Works Department
TRANS-5 Project Access 1 / Sheraton Driveway shall line-up and be reconfigured with the installation of a traffic signal.	Grading and Building Plan Review Inspections	Prior to final of building permits	Public Works Department
TRANS-6 Channelization median and signage to restrict access to the residential neighborhood along Twintree Lane shall be installed.	Grading and Building Plan Review Inspections	Prior to final of building permits	Public Works Department
TRANS-7 A minimum of 1,297 parking spaces shall be provided within the site.	Grading and Building Plan Review Inspections	Prior to final of building permits	Public Works Department

Mitigation Measure	Verification	Timing	Responsible Party
<b>Area-Wide</b>			
TRANS-8 Any remaining street half-section improvements on Harbor Boulevard, directly adjacent to the project boundaries, shall be completed.	Grading and Building Plan Review Inspections	Prior to final of building permits	Public Works Department
TRANS-9 Any remaining street half-section improvements on Twintree Lane, directly adjacent to the project boundaries, shall be completed.	Grading and Building Plan Review Inspections	Prior to final of building permits	Public Works Department
TRANS-10 The Project shall participate in the installation of the following off-site improvements: a. Harbor Boulevard (NS) at Project Access 1 (EW): i. Install traffic signal. ii. Reconfigure NB left turn median. iii. Reconfigure SB left turn median. iv. Install SB left turn pocket with 225 feet of storage. Refer to Section 6.0 of the Appendix G for the minimum queuing capacity required for this lane. v. Reconfigure EB Sheraton Driveway to be full access. vi. Install shared left/through/right lane.	Grading and Building Plan Review Inspections	Prior to final of building permits	Public Works Department
TRANS-11 Traffic signing/stripping should be implemented in conjunction with detailed construction plans for the project site.	Grading and Plan Review	Prior to final of building permits	Public Works Department
<b>Fair Share</b>			
TRANS-12 The project shall contribute to the City's fair share improvement program for those intersections improvements that are not called out as solely the project's responsibility. Table 10 in Appendix G	Grading and Building Plan Review Inspections	Prior to final of building permits	Public Works Department

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## Mitigation Measures

Mitigation Measure	Verification	Timing	Responsible Party
identified the project traffic contribution to the study area intersections.			
<b>Regional Funding Mechanisms</b>			
TRANS-13 The project shall participate in the City's sponsored regional transportation funding programs or as agreed upon with the City of Garden Grove.	Grading and Building Plan Review Inspections	Prior to final of building permits	Public Works Department
<b>Parking</b>			
TRANS-14 Prior to the issuance of certificates of occupancy, the below recommendations of the shared parking assessment Exhibit G (found in Appendix H) shall be implemented for the proposed project: <ul style="list-style-type: none"> <li>a. Implement a valet and self-park parking program.</li> <li>b. Provide for a bus/van pick-up and drop-off location site for hotel guests and employees.</li> <li>c. Encourage alternative transportation methods for employees through transportation management incentives, such as employee reimbursement for using the transit and providing a transportation coordinator for the staff</li> <li>d. Provide a total of three (3) onsite bicycle racks (approximately 5-8 bicycles per rack) in convenient locations throughout the hotel property (Exhibit G).</li> <li>e. Post "No Parking in Neighborhood" signage</li> </ul>	Grading and Building Plan Review Inspections	Prior to the issuance of certificates of occupancy	Public Works Department

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## Mitigation Measures

Mitigation Measure	Verification	Timing	Responsible Party
(Exhibit G). f. Dedicate up to three (3) bus parking spots for buses (Exhibit G). g. Provide a plan to monitor the project's peak parking demand as needed to refine parking management operations at the site. h. Provide emergency vehicles access to the first floor of the parking structure that can be able to drive through one (1) entrance and out the other.			
<b>UTILITIES AND SERVICE SYSTEMS (SECTION 2.17)</b>			
USS-1 Prior to the issuance of a grading permit, it shall be demonstrated to the satisfaction of the City Engineer that proper hydromodification methods have been applied to the proposed on-site storm drain improvements.	Grading and Building Plan Review Inspections	Prior to the issuance of a grading permit	Public Works Department



## **Exhibit "B"**

### **PERFORMANCE STANDARDS**

#### **Planned Unit Development No. PUD-128-12**

The following performance standards shall apply as conditions of approval to any future hotel resort development and/or subdivision of property covered by this Planned Unit Development:

1. The developer shall execute, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, on the property prior to issuance of building permits. These conditions of approval run with the land and are binding upon the property owner, his/her/its heirs, assigns, and successors in interest.
2. The term "applicant," as referenced herein, shall refer to both the developer, tenant/business operators and the property owners, including subsequent purchasers and/or tenants of the project. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the Hearing Body.
3. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.
4. All mitigation measures that are part of the Mitigated Negative Declaration that was adopted in conjunction with approval of General Plan Amendment No. GPA-2-12(B) and Planned Unit Development No. PUD-128-12 shall be required to be implemented as part of the conditions of approval for this project.
5. The project is subject to the Mitigation Monitoring Program adopted by the City Council as part of the Mitigated Negative Declaration adopted by the City in conjunction with approval of General Plan Amendment No. GPA-2-12(B) and Planned Unit Development No. PUD-128-12. In order to assist City to verify that all required project mitigation measures are complied with in a timely manner, a project-specific mitigation-monitoring program for monitoring all applicable project-related mitigation measures shall be prepared by the developer/applicant and approved by the Planning Division prior to issuance of building permits. Said mitigation monitoring program shall be implemented during project construction through completion. The developer shall provide the City with a quarterly report demonstrating adherence to all mitigation measures. A person shall be designated by the developer and or hotel operator that will be responsible for any hotel and pad

Planned Unit Development No. PUD-128-12  
Performance Standards

restaurants operational mitigation measures that extend beyond construction completion. Said person shall provide a report to the City when requested.

6. In order to verify compliance with the applicable project mitigation measures and performance standards for Planned Unit Development No. PUD-128-12, the developer shall submit a full set of construction plans to the Community Development Department for review prior to plan check submittal. The plans shall include a dimensioned and detailed site plan, a floor plan, elevations, a landscaping plan, and a lighting plan, each of which complies with all the requirements established in these performance standards.

**Public Works Engineering Division**

The following provisions of the Public Works Engineering Division shall be complied with:

7. The applicant shall be subject to Traffic Mitigation Fees.
8. Prior to the issuance of certificates of use and occupancy, the applicant shall design and construct a traffic signal at the intersection of Harbor Boulevard and the Project Entrance in a manner meeting the approval of the City Traffic Engineer.
9. Prior to the issuance of certificates of use and occupancy, the applicant shall design and construct raised median improvements on Harbor Boulevard to facilitate ingress and egress at the Project Entrance in a manner meeting the approval of the City Traffic Engineer. Said improvements shall include a 225-foot southbound left turn pocket with a 90-foot taper and removal/reconstruction of the median within, and south of the intersection, to provide a full access to the Sheraton Hotel with a proper left turn pocket and taper.
10. The main driveway approach on Harbor Boulevard shall be constructed in accordance with Garden Grove Standard Plan B-120, or B-120a.
11. 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 drive aisle and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and

implementations, including soil compaction, saturation, permeability and groundwater levels.

12. A separate street permit is required for work performed within the public right-of-way.
13. Grading and street improvement plans prepared by a registered Civil Engineer are required. The grading plan shall be based on a current survey of the site, including adjacent properties, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines, 1.25% for asphalt surfaces and 2.0% for landscaped areas. The grading plan shall also include water and sewer improvements. All fees collected at the time of permit issuance shall be based on the fee schedule in effect at that time.
14. 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 such as 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 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.
15. 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.

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- 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.
16. The applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size drainage facilities per Orange County RDMD standards. Parkway culverts shall be designed per Orange County standard plan 1309, Type B.
17. All trash container areas shall meet the following requirements:
- a. Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash; and
  - 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 Stormwater Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.
  - f. The trash enclosures shall be located to allow pick-up and maneuvering, including turnarounds, in the area of the enclosures.
18. 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.
19. DIGITAL MAP SUBMISSION:

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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.

20. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one acre or more of land, the applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for City review on request.
21. Any new or required block walls and/or retaining walls shall be shown on the grading plans. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer.
22. The applicant shall remove the existing sidewalk on Harbor Boulevard along the property frontage and construct a seven-foot decorative sidewalk consistent with the existing enhanced sidewalk pattern in the Harbor resort area, in a manner meeting the approval of the City Engineer. Said sidewalk shall be separated from the street curb by a six-foot landscaped area designed in a manner meeting the approval of the Planning Division Manager.
23. The applicant shall remove the existing sidewalk on Twintree Lane, along the property frontage, and construct a six-foot sidewalk per City Standard Plan B-106. Said sidewalk shall be separated from the street curb by a four-foot landscaped area. The landscaped areas in front of, and in back of, the sidewalk shall be designed in a manner meeting the approval of the Planning Division Manager.
24. The applicant shall be responsible for the maintenance of the landscape, sidewalk and lighting in the public right-of-way along Harbor Boulevard, in a manner meeting the approval of the City Engineer.

**Building Services Division**

The following provisions of the Community Development Building Services Division shall be met:

25. All buildings and facilities shall be accessible from the sidewalks. Accessible routes of travel shall be provided between all building and facilities on-site.
26. Openings in exterior walls are limited per Table 705.8 of the CBC depending on proximity to the property line or to the imaginary property line between buildings.
27. All buildings must be fully sprinklered.
28. All buildings and facilities shall comply with the California Building Standards Code.

**Public Works Water Services Division**

The following provisions of the Garden Grove Public Works Water Services Division shall be met:

29. Water meters shall be located within the City right-of-way or within dedicated waterline easement. Fire and water services, shall be installed by contractor with Class A or C-34 license, per City water standards and inspected by approved Public Works inspector.
30. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
31. It shall be the responsibility of 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. A composite utility site plan shall be part of the water plan approval.
33. Water system within private streets shall be constructed per City Standards by developer and dedicated to the City. Bonding will be required.
34. Owner shall dedicate all rights to underground water without the right to surface entry.



35. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be 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. Fire service shall have above ground backflow device with a double check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. 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. 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.
39. No permanent structures, trees or deep-rooted plants shall be placed over sewer main or water main.
40. Location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.
41. Site shall be graded so that no rain or landscape irrigation water can drain into sewer drains in wash bays. All wash bays shall have adequate roof overhang to prevent rainwater from entering wash bays. No outside sinks or wash area shall be permitted. Owner shall maintain service records for sewer lateral clarifier adequately demonstrating that clarifier maintained and that wastes are disposed of in accordance with current laws and regulations for hazardous waste.
42. All water generated from any dewatering system for subterranean construction shall be discharged to the sanitary sewer as required by the City of Garden Grove. The owner shall obtain a special discharge permit as required by the Orange County Sanitation District. Owner shall be responsible for sampling, testing, and discharge as required by the Orange County Sanitation District. Ground water pumped from under or around the underground parking structure shall be discharged to the sewer system. A separate "Industrial Waste Discharge" permit is required from the Orange County Sanitation District prior to the City allowing any occupancy permits or finals.

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43. Commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license.
44. A properly sized grease interceptor shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor shall be located outside of the building and accessible for routine maintenance. Owner shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.
45. 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.
46. Owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be 6" min. dia., extra strength VCP with wedgelock joints.
47. 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.

**Planning Services Division**

The following provisions of the Community Development Planning Services Division shall be met:

48. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Division. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be provided throughout all private drive aisles and entrances to the development per City standards for street lighting. Lighting in the common areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences.
49. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community Development Department for review and approval prior to Building Division Plan Check. The project shall also be subject to the following:

- a. All on-site and off-site utilities (off-site refers to the areas within public right-of-way to the center line of the streets adjacent to the subject property) within the perimeter of the site and to the centerline of the adjacent streets shall be installed or relocated underground.
  - b. Above-ground utility equipment (e.g., electrical, gas, telephone, cable TV) shall not be located in the street setbacks along Harbor Boulevard and Twintree Lane, and shall be screened to the satisfaction of the Community Development Department.
  - c. No roof-mounted mechanical equipment, including but not limited to dish antennas, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
  - d. All ground- or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
50. All landscaping shall be consistent with the landscape requirements within the development standards set forth in Planned Unit Development No. PUD-128-12. 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 low flow/precipitation 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, drought tolerant vines shall be used.

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- c. 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.
  - d. Landscaping along Harbor Boulevard, including within the public-of-way, shall include two rows of Date Palm Trees (minimum brown trunk height of 25 feet), canopy trees (minimum 24-inch box), shrubs, and ground covers. Landscape materials shall match the landscape materials used within the project located at the southwest corner of Harbor Boulevard and Chapman Avenue unless the City adopts a landscape design for Harbor Boulevard. The Community Development Director may approve minor modifications to the foregoing standards as to height, size, and placement of the palm trees along Harbor Boulevard.
  - e. Landscaping along Twintree Lane, including within the public-of-way shall include canopy trees (minimum 24-inch box), shrubs, and ground covers. Landscape materials shall match the landscape materials used along the Harbor Boulevard, and shall be properly maintained.
  - f. Flexibility to the height of the palm trees, and their placement along Harbor Boulevard, shall be reviewed and approved by the Community Development Director.
  - g. All landscape areas, including the areas located within the public right-of-way along Harbor Boulevard and Twintree Lane, are the responsibility of the developer/operator of the hotels and restaurants.
  - h. 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.
51. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Section 8.47.010 referred to as the County Noise Ordinance as adopted:
- a. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).

Planned Unit Development No. PUD-128-12  
Performance Standards

- b. Sunday and Federal Holidays may work the same hours but subject to the restrictions as stipulated in Sections 8.47.040 to 8.47.060 of the Municipal Code.
52. The developer shall receive approval of a subdivision map (Tentative Tract Map) in order to reconfigure the project site prior to submitting construction plans to the City of Garden Grove. Said approval shall be subject to a Development Agreement.
53. The developer/owner shall prepare Covenants, Conditions, and Restrictions (CC&R's), or a similar document, for review and approval by the City Attorney's office and Community Development Department prior to the issuance of building permits, which will bind the owner(s) / operator(s) of the project site in the future. The CC&Rs shall include, without limitation, all provisions of PUD-128-12 development standards, all applicable project mitigation measures, operational and maintenance provisions for the entire site and those areas noted within the boundaries of the Project site, and other provisions applicable to the Project. The approved CC&R's shall be recorded at the same time that the subdivision map is recorded and two copies of the recorded CC&R's shall be provided to the Planning Division. The CC&R's shall include the following stipulations:
- a. Provisions for common maintenance of all the landscape areas, including landscaping and landscape lighting within the project, public right-of-way, driveways, and parking areas.
  - b. Provisions for reciprocal access and parking between properties. Parking provisions shall also include provisions for future Valet Parking.
  - c. Best Management Practices shall be incorporated to detour and/or abate any graffiti vandalism throughout the project and throughout the life of the project.
  - d. The CC&R's shall provide provisions for the tenant/property owners a means of contacting persons responsible for site maintenance, repairs, trash pick-up, and other related matters for a development of this type. This also includes ensuring tree overhangs do not block or hinder any vehicles such street sweepers, trash trucks, fire trucks, etc., from maneuvering on the streets within the project.
  - e. The above stipulations shall not be modified without the approval of the City of Garden Grove. The CC&R's shall contain a provision that indicates CC&R's may not be terminated or substantially amended without the consent of the City.

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Performance Standards

- f. The CC&R's shall include provisions acceptable to City regarding the Association's and Owners' responsibilities for compliance with all applicable water quality laws and regulations. Such provisions shall require the Association and Owners to maintain the site and all common areas in compliance with all applicable water quality laws, regulations, and standards of the State, City, or any other applicable governmental agency, including, but not limited to, all National Pollution Discharge Elimination System (NPDES) regulations presently in effect and as amended, and the provisions of Title 6, Chapter 40 (Stormwater Quality) of the Garden Grove Municipal Code, as it may be amended from time to time. In addition, the CC&Rs shall expressly allocate responsibility to the Association or another entity to implement, and fund implementation of, the Operations and Maintenance ("O&M") Plan applicable to the Property, which was approved by the City as part of the Water Quality Management Plan ("WQMP") required for development of the Property, and to operate and maintain the Best Management Practices ("BMPs") described in the O&M Plan.
- g. Provisions substantially similar to the follow shall be included within the CC&R's:
  - i. Enforcement: The City is hereby made a party to this Declaration solely for purposes of enforcing its provisions, the Performance Standards of Planned Unit Development No. PUD-128-12, and the Conditions of Approval of [*IDENTIFY APPLICABLE ENTITLEMENT*]. 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, the Performance Standards of Planned Unit Development No. PUD-128-12, and the Conditions of Approval of [*IDENTIFY APPLICABLE ENTITLEMENT*]. The City, its agents, departments and employees may further refuse to issue any building, electrical or plumbing permit that may be in violation of this Declaration or the Performance Standards and other provisions of Planned Unit Development No. PUD-128-12; however, the City shall not be liable for failing or refusing to enforce the provisions of this Declaration, the Performance Standards of Planned Unit Development No. PUD-128-12, or the Conditions of Approval of [*IDENTIFY APPLICABLE ENTITLEMENT*]. In the enforcement of this Declaration, the City shall not be limited to the procedures or processes described herein and may use any remedy provided under law or equity, including the City' Municipal Code. The alternative dispute resolution procedures set forth in [*SPECIFY APPLICABLE*



*ARTICLE OR SECTION] of this Declaration shall not apply to the City.*

- ii. Assessments: The City may levy special assessments against the properties in connection with its actions to enforce the provisions of this Declaration, the Performance Standards of Planned Unit Development No. PUD-128-12, and/or the Conditions of Approval of [IDENTIFY APPLICABLE ENTITLEMENT],, 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 provisions of this Declaration, the Performance Standards of Planned Unit Development No. PUD-128-12, and/or the Conditions of Approval of [IDENTIFY APPLICABLE ENTITLEMENT]. Notice of intention to make such assessment shall be mailed by the City to the Owner of each affected [LOT/UNIT] affording the Owner thirty (30) days' notice to satisfy or reimburse the City's expenditure. In the event of the failure of any Owner of any affected [LOT/UNIT] to reimburse the City within thirty (30) days, notice of such assessment shall be mailed by the City to said Owner, and said assessment shall thereafter be due as a separate debt to the City within thirty (30) days following the mailing of such notice. Any such delinquent assessment may be and may become a lien upon the interest of the defaulting Owner in the Lot upon the execution by the City and the recording in the Orange County Recorder's office of a notice of delinquent assessment under the same conditions that the Association could record the same pursuant to the provisions of [SECTION]. The City may foreclose on such notice of delinquent assessment in the same manner and with the same power as the Association could foreclose on such notice pursuant to the provisions of [SECTION]. It is the intent of Declarant, which intent shall be binding upon all of Declarant's successors in interest in the Properties, that the City shall be deemed an interest holder pursuant to the provisions of these Declarations in order to enforce the rights which have been given to the City generally in these Declarations and specifically pursuant to this Section.
- iii. Attorney Fees: The City shall be entitled to recover its attorney's fees incurred in connection with its actions to enforce the provisions of this Declaration, the Performance Standards of Planned Unit Development No. PUD-128-12, and/or the

Planned Unit Development No. PUD-128-12  
Performance Standards

Conditions of Approval of [IDENTIFY APPLICABLE ENTITLEMENT], or to abate the violation thereof.

- iv. Public Safety Access: The Police and Fire Department personnel may enter upon any part of the common area for the purpose of enforcing State and Local laws.
54. The developer shall comply with all provisions of the Community Development Department including, but not limited to, the following:
- a. The facades of the hotels and freestanding pad buildings shall be designed with sound attenuation features including the use of dual pane windows and limiting, when possible, the use of windows and vents. These features shall be approved by the Community Development Department prior to the issuance of building permits.
  - b. Prior to the finalization of working drawings for Planning Division, Engineering Division, and Building Division Plan Check, the developer shall submit to the Community 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. Each unit shall have phone jacks and cable-TV outlets in all hotel rooms. Mechanical equipment, including air conditioning units, pool equipment, sump pump, etc., shall not be located closer than five feet of any side or rear property line and shall not be located in the front landscape setback. Air conditioning units and all other mechanical shall be completely screened from public view from the street and/or common open space area.
  - c. Should the developer elect to build the project in more than one phase, then a phasing plan shall be submitted to the Community Development Department prior to issuance of building permits. The phasing plan shall include, but not 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 Development, Fire, and Public Works Departments prior to issuance of building permits.
  - d. If at any time after the construction of the hotels, the City receives complaints about the light and glare reflected by the hotel's windows,

Planned Unit Development No. PUD-128-12  
Performance Standards

the developer/operator shall remedy the situation to the satisfaction of the Community Development Department.

55. Any new or required block walls and/or retaining wall(s) 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. All block walls constructed on the project site shall be of slump stone or split-face block with decorative caps, subject to Community Development Department's approval, shall maintain a maximum height of 8-feet as measured from the property's finished grade.
  - b. An eight-foot high block wall shall be constructed along the eastern property line, adjacent to the residential properties. Said block wall shall maintain a 15-foot setback from the Twintree Lane property line, and any wall constructed within this 15-foot area shall maintain a maximum height of three-feet.
  - c. Any new block walls constructed along the Twintree Lane property line (southern property line) shall maintain a five-foot setback from the property line. The setback to the block wall may be reduced to three-feet if additional two-feet of right-of-way landscape area is available adjacent to the property line.
  - d. Any walls constructed along the Harbor Boulevard property line shall observe a setback of 21-feet from the face of curb. At no time shall a wall be placed within nine-feet from the property line.
  - e. If, at any time, the project's perimeter block wall extends toward Choisser Road, the wall shall maintain a minimum setback of 15 feet from the property line. The 15-foot setback area shall be properly landscaped and irrigated per the landscaping requirements of the project.
  - f. The developer shall work with adjacent property owners in designing and constructing the required perimeter block wall 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

Planned Unit Development No. PUD-128-12  
Performance Standards

existing wall or fence has the potential to affect the landscape planter, then the Developer shall work with City Staff to address this situation.

- g. The Community Development Director may authorize minor modifications to the required wall heights and setbacks set forth above as authorized pursuant to the Ordinance approving Planned Unit Development No. PUD-128-12. Notwithstanding the foregoing, with exception of the block wall on the easterly property line shall comply with all standards required as by mitigation measures pursuant to the mitigated negative declaration and identified in the mitigation monitoring program.
- 56. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust) that includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, and the use methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible. Also, the use of solar or low-emission water heaters, use low-sodium parking lot lights, and ensure compliance with Title 24.
- 57. Building color and material samples shall be submitted to the Planning Division for review and approval prior to issuance of building permits. All buildings shall incorporate decorative design features, architectural enhancements, and other design elements that are designed to the satisfaction of the Community Development Department.
- 58. The parking structures shall be designed to be architecturally compatible with on-site buildings, utilizing similar design features, details, and materials. All sides of a parking structure that are in view from adjacent properties and public-rights-of-way shall be architecturally enhanced. Parking structures shall be well illuminated, including having the interior of the parking garage painted a light color, and designed to meet City parking standards for aisle width, stall sizes, and height clearances. The design of the parking structure stair well shall architecturally match the design of the parking structure, and shall be designed to reduce visibility to the adjacent residential properties. The interior driving surfaces of the parking structure shall be treated in a manner to prevent tire screeching.
- 59. The driveways on Harbor Boulevard and Twintree Lane shall have enhanced concrete treatment. All details of the decorative entry shall be submitted on the required landscape plans for review and approval of the Community Development Department.

Planned Unit Development No. PUD-128-12  
Performance Standards

60. The service and sale of alcoholic beverages shall be subject to approval of a Conditional Use Permit. Also, Site Plan approval shall be required for each pad building.
61. Refuse storage and collection areas shall be provided and subject to both Garden Grove Sanitation District (GGSD), and GGSD contracted solid waste handler/hauler approval, and be subject to applicable building and fire codes.
62. The refuse storage areas shall be properly maintained. The refuse storage enclosure doors shall be kept closed and secured, except during trash disposal or pickup. Trash pickups and automated parking lot cleaning/sweeping, shall occur between the hours of 8:00 a.m. and 6:00 p.m. Trash pickups shall occur a minimum of three (3) trash pickups per week.
63. No satellite dish antennas shall be installed on said premises unless and until plans have been submitted to and approved by the Community Development Department, Planning Division, which may require proper screening to hide such appurtenances from public view.
64. The service doors of all buildings shall be kept closed at all times during hours of operation except in case of emergency or to permit deliveries. Panic hardware on doors shall comply with all City Code requirements.
65. The developer/owner shall submit signed letters acknowledging receipt of the decision for General Plan Amendment No. GPA-2-12(B) and Planned Development No. PUD-128-12, and their agreement with all conditions of approval.
66. Litter shall be removed daily from the project site including adjacent public sidewalks and all parking areas under the control of the developers. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
67. Graffiti shall be removed from the project site and all parking lots under the control of the developer within 120 hours of application/notification.
68. For all buildings in which alcoholic beverages will be served, a prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The size, format, form, placement, and languages of the sign shall be determined by the Department of Alcoholic Beverage Control.
69. The operation of the hotels and restaurants shall comply with the standards of Planned Unit Development No. PUD-128-12, and the mitigation measures outlined within the Mitigated Negative Declaration adopted for this project.

Planned Unit Development No. PUD-128-12  
Performance Standards

This includes complying with all provisions of Alcoholic Beverage Control Act.

In addition, this provision also governs the conference rooms, meeting rooms, restaurants, and the indoor/outdoor areas. In regards to specific activities within the meeting rooms, and recreation areas, regardless of the type of event conducted, no event or activity shall at any time be or become a nuisance, disturbance or, or cause complaints for hotel guests or occupants of the surrounding area/properties, or in any way, endanger the public health, safety, or welfare.

70. In the event any legal action or proceeding is filed against the City of Garden Grove and/or applicant or its successors or assigns, seeking to attack, set aside, void or annul any approval or condition of approval of the City of Garden Grove concerning the Project, including, but not limited to, the Mitigated Negative Declaration, General Plan Amendment No. GPA-2-12(B), Planned Unit Development No. PUD-128-12, any applicable Conditional Use Permit approved by the City, or any Development Agreement approved by the City defend (with legal counsel mutually selected by the applicant and the office of the City Attorney), indemnify, and hold harmless the City, its officers, agents, and employees from and against any such legal action or proceeding.

**Fire Department**

The following provisions of the Garden Grove Fire Department and the California Fire Code shall be met:

71. Buildings shall be required to meet current High-Rise Standards, including, but it not limited to, the following:
- a. Including Fire Command Center (FCC).
  - b. Fire pumps, NFPA 20.
  - c. Installation of water tank as a secondary water source.
  - d. Fire Department standpipes shall be in vestibules and not stairwells.
  - e. Fire Department connections will be within 50-feet of a City Hydrant.
  - f. Knox-Box key systems shall be installed at the Fire Control Rooms and emergency gates and where deemed necessary. Hinged recessed mount to structure style required.
  - g. Life safety alarms per NFPA 72.



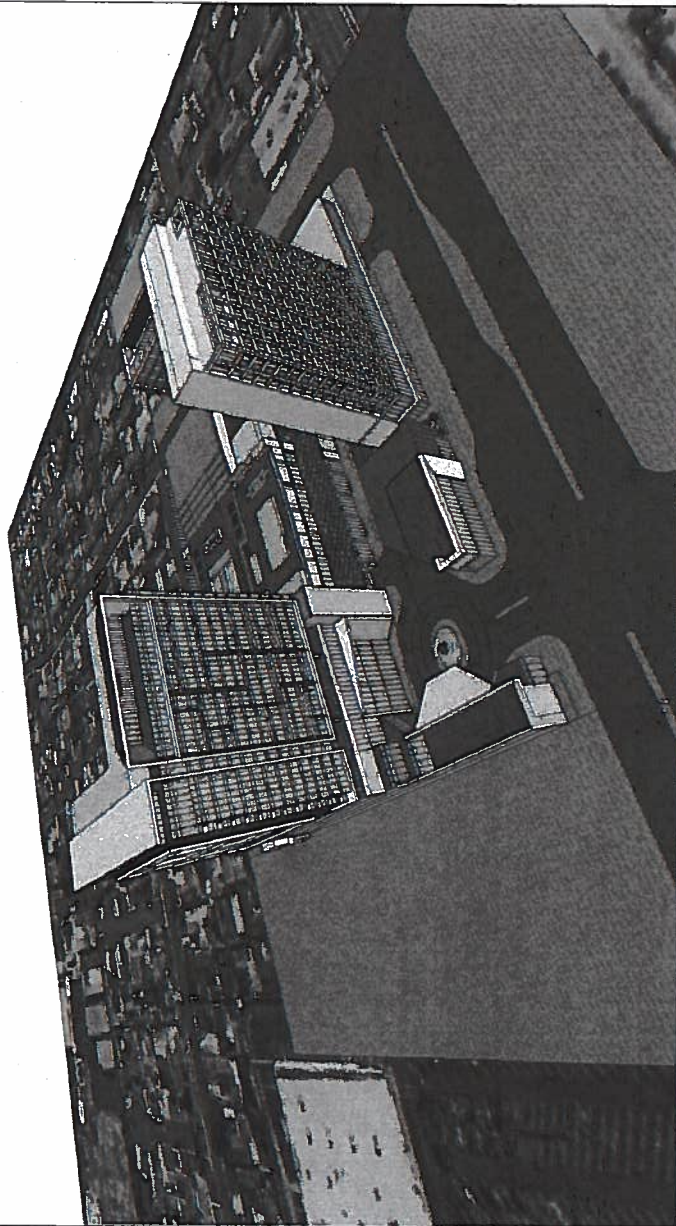
Planned Unit Development No. PUD-128-12  
Performance Standards

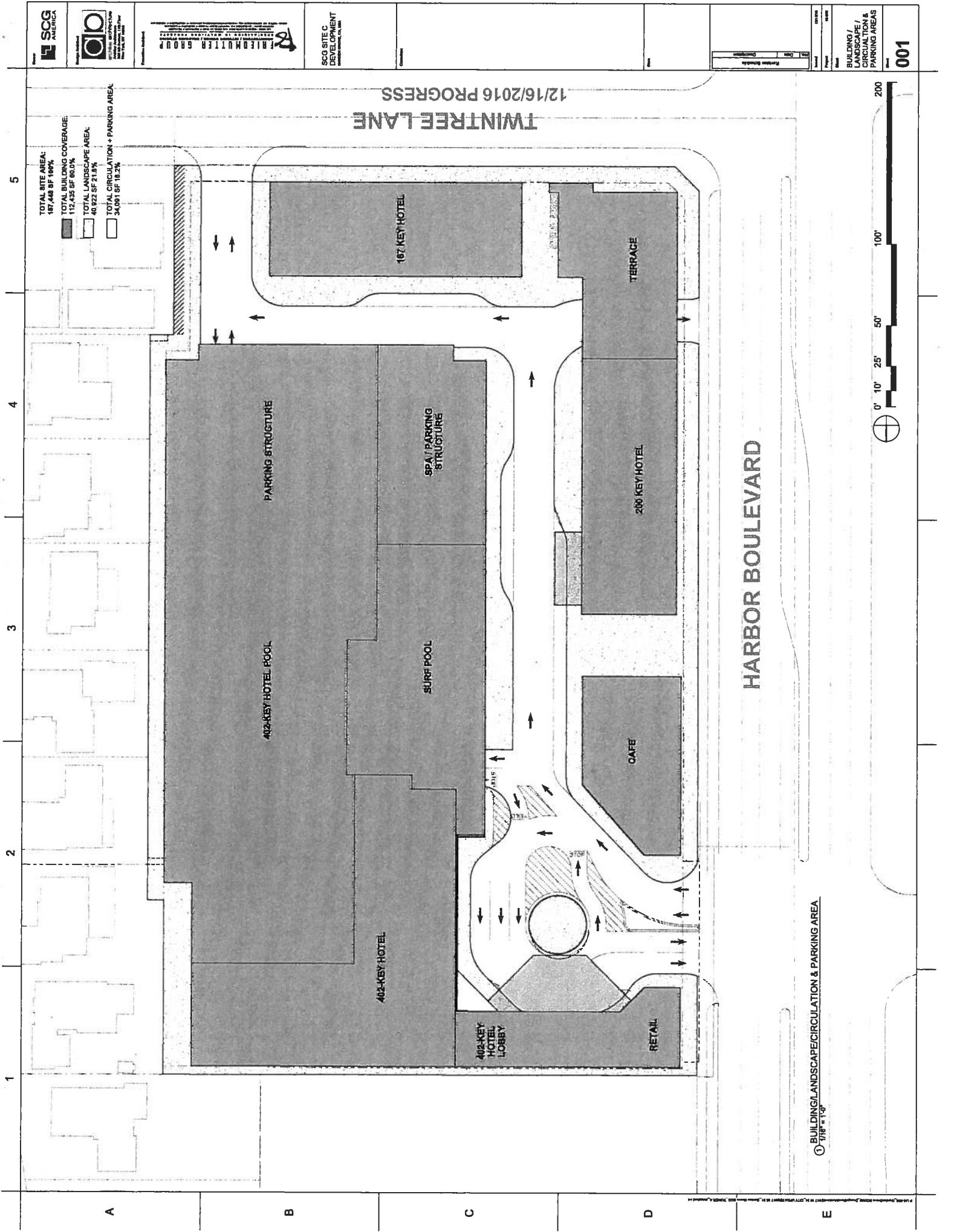
- h. Smoke control systems.
- 72. All buildings shall be required to meet all adopted local changes to the California Building Code (CBC) and California Fire Code (CFC) in the municipal Code, Chapters 12 and 32.
- 73. All vehicle access shall meet the standards provided for in the CFC for widths, turning radius, and hammerhead turnarounds. The fire access area shall be paved. Any fencing that crosses the subject fire emergency access shall be provided with a Knox override system. An emergency access plan shall be submitted to the Fire Department for review and approval prior to installation of the fire access.
- 74. A Bi-Directional Amplifier (BDA) system for emergency radios shall be installed for use in all areas not meeting radio coverage requirements, CFC Section 510.
- 75. Water supply and hydrants shall be installed before the start of construction.
- 76. All interior decorations shall meet the State Fire marshal flame retardant test.
- 77. The development shall meet the City's hazardous materials disclosure plan for any storage or use of hazardous materials.
- 78. The development is subject to a third party inspector, at the owner's expense to certify the alarm systems, sprinkler systems, and smoke removal systems.
- 79. All plans submitted are subject to review and corrections, as needed per CBC and CFC conditions.
- 80. Fire hydrants shall be provided on-site. The fire hydrants shall be on a loop system approved by the Fire Department and on their own water line. The fire hydrants shall be within 50'-0" of the Fire Department connection (FDC). All sprinklers shall be on their own dedicated lines. The fire hydrants shall be installed and fully operational prior to any combustible material being delivered to the site. Prior to and during construction, a temporary roadway shall be constructed and maintained to the satisfaction of the Fire Department for access to each of these fire hydrants. The Fire lanes serving the site shall be constructed to support the weight load of Fire truck(s) per Fire Department requirements.
- 81. All Fire related aspects of the proposed project shall comply with California Fire Codes and the California Building Codes 2010 Edition.

Planned Unit Development No. PUD-128-12  
Performance Standards

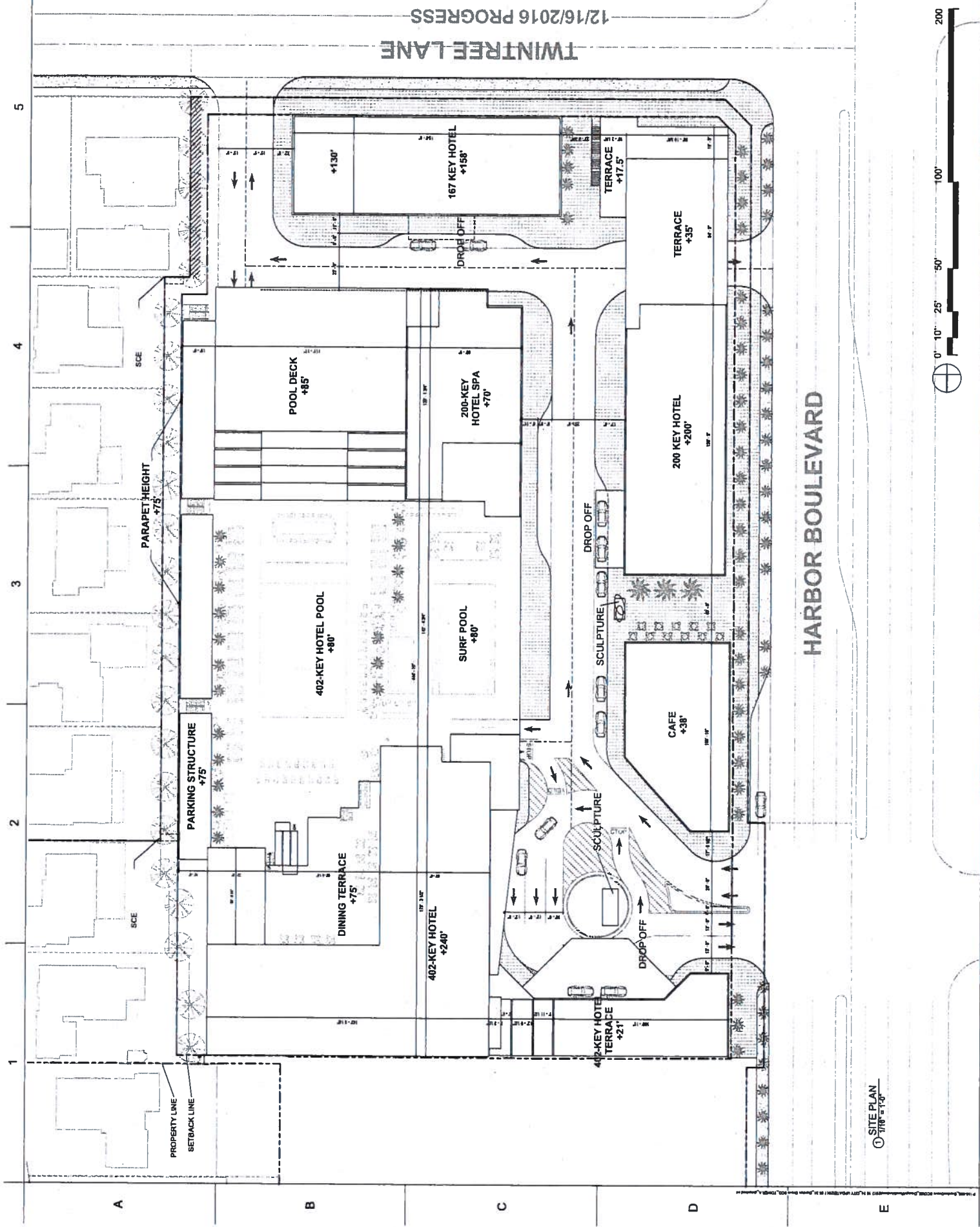
82. An all-weather fire access road shall be in place before combustible materials are placed on-site. Required water supply for fire protection shall be in place before building with combustible materials commences.
83. All buildings shall be sprinklered according to NFPA 13 standards and shall have fire alarms according to NPA 72 under the current year adopted by the Garden Grove Fire Department.
84. All Fire Department connections shall have a 3'-0" clearance and shall be clear of all obstructions and vegetation.

**PARKING AREA:**  
34,091 SF 18.2% (0.78 Acres)

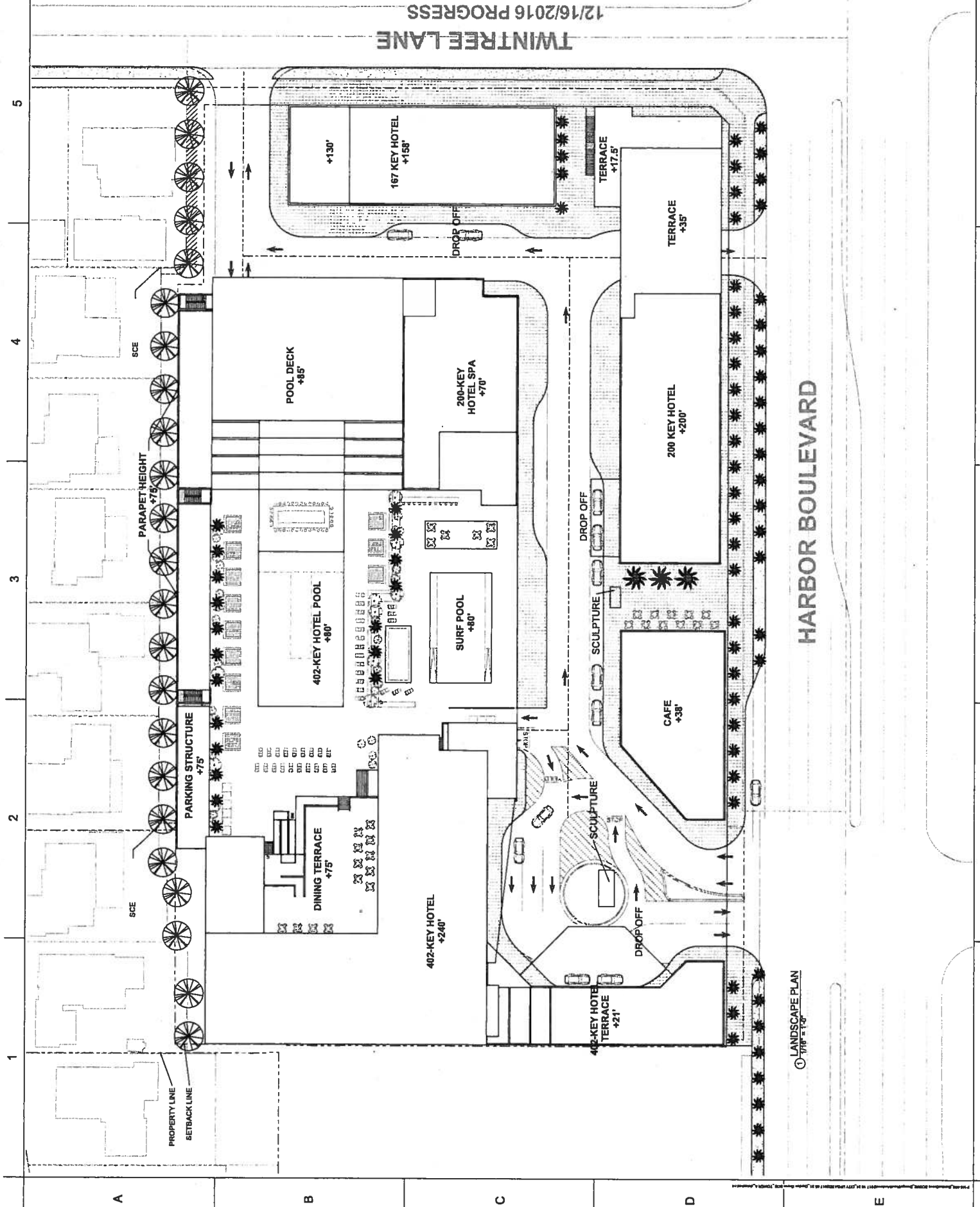




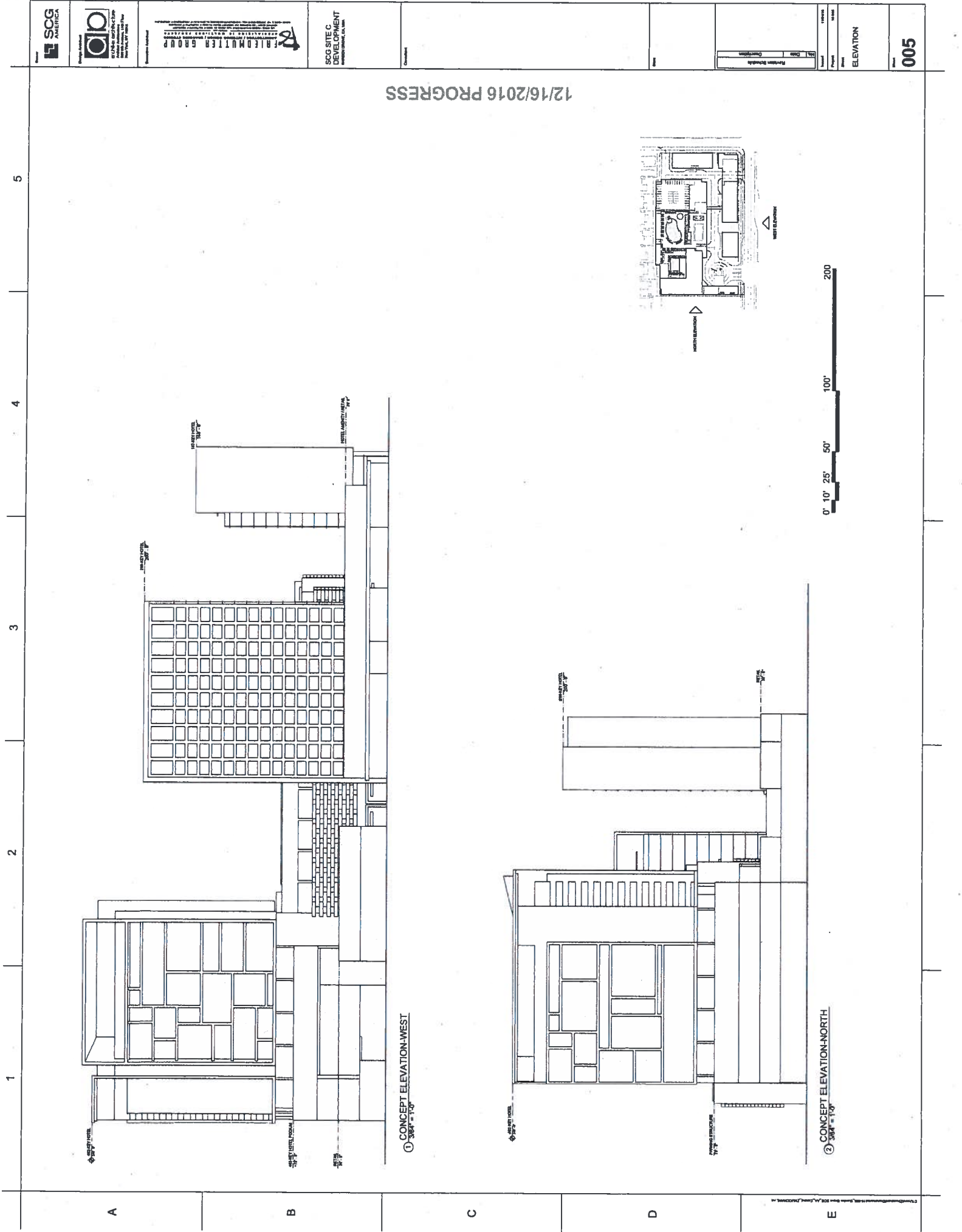




① SITE PLAN  
 1/16" = 1'-0"







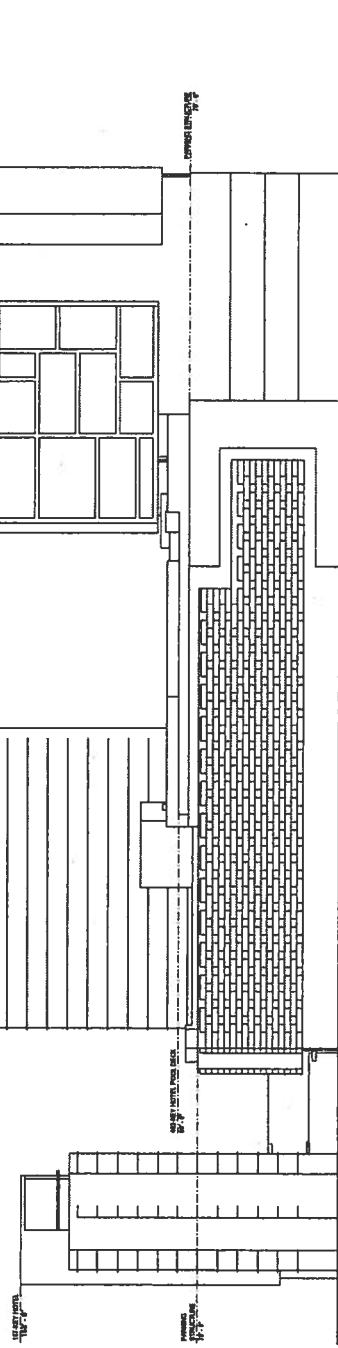
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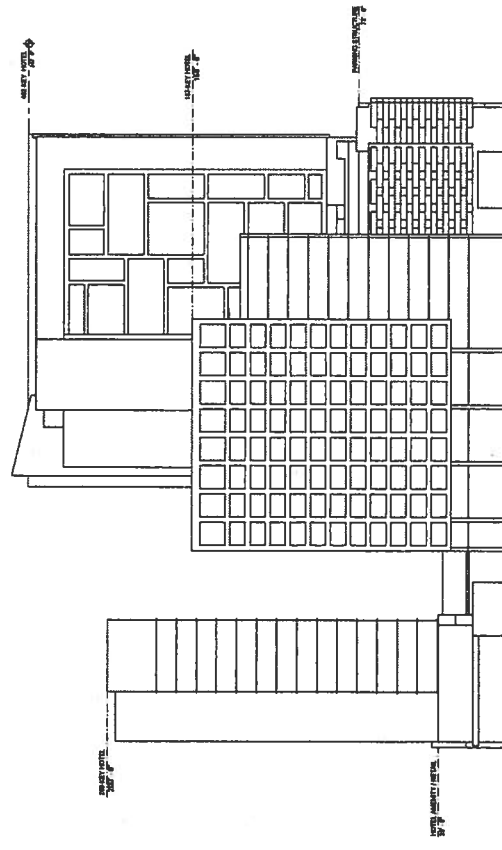
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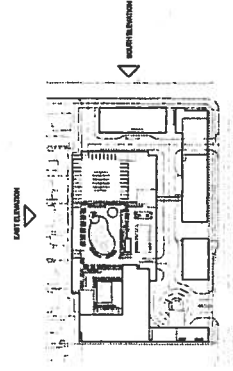
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② CONCEPT ELEVATION-EAST  
3/8" = 1'-0"



① CONCEPT ELEVATION-SOUTH  
3/8" = 1'-0"



12/16/2016 PROGRESS

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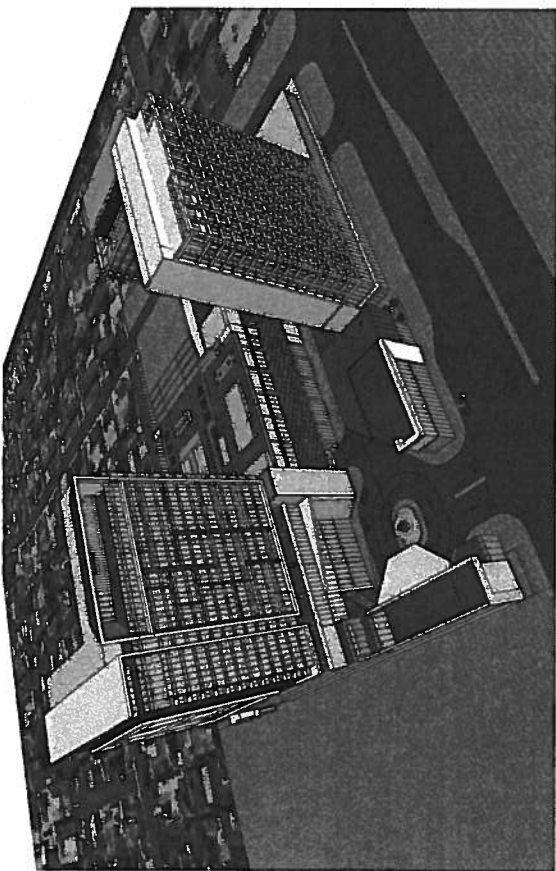
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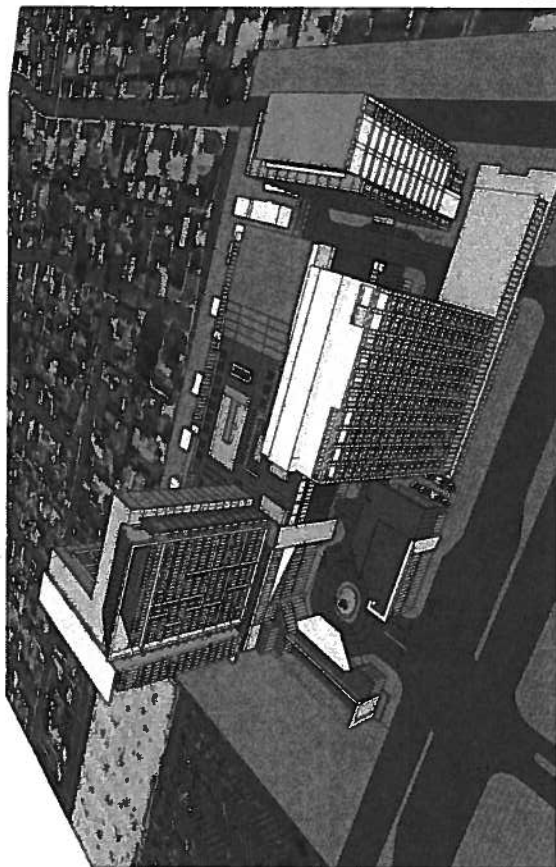
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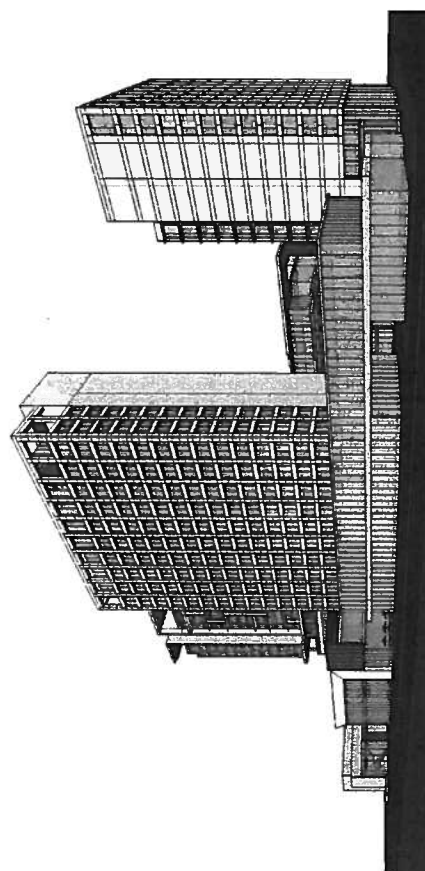
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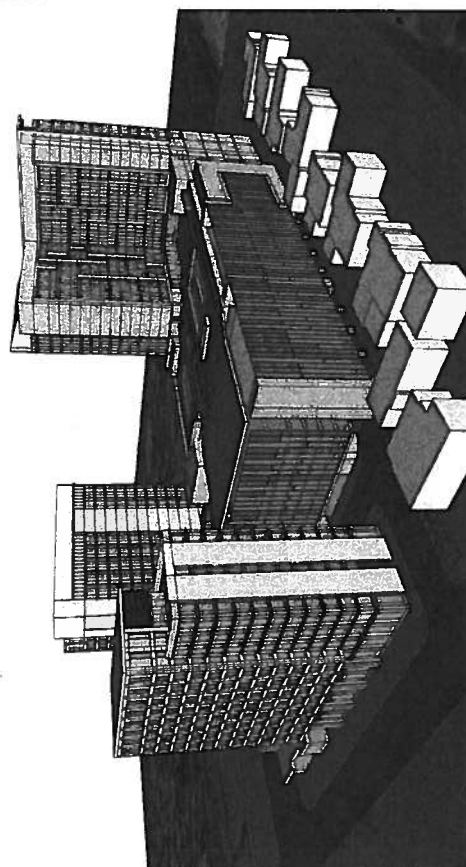
VIEW FROM HARBOR BOULEVARD (NORTH)



VIEW FROM HARBOR BOULEVARD (SOUTH)



VIEW FROM HARBOR BOULEVARD  
(SOUTH, STREET VIEW)



VIEW FROM TWINTREE LANE (BACK)

12/16/2016 PROGRESS

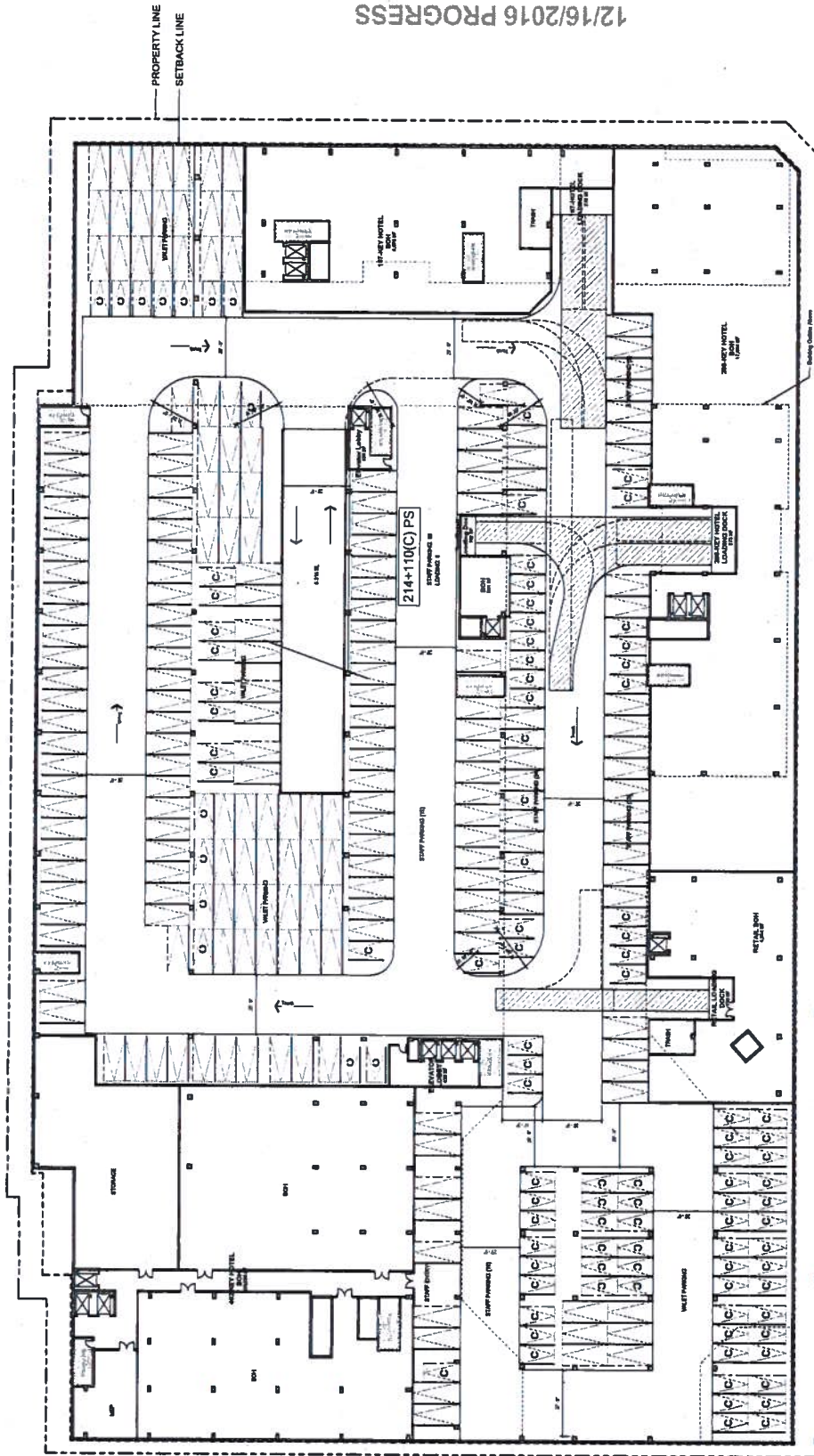
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① BASEMENT PLAN  
1/16" = 1'-0"



12/16/2016 PROGRESS

SCG SITE C  
DEVELOPMENT  
SOUTH BAY, TEXAS



010

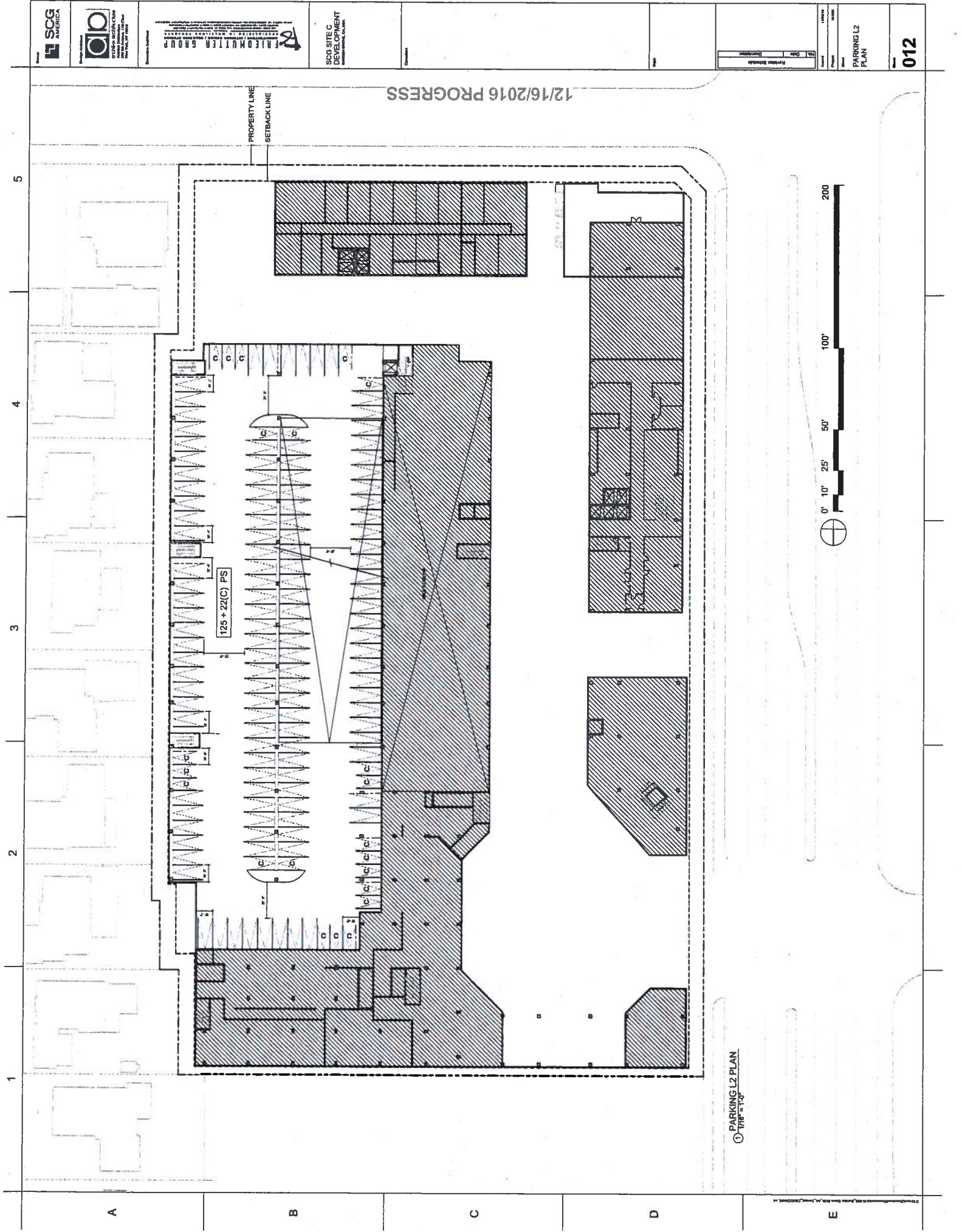
BASEMENT  
PLAN

Project	SCG SITE C
Sheet	010
Scale	1/16" = 1'-0"
Author	SCG
Check	SCG
Drawn	SCG
Revised	SCG









① PARKING L2 PLAN  
1/16" = 1'-0"



12/16/2016 PROGRESS

SCG SITE C  
DEVELOPMENT





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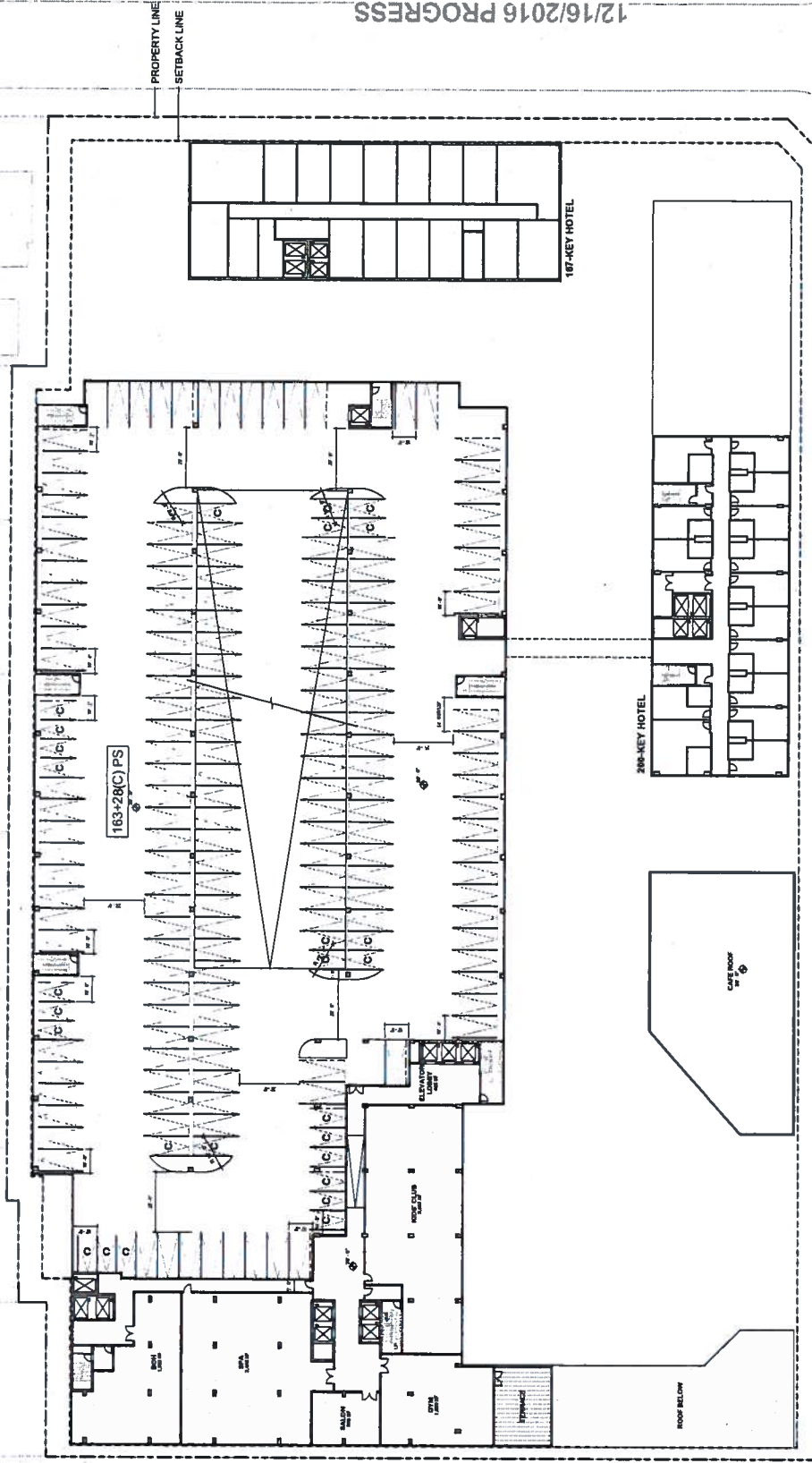
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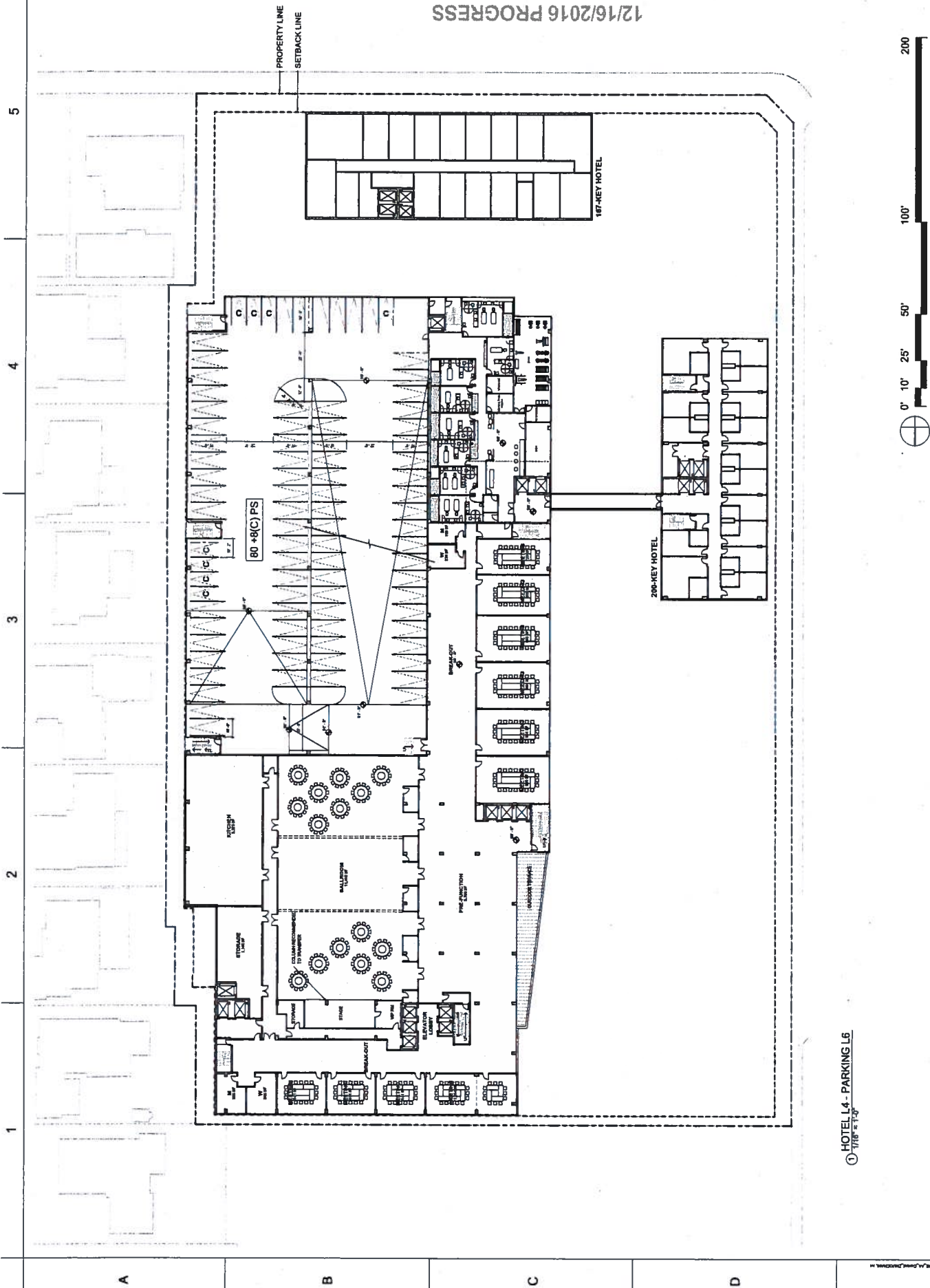
① HOTEL L3 - PARKING L4  
1/16" = 1'-0"

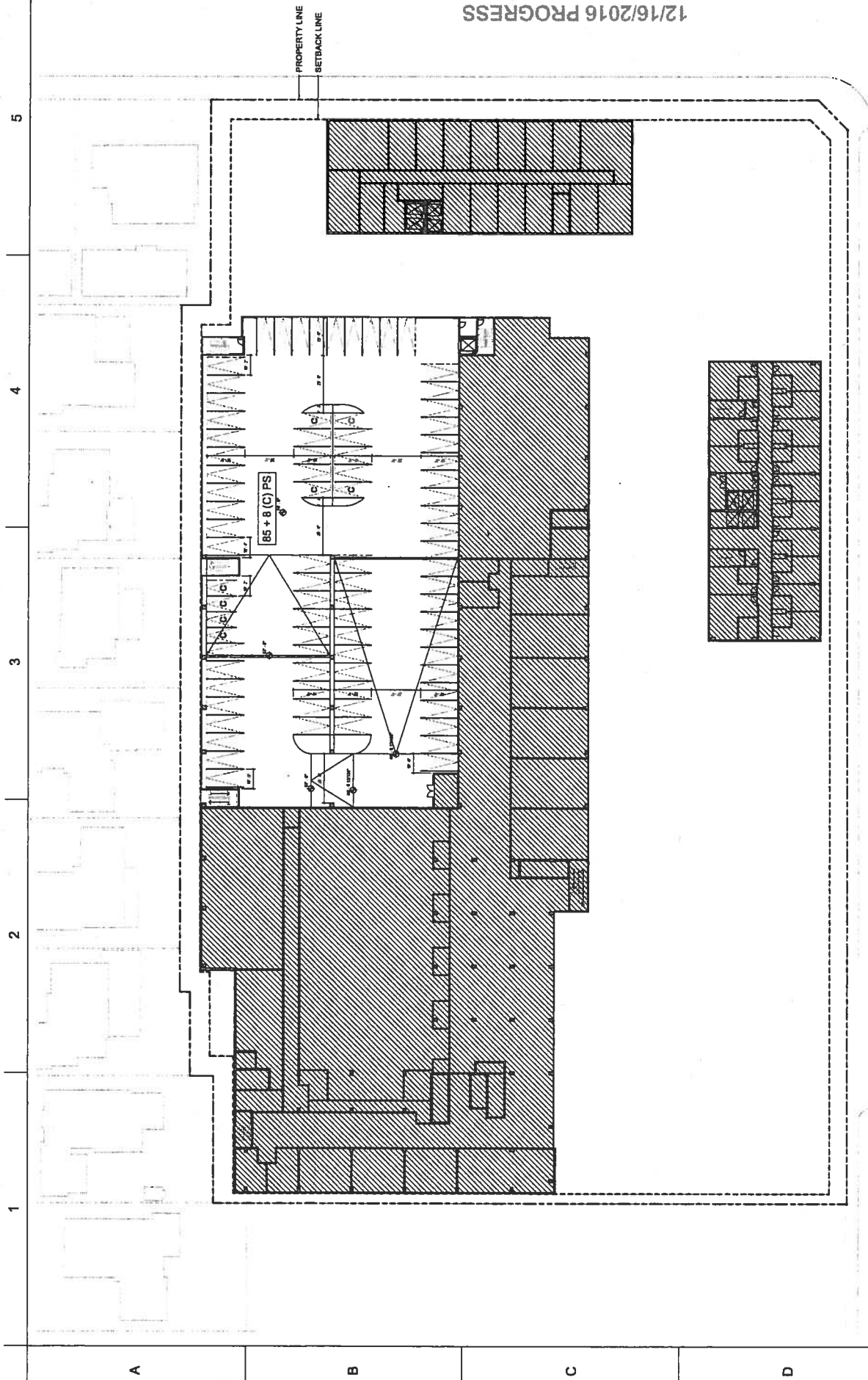


12/16/2016 PROGRESS



4



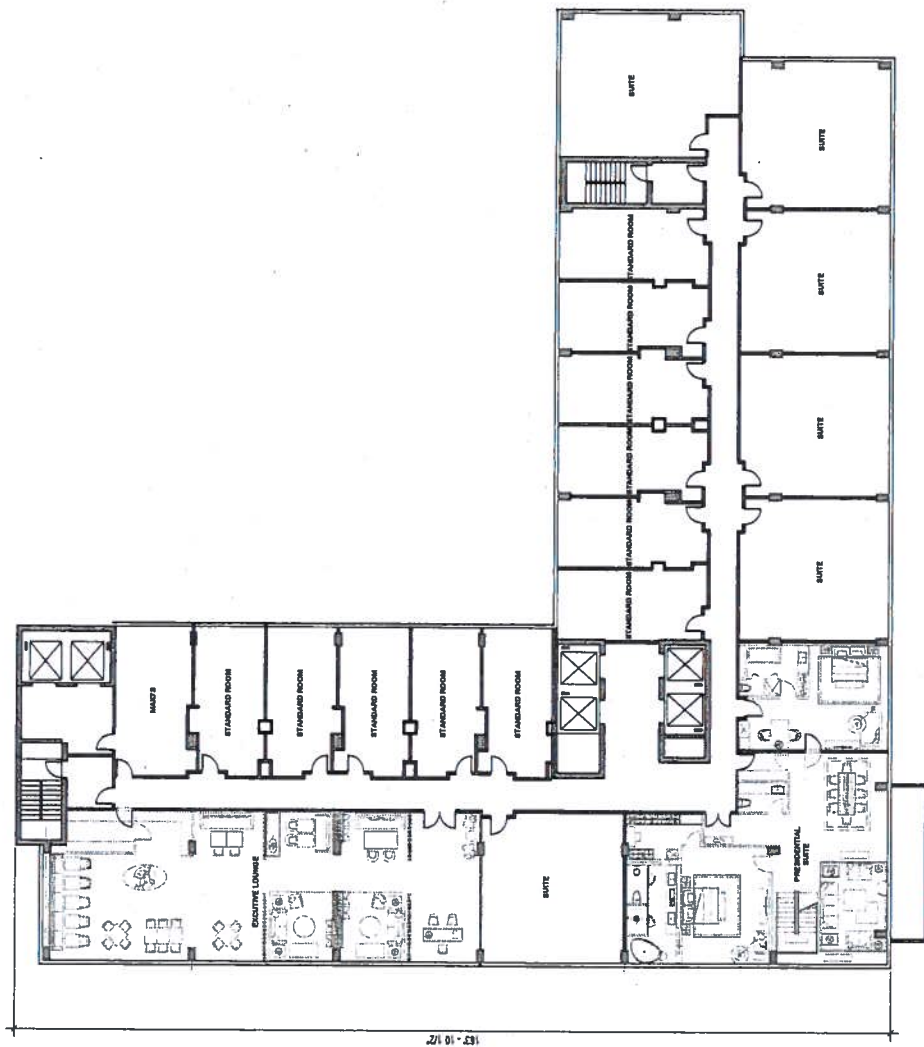


① PARKING L7 PLAN  
1/4" = 1'-0"







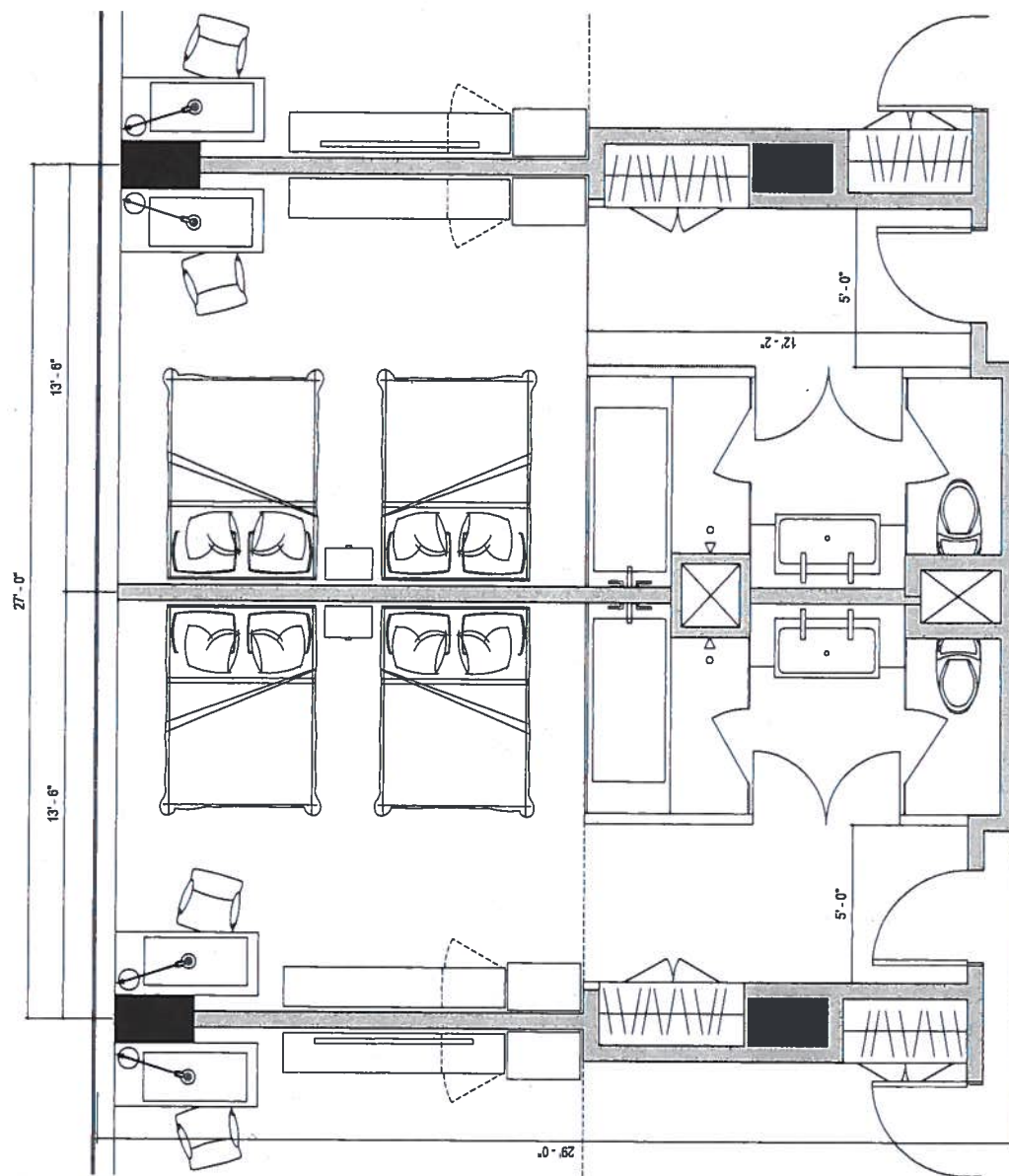


**402-KEY HOTEL EXECUTIVE FLOOR KEY COUNTS:**  
STANDARD ROOM: 11 KEYS  
SUITES: 7 KEYS



①  $\frac{1}{8"} \approx 1'-0"$



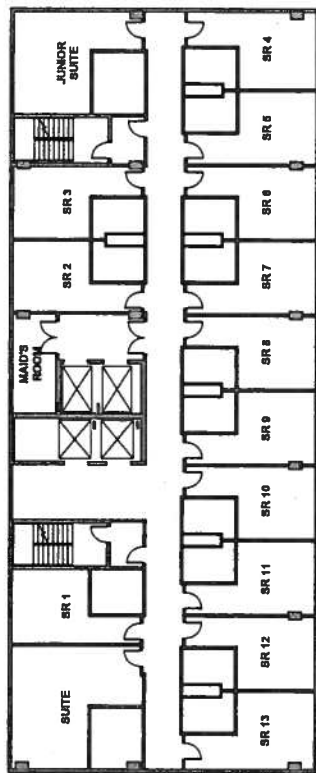


① LUXURY HOTEL STANDARD GUESTROOM LAYOUT  
 $34'' \times 110''$

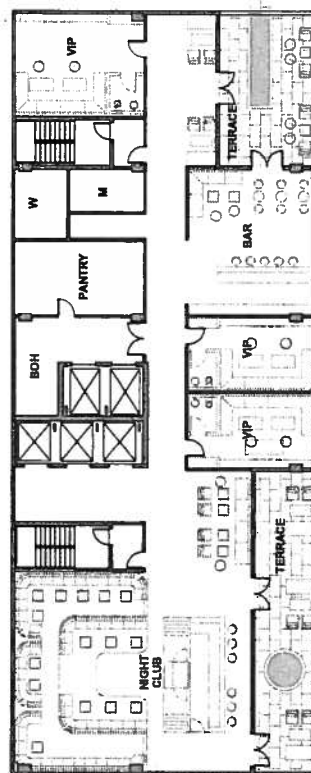




W

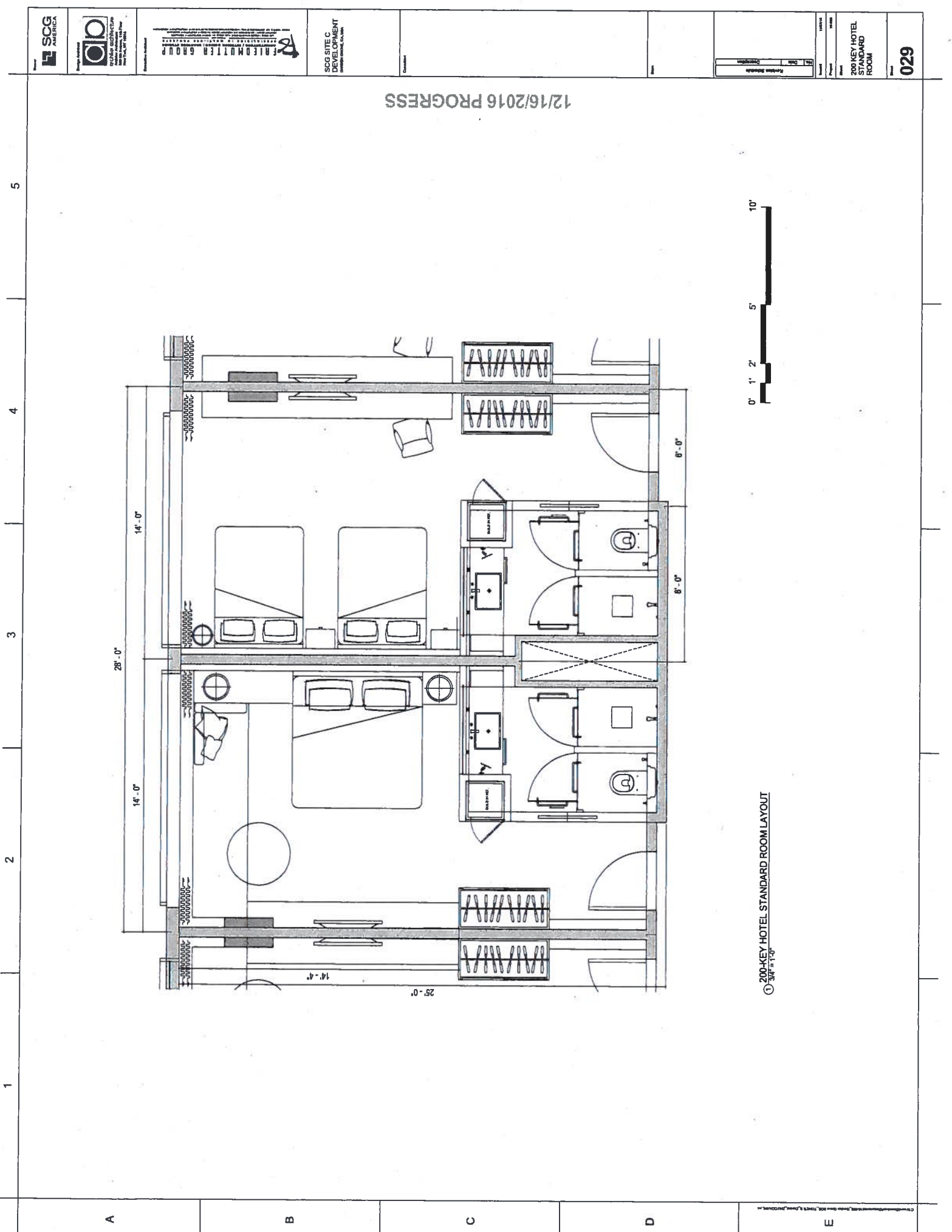


② HOTEL B TYPICAL FLOOR PLAN  
1/8" = 1'-0"



① HOTEL B L 17 PLAN  
1/8" = 1'-0"





① 200-KEY HOTEL STANDARD ROOM LAYOUT  
3/4" = 1'-0"



12/16/2016 PROGRESS

029

200 KEY HOTEL  
STANDARD  
ROOM

Project Name  
Project Number  
Project Location  
Project Date

Project Name  
Project Number  
Project Location  
Project Date

SCG SITE C  
DEVELOPMENT  
LAWRENCEVILLE, GA, USA

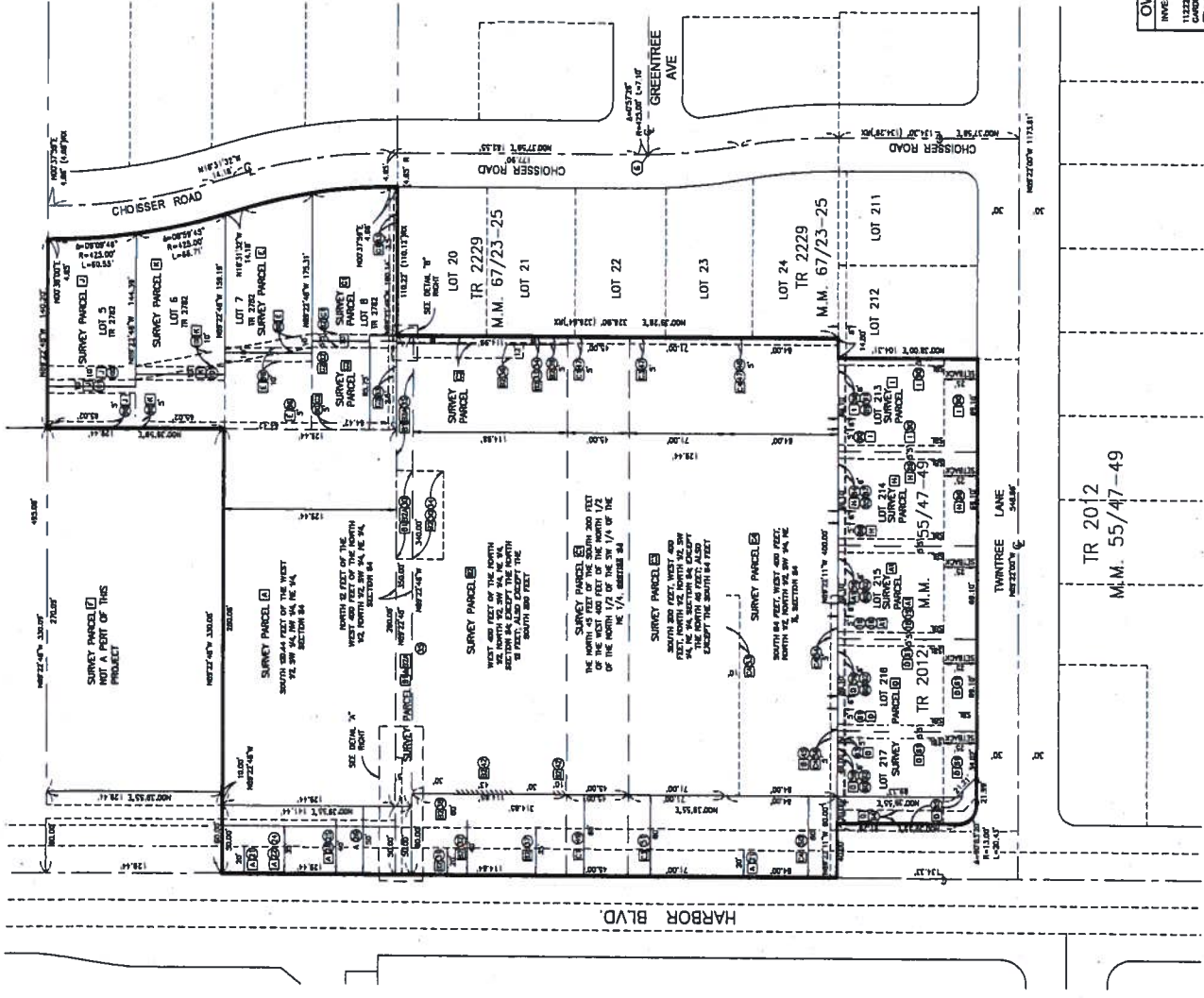
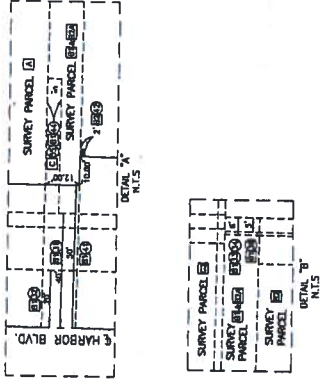
FAIRMOUNT GROUP  
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WWW.CHANGARCHITECTURE.COM

SCG AMERICA



**NOTE:**  
 SEE SHEET 3 FOR EXISTING PARCEL INFO AND EXISTING NOTES  
 SEE SHEET 4 FOR LEGAL DESCRIPTION  
 □ FOR TITLE REPORT EXISTING SCHEDULE "W"  
 ○ FOR TITLE REPORT LEGAL DESCRIPTION SCHEDULE "X"



**OWNER**  
 INVESTEL GARDEN RESORTS, LLC  
 11225 HARBOR BLVD, STE. 171  
 GARDEN GROVE, CA 92640  
 TEL: (714) 382-8200

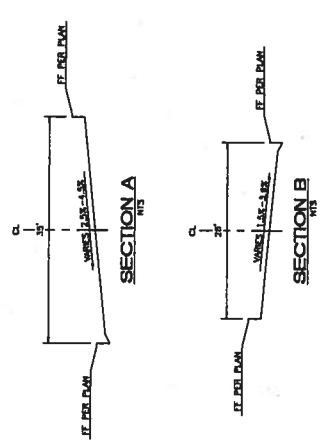
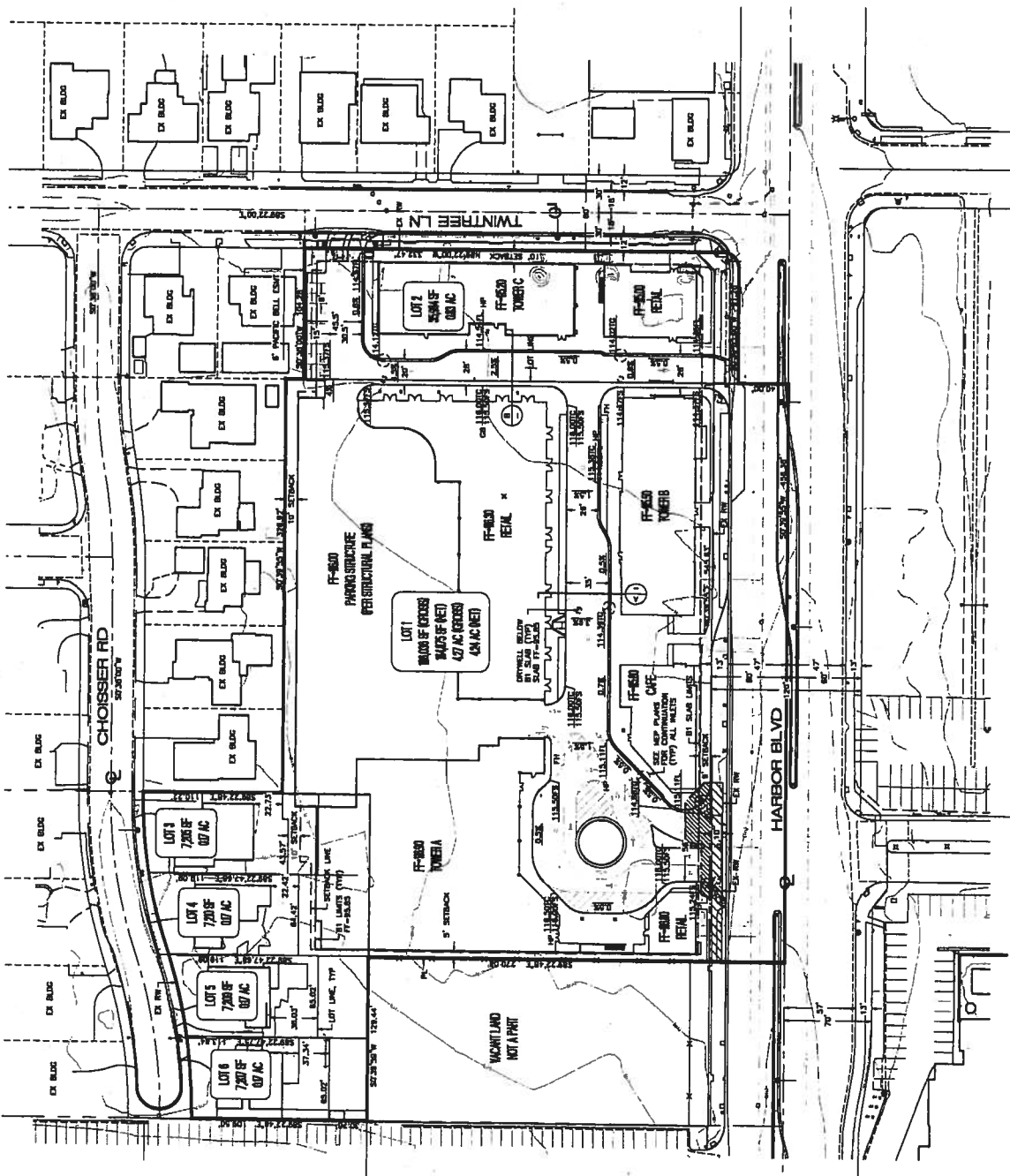
**PREPARED BY**  
**PENCOEING**  
 Chief Successor to Our Successor  
 1842 VAN KAMMEN AVENUE, SUITE 150  
 GARDEN GROVE, CA 92640  
 CIVIL ENGINEERING - PLANNING - SURVEYING

**TENTATIVE TRACT MAP NO. 17455**  
 FOR COMMERCIAL LOTS, INDIVIDUAL LOTS, HOTEL AND CONDOMINIUM PURPOSES  
 EXISTING EASEMENTS  
 CITY OF GARDEN GROVE, CALIFORNIA  
 SHEET 2 OF 6  
 DATE PREPARED: 10/27/17









**CURVE TABLE**

CURVE	LENGTH	WHEEL DELTA	TANGENT
C1	31.47'	30.00'	30.00'
C2	31.47'	30.00'	30.00'
C3	31.47'	30.00'	30.00'
C4	31.47'	30.00'	30.00'
C5	31.47'	30.00'	30.00'

LOT SUMMARY (LOTS 3-6):

LOT #	EX. LOT SIZE (SF)	EXISTING STRUCTURES	EX. LOT COVERAGE	NEW LOT SIZE (SF)	NEW LOT COVERAGE
3	11,500	HOUSE 1,875 SF GARAGE 400 SF DRIVEWAY 2,700 SF TOTAL 4,975 SF	21.5%	7,200	37.8%
4	10,832	HOUSE 1,812 SF GARAGE 411 SF DRIVEWAY 2,433 SF TOTAL 4,656 SF	22.4%	7,210	38.6%
5	9,818	HOUSE 1,308 SF GARAGE 400 SF DRIVEWAY 2,000 SF TOTAL 3,708 SF	24.8%	7,200	38.2%
6	9,204	HOUSE 1,308 SF GARAGE 400 SF DRIVEWAY 2,000 SF TOTAL 3,708 SF	21.8%	7,200	38.2%

HATCH LEGEND:

- 10' HW EASEMENT
- LETTERED LOT 'X' (1,181 SF)



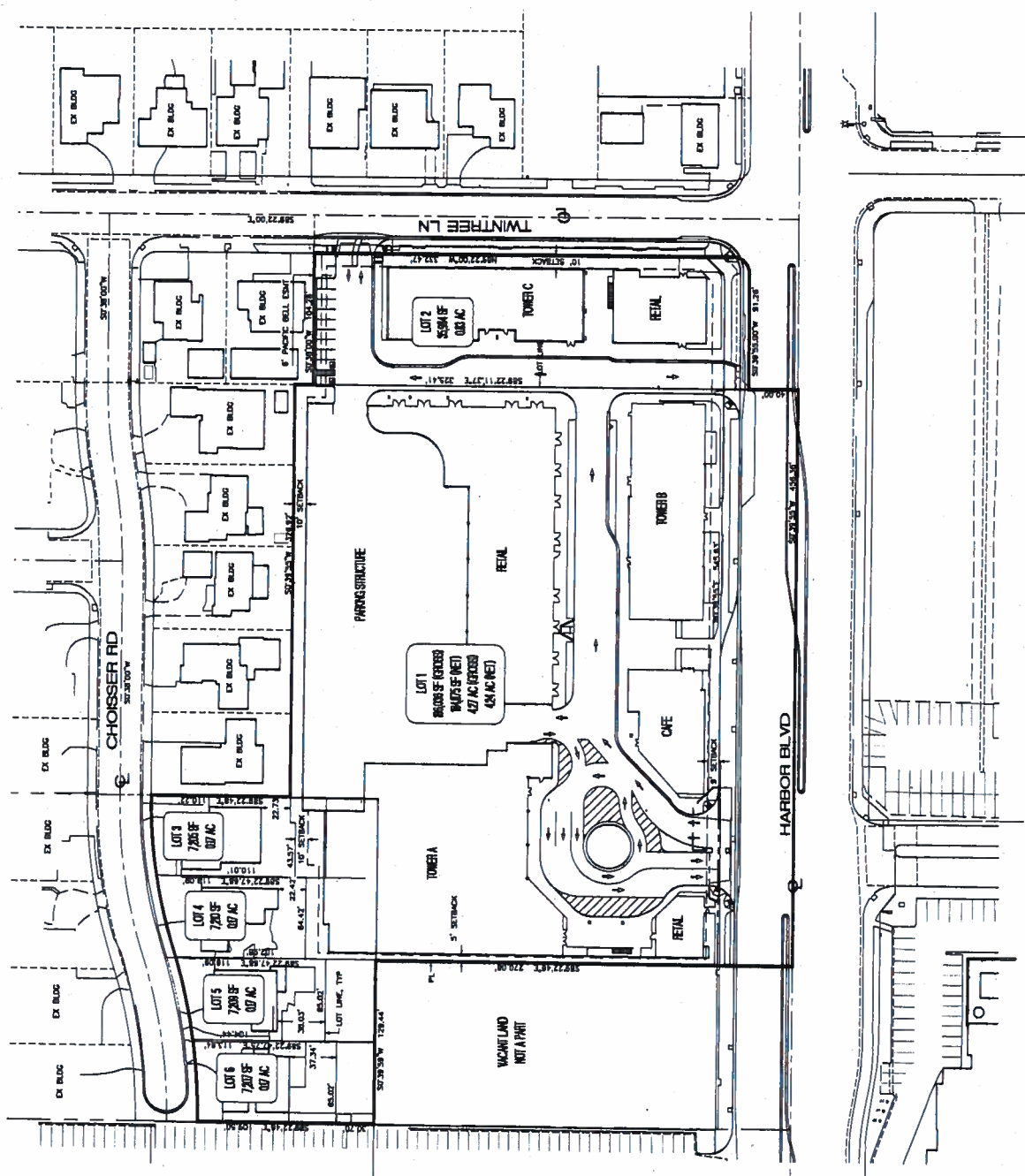
**OWNER**  
INVESTEL GARDEN RESORTS, LLC  
11222 HARBOR BLVD, STE. 1711  
GARDEN GROVE, CA 92640  
TEL: (714) 381-4200

**PREPARED BY**  
**PENCOENG**  
Civil Engineering - Planning - Surveying  
15000 JENSEN RD, SUITE 100  
GARDEN GROVE, CA 92640  
TEL: (714) 381-4200

**TENTATIVE TRACT MAP NO. 17455**  
FOR COMMERCIAL LOTS, INDIVIDUAL LOTS, HOTEL AND CONDOMINIUM PURPOSES  
**CONCEPTUAL SITE PLAN**

**CITY OF GARDEN GROVE, CALIFORNIA**

**SHEET 5 OF 6**  
DATE PREPARED: 10/20/17



**TENTATIVE TRACT MAP NO. 17455**  
 FOR COMMERCIAL LOTS, INDIVIDUAL LOTS, HOTEL AND CONDOMINIUM PURPOSES  
 PROPOSED PARCELS AND EASEMENT  
 CITY OF GARDEN GROVE, CALIFORNIA

**OWNER**  
 INVESTEL GARDEN RESORTS, LLC  
 15200 HARBOUR BLVD, STE 1701  
 GARDEN GROVE, CA 92646  
 TEL: (714) 383-8280

**PREPARED BY**  
**PENCOENG**  
*Client Success is Our Success*  
 18842 VAN NEWMAN AVENUE, SUITE 150  
 GARDEN GROVE, CA 92646  
 TEL: (714) 383-8280  
 Civil Engineering - Planning - Surveying

**GRAPHIC SCALE**  
 0 10 20 30 40  
 (IN FEET)  
 1 INCH = 40 FEET

**DATE PREPARED** 08/07/17