

RESOLUTION NO. 5920-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-051-2018, VARIANCE NO. V-019-2018, AND TENTATIVE PARCEL MAP NO. PM-2017-187, AND AS RESPONSIBLE AGENCY CONCURRING WITH THE APPROVAL OF A MITIGATED NEGATIVE DECLARATION THAT WAS APPROVED BY THE CITY OF STANTON AS LEAD AGENCY FOR A PROPERTY LOCATED AT THE NORTHWEST CORNER OF BEACH AND GARDEN GROVE BOULEVARDS, 7901-7955 GARDEN GROVE BOULEVARD, PARCEL NUMBER 131-681-02.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on April 19, 2018, does hereby approve Site Plan No. SP-051-2018, Variance No. V-019-2018, and Tentative Parcel Map No. PM-2017-187, for the land located on the northwest corner of Beach Boulevard. and Garden Grove Boulevard, 7901-7955 Garden Grove Boulevard (collectively, the "Site").

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-051-2018, Variance No. V-019-2018, and Tentative Parcel Map No. PM-2017-187, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Frontier Real Estate Investments, LLC.
2. The applicant is requesting approval of a Site Plan, Variance, and Tentative Parcel Map for a joint project, "The Village Center", with the City of Stanton, to approve the commercial portion of a mixed-use project at the corner of Garden Grove Boulevard and Beach Boulevard. The overall site for the commercial development is 10.18 acres, with 4.1 acres in the City of Garden Grove (40% of the commercial project site). The remaining 6.08 acres (60% of the commercial project site) are located in the City of Stanton. On the Garden Grove acreage, the request includes a Site Plan to revitalize existing inline buildings and construct two pad buildings, a Variance to reduce a portion of the landscape setback along Beach Boulevard from 15'-0" to 11'-0", and a Tentative Parcel Map to divide the Garden Grove portion into four (4) parcels and a sliver of a 5<sup>th</sup> parcel.
3. The overall commercial project includes the demolition of four existing commercial pad structures, partial demolition of the inline building block located on the western portion of the property, construction of four new commercial pad buildings along Beach Boulevard, partial reconstruction of the inline building block, and façade modifications to the inline buildings. As proposed, a total of approximately 90,873 square feet of commercial area would be retained/redeveloped for the commercial site, 38,200 square feet (42% of total area) is proposed within the City of Garden Grove, and 52,673 square feet (58% of total area) is proposed within the City of Stanton. The

Tentative Parcel Map shall subdivide the overall project area into nine legal parcels, four of which would be located within Garden Grove.

4. The City of Stanton, served as Lead Agency for the environmental review and approval project for purposes of the California Environmental Quality Act ("CEQA"). On October 3, 2017, as Lead Agency, the City of Stanton distributed a Notice of Intent to Adopt a Mitigated Negative Declaration (MND) regarding the project to responsible and trustee agencies, interested members of the public, and individuals who had previously requested to receive notice of CEQA documents, pursuant to State CEQA Guidelines Section 15072. The thirty-day public review and comment period began on October 3, 2017 and ended on November 6, 2017, pursuant to Public Resources Code Section 21091(b). The City of Stanton also provided copies of the draft MND and Initial Study to the State Clearinghouse for a thirty-day state agency review and comment period beginning on October 4, 2017 and ending on November 2, 2017. Eight comment letters were received during the public and state agency review periods. Written responses to the comment letters received during the public and state agency public review periods were drafted, and compiled in the final MND. In accordance with State CEQA Guidelines section 15073(e), on March 20, 2018, the City of Stanton provided written notice to all public agencies that commented on the proposed MND of the public hearing to be held on the project for which the MND was prepared. Pursuant to Public Resources Code section 21081.6 and State CEQA Guidelines section 15074(d), the City of Stanton prepared a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects (the "Mitigation Monitoring and Reporting Program"). On March 28, 2018, the City of Stanton adopted the MND and Mitigation Monitoring and Reporting Program for the project pursuant to CEQA and approved the project (State Clearinghouse #2017101007). The City of Stanton filed and posted a Notice of Determination regarding its approval of the MND for the project and its approval of the project.

The City of Garden Grove is a Responsible Agency for the Project pursuant to Public Resources Code Section 21069. As a Responsible Agency for the Project, the City of Garden Grove independently reviewed and considered the MND and the Mitigation Monitoring and Reporting Program, both of which are incorporated by reference here. The City of Garden Grove has exercised its independent judgement and analysis and concurs with the City of Stanton's environmental findings that the project will not have a significant effect on the environment as indicated in the MND and the Mitigation Monitoring and Reporting Program. No further environmental review is required. (Public Resources Code § 21166; CEQA Guidelines § 15162). The City of Garden Grove hereby approves and adopts the Mitigation Monitoring and Reporting Program prepared and approved by the City of Stanton as the Lead Agency

for the project. Staff are directed to file a Notice of Determination with the Orange County Clerk's Office within five (5) days of adoption of this Resolution. The record of proceedings on which the City of Garden Grove's decision is based is located at the City of Garden Grove, 11222 Acacia Parkway, Garden Grove, California. The custodian of record of proceedings is the Director of Community and Economic Development.

5. The property has a General Plan Land Use designation of Light Commercial, and is zoned C-2 (Community Commercial). The subject property is currently a blighted, mostly vacant commercial center located within the City of Garden Grove and Stanton, on the northwest corner of Beach Boulevard and Garden Grove Boulevard.
6. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
7. The report submitted by City staff was reviewed.
8. Pursuant to a legal notice, a public hearing was held on April 19, 2018, and all interested persons were given an opportunity to be heard.
9. The Planning Commission gave due and careful consideration to the matter during its meeting of April 19, 2018, and

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

FACTS:

The commercial component of the Project consists of 10.18 acres located on the northwest corner of Beach Boulevard and Garden Grove Boulevard and is divided between the cities of Stanton and Garden Grove. The southernmost 4.1 acres (40% of the commercial project site) of the Project are located within the City of Garden Grove. The development proposal in Garden Grove includes façade and interior modifications to the inline building and the construction of two commercial pad buildings (Pad A and Pad B on site plan), one of which is designed to provide drive-through capability for a financial institution. For the inline building, proposed construction includes façade improvements and a demising wall to separate the major tenant space of approximately 20,000 square feet (Major-1 on site plan), and the block of retail tenant spaces oriented toward Garden Grove Boulevard totaling approximately 10,500 square feet (Shops-1 on site plan).

The entire Project includes the demolition of four existing commercial pad structures, partial demolition of the inline building block located on the western

portion of the property, construction of four new commercial pad buildings along Beach Boulevard, partial reconstruction of the inline building block, and façade modifications to the inline buildings. As proposed, a total of approximately 90,873 square feet of commercial area would be retained/redeveloped for the commercial site, 38,200 square feet (42% of total area) is proposed within the City of Garden Grove, and 52,673 square feet (58% of total area) is proposed within the City of Stanton.

Inclusive of the building modifications, the site would be improved with new landscaping along the perimeter of the site, and throughout the parking lot. The parking lot would be repaved, and decorative paving would be provided at each of the driveway entrances on Beach Boulevard and Garden Grove Boulevard. Improvements to the Beach Boulevard right-of-way are also proposed with the construction of a 4'-0" parkway planter and 6'-0" sidewalk treatment.

In terms of parking, there are a total of 478 parking spaces provided throughout the commercial site. The majority of the parking is concentrated between the proposed inline building block to the west, and the proposed freestanding building pads along Beach Boulevard. Parking would also be provided along the western property line in the rear of the shopping center and along Village Center Drive, along the southern property line along Garden Grove Boulevard, and adjacent to each of the pad buildings.

In regards to landscape setbacks along Beach Boulevard, the Garden Grove landscape setback is required to be a minimum of 15'-0", while the Stanton required setback is a minimum of 10'-0". For Pad A and B in Garden Grove, the landscape buffer proposed varies from 11'-0" to 24'-0" in width. A Variance is requested by the applicant to reduce the required width to construct the proposed development and remain consistent with the landscape setback width on the neighboring properties to the north in Stanton.

As part of the development proposal, the applicant is also requesting approval of a Tentative Parcel Map to subdivide the single commercial parcel into nine parcels. Four parcels are proposed to be located in the City of Garden Grove, and five parcels are proposed in the City of Stanton. A small portion of one of the parcels mainly located within the City of Stanton extends into the City of Garden Grove to provide proper circulation for the drive-through associated with Pad-C.

Each parcel meets the minimum lot size and width requirements as identified in the Garden Grove Municipal Code. The four parcels would separate each Pad building, the Major-1 building, and the Shops-1 building. Each of the proposed parcels in Garden Grove has been designed to meet the parking requirement for each building associated with the lot.

FINDINGS AND REASONS:**SITE PLAN:**

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

The project is zoned C-2 (Community Commercial) and has a General Plan land use designation of Light Commercial. The project complies with the zoning requirements for the property, provided the Variance request is approved. With the exception of the Variance request to deviate from the required width for a portion of the landscape setback along Beach Boulevard, the proposed project has been designed to meet the requirements of the C-2 zone of Title 9 of the Municipal Code. The placement of structures, the site design, the parking lot layout, the number of on-site parking spaces and the landscape areas are consistent with the spirit and intent of the requirements of the Municipal Code. The project, although proposed to contain multiple parcels, is designed to provide joint access throughout the site for drive aisles and parking, with consolidated drive cuts. The shopping center is designed to have consistent design elements throughout the development, and all landscaping will have a consistent palette. The proposal would redevelop a blighted commercial property, while also meeting the intent of the commercial development standards.

2. The proposed development does not adversely affect essential on-site facilities, such as off-street parking, loading and unloading areas, traffic circulation and points of vehicular and pedestrian access.

The project provides convenience and safety of circulation for pedestrian and vehicles. Vehicle access to the site is provided by three driveways within the City of Garden Grove: one off of Beach Boulevard, one off of Garden Grove Boulevard and one off of Village Center Drive, and three driveways in Stanton, two along the northern portion of the commercial development on Beach Boulevard, and one on Village Center Drive, all of which provide safe and convenient access to the site. Furthermore, the on-site circulation provides the code required parking spaces, drive aisle widths and adequate maneuvering space for convenient access to each space and direct pedestrian access to all streets.

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

The proposed development will maintain the existing drive cuts, minimizing any impacts to the public facilities. In addition, the development would be improving the public right-of-way on Beach Boulevard with the construction of parkway planters to provide a safer pedestrian environment. A preliminary WQMP has been approved as part of the project to address water retention on-site to not strain the capacity of the catch basins within the adjacent public right-of-ways. During construction, the site would observe appropriate BMPs to ensure the catch basins are covered to avoid construction materials flowing into the storm drain. In addition, bonds would be posted for any work conducted within the public right-of-way to cover any potential damage that may occur during construction.

4. The development, as proposed, will not adversely impact the City's ability to perform its required public works functions.

The project has been reviewed by the Public Works Department and conditions of approval to mitigate any potential impacts have been incorporated in the resolution. Therefore, the project will not adversely impact the City's ability to perform its required public work functions.

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

The proposed project includes the redevelopment of a blighted, mostly vacant commercial shopping center. The scope of work for the project within the City of Garden Grove includes demolition of two existing commercial buildings, façade improvements and interior remodeling of the existing inline commercial buildings, construction of two new commercial pad buildings, installation of new landscaping and reconfiguration of the parking lot area. The development provides sufficient parking on-site, and internal circulation within the shopping center. The architectural design is a contemporary style with wood paneling, stucco, and varying parapet heights to provide articulation throughout the building facades. The use is compatible with the surrounding commercial land uses and would serve the residents in the immediate surrounding neighborhood, and the residential component associated with Phase 2 of the overall project located in the City of Stanton. As such, the proposed development would be compatible with the physical, functional and visual quality of the neighboring uses and desirable neighborhood characteristics.

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

The project has been designed to provide an attractive streetscape appearance through enhanced architecture of the buildings, landscaping, and site amenities. The site incorporates a wide variety of shrubs, hedges, ground cover and trees whose placement complements the front elevation of the building when viewed from Beach and Garden Grove Boulevards. The inclusion of landscaping along the perimeter of the property and in the new proposed parkway enhances the pedestrian experience along Beach Boulevard and enhances the aesthetic quality of the street. The design of the buildings includes a mix of materials on the facades including stucco and wood siding, varying parapet heights, and use of arcing design elements to provide visual interest and contemporary style to the shopping center. Placement of the buildings is consistent with a traditional shopping center, with larger in-line buildings at the back of the parking lots and pad buildings along the street frontages. The mix of materials, parapet heights, and massing shapes breaks up the long façade of the in-line buildings and the pad buildings are designed to capture the interest of the passersby on Beach Boulevard.

**VARIANCE:**

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other property or classes of use in the same vicinity or zone.

The proposed development is part of a larger mixed use project which totals 21.87 acres; approximately 18 acres are located in the City of Stanton and the remaining four acres in the City of Garden Grove. The street frontage along Beach Boulevard is 2,234 lineal feet, of which 1,944 feet are located in the City of Stanton and the remaining 290 feet in the City of Garden Grove. The Garden Grove development standards for the C-2 zone specify a minimum landscape setback of 15'-0" along a primary or secondary arterial highway while the Stanton development standards specify a minimum 10'-0" landscape buffer along Beach Boulevard. Along the Beach Boulevard frontage in Garden Grove, the development proposes a landscape setback of 11'-0" which expands to 24'-0" at the corner of Garden Grove Boulevard. As the majority of the project frontage on Beach Boulevard is located within the City of Stanton, the landscape buffer has been designed to be consistent with the Stanton Municipal Code. The proposed shopping center falls between two different cities, and is, therefore, subject to two different sets of zoning requirements. Having two sets of zoning requirements is an extraordinary

circumstance that does not apply to other properties in the same vicinity. The application of the more restrictive landscape buffer requirements specified in the Garden Grove Municipal Code would create an inconsistent project design. The variance request shall maintain consistency in the design of landscape amenities for a large commercial center on a primary arterial.

2. That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the property in question.

The variance is to allow for a deviation from the minimum landscape setback requirement along Beach Boulevard. The proposed reduction in the landscape setback is necessary to allow for the applicant to enjoy a substantial property right possessed by other property owners in the same vicinity and in the same shopping center. The project is bounded by the City of Stanton on the north and east side, where landscape buffer standards are less than the requirements set by the Garden Grove Municipal Code. In addition, the project consists of a 21.87-acre mixed-use development, with approximately 18 acres located in the City of Stanton. The overall development streetscape was designed to be consistent throughout, including the residential development to the north. The shopping center portion of the development was designed to be integrated as a single operating center, with similar architectural features incorporated throughout, use of a consistent landscape palette, and landscape setback widths. The requested reduction in the landscape setback requirement will allow for the development to remain a cohesive project.

In addition, a 1.5-foot land dedication is proposed to provide the improvements associated with the Livable Beach Boulevard Mobility Plan. The reduction in the width of the landscape setback will allow for the parkway landscaping to be implemented. The granting of the variance will ensure that the properties within the Garden Grove portion of the development will enjoy the same property rights and usage as other properties in the same shopping center that are within the City of Stanton.

3. That the granting of such variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.

The proposed reduction in the landscape setback would allow the property to be developed in a consistent manner with the neighboring properties along Beach Boulevard, and would be consistent with development in the surrounding neighborhood. The requested reduction in the landscape setback requirement will allow for the overall mixed-use development to retain a cohesive design and allow for the implementation of additional



parkway landscaping that is part of the Livable Beach Boulevard Mobility Plan. This parkway planting of closely spaced Trumpet trees and groundcover provides a pedestrian-friendly buffer from the passing vehicles. By allowing for a consistent design along the frontage of a revitalized large commercial center on a primary arterial and for additional parkway landscaping that will benefit pedestrians, the approval of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood.

4. That the granting of such variance will not adversely affect the comprehensive general plan.

The decrease in the landscape setback requirement from 15'-0" feet to 11'-0" feet would not allow a use or activity that is not otherwise expressly authorized by the City. The proposed development of a retail center is permitted by right in the C-2 zone. The commercial center still proposes a landscape setback with the addition of parkway planting to benefit pedestrians. The proposed project would progress the implementation of the General Plan goals and policies by redeveloping a blighted shopping center and "Encourage active and inviting pedestrian friendly street environments that include a variety of uses within commercial and mixed use areas" (Policy LU-1.4, Garden Grove General Plan 2030).

5. The approval of the Variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

Pursuant to Condition of Approval No. 2, the rights granted pursuant to the Variance shall continue in effect for only so long as the improvements authorized and contemplated by Site Plan No. SP-051-2018 and Parcel Map No. PM-2017-187 (as they may be amended from time to time) continue to exist on the site. In the event the improvements authorized and contemplated by Site Plan No. SP-051-2018 and Parcel Map No. PM-2017-187 are not constructed or are demolished and not re-established, the Variance shall cease to be effective or grant the property owner any rights to construct other improvements inconsistent with the then-currently applicable development standards. Therefore, the granting of the Variance will not give the property owner a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

#### **TENTATIVE PARCEL MAP:**

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

The site has a General Plan land use designation of Light Commercial (LC), which is intended to allow a range of commercial activities that serve local residential neighborhoods and the larger community. The Light Commercial (LC) designation includes a variety of retail services such as markets, drug stores, retail shops, financial institutions, service establishments, and restaurants. In addition, the Light Commercial designation allows for a Floor Area Ratio (FAR) range of 0.40-0.55. The lots created by the proposed map meet the FAR requirements. The proposed parcels are consistent with the minimum lot size and width standards as designated in the C-2 zoning code, which implements the intent of the Light Commercial General Plan designation.

Furthermore, the proposed project is consistent with Goal LU-5 and Policy LU-5.1 of the General Plan's Land Use Element, which provides for the City to encourage economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community and to work with property owners of vacant commercially zoned property to develop their sites into appropriate, economically viable projects.

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

The proposed Tentative Parcel Map creates 4 parcels and a sliver of a 5<sup>th</sup> parcel in Garden Grove of the total nine (9) lot commercial subdivision that spans into the City of Stanton. The developer requested the subdivision as a requirement to redevelop the commercial center. The General Plan calls for such revitalization of commercial developments. The project site currently consists of a mostly vacant shopping center and the project will revitalize the site with renovated facades, new pad buildings, and new site amenities. A revitalized site is consistent with the spirit and intent of the General Plan, specifically:

- Goal LU-6 – Revitalization of aging, underused or deteriorated commercial corridors, centers, and properties in the City;
- Policy LU-6.2 – Encourage a mix of retail shops and services along the commercial corridors and in centers that better meet the needs of area's present and potential clientele;
- Policy LU-6.4 – Work with property owners and commercial developments that have been, or are currently, in a state of deterioration to revitalize these centers;
- LU-IMP-6C – Encourage façade renovation, enhanced parking area landscaping, improved lighting, development of pad buildings, and the

- use of pedestrian amenities, such as fountains, plazas, promenades, seating, and like features;
- Policy LU-13.1 – Cooperate with other jurisdictions in developing compatible land uses on lands adjacent to, or near the City’s corporate boundaries to minimize significant impacts and potentially benefits residents, businesses and/or infrastructure systems in Garden Grove;
- Policy ED-3.3 – Enhance and retain retail opportunities to serve the population;
- ED-IMP-3B – Focus on upgrading dilapidated centers in order to encourage new or expanding businesses to relocate to these areas.

However, the General Plan also encourages the consolidation of parcels in commercial centers to minimize disputes between property owners and to counter the inability to redevelop the property in the future because of written covenants and agreements which do not allow for changes. Conditions of approval shall provide remedies by providing flexibility for the commercial center to stay current with future changes to the development standards in the Garden Grove Municipal Code including a mechanism for an individual property owner to petition all the property owners for a proposal that would require modifications to the CCRs.

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

The proposed project consists of an existing shopping center which is currently in a dilapidated state. The design and improvement of the Garden Grove portion of the proposed development complies with the minimum parking, landscaping, building setbacks, and building heights of the C-2 zone, and meets the floor area ratio targets as identified in the General Plan. Therefore, the site is physically suitable for the proposed type of development.

4. That the requirements of the California Environmental Quality Act have been satisfied.

A Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program were prepared and certified by the City of Stanton as Lead Agency pursuant to the California Environmental Quality Act (CEQA). The development proposal is consistent with the approved MND and fully addresses any and all environmental impacts associated with development.

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

The site is physically suitable for the proposed type and density of development. The site is adequate in size and shape to accommodate a nine

(9) lot subdivision that complies with the minimum lot size and width requirement of the C-2 zone, and meets the floor area ratio target identified in the General Plan. The site is large enough to accommodate the proposed shopping center with sufficient parking, street access, turnaround radius, and emergency vehicle access. The retail development is a permitted use in the C-2 (Community Commercial) zone.

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

The design of the subdivision and the proposed improvements are not likely to cause serious public health problems since conditions of approval will be in place to safeguard public health. City Departments, including the Public Works Department and Community & Economic Development Department have reviewed the proposed development and have applied conditions of approval to ensure any potential negative impacts that the project may have on the Garden Grove community are addressed. In addition, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been prepared as part of this project by the City of Stanton as the Lead Agency for CEQA purposes, and it was determined that all of the project's potential impacts can be mitigated to less than significant levels.

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

All easements or dedications on the property have been abandoned in preparation of this project. Reciprocal access agreements to drive aisles, parking and utilities will be filed as part of the final parcel map, and CC&Rs will be in place for the operation of the shopping center to ensure that proper access is fully maintained and provide mechanisms and processes to modify the agreements as necessary upon future redevelopment.

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

The proposed subdivision is suitable for the commercial project and has been designed to comply with the C-2 development standards and all applicable zoning regulations. The project is zoned C-2 (Community Commercial) and has a General Plan land use designation of Light Commercial. The project

complies with the zoning requirements for the property, provided the Variance request is approved. With the exception of the Variance request to deviate from the landscape setback requirement for a portion of the landscape setback along Beach Boulevard, the proposed project has been designed to meet the requirements of the C-2 zone of Title 9 of the Municipal Code. The placement of structures, the site design, the parking lot layout, the number of on-site parking spaces and the landscape areas are consistent with the spirit and intent of the requirements of the Municipal Code. The project, although proposed to contain multiple parcels, is designed to provide joint access throughout the site for drive aisles and parking, with consolidated drive cuts. The shopping center is designed to have consistent design elements throughout the development, and all landscaping will have a consistent palette. The development proposal would redevelop a blighted commercial property, while also meeting the intent of the commercial development standards.

9. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision (Gov. Code Sec. 66473.1).

The project has been designed in accordance with Government Code Section 66473.1, which encourages the orientation of the units to take advantage of shade and prevailing breezes when feasible.

10. That the design, density and configuration of the subdivision strikes a balance between the effect of the subdivision on the housing needs of the region and of public service needs that the character of the subdivision is compatible with the design of existing structures and that the lot sizes of the subdivision are substantially the same as the lot sizes within the general area.

The project has been reviewed in relation to the housing needs and public service needs and is compatible with the existing surrounding area. The subdivision will be compatible with the surrounding area since the lots are designed to comply with the minimum lot size. The four lots with the City of Garden Grove of the proposed nine-lot subdivision meet the minimum lot width requirement of the C-2 zone and comply with all applicable C-2 development standards. The shopping center will provide an appropriate level of commercial development to support the new and existing residential development within the retail trade area of the development.

#### 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.

