

RESOLUTION NO. 5943-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-061-2019 AND TENTATIVE PARCEL MAP NO. PM-2018-150, FOR A PROPERTIES LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD BETWEEN CENTURY BOULEVARD AND EUCLID STREET, AT 10862, 10872, AND 10882 GARDEN GROVE BOULEVARD, ASSESSOR'S PARCEL NOS. 099-091-37, 099-091-04, AND 099-091-05.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on January 17, 2019, does hereby approve Site Plan No. SP-061-2019 and Tentative Parcel Map No. PM-2018-150, for parcels of land located on the south side of Garden Grove Boulevard between Century Boulevard and Euclid Street, at 10862, 10872, and 10882 Garden Grove Boulevard, Assessor's Parcel Nos. 099-091-37, 099-091-04, and 099-091-05.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-061-2019 and Tentative Parcel Map No. PM-2018-150, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Darren Nguyen for JC Financial Enterprise, Inc.
2. The applicant is requesting Site Plan approval to demolish an existing 2,500 square foot structure and site improvements to facilitate the development of a new two-story, 9,229 square foot building for professional and medical offices, along with related site improvements that include 41 on-site parking spaces, landscaping, and related improvements, on three (3) currently improved parcels with a total land area of 23,393 square feet located at 10862, 10872, and 10882 Garden Grove Boulevard (APN: 099-091-37, 099-091-04, 099-091-05). To facilitate the project, the applicant is also requesting approval of a Tentative Parcel Map to consolidate the three (3) contiguous parcels into one (1) parcel.
3. The proposed project is categorically exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303).
4. The subject site has a General Plan Land Use designation of Residential/Commercial MU1 and is zoned GGMU1 (Garden Grove Boulevard Mixed Use 1).
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject site have been reviewed.
6. Report submitted by City staff was reviewed.

7. Pursuant to a legal notice, a public hearing was held on January 17, 2019, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of January 17, 2019, and

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

FACTS:

The subject site is comprised of three (3) contiguous developed parcels with a total land area of 23,393 square feet, located on the south side of Garden Grove Boulevard between Century Boulevard and Euclid Street. Parcel 099-091-37, located at 10862 Garden Grove Boulevard, is developed with an approximately 2,500 square foot structure and a detached 3,200 square open patio. Parcel 099-091-04 and Parcel 099-091-05, located at 10872 and 10882 Garden Grove Boulevard, are both developed as a paved parking lot.

The subject site has a General Plan Land Use Designation of Residential/Commercial MU1 and is zoned GGMU1 (Garden Grove Boulevard Mixed Use 1). The property abuts CCSP-DC 30 (Community Center Specific Plan – District Commercial 30), zoned property to the north across Garden Grove Boulevard, GGMU1 (Garden Grove Mixed Use 1) to the east and the west, and residential PUD-125-10 zoned property to the south across Sonoma Lane.

As of 1998, the subject site operated as a retail home improvement supply business. Currently, the site is being occupied as a retail home improvement business.

The Applicant is requesting Site Plan approval to demolish an existing 2,500 square foot structure and site improvements and is proposing to develop a new two-story, 9,229 square foot building for professional and medical offices, along with related site improvements that include 41 on-site parking spaces, landscaping, and related improvements, on three (3) currently improved parcels with a total land area of 23,393 square feet located at 10862, 10872, and 10882 Garden Grove Boulevard (APN: 099-091-37, 099-091-04, 099-091-05).

Additionally, the Applicant is requesting a Tentative Parcel Map approval to consolidate the three (3) contiguous parcels into one (1) parcel.

### Site Design and Circulation

The site plan is designed with the building situated on the north side of the subject site. Vehicular access to the subject site will be via a new "right-in" and "right-out" 30'-0" wide driveway approach designed with a 20'-0" long stamped concrete driveway throat off of Garden Grove Boulevard that meets current City standards. The parking lot layout is "S" shaped with a 25'-0" wide drive aisle beginning off of Garden Grove Boulevard and meandering through the site and exiting onto Sonoma Lane on the south portion of the subject site. The drive aisle accommodates two-way vehicle circulation to provide access to the double-loaded perpendicular parking areas, and accommodates access and radius turns for trash trucks, delivery trucks, and emergency vehicles. The building is designed with a porte-cochere on the east side of the parking lot with the required fire truck height clearance of 13'-6".

The pedestrian path-of-travel begins at the public right-of-way and onto the subject site via four (4) ADA compliant walkways adjacent to the garden plaza areas and leading directly into the ground/first floor tenants' entrances. The perimeter and selected interior areas of the site plan will be landscaped and a trash enclosure will be provided on the southwest section of the site. The subject site will be illuminated with wall pack light standards.

### Floor Plan

The building will be a two (2) story structure with partial tuck under parking, 41'-10" high, with nine (9) tenant spaces, ranging in floor size from 804 to 2,170 square feet, each designed with an ADA unisex restroom. The ground/first floor consists of four (4) tenant spaces, two (2) at 912 square feet each and two (2) tenant spaces that will be combined as one (1) space for a total of 2,170 square feet and a covered public open area. Each tenant space is designed with an entrance off of Garden Grove Boulevard and an entrance off of the on-site parking area.

Stairwells at each end of the building lead up to the second floor to five (5) tenant spaces, one (1) at 804 square feet, two (2) at 912 square feet, and two (2) tenant spaces that will be combined as one (1) space for a total of 2,170 square feet. Each tenant space is designed with an entrance off of the open passageway and the public terrace space (a non-usable space and not counted toward parking).

### Building Elevations:

The proposed building is designed in a Greek Revival architectural style. The building's elevations consist of a single mass, horizontal, with multiple openings that create an overall visual interest. The roof is designed as a hipped roof with concrete "S" tiles. As required by the Zoning Code, the first floor commercial

façade has 18-foot high ground floor spaces with large storefront windows screened with multiple arch way openings leading to the tenant space entries, walkways, stairwells, parking area, and public right-of-way. The second floor consists of multiple rectangular window openings that are capped with a decorative crown. At the beginning of the roof line is a perimeter cornice line that is emphasized with a wide band of trim. The front and rear entrances are designed with full-height porches supported by prominent Corinthian columns and capped with a decorative triangular gable.

Parking:

A total of forty-one (41) on-site parking spaces will be provided, which satisfies the minimum number of parking spaces required for the proposed uses under the City's Municipal Code.

Landscaping:

The proposed landscaping satisfies the requirements of Chapter 9.18 of the City's Municipal Code. Ten percent of the total net developable site area, or 2,177 square feet, is proposed to be landscaped. In addition, 289 square feet of landscaping is proposed in the front setback area, and 335 square feet of landscaping is proposed in the rear setback area. The required 1,000 square feet of garden plaza off of Garden Grove Boulevard and the minimum of 25% plaza landscaping will be provided, along with the required parkway, columnar, and setback canopy trees. As a condition of approval, the applicant is required to submit a complete and detailed landscaping and irrigation plan that complies with the landscaping requirement of Title 9 of the Municipal Code to the City for review and approval prior to the issuance of building permits.

FINDINGS AND REASONS:

SITE PLAN:

All findings for approval of the proposed Site Plan required under Section 9.32.030.D.3 (Site Plan) of the Garden Grove Municipal Code can be made.

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

The subject site has a General Plan Land Use Designation Residential/Commercial MU1 and is zoned GGMU1 (Garden Grove Boulevard Mixed Use 1). The proposed project of nine (9) commercial tenant spaces along the Garden Grove Boulevard frontage meets the intent of the Residential/Commercial MU1 General Plan Land Use designation, which calls

for commercial uses with structures that have a human scale with pedestrian-friendly streetscapes along with articulated buildings. The proposal is also consistent with several policies from the General Plan's Land Use Element, including Policy LU-1.3, to encourage a wide variety of commercial services, and Policy LU-1.4, to encourage active and inviting pedestrian-friendly street environments that include a variety of uses.

The proposed Site Plan complies with both the spirit and intent of the provisions, conditions, and requirements of the Municipal Code and other applicable ordinances. The proposal complies with the requirements of the GGMU-1 zone to allow a commercial project on the subject site along Garden Grove Boulevard. The design of the site, placement of the buildings, the garden plaza areas, the number of on-site parking spaces, on-site circulation, and the landscape areas are all consistent with the development standards of the GGMU-1 zone.

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

The proposed development has been designed to meet the Code's requirements for vehicular and pedestrian access, on-site vehicular circulation, loading and unloading areas, and off-street parking. The proposed project has been designed with a new "right-in" and "right-out" 30'-0" wide driveway approach designed with a 20'-0" long driveway throat off of Garden Grove Boulevard. The on-site vehicular circulation is designed with a 25'-0" wide drive aisle for two-way vehicle circulation beginning off of Garden Grove Boulevard and meandering through the site providing access to the double-loaded perpendicular parking areas and exiting onto Sonoma Lane. The vehicle circulation accommodates access and radius turns for trash trucks, delivery trucks, and emergency vehicles. The project has been designed to meet the parking requirements of the Municipal Code with a total of 41 parking spaces.

The pedestrian path-of-travel begins at the public right-of-way and onto the subject site via four (4) ADA compliant walkways adjacent to the garden plaza areas and leading directly into the tenants' entrances.

Furthermore, the City's Traffic Engineering Division and the City's Fire Department has reviewed the plans, and all appropriate conditions of approval have been incorporated to eliminate any adverse impacts to surrounding streets.

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

The streets in the area will be adequate to accommodate the proposed development once the developer provides the necessary improvements for the project. Street improvements to be made as part of the project include one (1) vehicle access point located off of Garden Grove Boulevard at a width of 30'-0", along with a 20'-0" long driveway throat. The proposed commercial project will not adversely affect essential public facilities such as streets and alleys, utilities, and drainage channels. Utilities and drainage channels in the area are existing and adequate to accommodate the development.

The proposed development will provide landscaping and proper grading of the project site to improve on-site drainage.

The City's Public Works Department has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to minimize any adverse impacts to surrounding streets and alleys, utilities and drainage channels.

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

The proposed project requires various on- and off-site improvements, including requiring a new 30-foot driveway and grading improvements. The applicant has worked with the Public Works Department on the location of the water lines, water meters, and sewer line. The Public Work's Department has reviewed the Project and has incorporated conditions of approval that will minimize any adverse impacts.

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

The proposed project has been designed to consider building placement and appearance, access, circulation, landscaping, parking, and other amenities in order to create an attractive environment that will be an enhancement to the commercial area and is compatible with the physical, functional, and visual quality of the commercial area uses and desirable commercial area characteristics. The large storefront windows, multiple archway openings, the front entrance designed with full-height porch supported by Corinthian columns and capped with a decorative triangular gable, and the tall ceiling heights of the commercial storefronts create interest along the sidewalk. The project is located between a medical and a home improvement building and its classic Greek Revival architectural design will enhance the area. All landscaped areas are required to adhere to the landscaping requirements of the Title 9 of the Municipal Code. Through the conditions of approval for the

project, the necessary agreements for the protection and maintenance of all landscaping will be achieved.

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

The proposed project has been designed to meet the GGMU-1 zone development standards for a commercial building. The project has been designed with consideration to the building's architectural appearance, building placement, form, function, circulation, landscaping, signage, as well as other amenities, such as garden plaza areas and pedestrian path gateways to achieve an attractive environment. The proposed project will construct a new building and provide a commercial use that will be both modern and productive. The proposed project may be the catalyst to inspire adjacent business or property owners to enhance the commercial area.

All landscaped areas are required to adhere to the landscaping requirements of the Title 9 of the Municipal Code. Through the conditions of approval for the project, the necessary protection and maintenance of all landscaping will be achieved.

#### TENTATIVE TRACT MAP:

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

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

The proposed tentative parcel map will consolidate three (3) contiguous parcels into a single parcel to facilitate a development project consisting of a multi-story building with nine (9) commercial tenant spaces along Garden Grove Boulevard, with a Floor Area Ratio of 0.4. The subject parcels each have a General Plan Land Use designation of Residential/Commercial Mixed Use 1, which is intended to provide for a mix of higher density residential and commercial uses and allows a Floor Area Ratio up to 1.0 for non-residential uses. The size of the lot created by the parcel map will accommodate the new building and provide for sufficient setbacks, landscaping, parking spaces, and adequate vehicular and pedestrian circulation. Land Use designation and is consistent with several policies from the General Plan's Land Use Element including Policy LU-1.3, to encourage a wide variety of commercial services, and Policy LU-1.4, to encourage active and inviting pedestrian-friendly street environments that include a variety of uses.

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

The proposed tentative parcel map will consolidate three (3) contiguous parcels into a single parcel to facilitate a development project consisting of a multi-story building with nine (9) commercial tenant spaces along Garden Grove Boulevard, with a Floor Area Ratio of 0.4. The subject parcels each have a General Plan Land Use designation of Residential/Commercial Mixed Use 1, which is intended to provide for a mix of higher density residential and commercial uses and allows a Floor Area Ratio up to 1.0 for non-residential uses. The proposed use is permitted in the GGMU-1 zone, which is consistent with the Residential/Commercial General Plan Land Use Designation. The design and improvement of the subject site, as conditioned, will be consistent with the spirit and intent of the General Plan provisions for the parcel location, proximity to similar uses, lot width, and overall depth. In addition, the proposed improvements are consistent with several policies from the General Plan's Land Use Element including Policy LU-1.3, to encourage a wide variety of commercial services, and Policy LU-1.4, to encourage active and inviting pedestrian-friendly street environments that include a variety of uses.

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

The consolidation of three (3) parcels into one (1) parcel will create a new parcel with a total lot size of 23,393 square feet. The new parcel is large enough to ensure that the proposed project meets all applicable provisions of the City of Garden Grove Municipal Code. The project complies with the minimum lot size and lot width required in the GGMU-1 zone. The project also complies with the required building setbacks, the required parking, and the required landscaping for the zone.

4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The subject site is located in a developed urban area, and the proposed improvements are not anticipated to impact any existing fish or wildlife habitat.

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



The proposed project is categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303).

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

The consolidation of the parcels will create a site that is adequate in size and shape to accommodate the proposed development of a new commercial structure with nine (9) commercial spaces and a Floor Area Ratio of 0.3 and meet all the development standards and City requirements for the GGMU-1 zone. The combined site is large enough to accommodate the proposed project with sufficient parking, street access, landscaping, and pedestrian access.

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

The proposed parcel map will consolidate three (3) contiguous lots into a single lot. The proposed improvements are typical of similar-sized developments in City. The project has been reviewed by all City Departments to determine that serious public health problems are not likely and the appropriate conditions of approval have been imposed to assist safeguarding the public health.

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

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

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

The design of the commercial subdivision creates a suitable environment for the proposed professional and medical office uses and meets all applicable zoning regulations. The consolidation of the parcels will enable the project to comply with the required minimum lot size, lot frontage, building setbacks, floor area ratio, landscaping, and parking, and other development standards of the GGMU-1 zone and with the spirit and intent of the zoning regulations.

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

The design of the subdivision accommodates a future commercial development that can take advantage of passive or natural heating and cooling opportunities by architectural means such as roof covered public open spaces and the provision of landscaping that includes a variety of tree sizes and canopies.

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

The subdivision strikes a good balance of providing the Downtown character of interesting façade and streetscape along Garden Grove Boulevard and providing modern commercial tenant spaces within walking distance of residential, retail, restaurants, and parks. The Tentative Parcel Map (PM-2018-150) is to consolidate three underlying parcels into a single parcel and create nine (9) commercial tenant spaces. The lot size is similar to other commercial developments in the area and the unit sizes are typical of current market trends. The subdivision meets the intent of the General Plan and Garden Grove Mixed Use zoning to create an interesting mix of uses in the pedestrian-oriented Downtown district.

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

The proposal has been reviewed by the City's Fire Department and meets all applicable design, location, and ingress-egress requirements. The subject property is not located within a state responsibility area or a very high fire hazard severity zone.

13. The discharge of waste from the proposed subdivision into the existing sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board. The conditions of approval for on- and off-site improvements will ensure permitted capacity of the public sewer system is not exceeded.

The proposal has been reviewed by the City’s Public Works, Water Services Division, to ensure compliance with applicable requirements by the California Regional Water Quality Control Board. Conditions of Approval have been included to ensure that the sewer system meets all requirements and that all on- and off-site improvements ensure the permitted capacity of the public sewer system is not exceeded.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan (SP-061-2019) and Tentative Parcel Map (PM-2018-150) possess characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.32.030 and 9.40.060.
2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the following conditions of approval, attached as "Exhibit A," shall apply to Site Plan No. SP-061-2019 and Tentative Parcel Map No. PM-2018-150.

Adopted this 17th day of January 2019

ATTEST: /s/ LALA TRUONG  
VICE CHAIR

/s/ ROSEMARIE JACOT  
RECORDING SECRETARY

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

I, ROSEMARIE JACOT, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on January 17, 2019, by the following vote:

AYES:	COMMISSIONERS:	(5)	LAZENBY, LEHMAN, NGUYEN, SALAZAR, TRUONG
NOES:	COMMISSIONERS:	(1)	KANZLER
ABSENT:	COMMISSIONERS:	(0)	NONE

/s/ ROSEMARIE JACOT  
RECORDING SECRETARY

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

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is February 7, 2019.