

# COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> C.1.	<b>SITE LOCATION:</b> West side of Valley View Street, south of Chapman Avenue at 12141 Valley View Street
<b>HEARING DATE:</b> March 4, 2021	<b>EXISTING GENERAL PLAN:</b> Civic Institution <b>PROPOSED GENERAL PLAN:</b> Light Commercial
<b>CASE NO.:</b> General Plan Amendment No. GPA-002-2021, Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021), and Site Plan No. SP-097-2021	<b>ZONE:</b> Planned Unit Development No. PUD-104-73 Rev. 2018
<b>APPLICANT:</b> Dan Akarakian for Cinemas Management, Inc.	<b>APN NO.:</b> 224-202-17
<b>PROPERTY OWNER:</b> Valley View Cinema Center, LLC	<b>CEQA DETERMINATION:</b> Negative Declaration

**REQUEST:**

The applicant is requesting approval to redevelop a 2.15-acre site, currently improved with a vacant bowling alley, through the re-purposing of the existing building with new commercial retail and restaurant uses, and the construction of a new pad drive-thru restaurant. The Planning Commission will consider the following: (1) a recommendation that the City Council adopt a Negative Declaration; (ii) a recommendation that the City Council approve General Plan Amendment No. GPA-002-2021, to change the land use designation of the project site from Civic Institution to Light Commercial; (iii) a recommendation that the City Council approve a text amendment to Planned Unit Development No. PUD-104-73 Rev. 2018, to expand the commercial uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to modify the sign requirements of the PUD, including to allow for multiple-tenant sign cabinets on the existing pole sign, and (iv) approval of Site Plan No. SP-097-2021 to modify and reduce the size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square feet, and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construction of a new 2,000 square foot pad drive-thru restaurant, and with related site improvements.

**PROJECT STATISTICS:**

	<b>Provided</b>	<b>PUD Requirement</b>
<b>Lot Size:</b>	2.15-aces (93,606 S.F.)	N/A
<b>Building Heights<sup>1:</sup></b>		
Anchor Building	27'-1"	35'-0"
Drive-thru Restaurant	24'-3"	
<b>Building Setbacks<sup>2:</sup></b>		
North (interior side)		0'-0"
Anchor Building	0'-0"	
Drive-thru Restaurant	163'-6"	
East (front)		15'-0"
Anchor Building	171'-3"	
Drive-thru Restaurant	26'-10"	
South (side)		10'-0"
Anchor Building	82'-9"	
Drive-thru Restaurant	30'-7"	
West (rear)		10'-0"
Anchor Building	69'-3"	
<b>Landscaping<sup>3:</sup></b>	11,456 S.F. (12.2%)	9,360.6 S.F. (10%)
<b>Parking:</b>	115 spaces 44 shared spaces <sup>4</sup> <u>8 drive-thru queuing<sup>5</sup></u> 167 spaces	167 spaces

<sup>1,2</sup> New building construction must comply with the development standards of the C-1 zone.

<sup>3</sup> The Municipal Code requires 10% of total site landscaping. The existing on-site landscaping is 1,216 square feet, which is 1.29% of the total site. The proposed project will increase the total on-site landscaping to 11,456 square feet, which will comprise 12.2% of the total site.

<sup>4</sup> The project will meet its required parking through a shared parking agreement with the movie theater property, which is currently over-parked by 66 parking spaces.

<sup>5</sup> Half the vehicle queuing length of the drive-thru lane is counted toward the required parking, including four (4) queuing spaces for each of the drive-thru restaurants, for a total of eight (8) queuing spaces.

**BACKGROUND:**

The subject site is located on the west side of Valley View Street, south of Chapman Avenue. The subject site has a General Plan Land Use designation of Civic Institution, and is zoned Planned Unit Development (PUD) No. PUD-104-73 Rev. 2018. PUD-104-73 was originally adopted in 1973 to allow the construction of a 126-unit residential condominium (currently known as Stonegate), a 32 lane bowling alley (12141 Valley View Street), a 900 seat movie theater (12111 Valley View Street), a 7,500 square foot restaurant (12101 Valley View Street), a 3,600 square foot drive-thru restaurant (12051 Valley View Street), and a 41,850 square foot senior facility for 120 people (5900 Chapman Avenue).

The current commercial portion of PUD-104-73 Rev. 2018 includes a total of three (3) commercial properties: a parcel developed with the bowling alley, formerly occupied

by AMF Bowling Alley (12141 Valley View Street); a parcel developed with the Starlight Cinema, the Jack-in-the-Box restaurant, and the Fast 5 Express car wash (12111 Valley View Street, 12103 Valley View Street, and 12101 Valley View Street, respectively), and a parcel developed with a McDonald's drive-thru restaurant (12051 Valley View Street).

The bowling alley and the movie theater are designed as one contiguous building structure with a fire wall and a property line separating both uses. The bowling alley was constructed in 1975, and remained operating as a bowling alley until early 2018 when the AMF Bowling Alley ceased operation.

The subject site is surrounded by commercial and residential uses. The parcels to the north and west of the project site are part of the same PUD zoning. The parcel to the north is developed with the Starlight Cinema, a Jack-in-the-Box, and a Fast 5 Express car wash, while the parcel to the west is developed with a residential condominium known as Stonegate. To the south of the Project site is a public alley, and directly to the south of the public alley is an OCFA fire station and multi-family apartments. The properties to the east of the project site, across Valley View Street, include a church, a senior apartment, and a commercial shopping center.

The applicant is the property owner of the adjacent property to the north that is developed with the Starlight Cinema, the Jack-in-the-Box, and the Fast 5 Express car wash, and also owns and operates the Starlight Cinema. The applicant purchased the movie theater property in 2016. In 2018, the applicant received land use approval from the City to redevelop and revitalize the movie theater property, including remodeling the movie theater, constructing an automatic car wash (Fast 5 Express) and a pad drive-thru restaurant (Jack-in-the-Box). The improvements were completed in 2020, and the shopping center was re-named the West Grove Center.

The applicant purchased the bowling alley property in March 2019, and now proposes to redevelop and revitalize the subject site in the same manner as the movie theater property, and will introduce new commercial retail and restaurant uses through the repurposing of the bowling alley building with multi-tenant commercial uses, and the construction of a new pad drive-thru restaurant. The project is designed to be compatible with the improvements of the movie theater property, and the site will become part of newly revitalized West Grove Center.

#### History of Entitlements for the PUD

On November 2, 1971, the City Council adopted Resolution No. 4162-71 to adopt Planned Unit Development No. PUD-107-71 to rezone 17.67 acres of land from C-2 (General Commercial Zone) to PUD (Planned Unit Development) to permit the

construction of a 140-unit residential condominium, a movie theater, a restaurant, and a professional office building.

On January 3, 1973, the City Council adopted Resolution No. 4352-73 approving Planned Unit Development No. PUD-107-71 (1<sup>st</sup> Revised) to allow a 3,240 square foot take-out restaurant (McDonald's) to replace the previously approved office building.

On October 30, 1973, the City Council adopted Resolution No. 4496-73 approving Tentative Tract No. 6740 for the subdivision of a 126-unit residential condominium, and five (5) commercial lots.

On August 21, 1973, the City Council adopted Resolution No. 4472-73 to supersede a previously approved Planned Unit Development and to allow the construction of a 126-unit residential condominium, a 32-lane bowling alley, a 900-seat movie theater, a 7,500 square foot restaurant, a 3,600 square foot drive-thru restaurant, and a 41,850 square foot senior facility.

On October 20, 2003, the former property owner (JM1111998, LLC) of the movie theater property, 12101 and 12111 Valley View Street, submitted a Site Plan application (Site Plan No. SP-336-03) to construct a 9,950 single-story commercial building. On April 15, 2004, the Planning Commission denied Site Plan No. SP-336-03 citing incompatibility of the proposed design with the existing development, and adopted Resolution No. 5419 denying Site Plan No. SP-336-03 on May 6, 2004. The applicant appealed the Planning Commission's decision to the City Council. On August 10, 2004, the City Council approved the appeal and overturned the Planning Commission's decision citing that the proposed commercial development was a suitable and appropriate commercial development on properties in need of revitalization. The project was never constructed due to a CC&R dispute between the subject site property owner (JM11998, LLC) and the adjacent bowling alley property owner (Magini Al Elokeim 26, LLC).

On May 21, 2015, McDonald's received land use approval to demolish the existing restaurant building in order to construct a new, 3,861 square foot restaurant.

On October 18, 2018, the Planning Commission approved Resolution No. 5931-18 recommending that the City Council approve Planned Unit Development No. PUD-104-73 (Rev. 2018), an amendment to PUD-104-73 (Planned Unit Development) to allow an automatic car wash, a drive-thru pad restaurant, and a sit-down restaurant, and to amend the sign requirements of the PUD. Concurrently, the Planning Commission also approved (i) Resolution No. 5932-18, approving Site Plan No. SP-057-2018 to allow the construction of a 4,241 square foot automatic car wash, an 1,870 square foot drive-thru restaurant, a 2,700 square foot sit-down restaurant, a 2,846 square foot expansion to the existing movie theater, and approval of Lot Line Adjustment No. LLA-019-2018 to modify existing lot lines to consolidate

two (2) parcels into one (1), and (ii) approved Resolution No. 5933-18, approving Conditional Use Permit No. CUP-140-2018 to allow the operation of the automatic car wash.

On November 27, 2018, the City Council adopted Ordinance No. 2895 approving Planned Unit Development No. PUD-104-73 (Rev. 2018), amending the uses permitted and sign requirements of the PUD.

On May 11, 2020, the Community and Economic Development Director approved a minor modification to Site Plan No. SP-057-2018, eliminating the movie theater expansion (reducing the movie theater from six (6) auditoriums as approved in 2018 to three (3) auditoriums with the seating reduced from 328 seats to 251 seats) and the 2,700 square foot inline tenant restaurant to accommodate additional parking. While the 2,700 square foot restaurant was eliminated from the movie theater project plans, the developer indicated that the restaurant would remain part of the site's Master Plan development, and would be included with the redevelopment plans of the bowling alley site, located at 12141 Valley View Street.

The property owner now proposes to revitalize the subject site through the re-purposing of the existing bowling alley with commercial retail and restaurant uses, including a 12,082 square foot anchor tenant and three (3) new restaurants with a total combined area of 7,214 square feet, with one tenant designed with a drive-thru lane, and the construction of a new 2,000 square foot pad drive-thru restaurant. A General Plan Amendment, PUD amendment, and Site Plan approvals are required to facilitate the redevelopment of the project site.

#### Neighborhood Meeting

On June 17, 2019, a neighborhood meeting was held by the applicant at the Starlight Cinema to share the project and receive input from local residents. About 50 members of the community attended the meeting, and questions raised by those in attendance included traffic, parking, on-site security, noise, lighting and the type of uses proposed. At the conclusion of the meeting, those in attendance expressed support for the project.

### **DISCUSSION:**

#### GENERAL PLAN AMENDMENT

The commercial portion of PUD-104-73 (Rev. 2018) is comprised of two (2) zoning designations: Civic Institution and Residential/Commercial Mixed Use 2. The subject site has a General Plan land use designation of Civic Institution, while the movie theater and the McDonald's properties each have a land use designation of Residential/Commercial Mixed Use 2. The land use designation of the subject site,

and that of the movie theater and McDonald's properties, were implemented in 2008 with the adoption of the 2030 General Plan Update. The 2030 General Plan Update identified the Valley View Street and Chapman Avenue intersection as Focus Area N, which intends to revitalize older and underutilized multi-tenant commercial centers. At the time, the land use designation of the movie theater and the McDonald's properties, along with other commercial properties in the area, were changed from Light Commercial to Residential/Commercial Mixed Use 2, while the subject site's land use designation was changed from Light Commercial to Civic Institution.

The Civic Institution land use designation does not support commercial uses. The Civic Institution land use designation is intended to allow for education uses, such as elementary, middle, and high school, colleges, universities, hospitals, and governmental facilities. In order to facilitate the redevelopment of the subject site with new commercial uses, a General Plan Amendment is required. The proposed General Plan Amendment will change the land use designation of the subject site from Civic Institution to Light Commercial. As previously stated, the subject site's land use designation prior to the adoption of the 2008 General Plan Update was Light Commercial, and the proposed General Plan Amendment will re-establish the property's previous land use designation of Light Commercial.

The Light Commercial land use designation is intended to allow for a range of commercial activities that serve local residential neighborhoods, including retail, restaurant, and similar commercial uses that are compatible with the commercial and residential uses in the area. The proposed General Plan Amendment will allow the applicant to redevelop and revitalize the project site by expanding the commercial uses permitted in the PUD in order to re-purpose the existing bowling alley building with new commercial retail and restaurant uses, and to construct a new pad drive-thru restaurant.

#### PLANNED UNIT DEVELOPMENT

The subject site is currently zoned Planned Unit Development (PUD) No. PUD-104-73 (Rev. 2018). A Planned Unit Development is a precise plan that provides the means for the regulation of buildings, structures, and uses of land to facilitate the implementation of the General Plan. The regulations of the PUD are intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the Municipal Code.

In 2018, PUD-104-73 was amended to allow an automatic car wash, a drive-thru pad restaurant, and a sit-down restaurant on the adjacent movie theater property (12111 and 12101 Valley View street), along with an amendment to the sign requirements of the PUD.

The proposed amendment to the PUD will expand the commercial uses permitted to also include uses permitted in the C-1 (Neighborhood Commercial). Attachment 1 provides a matrix of the C-1 zone uses that will be permitted in the PUD as identified in Section 9.16.020.030 (Uses Permitted) of the Municipal Code. The C-1 zone uses are intended to be neighborhood-serving. The introduction of new commercial uses will allow the subject site to be redeveloped as proposed by the applicant, and will integrate the property into the newly renovated West Grove Center. The proposed C-1 zone uses will be compatible with the commercial uses currently allowed by the PUD, as well as compatible with the surrounding commercial and residential uses in the area.

The proposed amendment will also modify the sign requirements of the PUD to allow for the existing pole sign cabinet to be modified to allow for a multi-tenant display cabinet, and will also allow for the replacement of any of the existing pole signs with a monument sign that complies with the sign requirements of the Municipal Code. The 2018 PUD amendment amended the sign requirements of the PUD, including allowing for a multi-tenant display cabinet on the existing movie theater pole sign. As currently required by the PUD, all other signage is required to comply with the total allowable signage of the C-1 zone.

The proposed amendment will assist with the revitalization and redevelopment of an underutilized commercial property, which is consistent with the goals and policies of the General Plan Land Use Element that encourages the revitalization of aging, underused or deteriorated commercial centers; that encourages a mix of retail shops and services to better meet the needs of the area's present and potential clientele; that encourages the City to work with property owners to revitalize deteriorated centers; that encourages appropriate signage in commercial centers; and that encourages façade renovations, enhanced parking area landscaping, and improved lighting. Additionally, the Project complies with the goals and policies of the Community Design Element that encourages the creation of unique retail spaces that are architecturally rich, pedestrian friendly, culturally sensitive, and economically viable; commercial uses near residential neighborhoods that serve local residents and create neighborhood-gathering places; new public and private parking facilities to meet aesthetic and functional standards beneficial to the urban environment; buildings with fully finished architectural detail, including finished doors, windows, and exterior surfaces identical to, or which complement the front of the building; and landscaping treatment on all parts of a building site, visible from City streets.

In addition, the proposed amendment will be consistent with the intent of the Planned Unit Development as the uses are diverse and compatible with the proposed land use designation of Light Commercial, and will ensure that the quality of the proposed project is greater than what could be achieved through a traditional commercial zoning classification.

## SITE PLAN

The applicant proposes to redevelop and revitalize the subject site by repurposing the existing building alley building to accommodate commercial retail and restaurant uses, including an anchor tenant of 12,082 square feet, and three (3) new restaurants with a combined area of 7,214 square feet, with one tenant designed with a drive-thru lane, and the construction of a 2,000 square foot pad drive-thru restaurant. The proposed pad drive-thru restaurant will be operated by Starbucks. No other tenants have been identified for the anchor building tenants.

### Site Design, Circulation and Parking

The proposed project includes reconfiguring the existing on-site circulation, drive aisles, and parking areas to accommodate the proposed development. The existing building will remain in its current location, toward the rear of the property, and will continue to have a shared building wall with the movie theater building. A total of 14,079 square feet of building area will be demolished along the easterly and southerly sides of the building to accommodate a new drive aisle, parking spaces, and a walkway along the front of the building (east side), and a covered drive-thru lane along the south side of the building. The new pad drive-thru restaurant will be located on the southeast corner of the lot, along Valley View Street.

The PUD is designed to provide shared vehicular access via internal two-way drive aisles between the project site, the movie theater, the McDonald's, and the senior living facility properties. These internal shared vehicular access points will not change.

The project will continue to be accessed directly from two (2) existing drive approaches located on Valley View Street, and from a public alley located south of the site. The primary access to the project site will be from a signalized driveway located at the northeast corner of the site, which is the main driveway used to access the West Grove Center. The driveway is designed to allow vehicular right-turn and left-turn in and out from the site. The driveway is also a shared driveway that serves the movie theater property. The second driveway along Valley View Street that can be used to access the project is located on the movie theater property, between the Jack-in-the-Box and the Fast 5 Express car wash. The access from the alley will be redesigned to provide one (1) vehicular access point in and out of the project.

From the main drive approach on Valley View Street, the drive aisle circulates to the west of the project site toward the existing building, and circulates along the front, side, and rear portions of the building where the drive aisle ultimately connects with the drive aisle that serves the movie theater property.



The drive aisle also connects to the parking areas located at the front, side, and rear areas of the property. The parking areas located at the front and side of the property will be reconfigured with new rows of parking and new landscape planters. Particularly, the parking area along the alley will be redesigned so that all the parking spaces are accessed directly from within the project. A new landscape planter with a four (4) foot high block wall will be constructed along the property line adjacent to the alley to create a physical barrier between the alley and the project. All new perimeter walls constructed adjacent to any driveway are required to comply with the vehicular vision clearance requirements.

The proposed parking lot layout, including the drive aisle, parking spaces, and drive-thru lanes, have been designed per City's standard, and all drive aisles provide the required width to accommodate two-way vehicular traffic.

A Traffic Study was prepared for the project that reviewed the Project's traffic and circulation, and the City's Traffic Engineering Division determined that the project would not have significant impacts to existing City's infrastructure, or to active transportation and public transit.

#### *Drive-Thru Lane Circulation*

The pad drive-thru restaurant will be located at the southeast corner of the lot. The drive-thru lane will be accessed from the parking area located at the front of the property. The drive-thru lane is a U-shaped design that originates on the west side of the building and circulates around the west, south, and east sides of the building. Vehicles exiting the drive-thru lane will exit into the same front parking area where the drive-lane entrance is located.

The drive-thru lane entrance for the new anchor building drive-thru restaurant is designed as a straight lane that runs along the south side of the building. The drive-thru lane entrance will be accessed from the parking area located at the rear of the lot, and vehicles will exit into the front parking area. The building's existing roof and exterior southerly wall will be preserved to create a covered and partially enclosed drive-thru lane.

#### *Parking*

The Project will rely on the adjacent movie theater property for additional parking to comply with its required parking through a reciprocal parking agreement. The Project is required to provide a total of 167 parking spaces to accommodate the proposed commercial uses. When drive-thru facilities are proposed, the City allows for half of the vehicle queuing of the drive-thru lane to be counted toward the required parking.

The Project will provide 123 parking spaces in the form of 115 parking stalls and eight (8) vehicle queuing spaces combined within the two (2) proposed drive-thru lanes; however, the Project will be deficient by 44 parking spaces.

The movie theater property is currently over parked by 66 parking spaces. The movie theater property is required to provide a total of 129 parking spaces to serve the movie theater, the Jack-in-the-Box, and the Fast 5 Express car wash, and currently provides a total of 195 parking spaces. The movie theater property has sufficient parking to meet its own required parking, and has surplus parking spaces available that can be shared with the Project to meet its required parking. The Project will utilize 44 parking spaces on the movie theater property, and the movie theater property will continue to maintain a surplus of 22 parking spaces. Since the Project will form part of the West Grove Center, having shared parking with the movie theater property in perpetuity through a reciprocal parking agreement will assist with the redevelopment of the site.

#### Building Design and Architecture

The existing bowling alley building will be converted into a multiple tenant building with four (4) tenant spaces. The restaurant tenants will be located at the front (east) portion of the building, and will include three (3) separate restaurant spaces with a combined area of 7,214 square feet. Each restaurant will have a unit size of 1,665 square feet, 2,792 square feet, and 2,757 square feet. The restaurant space located at the southeast corner of the building will include a drive-thru lane. The 12,082 square foot anchor tenant will be located on the west side of the building, and will occupy the majority of the building area. Each tenant space will have their respective storefront, and main entrance, located along the front (east) building elevation, although the anchor tenant will provide additional ingress/egress doors along the rear (west) building elevation. The project includes three communal (3) outdoor patios with a combined area of 900 square feet located adjacent to the front of the building.

Two (2) of the patio areas will include a trellis shade structure that is complementary with the proposed building design, and will also include new landscaping. The third patio area is located adjacent to the anchor tenant entrance.

The existing building's exterior façade is constructed of concrete masonry unit (CMU). The CMU exterior finish will remain, but will be enhanced to feature a contemporary architecture design that is compatible with the architecture of the movie theater building. The front building elevation incorporates two new architectural (2) tower elements that extend above parapet wall to provide varied rooflines to create visual interest. The front elevation will incorporate new storefronts for each tenant, and the CMU exterior will be finished with smooth cement plaster with accenting score lines. The architecture detailing includes vertical fiber cement board siding, precast concrete base veneer, aluminum louvers,

and decorative metal panels. An aluminum trellis is also proposed along the front elevation.

The south (side) and west (rear) building elements will retain the existing CMU finish; however, two corner portions of the building elevation that are part of the drive-thru lane, including the building area of the drive-thru lane entrance, will include the same smooth cement plaster finish and decorative metal panels used on the front elevation. In addition, five (5) new wall openings will be created along the south building wall, along the drive-thru lane, that will be enhanced with a trellis system for landscaping.

The pad restaurant building will be 2,000 square feet in size, and includes a 300 square foot outdoor patio dining area located on the west side of the building. While the developer has indicated that the building will be operated by a Starbucks, the developer is responsible for constructing the building shell and site improvements, and Starbucks will follow thereafter with plans for the interior building improvements.

The pad drive-thru restaurant building is well-designed and incorporates contemporary architectural elements that are compatible with the design of the anchor building. The building elevations incorporate varied architectural massing and rooflines. Two (2) storefronts will be located on the north (front) and west (side) building elevations. The building's exterior finish will also consist of a smooth cement plaster finish with score line with accenting fiber cement board siding. A decorative metal canopy will be installed over the two (2) storefronts and the drive-thru pick-up window.

The exterior colors of the anchor building and the pad drive-thru restaurant are similar, and include varying shades of dark and lighter gray, which are also consistent with the exterior paint color of the movie theater property.

### Landscaping

The Project will provide new landscaping along Valley View Street and the public alley, within the parking area, and adjacent to the restaurant's drive-thru lanes. The overall landscaping for the site will increase from 1,216 square feet (1.2% of the site) to 11,456 square feet (12.2% of the site). The applicant is required to provide a landscape and irrigation plan to the City that complies with the landscaping and water efficiency requirements of Title 9 of the Municipal Code. The proposed site landscaping is also required to be compatible with the landscape treatment used on the adjacent movie theater property. Planning staff will review the type and location of all proposed plant materials. As part of the landscape plan, a variety of trees, shrubs, and flowers are required.

CEQA

The proposed project was reviewed and an Initial Study report and Negative Declaration (IS/ND) was prepared pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. and the CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.). Based on the Initial Study and supporting technical analyses, it was determined that all potentially adverse environmental impacts are at a level of less than significant. On this basis, a Negative Declaration has been prepared. Copies of the Negative Declaration are attached to this report along with a CD that contains a complete digital version of the environmental document with the corresponding technical studies.

The 20-day public comment period on the Negative Declaration occurred from February 10, 2021 to March 2, 2021.

**RECOMMENDATION:**

Staff recommends that the Planning Commission take the following actions:

1. Adopt Resolution No. 6019-21 recommending that the City Council adopt a Negative Declaration, and adopt a Resolution approving General Plan Amendment No. GPA-002-2021 and an Ordinance approving Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021); and,
2. Adopt Resolution No. 6020-21 approving Site Plan No. SP-097-2021, subject to the recommended Conditions of Approval and contingent upon City Council approval of General Plan Amendment No. GPA-002-2021, and Planned Unit Development No. PUD-104-73 (Rev. 2018).

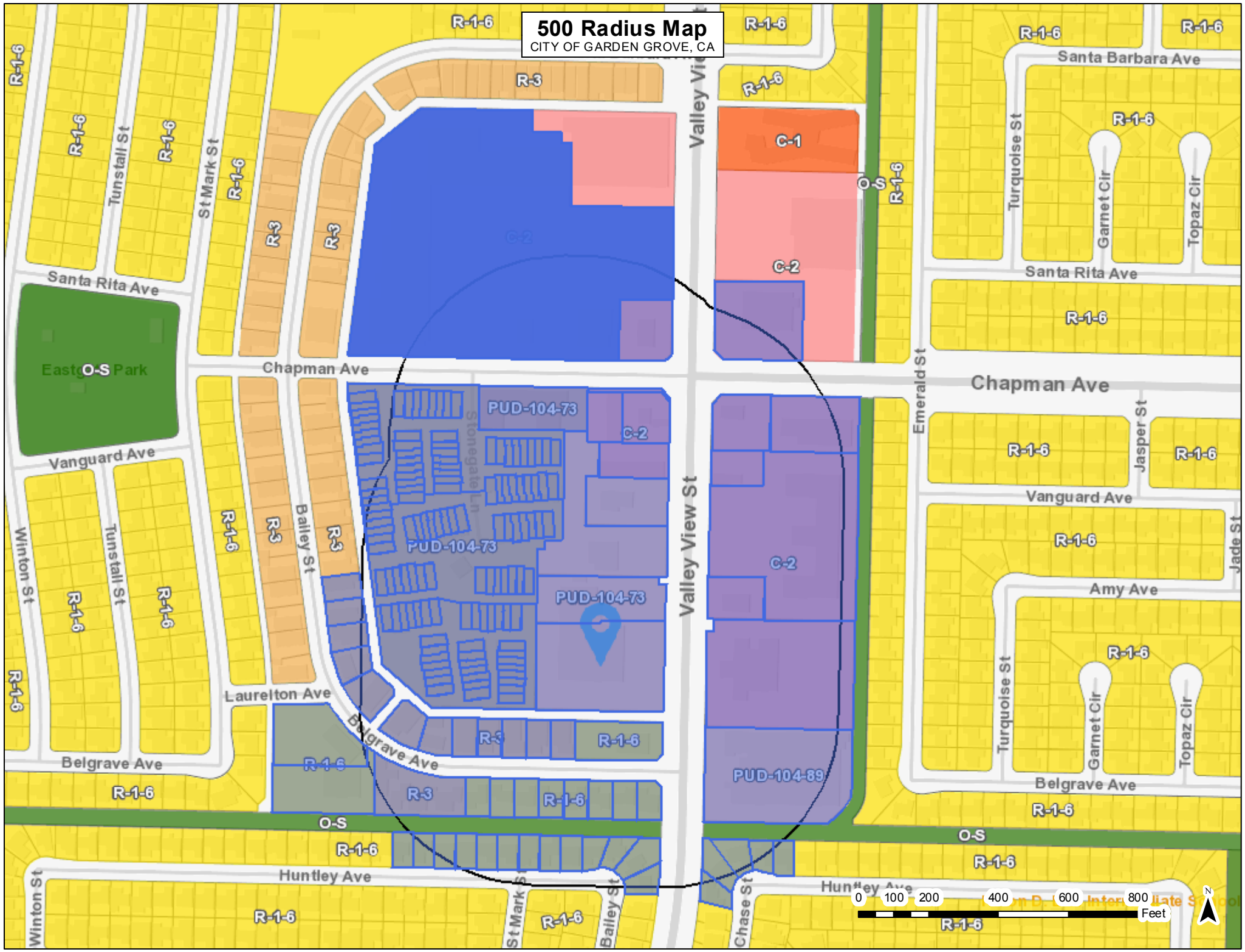
Lee Marino  
Planning Service Manager

By: Maria Parra  
Senior Planner

Attachment 1: C-1 Zone Uses Permitted

# 500 Radius Map

CITY OF GARDEN GROVE, CA





CLIENT:

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## West Grove Center, Garden Grove CA.

SUBMITTAL DATE: 12-29-2020

TOTAL SITE AREA: 211613 S.F. 4.86 ACRES

TOTAL BUILDING AREA: 38420 S.F.  
F.A.R. 0.18

**BUILDING AREA & PARKING SUMMARY:**

	REQUIRED PARKING:		
STARLIGHT CINEMA	251 SEATS	0.3 / SEAT	75 STALLS
JACK IN THE BOX	1870 S.F.	10 / 1000	19 STALLS
PATIO	200 S.F.	10 / 1000	2 STALLS
CARWASH	4241 S.F.	5 x (120/20)	30 SPACES+3 EMPLOYEE FOR STACKING & DRYING
ANCHOR	12082 S.F.	5 / 1000	61 STALLS
RESTAURANTS/RETAIL	7214 S.F.	10 / 1000	73 STALLS
PATIO	900 S.F.	10 / 1000	9 STALLS
DT QUEUE	4 CARS		
DT COFFEE SHOP	2000 S.F.	10 / 1000	20 STALLS
PATIO	300 S.F.	10 / 1000	3 STALLS
DT QUEUE	4 CARS		

TOTAL LANDSCAPE AREA: 24,034 S.F. 13.9% OF SITE

**PARKING SUMMARY**

	PROVIDED:	REQUIRED:
STANDARD	209 STALLS	
COMPACT	29 STALLS	
VACUUME	18 STALLS	
ADA	10 STALLS	
CAV	6 STALLS	
EV	18 STALLS	PROVIDED REQUIRED:
TOTAL:	290 STALLS	290+28=318 295
CARWASH QUEUE	16 CARS	
JIB DT QUEUE	4 CARS	
COFFEE SHOP QUEUE	4 CARS	
RESTAURANT DT QUEUE	4 CARS	

PHASE 1 PARCEL AREA: 118007 S.F. 2.71 ACRES

TOTAL BUILDING AREA: 17124 S.F.  
F.A.R. 0.15

**BUILDING AREA & PARKING SUMMARY:**

	REQUIRED PARKING:		
STARLIGHT CINEMA	251 SEATS	0.3 / SEAT	75 STALLS
JACK IN THE BOX	1870 S.F.	10 / 1000	19 STALLS
PATIO	200 S.F.	10 / 1000	2 STALLS
CARWASH	4241 S.F.	5 x (120/20)	30 SPACES+3 EMPLOYEE FOR STACKING & DRYING
ANCHOR	12082 S.F.	5 / 1000	61 STALLS
RESTAURANT	1665 S.F.	10 / 1000	17 STALLS
RESTAURANT	2792 S.F.	10 / 1000	28 STALLS
RESTAURANT/ RETAIL	2757 S.F.	10 / 1000	28 STALLS
PATIO	900 S.F.	10 / 1000	9 STALLS
DT QUEUE	4 CARS		
DT COFFEE SHOP	2000 S.F.	10 / 1000	20 STALLS
PATIO	300 S.F.	10 / 1000	3 STALLS
DT QUEUE	4 CARS		

TOTAL LANDSCAPE AREA: 12,807 S.F. 12.7% OF SITE

PHASE 2 PARCEL AREA: 93606 S.F. 2.15 ACRES

TOTAL BUILDING AREA: 21296 S.F.  
F.A.R. 0.23

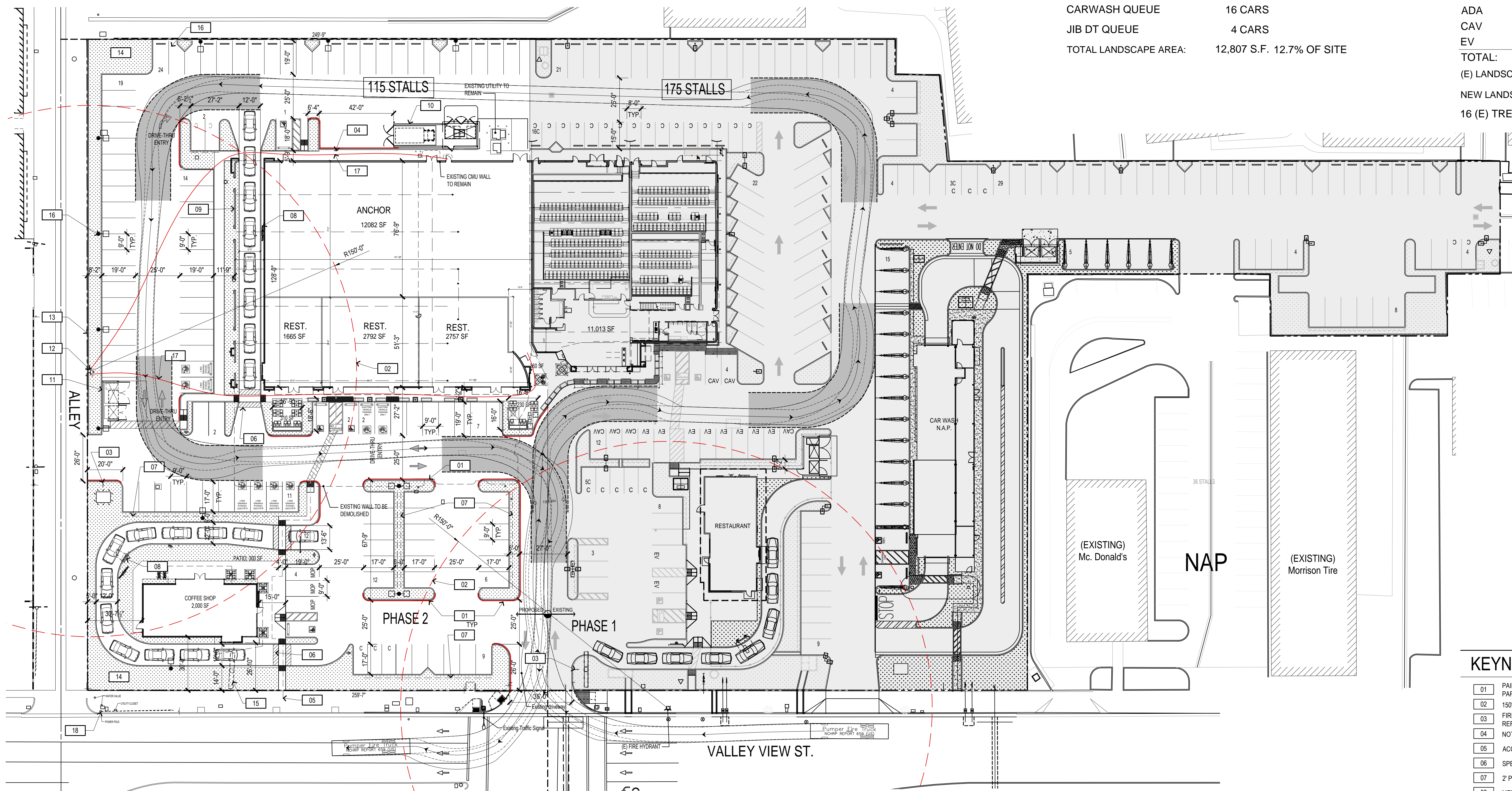
**BUILDING AREA & PARKING SUMMARY:**

	REQUIRED PARKING:		
ANCHOR	12082 S.F.	5 / 1000	61 STALLS
RESTAURANT	1665 S.F.	10 / 1000	17 STALLS
RESTAURANT	2792 S.F.	10 / 1000	28 STALLS
RESTAURANT/ RETAIL	2757 S.F.	10 / 1000	28 STALLS
PATIO	900 S.F.	10 / 1000	9 STALLS
DT QUEUE	4 CARS		
DT COFFEE SHOP	2000 S.F.	10 / 1000	20 STALLS
PATIO	300 S.F.	10 / 1000	3 STALLS
DT QUEUE	4 CARS		

**PARKING SUMMARY**

	PROVIDED:	REQUIRED:
STANDARD	98 STALLS	
COMPACT	5 STALLS	
ADA	4 STALLS	
CAV	0 STALLS	
EV	8 STALLS	PROVIDED REQUIRED:
TOTAL:	115 STALLS	115+4+4=123 167 STALLS

(E) LANDSCAPE AREA: 1,216 S.F.  
NEW LANDSCAPE AREA: 11,227 S.F. 15.5% OF SITE  
16 (E) TREES REMOVED



- 1 - ADMINISTRATION**
- ALL WORK SHALL BE IN CONFORMANCE WITH THE CODES IDENTIFIED IN THE GOVERNING CODES SECTION LISTED BELOW.
- 2019 CALIFORNIA BUILDING CODE AND JURISDICTIONAL AMENDMENTS
  - 2019 CALIFORNIA MECHANICAL CODE AND JURISDICTIONAL AMENDMENTS
  - 2019 CALIFORNIA PLUMBING CODE AND JURISDICTIONAL AMENDMENTS
  - 2019 CALIFORNIA ELECTRICAL CODE AND JURISDICTIONAL AMENDMENTS
  - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE AND JURISDICTIONAL AMENDMENTS
  - 2019 CALIFORNIA FIRE CODE AND JURISDICTIONAL AMENDMENTS
  - 2019 CALIFORNIA ENERGY CODE AND JURISDICTIONAL AMENDMENTS

- CITY OF GARDEN GROVE BUILDING REGULATIONS  
CITY OF GARDEN GROVE FIRE DEPARTMENT
- 2 - OCCUPANCY**
- A. PRIMARY OCCUPANCY (CHAPTER 3): A-1 (12,082 SF) 1 STORY ANCHOR
  - B. ADDITIONAL OCCUPANCIES: A-2 (7,214 SF) 1 STORY RESTAURANTS

- 3 - BUILDING AREA AND ALLOWABLE NUMBER OF FLOORS**
- A. CONSTRUCTION TYPE (CHAPTER 5): III-B
  - B. FULLY SPRINKLERED PER CHAPTER 9: YES
  - C. ALLOWABLE: 34,000 SF PER 506.2 FOR A-1 OCCUPANCY WITH SPRINKLER SYSTEM
  - D. ACTUAL: 19,082 SF
  - E. ALLOWABLE NUMBER OF FLOORS: 3 STORIES FOR A-1 OCCUPANCY S(WITHOUT AREA INCREASE)
  - F. ACTUAL NUMBER OF FLOORS: 1 STORY

- 4 - OCCUPANCY SEPARATIONS**
- A. BUILDING IS CLASSIFIED AS NON-SEPARATED PER SECTION 508.3 NO OCCUPANCY SEPARATIONS REQUIRED

- 5 - TYPE OF CONSTRUCTION**
- | A. CONSTRUCTION TYPE (SEC. 603):                                | TYPE III-B |
|---|------------|
| B. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS (TABLE 601):        |            |
| a. PRIMARY STRUCTURE  | 0 HR       |
| b. EXTERIOR BEARING WALL  | 2 HR       |
| c. INTERIOR BEARING WALL  | 0 HR       |
| d. EXTERIOR WALLS (< 10- FEET FIRE SEPARATION - TABLE 602)      | 1 HR       |
| e. EXTERIOR WALLS ( 10- FEET OR MORE FIRE SEPARATION TABLE 602) | 0 HR       |
| f. INTERIOR NON-BEARING WALL                                    | 0 HR       |
| g. FLOOR CONSTRUCTION & ASSOC. SECONDARY MEMBERS                | 0 HR       |
| h. ROOF CONSTRUCTION & ASSOC. SECONDARY MEMBERS                 | 0 HR       |

PORTIONS OF THE PROJECT THAT ARE DEFERRED SHALL BE SUBJECT TO THE CODES, STANDARDS, AND OTHER APPLICABLE REQUIREMENTS IN FORCE ON THE DATE THAT THE DEFERRED PLAN IS SUBMITTED TO OCCA.

**KEYNOTES**

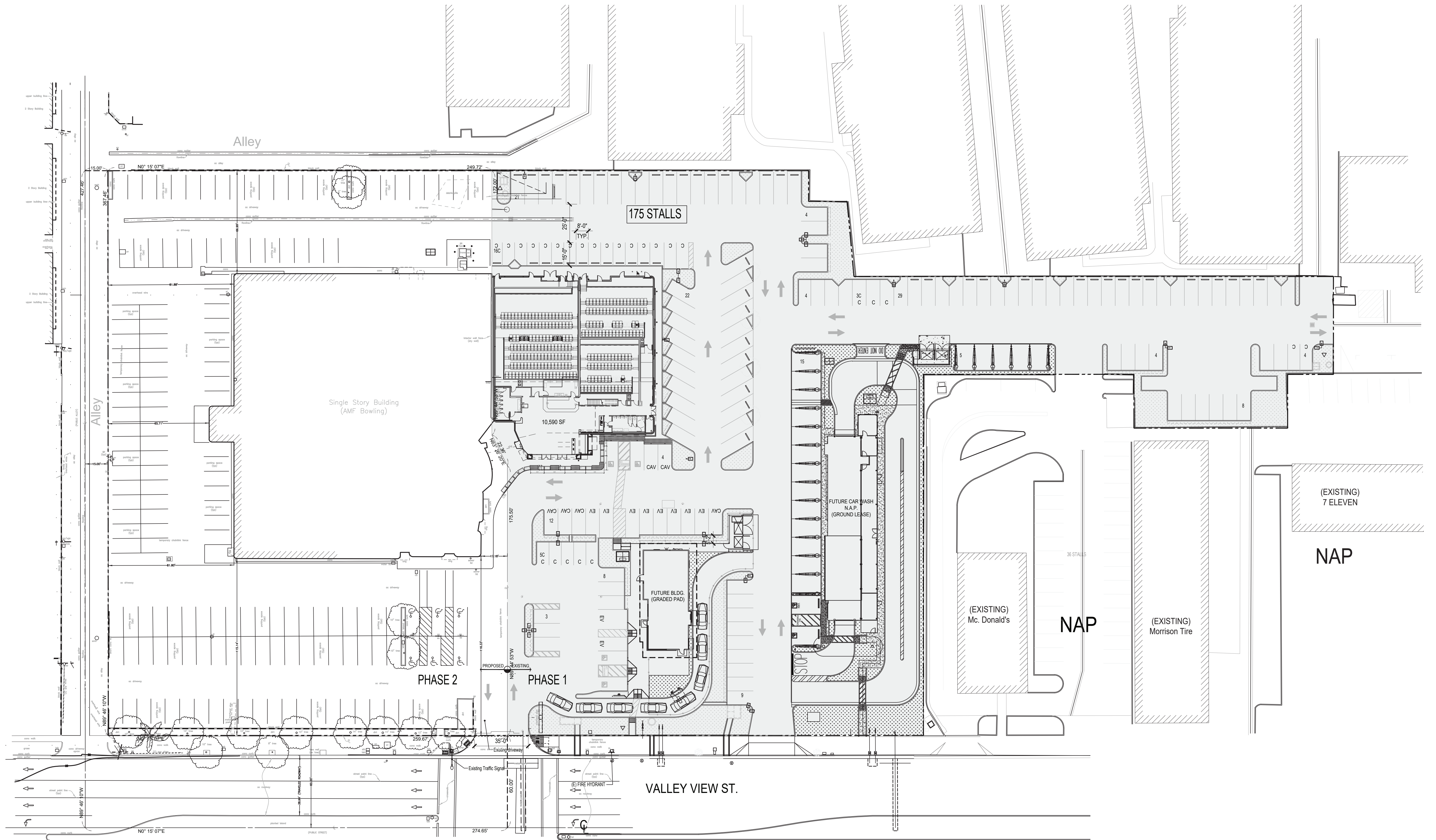
01 PAINT CURBS RED AT ALL CURBS NOT ASSOCIATED WITH A PARKING SPACE. TYPICAL SEE DETAIL C, SHEET 01A	10 (E) TRASH ENCLOSURE
02 150' RADIUS FOR FIRE HYDRANT	11 NEW TRASH ENCLOSURE
03 FIRE LANE ENTRANCE SIGN (AT EVERY VEHICLE ENTRY POINT) REFER TO DETAILS B & D ON SHEET 01A	12 (E) FIRE HYDRANT
04 NOT USED	13 NEW 4' HIGH CMU WALL ALONG PROPERTY LINE
05 ACCESSIBLE PATH OF TRAVEL	14 MODULAR WETLAND PER CIVL DWGS
06 SPEED BUMP	15 (E) PYLON SIGN TO REMAIN
07 2' PARKING OVERHANG	16 NEW LIGHT POLE
08 MENU BOARD	17 FIRE HOSE PULL <300'
09 EXISTING CMU WALL TO REMAIN	18 (E) POWER POLE. NO POWER OR DATA CONNECTION TO PROPERTY

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PHASE 1 SITE PLAN, N.I.C.

Proposed Site Plan - Phase II



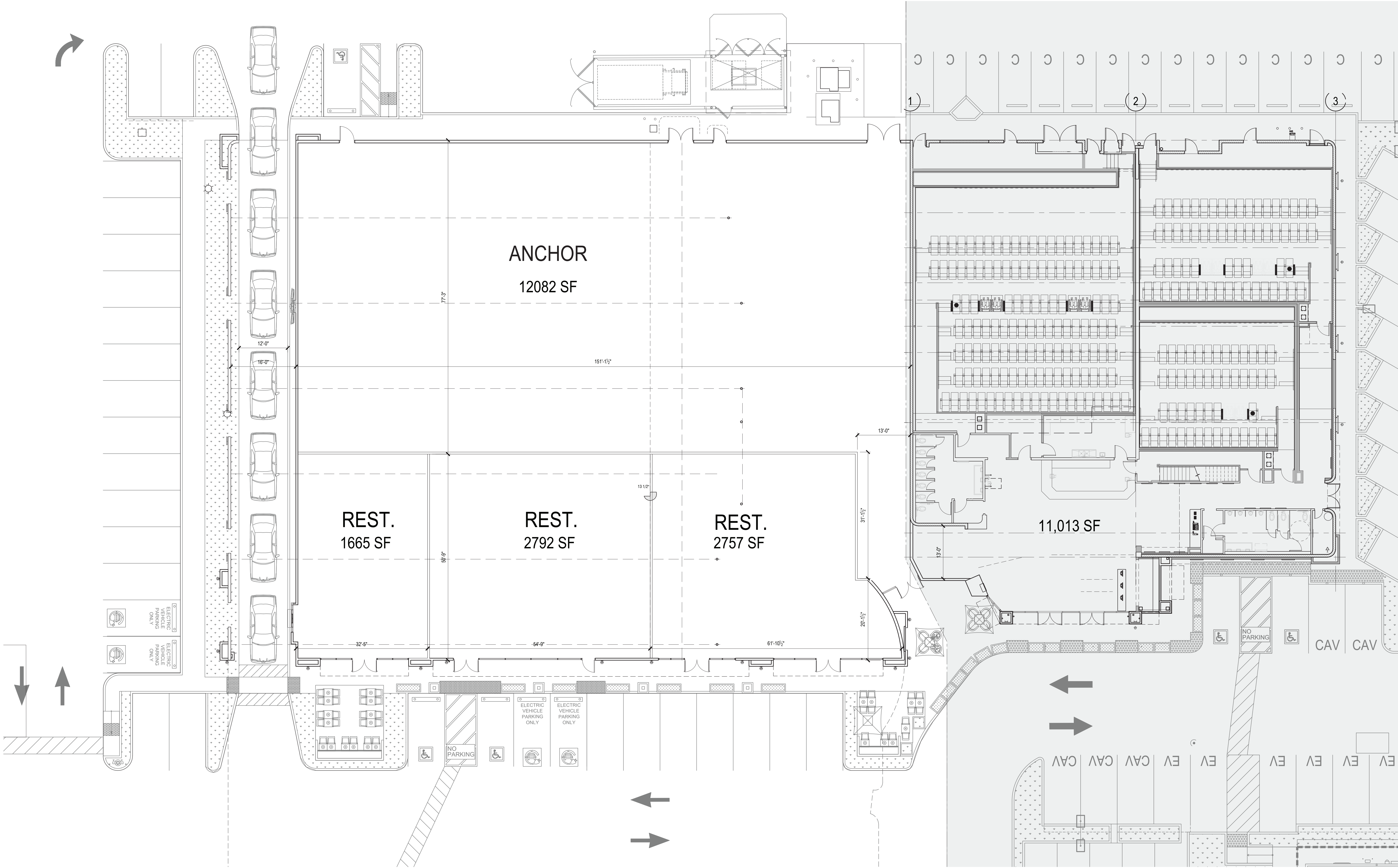
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PHASE 1 SITE PLAN, N.I.C.

# West Grove Center - Garden Grove CA.

## Existing Site Plan





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Floor Plan - Phase II

PHASE 1, N.I.C.  
 SCALE: 1" = 10'-0" @ 24"x36"

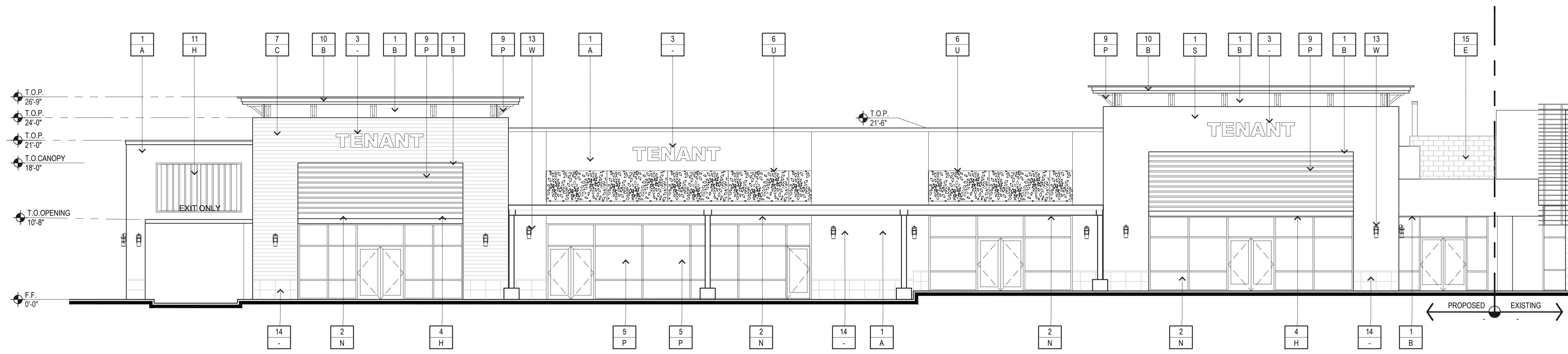
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 2017-084

# FINISH SCHEDULE - MATERIAL

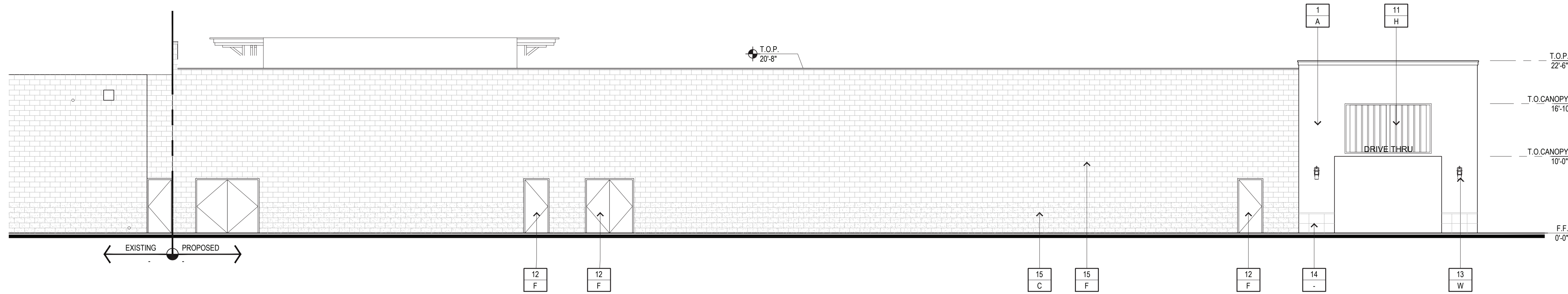
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- 2 ANODIZED ALUMINUM STOREFRONT SYSTEM - CLEAR DUAL INSULATED GLAZING, EXTERIOR PANE TEMPERED, TYP. ALL GLAZING, BOTH PANES TEMPERED WHERE INDICATED ON ELEVATIONS.
- 3 SIGNAGE N.I.C. UNDER SEPARATE PERMIT. PROVIDE DEDICATED SIGN CIRCUIT J-BOX AND CONDUIT. PROVIDE BLOCKING IN WALL AS REQUIRED.
- 4 METAL CANOPY STRUCTURE
- 5 ALUMINUM TRELLIS AND CANOPY STRUCTURE WITH DECORATIVE METAL PANEL IN-FILL (SEE ROOF PLAN AND REFLECTED CEILING PLAN) CONTRACTOR TO PROVIDE SHOP DRAWINGS & MOCKUP FOR REVIEW PRIOR TO FABRICATION)
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- 11 BERRIDGE TEE-PANEL STANDING SEAM METAL PANEL SYSTEM (OR EQUAL)
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- 13 EXTERIOR SCONCE LIGHT
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- 15 EXISTING CMU WALL
- 16 TRELLIS SYSTEM - GREEN SCREEN ATTACHED TO THE EXTERIOR WALL. PROVIDE BLOCKING WITHIN WALL AS REQUIRED FOR ATTACHMENT. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.

# FINISH SCHEDULE - FINISH

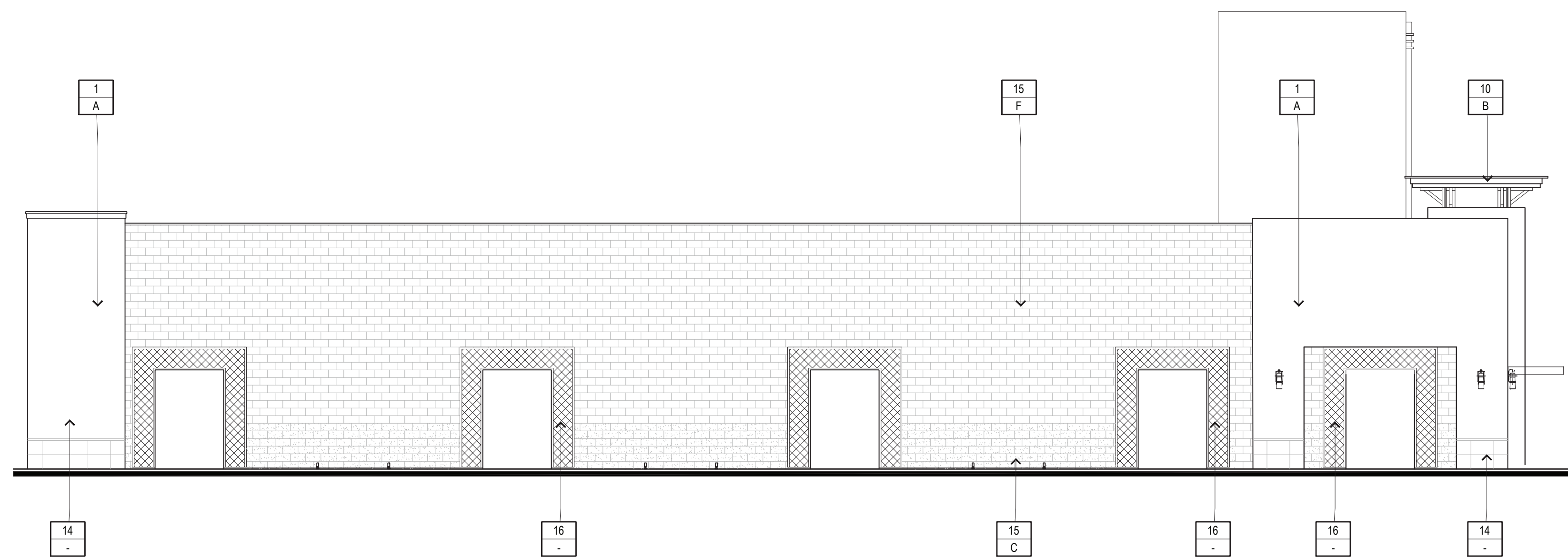
- A SHERWIN WILLIAMS PAINT #SW 7016 - MINDFUL GRAY
- B SHERWIN WILLIAMS PAINT #SW 7069 - IRON ORE
- C SHERWIN WILLIAMS PAINT #SW 7045 - INTELLECTUAL GRAY
- D SHERWIN WILLIAMS PAINT #7655 - STAMPED CONCRETE
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- G SHERWIN WILLIAMS PAINT #9161 - DUSTBLU
- H SHERWIN WILLIAMS PAINT #SW MANNIX BRONZE
- J SHERWIN WILLIAMS PAINT #SW7757 - HIGH REFLECTIVE WHITE
- L SHERWIN WILLIAMS PAINT #SW -
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- N ARCADIA STOREFRONTS - STANDARD DARK BRONZE AB-6
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- Q NICHHA - VINTAGEWOOD - SPRUCE
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- T OMEGA - 35 CLOUD GREY
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- V PARASOLEIL, LEMONDROP PATTERN - "PPK" PIKES PEAK CONTACT HEIDI CREEKMUR 858-945-7915 hdesignsource@gmail.com | www.hdesignsource.com
- W MODERN FORM - BALTHUS
- X SYSTEMALUX



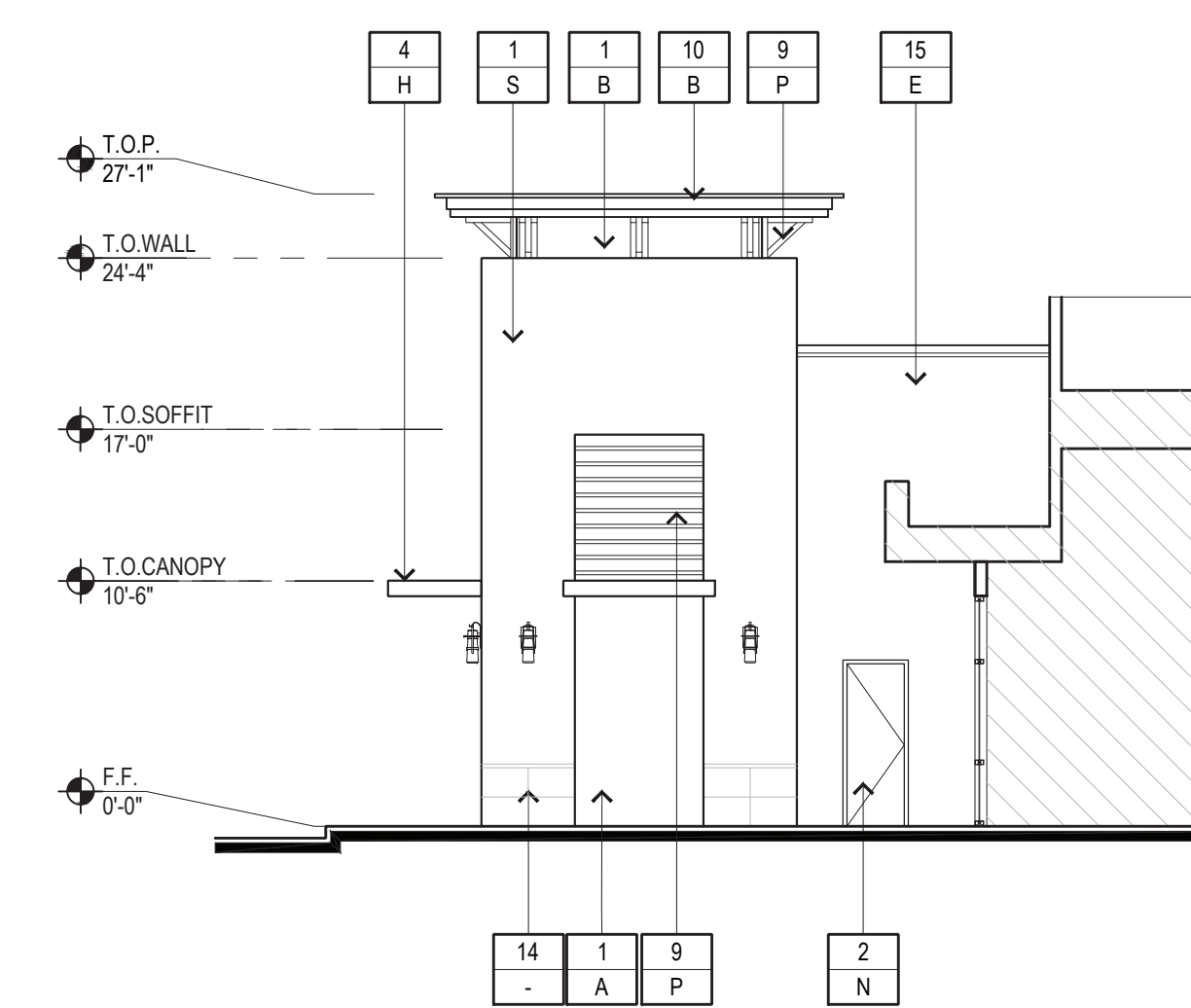
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



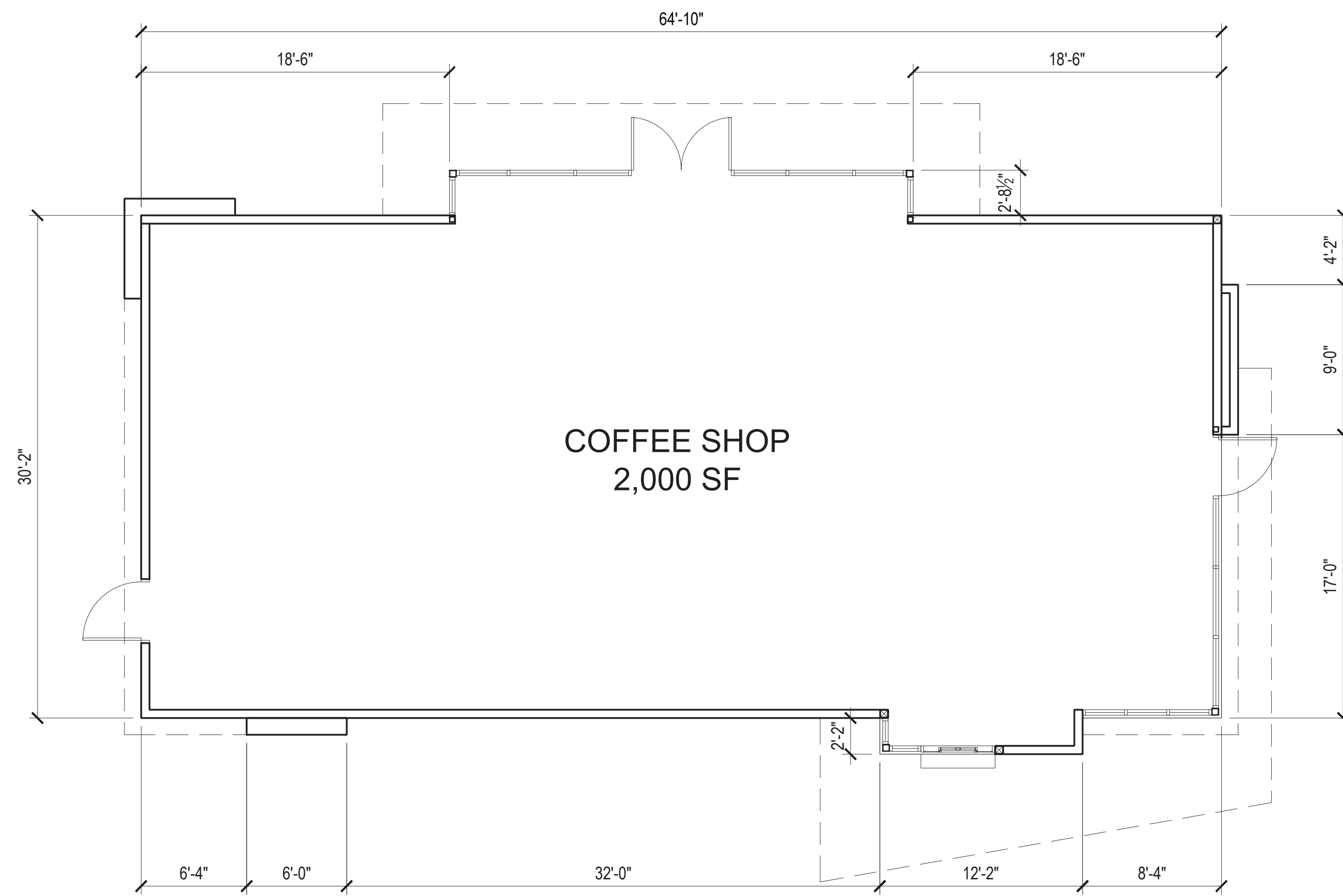
PROPOSED NORTH ELEVATION

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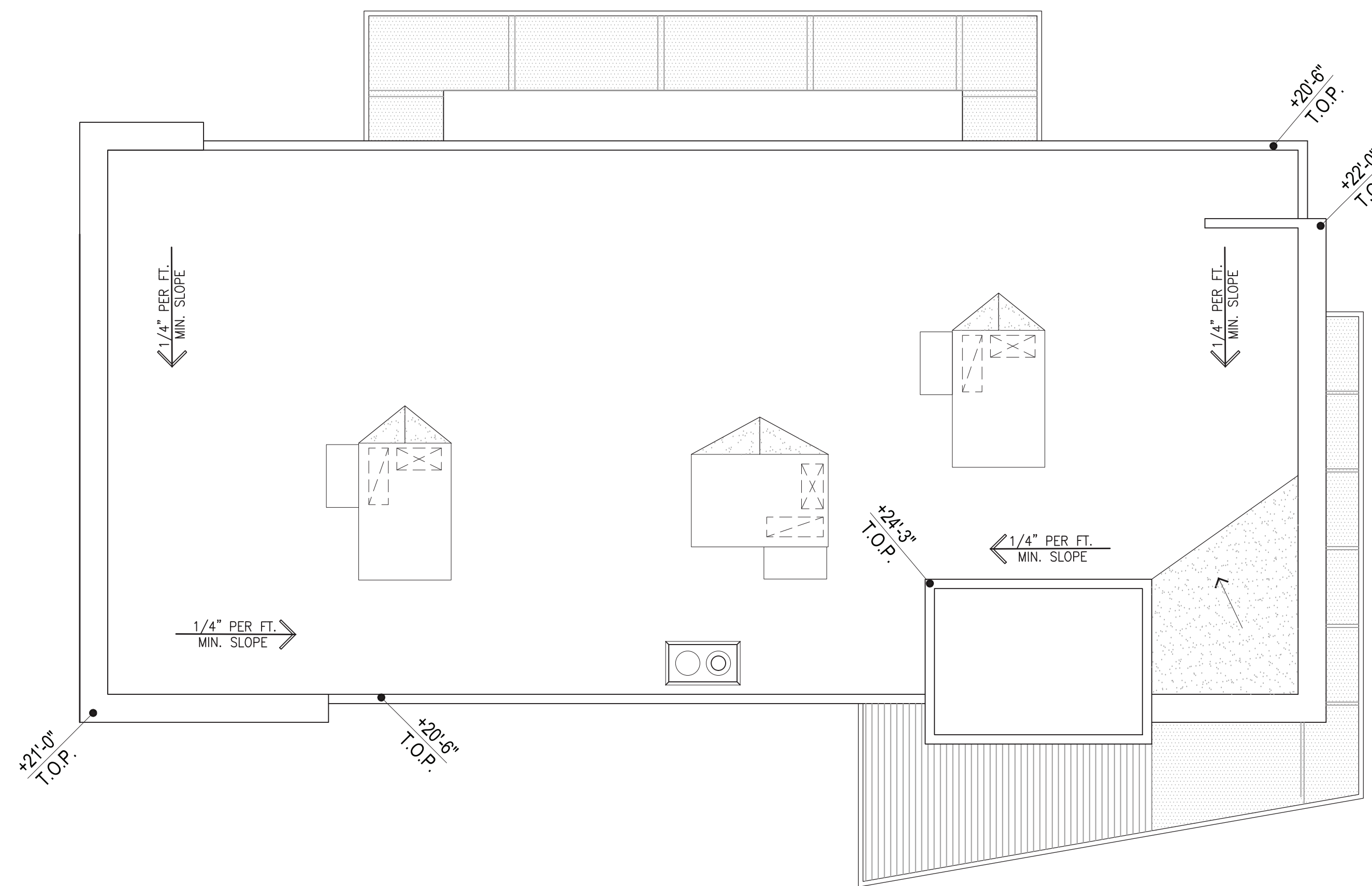
Starlight Cinema Center Valley View, Garden Grove CA.

PROPOSED ELEVATIONS

SCALE: 1/8"=1'-0" @ 24"x36"



FLOOR PLAN

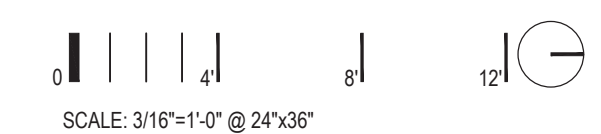


ROOF PLAN

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Starlight Cinema Center Valley View, Garden Grove CA.

PROPOSED ELEVATIONS

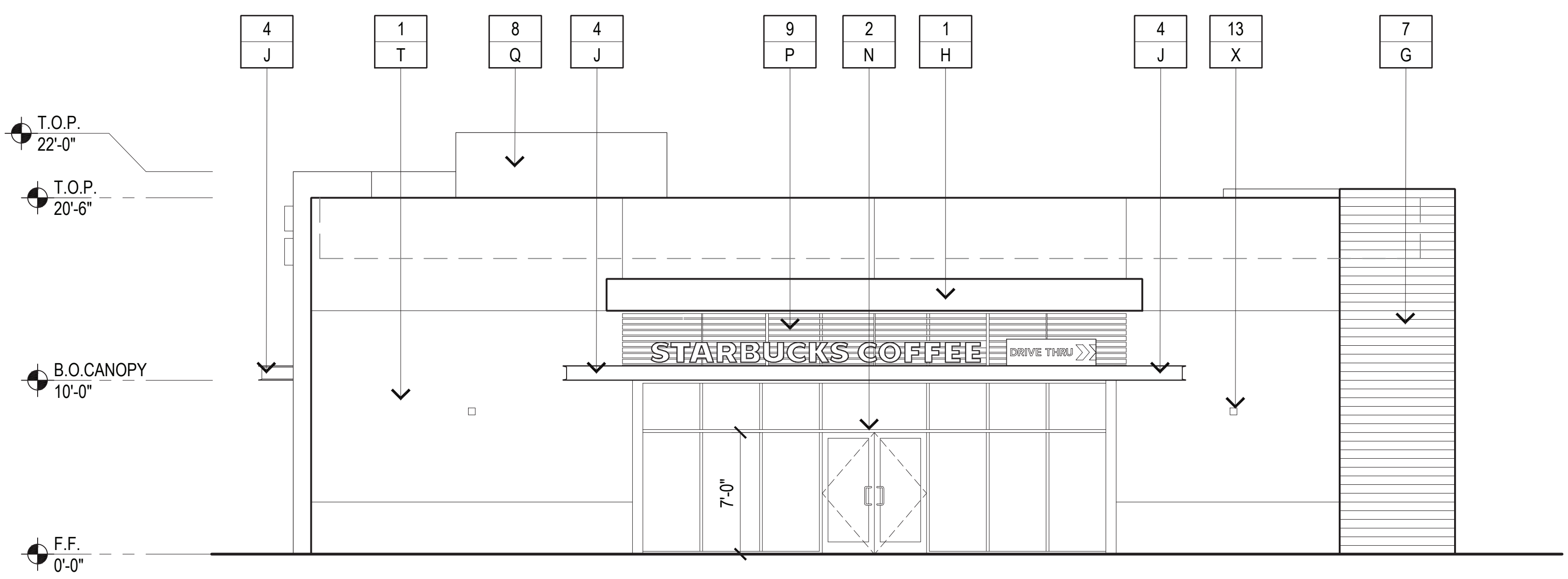


**FINISH SCHEDULE - MATERIAL**

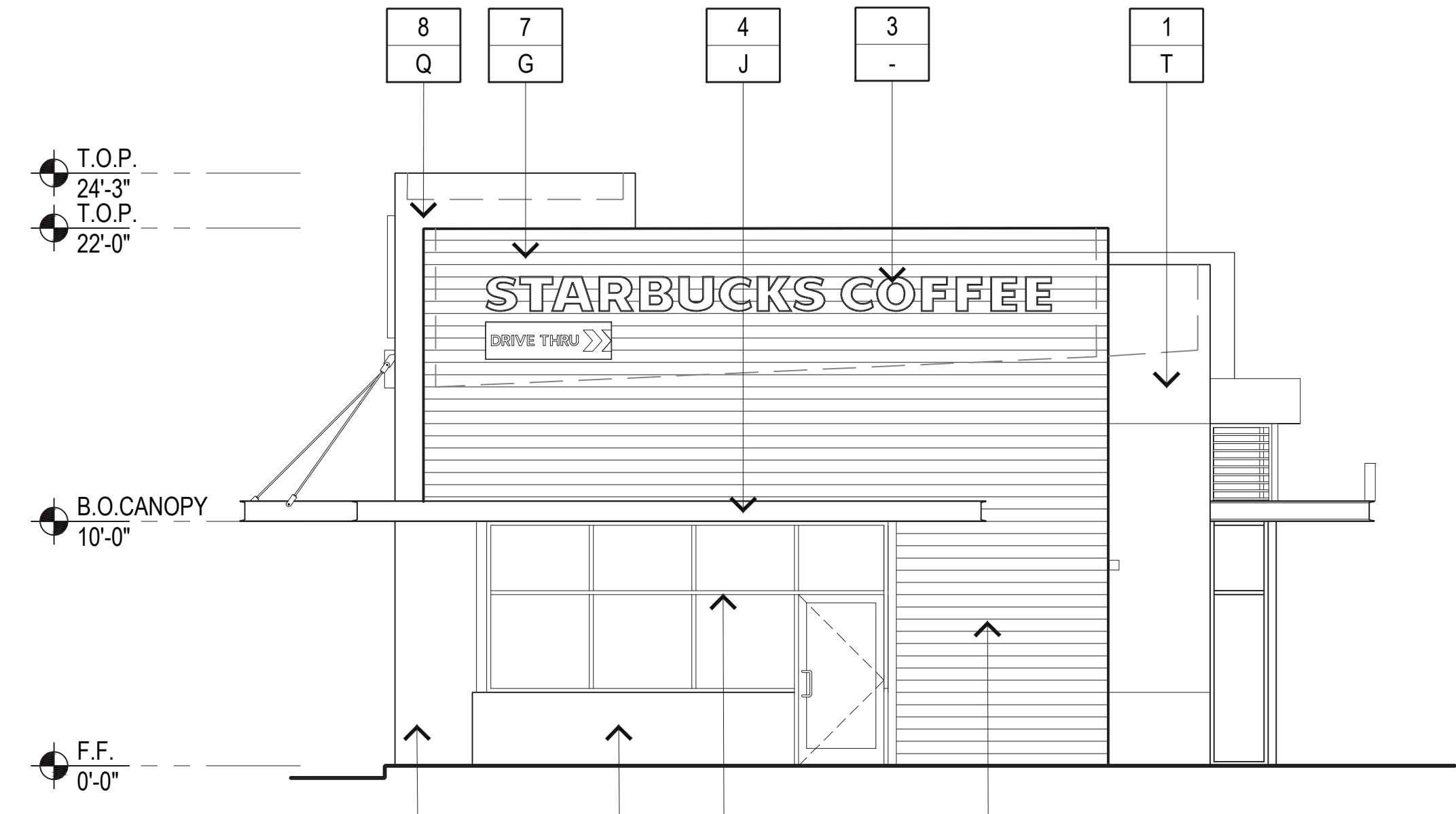
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**FINISH SCHEDULE - FINISH**

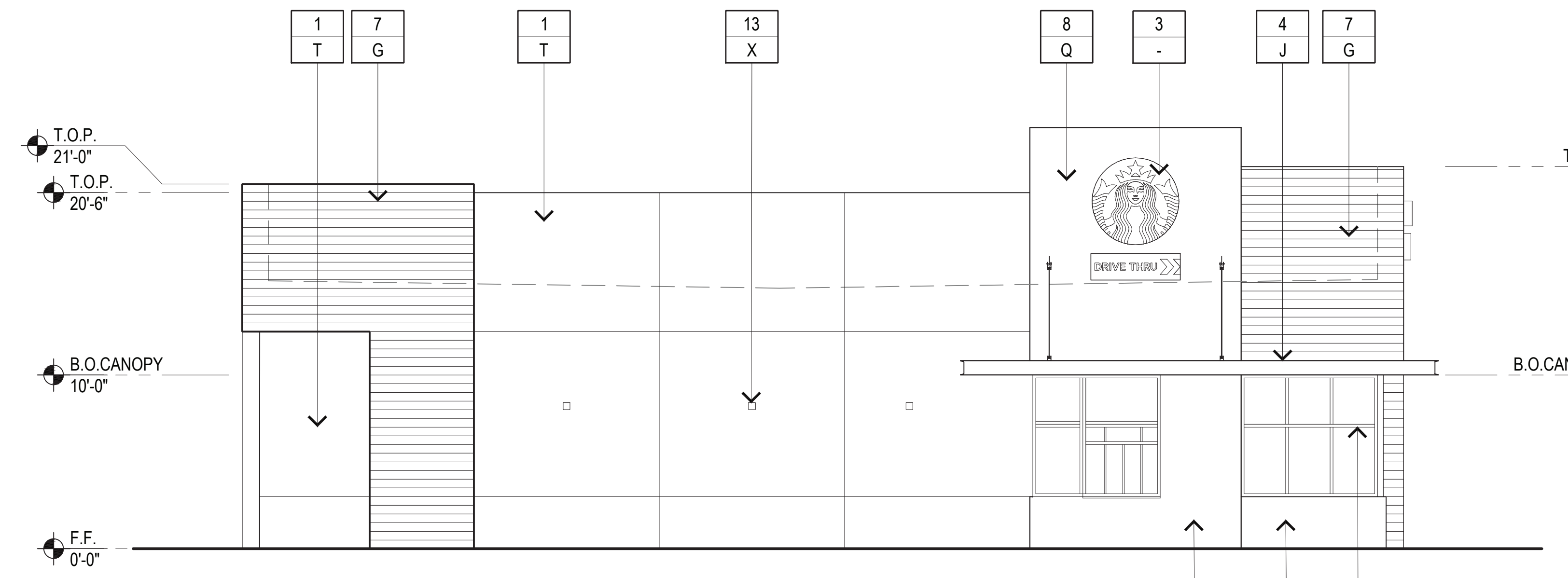
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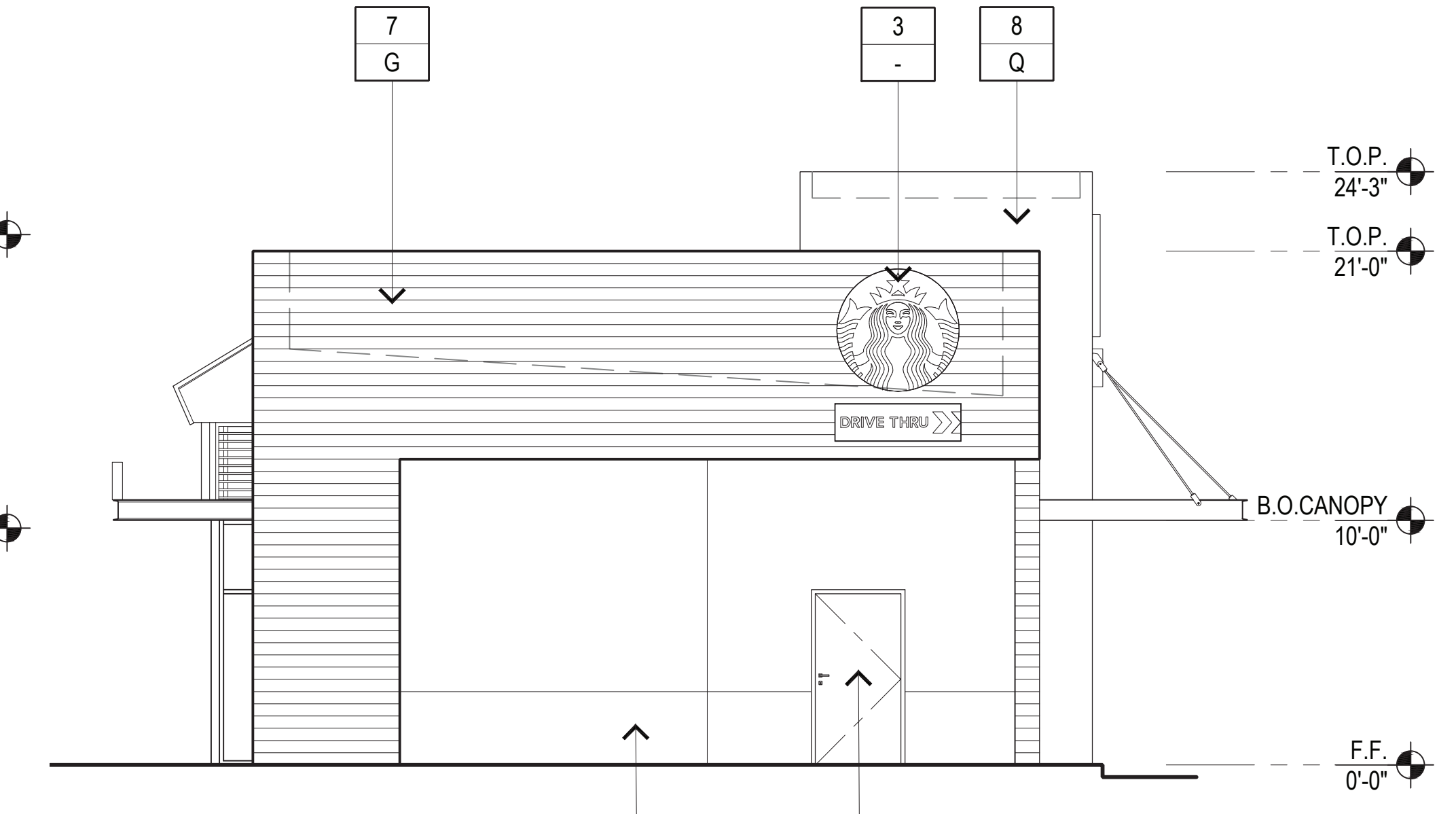
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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Starlight Cinema Center Valley View, Garden Grove CA.

PROPOSED ELEVATIONS

SCALE: 3/16"=1'-0" @ 24"X36"



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RENDERING

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RENDERING



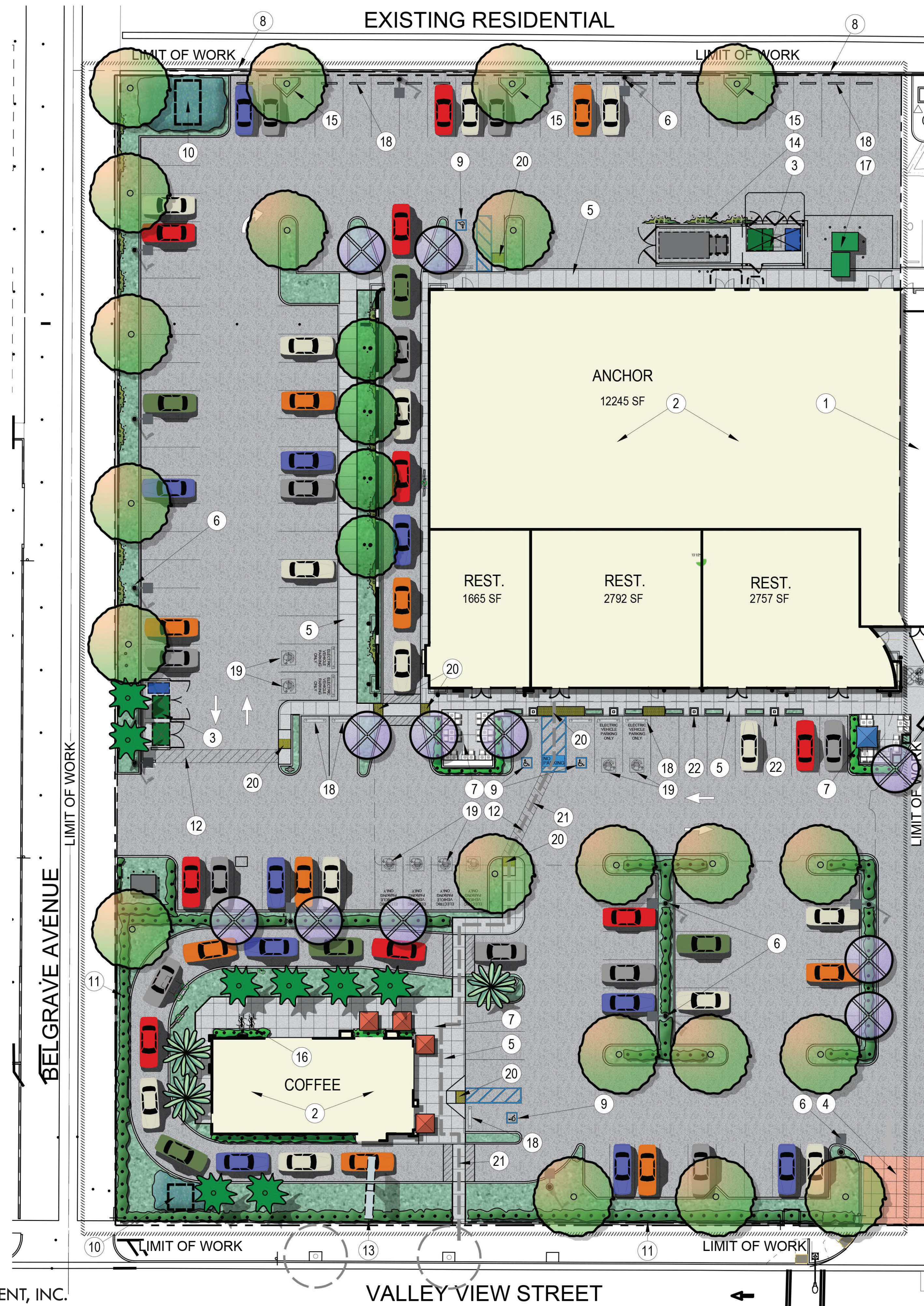
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**FEATURE LEGEND:**

- 1 STARLIGHT CINEMA PHASE 1 BUILDINGS PER ARCHITECT'S PLANS.
- 2 NEW BUILDINGS PER ARCHITECT'S PLANS.
- 3 TRASH ENCLOSURES PER SITE PLAN.
- 4 ENHANCED CONCRETE PAVING PER PHASE 1.
- 5 NEW CONCRETE WALKWAYS.
- 6 LIGHT POSTS PER SITE PLAN.
- 7 NEW TABLES AT OUTDOOR DINING AREA.
- 8 EXISTING WALL WITH EXISTING VINE TO REMAIN.
- 9 ADA HANDICAP PARKING PER ARCHITECT'S PLANS.
- 10 MODULAR WETLAND WITH COMPLIANT PLANTING.
- 11 HEDGE PLANTING.
- 12 ADA COMPLIANT ACCESS WALKWAY.
- 13 EXISTING PROJECT SIGNAGE PER ARCHITECT'S PLANS.
- 14 NEW VINE POCKET PLANTERS.
- 15 NEW TREE WELL.
- 16 NEW BIKE RACK.
- 17 ELECTRICAL UTILITIES PER OTHERS.
- 18 WHEEL STOP PER ARCHITECT'S PLANS.
- 19 ELECTRIC VEHICAL PARKING PER ARCHITECTS PLANS.
- 20 CURB RAMP WITH TRUNCATED DOMES PER ARCHITECT'S PLANS.
- 21 ADA PATH OF TRAVEL.
- 22 OVERHEAD SHADE STRUCTURE FOOTING PER ARCHITECT'S PLANS.

**PLANT SCHEDULE**

TREES	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY
	T-01	Lagerstroemia x 'Tuscarora'	Crape Myrtle Coral Pink	24" Box	Per Plan	Standard	M	11
	T-02	Phoenix dactylifera	Date Palm	10" B.T.H.	Per Plan	---	L	3
	T-03	Podocarpus gracilior	Fern Pine	24" Box	Per Plan	Standard	M	21
	T-04	Syagrus romanzoffiana	Queen Palm	10" B.T.H.	Per Plan	---	M	8
	T-05	Melaleuca quinquenervia	Cajeput Tree	24" Box	Per Plan	---	L	4

HEDGE PLANTING	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY
	Callistemon 'Little John'	Little John Dwarf Bottlebrush	15 Gal.	---	---	L	---
	Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine	15 Gal.	---	---	M	---

MODULAR WETLANDS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY
	Leymus condensatus 'Canyon Prince'	Native Blue Rye	1 Gal.	18" O.C.	---	L	---

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY
	Aloe striata	Coral Aloe	5 Gal.	---	---	L	---
	Callistemon 'Little John'	Little John Dwarf Bottlebrush	5 Gal.	---	---	L	---
	Hesperaloe parviflora 'Brakelights' TM	Brakelights Red Yucca	3 Gal.	---	---	VL	---
	Rhamnus californica 'Little Sur'	Little Sur Coffeeberry	5 Gal.	---	---	L	---

SHRUB AREAS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY
	Juncus patens 'Elk Blue'	Spreading Rush	1 Gal.	18" O.C.	---	L	---
	Sansevieria trifasciata 'Laurentii'	Mother-In-Law's Tongue	2 Gal.	18" O.C.	---	L	---

GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY
	Carex tumulicola	Berkeley Sedge	1 Gal.	18" O.C.	---	L	---
	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	1 Gal.	18" O.C.	---	L	---
	Senecio serpens	Blue Chalksticks	1 Gal.	18" O.C.	---	L	---

VINES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE	QTY
	Ficus pumila	Creeping Fig	15 Gal.	Per Plan	---	M	---
	Distictis buccinatoria	Red Trumpet Vine	15 Gal.	Per Plan	---	M	---

**WATER EFFICIENT LANDSCAPE WORKSHEET**  
Non-Residential Landscape Projects

Reference ETo for the area ETo = 47.2

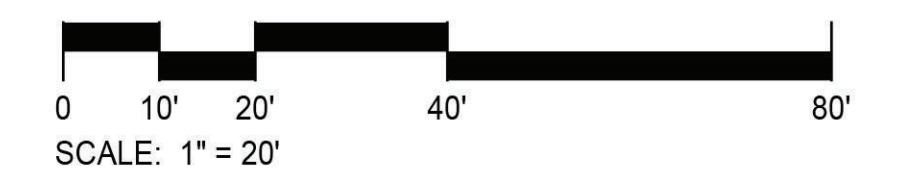
Estimated Total Water Use (ETWU):  
ETWU is calculated using the following formula: (Eto) (.62) (ETAF) (LA), where ETWU ETAF if PF/IE

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Landscape Area	Estimated Total Water Use (ETWU) gallons/yr
<b>Regular Landscape Areas</b>							
HZ1 - Low Shrub	0.2	Dripline	0.81	0.25	7,170	1770	51808
HZ2 - Mod Shrub	0.5	Dripline	0.81	0.62	3,061	1890	55295
HZ3 - Mod Tree	0.5	Bubbler	0.81	0.62	1,225	756	22129
<b>Totals</b>						<b>11,456</b>	<b>4416</b>
Estimated Total Water Use in gallons per year, ETWU Total							129231
Maximum Annual Water Allowance in gallons per year, MAWA Total							150862
MAWA calculation: (Eto) (.62) (ETAFxLA) + ((1-ETAF) x S)							MAWA - ETWU = 21631
where Non-Residential MAWA ETAF factor is 0.45							

**ETAF Calculations**

Regular Landscape Areas		
Total ETAF x Area	4416	
Total Area	11,456	
Average ETAF	0.39	Average ETAF for Regular Landscape Areas must be 0.45 or below for non-residential areas.

All Landscape Areas		
Total ETAF x Area	4416	
Total Landscape Area (LA)	11,456	
Sitewide ETAF	0.39	



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**West Grove Center - Garden Grove, CA**

**Proposed Landscape Site Plan**



ATTACHMENT 1

**C-1 ZONE USES PERMITTED**

In addition to the existing permitted uses allowed by PUD-104-73 (Rev. 2018), a bowling alley, movie theater, automatic car wash, sit-down and drive-thru restaurants, the following C-1 zone uses will be permitted as identified in Section **9.16.020.030 Uses Permitted** of Title 9 of the Municipal Code.

The symbols shown in this table have the following meanings:

A. Symbol Meaning

1. P= Automatically permitted use.
2. I= Incidental Use. Use permitted only if incidental to another primary use on the same site. If incidental to a use authorized by a conditional use permit, such incidental use is permitted only if included within the terms of the conditional use permit.
3. C = Conditional Use. Use eligible for consideration under the conditional use procedures and permitted only if the conditional use permit is approved, subject to the specific conditions of such permit.
4. \* = Use shall be subject to special conditions or specific restrictions as listed in this section.

**TABLE 1: C-1 ZONE USES PERMITTED**

<b>COMMERCIAL</b>	
<b><i>Residential Care Uses</i></b>	
Child Day Care Center	C
Community Care Facility, Residential (7 Persons or More)	C
Intermediate Care Facility	C
Residential Care Facility for the Elderly (RCFE) (7 persons or more)	C
Skilled Nursing Facility	C
<b><i>Offices and Related Uses</i></b>	
Administration/Business	P
Banks/Financial Institution	P
Medical, Dental and Related Health Service Support Facilities	P

## ATTACHMENT 1

Prescription Pharmacy	P
Professional and Clerical	P
Public Utility (Commercial)	P
<b>Professional Studios</b>	
Art, Music and Dance	P
Arts and Crafts	P*
Photography	P
Portrait	P
Radio/TV	C
Recording	C
<b>Personal Service</b>	
Athletic and Health Clubs, Gyms	C
Barber/Beauty Shop	P
Dry Cleaning - Retail Only	P
Laundromat (Coin-op)	P
Physical Therapy (Medical Use)	P
Shoe Repair	P
Tailor/Dressmaking	P
Tanning Parlor	P
Tattoo, Facial	I
<b>Tourist Services</b>	
Extended-Stay Business Hotel	C*
Hotel, Motel	C*
Recreation Vehicle Park	C
Ticket Agency	P
Travel Agency	P
<b>Recreation, Amusement, Entertainment</b>	
Cybercafés	C*
Golf Courses (Regulation)	C*
Golf Driving Ranges	C*
Incidental Amusement Devices	I*

ATTACHMENT 1

Private Clubs and Lodges	C
Tennis, Swimming Clubs	C
<b>Retail Trade</b>	
Antique Shops	P
Apparel: Clothing, Shoes and Accessories	P
Books, Magazines, Newsstand (in building)	P
Department Stores	P
Drug Stores	P
Florists	P
Furniture, Carpets, Household Appliances	P
Gifts and Souvenirs	P
Hardware, Paint	P
Hobby Shop	P
Indoor Multi-Tenant Retail Shopping Center	C*
Jewelry, Cameras and Supplies, Luggage	P
Nonvehicular Vending, Long term	C
Nurseries	P
Pets and Pet Supplies	P*
Sporting Goods	P
Stationery and Office Supplies - No Furniture	P
Toys	P
Variety, Dry Goods Stores	P
<b>Food/Drink Sales and Service</b>	
Candy, Confectionery	P
Convenience, Grocery	P
Delicatessen	P
Eating Establishment/Restaurant	
With Alcoholic Beverage Sales	C*

## ATTACHMENT 1

No Alcoholic Beverage Sales	P
Eating Establishment/Restaurant With Entertainment	C*
Eating Establishment/Restaurants with Outdoor Seating	P
Food Catering	I
Ice Cream, Bakery (retail only)	P
Liquor Store	C*
Meat Market	P
Mini-Market with Gas	C*
Supermarket	C*
<b><i>Vehicle Sales and Service</i></b>	
Auto Parts, Accessories	
No Installations	P
Bicycle Repair	P
Bicycle Sales/Rental	P
Minor Auto Maintenance	C
Self-Service or Coin-Operated Car Wash	C*
Service Stations (new and conversion of existing)	C*
Tire Sales and Service	C
Truck, Trailer Rental	I*
<b><i>Other Services</i></b>	
Day Care Facility, Adult	C
Graphic Arts/Photocopying	P
Neighborhood Recycling Center	I
Parking Facilities (For Fee)	C
Pet Grooming	P*
Small Animal Hospital/Veterinary	C*
<b>PUBLIC AND SEMI-PUBLIC</b>	
Church and Other Religious Centers	C
Commercial Radio/TV Towers	C*

## ATTACHMENT 1

Hospital, Medical or Psychiatric	C
Public Buildings (Civic Center, Library, County, State or Federal)	C
Public Safety Facilities (Fire, Police)	C
Public Utility Stations and Equipment Buildings	C
Trade, Business School	C

RESOLUTION NO. 6019-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THE CITY COUNCIL (I) ADOPT A NEGATIVE DECLARATION FOR THE WEST GROVE CENTER PROJECT LOCATED AT 12141 VALLEY VIEW STREET, ASSESSOR'S PARCEL NO. 224-202-17 ("PROPERTY"), (II) APPROVE GENERAL PLAN AMENDMENT NO. GPA-002-2021 TO CHANGE THE LAND USE DESIGNATION OF THE PROPERTY FROM CIVIC INSTITUTION TO LIGHT COMMERCIAL, AND (III) APPROVE PLANNED UNIT DEVELOPMENT NO. PUD-104-73 (REV. 2018/ REV. 2021), A TEXT AMENDMENT TO THE PUD-104-73 (REV. 2018) ZONE TO EXPAND THE COMMERCIAL USES PERMITTED TO ALSO INCLUDE USES PERMITTED IN THE C-1 (NEIGHBORHOOD COMMERCIAL) ZONE AND TO AMEND THE SIGN REQUIREMENTS.

WHEREAS, the City of Garden Grove has received an application requesting to redevelop a 2.15-acre site, located at 12141 Valley View Street, Assessor's Parcel No. 224-202-17, currently improved with a vacant bowling alley building, through the re-purposing of the existing building with new commercial retail and restaurant uses, and the construction of a new pad drive-thru restaurant. The land use actions requested to implement the Project include: (1) General Plan Amendment No. GPA-002-2021 to change the land use designation of the subject parcel from Civic Institution to Light Commercial; (2) a text amendment to Planned Unit Development No. PUD-104-73 Rev. 2018, to expand the commercial uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to modify the sign requirements of the PUD, including to allow a multiple-tenant sign cabinet on the existing pole sign; and (3) Site Plan to modify and reduce the building size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square, and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construction of a new, 2,000 square foot, pad drive-thru restaurant, and related site improvements (collectively, 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 Negative Declaration as the proposed Project cannot, or will not, have a significant effect on the environment; and,

WHEREAS, the 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 March 4, 2021, and considered all oral and written testimony presented regarding the Project, the initial study, and the Negative Declaration.

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

1. The Planning Commission has considered the proposed Negative Declaration together with comments received during the public review process.
2. The Planning Commission finds that the 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 Negative Declaration.
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 and Economic Development.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on March 4, 2021, does hereby recommend that the City Council approve General Plan Amendment No. GPA-002-2021, and approve a text amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021).

BE IT FURTHER RESOLVED in the matter of General Plan Amendment No. GPA-002-2021 and Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021), the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Dan Akarakian for Cinemas Management, Inc.
2. The applicant is requesting approval of General Plan Amendment No. GPA-002-2021 to change the land use designation of the Project site from Civic Institution to Light Commercial, and a text amendment to Planned Unit Development No. PUD-104-73 Rev. 2018 to expand the commercial uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to modify the sign requirements of the PUD to facilitate the redevelopment of the Project site through the re-purposing of existing bowling alley with new commercial retail and restaurant uses, including a 12,082 square foot anchor tenant and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a

drive-thru lane, along with the construction of a new 2,000 square foot pad drive-thru restaurant.

3. The subject site has a General Plan Land Use designation of Civic Institution and is zoned Planned Unit Development No. PUD-104-73 (Rev. 2018). The subject site is improved with a 33,375 square foot bowling alley constructed in 1975. The bowling alley use remained in operation until early 2018 when the previous operator, AMF Bowling Alley, ceased operation. The applicant is requesting approval to redevelop the Project site by repurposing the existing bowling alley building with new commercial and restaurant uses, and to construct a new pad drive-thru restaurant through land use approvals for General Plan Amendment No. GPA-002-2021, Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021), and Site Plan No. SP-097-2021 (collectively, the "Project").
4. The Community and Economic Development Department has prepared a Negative Declaration for the Project that (a) concludes that the proposed project cannot, or will not, have a significant adverse effect on the environment, and (b) was prepared and circulated in accordance with applicable law, including CEQA and CEQA's implementing guidelines.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on March 4, 2021, and all interested persons were given an opportunity to be heard.
8. Concurrently with the adoption of this Resolution, the Planning Commission adopted Resolution No. 6020-21 approving Site Plan No. SP-097-2021 authorizing the modification and reduction of the existing vacant bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants: an 12,082 square foot anchor tenant, and three (3) restaurants with a combined area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construction of a new, 2,000 square foot, pad drive-thru restaurant. The facts and findings set forth in Planning Commission Resolution No. 6020-21 are hereby incorporated into this Resolution by reference.
9. The Planning Commission gave due and careful consideration to the matter during its meeting of March 4, 2021, and considered all oral and written testimony presented regarding the project.



BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9.32.030 and 9.16.030.20, are as follows:

FACTS:

The subject site is located on the west side of Valley View Street, south of Chapman Avenue. The subject site has a General Plan Land Use designation of Civic Institution, and is zoned Planned Unit Development (PUD) No. PUD-104-73 Rev. 2018. PUD-104-73 was adopted in 1973 to allow the construction of a 126-unit residential condominium (currently known as Stonegate), a 32-lane bowling alley (12141 Valley View Street), a 900-seat movie theater (12111 Valley View Street), a 7,500 square foot restaurant (12101 Valley View Street), a 3,600 square foot drive-thru restaurant (12051 Valley View Street), and a 41,850 square foot senior facility for 120 people (5900 Chapman Avenue).

Currently, the commercial portion of PUD-104-73 Rev. 2018 includes a total of three (3) commercial properties: a parcel developed with a bowling alley, formerly occupied by AMF Bowling Alley (12141 Valley View Street); a parcel developed with the Starlight Cinema, a Jack-in-the-Box, and the Fast 5 Express car wash (12111 Valley View Street, 12103 Valley View Street, and 12101 Valley View Street, respectively), and a parcel developed with a McDonald's drive-thru restaurant (12051 Valley View Street). The bowling alley and the movie theater are designed as one contiguous building structure with a fire wall and a property line separating both uses.

The applicant is the property owner of the adjacent property to the north that is developed with the Starlight Cinema (movie theater), the Jack-in-the-Box, and the Fast 5 Express car wash, and also owns and operates the Starlight Cinema. The applicant purchased the movie theater property in 2016. In 2018, the applicant received land use approval from the City to redevelop and revitalize the movie theater property, including approval to construct a Fast 5 Express car wash and a Jack-in-the-Box drive-thru restaurant.

The applicant purchased the bowling alley property in March 2019, and now proposes to redevelop and revitalize the subject site in the same manner as the movie theater property. The proposed Project includes modifying and reducing the size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square feet, and three (3) restaurants with a combined area of 7,214 square feet, with one tenant designed with a drive-thru lane, and the construction of a new, 2,000 square foot, pad drive-thru restaurant. The Project is designed to be compatible with the site improvements of the movie theater property, and both properties will form part of an integrated development with shared parking and continued access known as the West Grove Center.

In order to facilitate the proposed Project, a General Plan Amendment to change the land use designation of the subject site from Civic Institution to Light Commercial and an zoning text amendment to the existing PUD provisions to introduce new commercial retail and restaurant uses to amend the sign requirements are required.

In conjunction with the proposed General Plan Amendment and amendment to the PUD-104-73 Rev. 2018 zone, the applicant is requesting approval of Site Plan No. SP-097-2021 to modify and reduce the size of the bowling alley building from 33,375 square feet to 19,296 square feet to accommodate a 12,082 square foot anchor tenant and three (3) restaurants with a combined area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construct a new, 2,000 square foot drive-thru restaurant, and related site improvements.

#### FINDINGS AND REASONS:

##### General Plan Amendment:

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

The proposed General Plan Amendment to change the subject site land use designation from Civic Institution to Light Commercial is consistent with the goals and objectives, and elements of the General Plan. The Light Commercial land use designation is intended to allow for a range of commercial activities that serve the local residential neighborhood, including retail, restaurant, and other similar commercial uses that are compatible with the surrounding commercial and resident uses.

The proposed General Plan amendment will assist with the revitalization and redevelopment of the subject site, which is consistent with the General Plan Land Use and Community Design Elements. Goal LU-6.1 of the General Plan Land Use Element encourages the revitalization of aging, underused or deteriorated commercial centers; Policy LU-6.2 encourages a mix of retail shops and services to better meet the needs of the area's present and potential clientele; Policy LU-6.4 encourages the City to work with property owners to revitalize deteriorated centers; Policy LU-6.6 encourages appropriate signage in commercial centers; and LU-IMP-6C encourages façade renovations, enhanced parking area landscaping, and improved lighting.

Additionally, Policy CD-1.4 of the Community Design Element seeks to create unique retail spaces that are architecturally rich, pedestrian friendly, culturally sensitive, and economically viable; Implementation Program CD-IMP-1A provides for the City to promote commercial uses near residential neighborhoods that serve local residents and create neighborhood-gathering

places; Policy CD-4.5 encourages new public and private parking facilities to meet aesthetic and functional standards beneficial to the urban environment; Implementation Program CD-IMP-4E provides for the City to require that all sides of a building visible from City streets display fully finished architectural detail, including finished doors, windows, and exterior surfaces identical to, or which complement the front of the building; and Implementation Program CD-IMP-4F provides for the City to require landscaping treatment on all parts of a building site, visible from City streets.

The subject site is 2.15-acres, and is currently developed with a 33,375 square foot bowling alley building constructed on 1975. The bowling alley use remained in operation until early 2018, when the AMF Bowling Alley ceased operation. The building has remained vacant since. The existing building design and site improvements have remained relatively unchanged since the building's construction in 1975. The subject site is the remaining parcel within the PUD that has not undergone revitalization. The McDonald's restaurant located within the same PUD was rebuilt in 2015, while the improvements to the movie theater parcel were completed in 2020.

The proposed Project will assist with the revitalization of the property through repurposing the existing bowling alley building with new commercial retail and restaurant uses, and the construction of new a 2,000 square foot pad drive-thru restaurant. Specifically, the existing bowling alley building will be reduced in size from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants: an anchor tenant of 12,082 square feet, three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane. The proposed building architecture of both the existing building and the proposed pad building will be contemporary, and will include enhanced articulation, detailing, and varied building massing. Other site improvements include redesigning the parking lot, constructing new landscape planters, and installing new parking lot lighting and new building signage. The Project's design and improvements are compatible with those of the movie theater property, and will be complementary with the design of the West Grove Center. The new commercial uses proposed by the PUD amendment are locally serving, and will serve the needs of the surrounding residential area.

The proposed General Plan Amendment will facilitate the redevelopment and revitalization of an underutilized property with a vibrant commercial development, which is consistent and will further the goals and policies of the General Plan.

2. The General Plan Amendment is deemed to promote the public interest, health, safety, and welfare.

The General Plan Amendment to change the land use designation of the subject site from Civic Institution to Light Commercial will facilitate the redevelopment of an underutilized property that is improved with a vacant bowling alley building with a vibrant commercial development. The Light Commercial land use designation allows for a range of commercial activities that serve the local residential neighborhood, such retail, restaurant, and other similar commercial uses that are compatible with the surrounding area, including the residential uses. The proposed project will redevelop and revitalize the project site through the introduction of new commercial uses that will serve the local community. The Project will re-purpose the vacant bowling alley building to accommodate an anchor tenant and three (3) restaurant tenants, along with a new pad drive-thru restaurant. The project will include parking lot, lighting, and landscape improvements. The proposed architecture design of the building will be contemporary, and will include enhanced articulation, detailing, and varied building massing. The proposed building architectural and landscaping will be compatible with the recent improvements completed for the adjacent movie theater property (12111 Valley View Street). The project will form part of the newly revitalized West Grove Center. The proposed General Plan Amendment will facilitate the redevelopment and revitalization of an underutilized commercial property, and will promote the public interest, health, safety, and welfare, through the associated site improvements and proposed commercial uses.

3. The subject parcel(s) is physically suitable for the requested land use designation(s), compatible with surrounding land uses, and consistent with the General Plan.

The size and shape of the parcel proposed for the General Plan Amendment is physically suitable for the proposed land use designation of Light Commercial. The project site is 2.15-acres and is currently developed with a 33,375 square foot vacant bowling alley building and surface parking. The proposed project includes demolishing 14,079 square feet of building area located along the easterly and southerly portions of the building to accommodate additional parking, walkways, and a drive-thru lane for a new inline tenant restaurant. The proposed project will form part of the newly renovated West Grove Center, which includes the adjacent movie theater property to the north. The existing bowling alley building will be repurposed to accommodate a 12,082 square foot tenant and three (3) restaurant tenants with a total combined area of 7,214 square feet, with one restaurant designed with a drive-thru lane. A new 2,000 square foot pad drive-thru restaurant will be constructed on the southeast corner of the lot. The Project site will continue to provide shared access with the adjacent movie theater property to the north, along with shared parking, through a reciprocal parking agreement. The site is physically suitable to support the requested General Plan Amendment.

Furthermore, the project is compatible with the surrounding land uses. The parcels to the north and west of the Project site are part of the same PUD. The property to the north is improved with the Starlight Cinema, a Jack-in-the-Box, and Fast 5 Express car wash, while the property to the west is a residential condominium known as Stonegate. To the south of the Project site is a public alley, and to the south of the public alley is a fire station and multi-family apartments. The properties to the east of the project site, across Valley View Street, include a church, senior apartments, and a commercial shopping center. The proposed project is consistent with the surrounding commercial developments, and will introduce new commercial uses that will serve the needs of the residential uses.

Planned Unit Development:

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

The proposed PUD amendment will expand the existing commercial uses permitted in PUD-104-73 (Rev. 2018) to also allow the uses permitted in the C-1 (Neighborhood Commercial) zone, as well as amend the sign requirements. The proposed amendment will facilitate the redevelopment of an aging and underutilized commercial property with new commercial retail and restaurant uses that will serve the surrounding uses, particularly the residential uses. The Project will be compatible with the existing commercial developments in the PUD and in the vicinity.

The existing building design and site improvements have remained relatively unchanged since the building's construction in 1975. The subject site is the remaining parcel within the commercial portion of PUD-104-73 (Rev. 2018) that has not undergone revitalization. The McDonald's restaurant located in the same PUD was rebuilt in 2015, while the improvements to the movie theater parcel were completed in 2020. The proposed Project will assist with the revitalization of the subject site through the repurposing the existing bowling alley building with new commercial retail and restaurant uses, and the construction of new a 2,000 square foot pad drive-thru restaurant. The proposed architecture of both the existing building and the proposed pad building will be contemporary, and will include enhanced articulation, detailing, and varied building massing. Other site improvements include redesigning the parking lot, constructing new landscape planters, and installing new parking lot lighting and new building signage. The Project's site construction, design, and site improvements are compatible with the improvements of the movie theater property, and will be complementary with the design of the West Grove Center. The new commercial uses proposed by the PUD are locally serving, and will serve the needs of the surrounding

residential area. Therefore, the proposed project is compatible with the character of existing developments in the vicinity.

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

The proposed project facilitated by the PUD amendment will revitalize an older and under-utilized commercial property located along the Valley View Corridor that has remained relatively unchanged since 1975. A Traffic Study was prepared for the project that reviewed the Project's traffic and circulation, and the City's Traffic Engineering Division determined that the project would not have significant impacts to existing City infrastructure.

The City's Engineering Division has reviewed the plan and all appropriate conditions of approval have been incorporated to minimize any adverse impacts on surrounding streets.

In addition, the project will provide sufficient on-site parking through a reciprocal parking and access agreement with the movie theater property to accommodate the proposed development. The Project is required to provide a total of 167 parking spaces. The Project will provide 123 parking on-site spaces in the form of 115 parking stalls and eight (8) vehicle queuing spaces combined within the two (2) proposed drive-thru lanes. The movie theater property is required to provide a total of 129 parking spaces, and currently provides a total of 195 parking spaces. The movie theater property has a surplus of 66 parking spaces, and 44 parking spaces will be utilized by the Project to comply with its required parking. In addition, changes to the on-site circulation will occur, and the design of the drive aisles and the parking lot comply with the City's requirement for vehicular and emergency access.

Furthermore, the project will continue to maintain two (2) access points to the site on Valley View Street, an access point from the public alley, as well as continue to maintain the shared on-site access between the adjacent commercial properties within the PUD.

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

The Project will introduce new landscape areas that will enhance the overall site appearance. The proposed landscape treatment will be compatible with the landscape design of the adjacent property to the north for continuity purposes. The Project will provide new landscaping along Valley View Street and the public alley, within the parking area, and adjacent to the restaurant drive-thru lanes. The overall landscaping for the site will increase from 1,216 square feet (1.2% of the site) to 11,456 square feet (12.2% of

the site). The project has been designed in accordance with the City's provisions for providing an adequate amount of landscaping as required by the Planned Unit Development standards. The Community and Economic Development Department, Planning Services Division will review and approve the type and number of plants.

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

Through the conditions of approval for the project, all necessary agreements for the protection and maintenance of landscaped setbacks and open spaces will be required to be adhered to for the life of the project.

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

The subject site is currently zoned Planned Unit Development No. PUD-104-73 (Rev. 2018). PUD-104-73 was adopted in 1973 to allow the construction of a 126-unit residential condominium, a 32-lane bowling alley, a 900-seat movie theater, a 7,500 square foot restaurant, a 3,600 square foot drive-thru restaurant, and a 41,850 square foot senior facility. The PUD was amended in 2018 to allow for the redevelopment of the movie theater property (12101 and 12111 Valley View Street) with an automatic car wash, a pad drive-thru restaurant, an inline tenant restaurant, and a movie theater expansion. The proposed PUD amendment will allow the subject site can be redeveloped with new commercial uses allowed by the C-1 (Neighborhood Commercial) zone and will amend the sign criteria of the PUD to allow multi-tenant display areas on permitted pole signs and to allow existing pole signs to be replaced with monument signs. The proposed amendment will facilitate the redevelopment of the site in order to introduce new commercial uses and will allow for the necessary site improvements that will revitalize the property to fulfill the goals of the General Plan, and integrate the property with the improvements recently completed on the adjacent movie theater property to form part of the West Grove Center.

Concurrently with the proposed PUD amendment, a Site Plan is proposed to allow the modification and reduction of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate an anchor tenant of 12,082 square feet, and three (3) new restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construction of a new 2,000 square foot pad drive-thru restaurant, and related site improvements that will assist with the redevelopment and revitalization of the project site. The proposed amendment to the PUD will allow for a project with a superior design and use

diversity than allowed by the current PUD that limited the use of the site to a bowling alley.

6. The amendment to the PUD is internally consistent with the goals, objectives, and elements of the General Plan.

The subject site has an existing General Plan Land Use Designation of Civic Institution. Concurrently with the PUD amendment, a General Plan Amendment is proposed to change the land use designation to Light Commercial. The Light Commercial land use designation is intended to allow for a range of commercial activities that serve the local residential neighborhood, including retail, restaurant, and other similar commercial uses that are compatible with the surrounding area, particularly the adjoining residential uses. The proposed amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018) will expand the commercial uses permitted to also allow the uses permitted in the C-1 zone. The proposed amendment to the PUD will assist with the revitalization of the subject site, which is consistent with the goals and policies of the General Plan.

The General Plan describes a Planned Unit Development as a precise plan that provide the means for the regulations of buildings, structures, and uses of land to facilitate the implementation of the General Plan. The regulations of the PUD are intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the Municipal Code. The proposal complies with the spirit and intent of the General Plan that establishes that a PUD is intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the Municipal Code.

In addition, the proposed amendment will also assist with the revitalization and redevelopment of a commercial property, which is consistent with the General Plan. The Project is consistent with the goals and policies of the General Plan Land Use and Community Design Elements. Goal LU-6.1 of the General Plan Land Use Element encourages the revitalization of aging, underused or deteriorated commercial centers; Policy LU-6.2 encourages a mix of retail shops and services to better meet the needs of the area's present and potential clientele; Policy LU-6.4 encourages the City to work with property owners to revitalize deteriorated centers; Policy LU-6.6 encourages appropriate signage in commercial centers; and LU-IMP-6C encourages façade renovations, enhanced parking area landscaping, and improved lighting.

Additionally, Policy CD-1.4 of the Community Design Element seeks to create unique retail spaces that are architecturally rich, pedestrian friendly, culturally sensitive, and economically viable; Implementation Program



CD-IMP-1A provides for the City to promote commercial uses near residential neighborhoods that serve local residents and create neighborhood-gathering places; Policy CD-4.5 encourages new public and private parking facilities to meet aesthetic and functional standards beneficial to the urban environment; Implementation Program CD-IMP-4E provides for the City to require that all sides of a building visible from City streets display fully finished architectural detail, including finished doors, windows, and exterior surfaces identical to, or which complement the front of the building; and Implementation Program CD-IMP-4F provides for the City to require landscaping treatment on all parts of a building site, visible from City streets.

The proposed amendment will introduce new uses within the PUD and update the sign requirements that will assist with revitalizing the subject site, which will form part of the West Grove Center, which is consistent with goals and policies, and elements of the General Plan.

7. The amendment to the PUD will promote the public interest, health, and welfare.

The proposed amendment will expand the commercial uses permitted in the PUD to facilitate the redevelopment of the Project site. The commercial uses permitted will be those allowed by the C-1 (Neighborhood Commercial) zone, and the proposed uses will be compatible with the uses currently allowed by PUD-104-73 zone (Rev. 2018). The introduction of new commercial uses will provide additional retail shopping and dining opportunities to serve the surrounding residential neighborhood, and will assist with the revitalization of an aging and underutilized commercial property. Adherence to the conditions of approval will ensure the public interest, health, safety, and welfare.

#### INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The General Plan Amendment and Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021) possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.16.030.020.F. (General Plan Amendment), 9.16.030.020.F. Planned Unit Development), and 9.32.030.D (Land Use Action Procedures).
2. The Planning Commission recommends that the City Council (A) approve General Plan Amendment No. GPA-002-2021, and (B) approve Planned Unit

Development No. PUD-104-73 (Rev. 2018/Rev. 2021) and adopt the draft Ordinance attached hereto as Exhibit "A".

Adopted this 4th day of March 2021

ATTEST:

/s/ DAISY PEREZ  
CHAIR

/s/ JUDITH MOORE  
RECORDING SECRETARY

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

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on March 4, 2021, by the following vote:

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

/s/ JUDITH MOORE  
RECORDING SECRETARY

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

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is March 25, 2021.

ORDINANCE NO.  
**(PROPOSED ORDINANCE)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING A TEXT AMENDMENT TO PLANNED UNIT DEVELOPMENT NO. PUD-104-73 (REV. 2018/REV. 2021) TO EXPAND THE USES PERMITTED TO ALSO INCLUDE THE USES PERMITTED IN THE C-1 (NEIGHBORHOOD COMMERCIAL) ZONE, AND TO AMEND THE SIGN REQUIREMENTS OF THE PUD

***City Attorney Summary***

***This Ordinance approves an amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021) to amend the uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to amend the sign requirements of the PUD.***

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE FINDS AND DETERMINES AS FOLLOWS:

WHEREAS, on August 21, 1973, the Garden Grove City Council adopted Resolution No. 4472-73, approving Planned Unit Development No. PUD-104-73 and rezoning an approximately 17.67-acre parcel located at the southwest corner of Chapman Avenue and Valley View Street to PUD-104-73, subject to all of the conditions and provisions as set forth in Planning Commission Resolution No. 2673;

WHEREAS, the 17.67-acre site was originally comprised of one (1) residential lot, an aged facility, and four (4) commercial lots;

WHEREAS, the uses and activities originally permitted within PUD-104-73, respectively, included a 126-unit townhouse condominium development, a bowling alley, a movie theater, a 7,500 square foot restaurant, a McDonald's restaurant, and a senior care facility;

WHEREAS, on November 13, 2018, the Garden Grove City Council adopted Ordinance No. 2895, approving a text amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018), amending the permitted uses for the properties located at 12101 and 12111 Valley View, to allow an automatic carwash, a drive-thru pad restaurant, and a sit-down restaurant, and to amend the sign requirements of the PUD;

WHEREAS, upon the effectiveness of Planned Unit Development No. PUD-104-73 Rev. 2018, Planning Commission Resolution No. 5932-18 approving Site Plan No. SP-057-2018 to allow the construction of a 4,241 square foot automatic car wash, an 1,870 square foot drive-thru pad restaurant, a 2,700 square foot sit-down restaurant, a 2,846 square foot expansion to the existing movie theater, and related site improvements on the properties located at 12101 and 12111 Valley View Street, and Lot Line Adjustment No. LLA-019-2018 to modify existing lot lines to consolidate the two (2) subject parcels into one (1); and Planning Commission Resolution No. 5933-18 approving Conditional Use Permit No.

CUP-140-2018 to allow the operation of the proposed automatic car wash also became effective.

WHEREAS, the uses and activities currently permitted within each of the three (3) existing commercial PUD parcels include (1) a bowling alley (12141 Valley View Street); (2) a movie theater, automatic car wash, 1,870 square foot drive-thru pad restaurant, and a 2,700 square foot sit-down restaurant (12111, 12103, 12101 Valley View Street; and (3) a McDonald's restaurant (12051 Valley View Street);

WHEREAS, the signage permitted within PUD-104-73 Rev. 2018 is set forth in City Council Ordinance No. 2895 as modified; and

WHEREAS, Dan Akarakian for Cinemas Management, Inc., on behalf of Valley View Cinema Center, LLC, owner of the commercial lot located at 12141 Valley View Street and developed with a 33,375 square foot vacant bowling alley building, has requested approval of an amendment to Planned Unit Development No. PUD-104-73 Rev. 2018 to expand the commercial uses permitted to also include the uses allowed by the C-1 (Neighborhood Commercial) zone to facilitate the redevelopment of the subject site by re-purposing the existing building with new commercial retail and restaurant uses, along with construction of a new 2,000 square foot pad drive thru restaurant, and to modify the sign requirements of the PUD;

WHEREAS, the proposed amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018) is being processed in conjunction with Site Plan No. SP-097-2021 to modify and reduce the size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square feet, and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construction of a new 2,000 square foot pad drive-thru restaurant, and related site improvements;

WHEREAS, the uses, activities, and improvements contemplated by the proposed PUD amendment and Site Plan No. SP-097-2021 are collectively referred to as the "Project";

WHEREAS, following a public hearing held on March 4, 2021, the Planning Commission adopted Resolution No. 6019-21 recommending City Council approval of Planned Unit Development No. PUD-104-73 (Rev. 2018/ Rev. 2021);

WHEREAS, on March 4, 2021, the Planning Commission also adopted Resolution No. 6020-21 approving Site Plan No. SP-097-2021, subject to the City Council's approval of Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021);

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on \_\_\_\_\_, 2021, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter; and

WHEREAS, the City Council hereby determines that the proposed Project qualifies for a Negative Declaration as the proposed Project cannot, or will not, have a significant effect on the environment pursuant to 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.*;

WHEREAS, the City Council hereby incorporates by reference the findings and reasons set forth in Planning Commission Resolution No. 6019-21, and makes the following findings regarding Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021):

A. The location of the buildings, architectural design, and uses proposed pursuant to the PUD amendment are compatible with the character of existing development in the vicinity and will be well integrated into its setting.

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

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

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

E. The quality of the Project achieved through the proposed amendment to the existing planned unit development zoning is greater than could be achieved through traditional zoning.

F. The amendment to the PUD is internally consistent with the goals, objectives, and elements of the General Plan.

G. The amendment to the PUD will promote the public interest, health, and welfare.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1. The above recitals are true and correct.

SECTION 2. Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021) is hereby approved pursuant to the findings set forth herein and the facts and reasons stated in Planning Commission Resolution No. 6019-21, a copy of which is on file in the Office of the City Clerk, and which is incorporated herein by reference with the same force and effect as if set forth in full.

SECTION 3. Planned Unit Development No. PUD-104-73 (Rev. 2018) is hereby amended to modify the uses and activities permitted on the 12051, 12101, 12111, and 12141 parcels, as set forth in City Council Ordinance No. 2895, by amending Condition of Approval "X" to read as follows (additions shown in ***bold/italics***; deletions shown in ~~strikethrough~~):

X. ~~Only~~ ~~†~~The following uses shall be permitted on the 12051, 12101, and 12111 **and 12141** Valley View Street parcel(s):

- 1) ***A bowling alley, subject to Site Plan approval***
- 2) A movie theatre, subject to Site Plan approval
- 3) An automatic car wash, subject to Site Plan and Conditional Use Permit approval
- 4) ~~An 1,870 square foot~~ ***Drive-thru pad restaurants***, subject to Site Plan approval
- 5) ~~A 2,700 square foot~~ ***Sit-down restaurants***, subject to Site Plan approval
- 6) ***All uses permitted in the C-1 (Neighborhood Commercial) zone, subject to the use and development standards of the C-1 zone and approval of the appropriate land use entitlements required for the establishment and operation of the use, as specified in the Municipal Code.***

***All new construction shall be subject to the development standards of the C-1 zone and the provisions of Chapter 9.32 (Procedures and Hearings) of the Municipal Code, provided, however, that encroachments into required setback areas for parking and drive-thru lanes or deviations from the height requirement for architectural projections may be permitted at the discretion of the Planning Commission in conjunction with a Site Plan approval.***

~~The 7,500 square foot restaurant described in Planning Commission Resolution No. 2673, located at 12101 Valley View Street, is being demolished and shall no longer be a permitted use within Planned Unit Development No. PUD 104 73. The uses and activities permitted on the other parcels within Planned Unit Development No. PUD 104 73 shall remain the same.~~

SECTION 4. Planned Unit Development No. PUD-104-73 (Rev. 2018) is hereby amended to modify the sign requirements, as set forth in City Council Ordinance No. 2895, as follows (additions shown in ***bold/italics***; deletions shown in ~~strikethrough~~):

D. Signage in the residential portion shall be in accordance with the provisions of the R-2, Limited Multiple Residential zone. Signage in the

commercial area shall be as follows and shall be subject to be the square footage permitted in the C-1, Neighborhood Commercial zone.

- 1) One pole sign shall be permitted for each of the four primary commercial uses (the **multi-tenant anchor building, formerly the** bowling alley, the movie theater, the automatic car wash, and McDonald's) provided that they shall be located a minimum of 200 feet apart, and that they shall not exceed 35 feet in height. The **Each** pole sign cabinet ~~for the automatic car wash~~ may be designed to allow for a multi-tenant display area ~~to accommodate signage for the drive-thru restaurant and the sit-down restaurant located on-site.~~ The proposed display area of any new pole sign cabinet shall comply with the total sign area requirements of the C-1 zone. **Existing pole signs may be replaced with a monument sign that complies with the monument sign requirements of the Municipal Code.**
- 2) Wall signs shall not extend above the top of any wall, and no roof signs are permitted. Proposed wall signs for each use shall comply with the total allowable sign area requirements of the C-1 zone.
- 3) Permitted signage for the movie theater may also include a vertical sign on the new building tower element, and non-LED/non-digital movie poster board graphics on the exterior wall marquee and/or on the exterior wall movie poster display boards.

SECTION 5. Severability. If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

SECTION 6. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after adoption.

RESOLUTION NO. 6020-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-097-2021 FOR PROPERTY LOCATED ON THE WEST SIDE OF VALLEY VIEW STREET, SOUTH OF CHAPMAN AVENUE, AT 12141 VALLEY VIEW STREET, ASSESSOR'S PARCEL NO. 224-202-17.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on March 4, 2021, hereby approves Site Plan No. SP-097-2021 for property located on the west side of Valley View Street, south of Chapman Avenue, at 12141 Valley View Street, Assessor's Parcel No. 224-202-17.

WHEREAS, the City of Garden Grove has received an application requesting to redevelop a 2.15-acre site, located at 12141 Valley View Street, Assessor's Parcel No. 224-202-17, currently improved with a vacant bowling alley building, through the re-purposing of the existing building with new commercial retail and restaurant uses, and the construction of a new pad drive-thru restaurant. The land use actions requested to implement the Project include: (1) General Plan Amendment No. GPA-002-2021 to change the land use designation of the subject parcel from Civic Institution to Light Commercial; (2) a text amendment to Planned Unit Development No. PUD-104-73 Rev. 2018, to expand the commercial uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to modify the sign requirements of the PUD, including to allow for multiple-tenant sign cabinet on the existing pole sign; and (3) Site Plan to modify and reduce the building size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square, and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construction of a new, 2,000 square foot, pad drive-thru restaurant, and related site improvements; and,

WHEREAS, pursuant to Resolution No. 6019-21, adopted March 4, 2021, the Planning Commission has recommended that the City Council adopt a Negative Declaration for the Project and approve General Plan Amendment No. GPA-002-2021 and a text amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021).

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on March 4, 2021, does hereby approve Site Plan No. SP-097-2021, subject to the adoption of a Negative Declaration for the project by the Garden Grove City Council, and the adoption and effectiveness of a Resolution approving General Plan Amendment No. GPA-002-2021, and an Ordinance approving a text amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021) by the Garden Grove City Council, in substantially the same form as recommended by the Planning Commission pursuant to Resolution No. 6019-21.



BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-097-2021, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Dan Akarakian for Cinemas Management, Inc.
2. The applicant is requesting Site Plan approval to modify and reduce the size of the existing vacant bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square foot, and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, and the construction of a new, 2,000 square foot, pad drive-thru restaurant, along with related site improvements. This request is being processed in conjunction with a request for approval of General Plan Amendment No. GPA-002-2021 to change the land use designation of the subject site from Civic Institution to Light Commercial, and a request for approval of Planned Unit Development No. PUD 104-73 (Rev. 2018/Rev. 2021) to expand the commercial uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to amend the sign requirements of the PUD to facilitate the proposed Project. The uses, activities, and improvements contemplated by the proposed General Plan Amendment, the PUD amendment, and Site Plan No. SP-097-2021 are collectively referred to as the "Project".
3. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq., an initial study was prepared and it has been determined that the proposed project qualifies for a Negative Declaration because the proposed project cannot, or will not, have a significant effect on the environment. The Negative Declaration was prepared and circulated in accordance with CEQA and CEQA's implementing guidelines. Pursuant to Resolution No. 6019-21, adopted March 4, 2021, the Planning Commission recommended that the City Council adopt the Negative Declaration for the Project.
4. The property has a General Plan Land Use designation of Civic Institution and is zoned Planned Unit Development No. PUD-104-73 (Rev. 2018). A General Plan Amendment is being requested in conjunction with Site Plan No. SP-097-2021 to change the land use designation of the subject site from Civic Institution to Light Commercial. The site is 2.15-acres, and is currently developed with a vacant bowling alley building. The existing building will be reduced in size from 33,375 square feet to 19,296 square to accommodate one anchor tenant and three (3) restaurants, with one tenant designed with a drive-thru, and a new 2,000 square foot pad drive-thru restaurant.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.

6. Report submitted by the City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on March 4, 2021, and all interested persons were given an opportunity to be heard.
8. Concurrently with the adoption of this Resolution, the Planning Commission adopted Resolution No. 6019-21 recommending that the City Council adopt a Negative Declaration, and approve General Plan Amendment No. GPA-002-2021 to change the General Plan land use designation from Civic Institution to Light Commercial, and to approve a text amendment to Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021) to expand the commercial uses permitted to also include the uses permitted in the C-1 (Neighborhood Commercial) zone, and to amend the PUD sign requirements.
9. The Planning Commission gave due and careful consideration to the matter during its meeting of March 4, 2021, and considered all oral and written testimony presented regarding the project, the initial study, and the Negative Declaration.

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

FACTS:

The subject site is located on the west side of Valley View Street, south of Chapman Avenue. The subject site has a General Plan Land Use designation of Civic Institution, and is zoned Planned Unit Development (PUD) No. PUD-104-73 (Rev. 2018). PUD-104-73 was adopted in 1973 to allow the construction of a 126-unit residential condominium (currently known as Stonegate), a 32-lane bowling alley (12141 Valley View Street), a 900-seat movie theater (12111 Valley View Street), a 7,500 square foot restaurant (12101 Valley View Street), a 3,600 square foot drive-thru restaurant (12051 Valley View Street), and a 41,850 square foot senior facility for 120 people (5900 Chapman Avenue).

Currently, the commercial portion of PUD-104-73 (Rev. 2018) includes a total of three (3) commercial properties: a parcel developed with a bowling alley, formerly occupied by AMF Bowling Alley (12141 Valley View Street); parcel with the Starlight Cinema, a Jack-in-the-Box, and the Fast 5 Express carwash (12111 Valley View Street, 12103 Valley View Street, and 12101 Valley View Street, respectively); and a parcel with a McDonald's drive-thru restaurant (12051 Valley View Street). The bowling alley and the movie theater are designed as one contiguous building structure with a fire wall and a property line separating both use.

The applicant is the property owner of the adjacent property to the north that is developed with the Starlight Cinema (movie theater), the Jack-in-the-Box, and the Fast 5 Express carwash, and also owns and operates the Starlight Cinema. The applicant purchased the movie theater property in 2016. In 2018, the applicant received land use approval from the City to redevelop and revitalize the movie theater property, including approval to construct a Fast 5 Express carwash and a Jack-in-the-Box drive-thru restaurant.

The applicant purchased the bowling alley property in March 2019, and now proposes to redevelop and revitalize the subject site in the same manner as the movie theater property. The proposed Project includes modifying and reducing the size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate four (4) tenants, including an anchor tenant of 12,082 square feet, and three (3) restaurants with a combined area of 7,214 square feet, with one tenant designed with a drive-thru lane, along with the construction of a new, 2,000 square foot, pad drive-thru restaurant. The Project is designed to be compatible with the site improvements of the movie theater property, and both properties will form part of an integrated development with shared parking and continued access known as the West Grove Center.

In conjunction with the proposed Site Plan, the applicant is also requesting approval of General Plan Amendment No. GPA-002-2021 to amend the land use designation of the subject site from Civic Institution to Light Commercial, and approval of a text amendment to PUD-104-73 (Rev. 2018) to expand the commercial permitted uses to also include the uses permitted in the C-1 zone, and to modify the sign requirements of the PUD.

#### 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 and is consistent with the General Plan.

The subject site currently has a General Plan land use designation of Civic Institution and is zoned Planned Unit Development No. PUD-104-73 (Rev. 2018). The Project is being processed in conjunction with a General Plan Amendment to change the site's land use designation from Civic Institution to Light Commercial to facilitate the proposed project. The Light Commercial land use designation is intended to allow for a range of commercial activities that serve the local residential neighborhood, including retail, restaurant, and other similar commercial uses that are compatible with the surrounding commercial and residential areas.

The Project is consistent with the goals and policies of the General Plan Land Use and Community Design Elements. Goal LU-6.1 of the General Plan Land Use Element encourages the revitalization of aging, underused or deteriorated commercial centers; Policy LU-6.2 encourages a mix of retail shops and services to better meet the needs of the area's present and potential clientele; Policy LU-6.4 encourages the City to work with property owners to revitalize deteriorated centers; Policy LU-6.6 encourages appropriate signage in commercial centers; and LU-IMP-6C encourages façade renovations, enhanced parking area landscaping, and improved lighting.

Additionally, Policy CD-1.4 of the Community Design Element seeks to create unique retail spaces that are architecturally rich, pedestrian friendly, culturally sensitive, and economically viable; Implementation Program CD-IMP-1A provides for the City to promote commercial uses near residential neighborhoods that serve local residents and create neighborhood-gathering places; Policy CD-4.5 encourages new public and private parking facilities to meet aesthetic and functional standards beneficial to the urban environment; Implementation Program CD-IMP-4E provides for the City to require that all sides of a building visible from City streets display fully finished architectural detail, including finished doors, windows, and exterior surfaces identical to, or which complement the front of the building; and Implementation Program CD-IMP-4F provides for the City to require landscaping treatment on all parts of a building site, visible from City streets.

The Project is also being processed in conjunction with a text amendment to the Planned Unit Development No. PUD-104-73 (Rev. 2018) development standards to expand the commercial permitted uses to also include the uses permitted in the C-1 zone and to modify the sign requirements of the PUD to allow for multi-tenant display areas in sign cabinets and to allow existing pole signs to be replaced with monument signs.

The subject site is 2.15-acres, and is currently developed with a 33,375 square foot bowling alley building that has been vacant since March 2018. The existing building design and site improvements have remained relatively unchanged since the building's construction in 1975. The subject site is the remaining parcel within the commercial portion of the PUD that has not undergone revitalization. The McDonald's restaurant located in the same PUD was rebuilt in 2015, while the improvements to the movie theater parcel were completed in 2020.

The proposed Project will assist with the revitalization of the property by repurposing the existing bowling alley building with new commercial retail and restaurant uses, and the construction of a new 2,000 square foot pad drive-thru restaurant. Specifically, the existing bowling alley building will be reduced in size from 33,375 square feet to 19,296 square feet to accommodate an anchor tenant of 12,082 square feet, three (3) restaurants

with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane. The proposed building architecture of both the existing building and the proposed pad building will be contemporary, and will include enhanced articulation, detailing, and varied building massing. Other site improvements include redesigning the parking lot, constructing new landscape planters, and installing new parking lot lighting and new building signage. The Project's design and improvements are compatible with those of the movie theater property, and will be complementary with the design of the West Grove Center. The commercial uses proposed by the PUD amendment are locally serving, and will serve the needs of the surrounding residential area.

The Project is designed to comply with the development standards of the PUD zone, and complies with the required parking through a shared parking agreement with the movie theater property, setbacks, and landscaping. The proposed Project will facilitate the redevelopment of an underutilized property with a vibrant commercial center, which will further the goals and policies of the General Plan, the PUD, and the Municipal Code.

Approval of this Site Plan is contingent upon City Council approval of General Plan Amendment No. GPA-002-2021 and Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021). Provided the City Council approves General Plan Amendment No. GPA-002-2021 and Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021), the Site Plan will comply with the provisions of the PUD.

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 subject site will continue to be accessed directly from two (2) existing drive approaches located on Valley View Street, and from an existing public alley located south of the site. The site will also continue to maintain the shared reciprocal access with the adjacent properties located at 12101-12111 Valley View Street (Starlight Cinema), 12051 Valley View Street (McDonald's), and 5900 Chapman Avenue (senior living facility). The Project includes redesigning and reconfiguring existing on-site drive aisles and parking areas to improve the site's circulation.

The code requires the proposed Project to provide a total of 167 parking spaces. The Project will rely on the adjacent movie theater property for parking to comply with its required parking through a reciprocal parking agreement. The Project will provide 123 parking on-site spaces in the form of 115 parking stalls and eight (8) vehicle queuing spaces combined within the two (2) proposed drive-thru lanes. The movie theater property is required to provide a total of 129 parking spaces, and currently provides a total of 195

parking spaces. The movie theater property has a surplus of 66 parking spaces, and 44 parking spaces will be shared with the Project so that the Project can to comply with its required parking.

A Traffic Study was prepared for the project that reviewed the Project's traffic and circulation, and the City's Traffic Engineering Division determined that the project would not have significant impacts to existing City infrastructure.

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

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

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

A Traffic Study was prepared for the project that reviewed the Project's traffic and circulation, and the City's Traffic Engineering Division determined that the project would not have significant impacts to existing City infrastructure.

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.

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

The proposed project will not adversely impact the Public Works Department ability to perform its required function. The City's Public Works Department has reviewed the project, and has incorporated all the appropriate conditions of approval to minimize any adverse impacts.

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

The project has been designed in accordance with the development standards of PUD-104-73 (Rev. 2018/Rev. 2021), as proposed to be amended. The project is located in an older commercial shopping center

located along the Valley View Corridor that is comprised of three (3) commercial properties. The two (2) commercial properties to the north of the project site have been redeveloped and revitalized. The McDonald's restaurant was rebuilt in 2015, while the improvements to the Starlight Cinema, Jack-in-the-Box, and Fast 5 Express carwash were completed in 2020. The subject site is the remaining commercial parcel within the PUD in need of revitalization.

The proposed Project includes modifying and reducing the size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to accommodate an anchor tenant of 12,082 square feet, and three (3) restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, and the construction of a new 2,000 square foot pad drive-thru restaurant. The proposed improvements, including the building architecture and landscaping, will be compatible with the recent improvements completed on the movie theater property, which will provide uniformity and integrate the subject site with the design of the West Grove Center.

Furthermore, the proposed project will also compliment other improvements in the immediate vicinity, and will assist with implementation of the General Plan that encourages the revitalization of aging, underused or deteriorated commercial centers. The project will include new landscape areas along Valley View Street and public alley, within the parking area, and adjacent to the restaurant drive-thru lanes that will be consistent with the provisions of the PUD and applicable provisions of Title 9 of the Municipal Code. The project has been designed in accordance with the provisions of the PUD, and complies with the required setbacks, parking, and landscaping.

6. Through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.
7. The proposed Project will revitalize an older and underutilized commercial property with a vibrant and attractive commercial development. The proposed architectural design of both the existing building and the proposed pad building will feature an attractive contemporary style that includes enhanced articulation, detailing, and varied building massing. The Project's design and improvements are compatible with those of the movie theater property, and the Project will integrate seamlessly with the design of the West Grove Center. The placement of the buildings will allow for the continued functionality of the drive aisles and parking areas, and will allow for the installation of new landscaping. Outdoor patio areas are proposed as an amenity for customers to dine outside. The Project will introduce new landscaping that will enhance the overall site appearance. The proposed landscape treatment will be compatible with the landscape design of the

adjacent movie theater property for continuity purposes. The project will include new landscape areas along Valley View Street and along the public alley, within the parking area, and adjacent to the restaurant drive-thru lanes that complies with the landscaping requirements of Title 9 of the Municipal Code. This includes providing trees, ground cover, and shrubs, along with providing additional landscaping within the parking lot and within the landscape setback areas to comply with the code.

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 possesses characteristics that would justify the request in accordance with Municipal Code Section No. 9.32.030.D.3 (Site Plan).
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A") shall apply to Site Plan No. SP-097-2021.
3. This approval of Site Plan No. SP-097-2021 shall be contingent upon the adoption and effectiveness of a Resolution approving General Plan Amendment No. GPA-002-2021 and an Ordinance approving Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021) by the Garden Grove City Council.

Adopted this 4th day of March 2021

ATTEST:

/s/ DAISY PEREZ  
CHAIR

/s/ JUDITH MOORE  
RECORDING SECRETARY

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

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on March 4, 2021, by the following vote:



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

/s/ JUDITH MOORE  
RECORDING SECRETARY

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

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is March 25, 2021.

## **EXHIBIT "A"**

### **Site Plan No. SP-097-2021**

12141 Valley View Street

### **CONDITIONS OF APPROVAL**

#### **GENERAL CONDITIONS**

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval" as prepared by the City Attorney's Office. Proof of such recordation is required prior to issuance of building permits.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Dan Akarakian for Cinemas Management, Inc., the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes to the Conditions of Approval require approval by the Planning Commission, except as otherwise provided herein.
3. The Site Plan only authorizes the modification and reduction of the existing 33,375 square feet building to 19,296 square feet to accommodate new commercial uses, including a anchor tenant a 12,082 square feet, and three (3) new restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, and construction of a new 2,000 square foot pad drive-thru restaurant. Approval of this Site Plan shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to the Site Plan and/or these Conditions of Approval may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

**Public Works Engineering Division**

6. The applicant shall be subject to Traffic Mitigation Fees, Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.
7. Prior to issuance of a grading permit, the applicant shall design overhead street lighting within the development in a manner meeting the approval of the City Engineer. Location of lighting poles shall be shown on the precise grading and street improvement plans.
8. Prior to issuance of a grading permit, the applicant shall obtain a "letter of permission for encroachment and/or temporary work" from the adjacent property where project matchup will need to occur.
9. 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, infiltration and stormwater treatment structures, and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit in a manner meeting the approval of the City Engineer in concert with the Orange County Health Department. The report shall make recommendations for pavement design of the interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and implementations, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels. Requirements for any "dewatering" will also need to be addressed in the report.
10. A separate street permit is required for work performed within the public right-of-way.
11. Grading improvement plans prepared by a registered Civil Engineer are required. The grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30 feet outside the boundary, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan. All improvements within public right of way shall conform to all format and design requirements of the City Standard Drawings & Specifications. Special features, such as decorative pavers or other improvements, may be required to have an agreement

- prepared between the owner and the City to cover any encroachment limitations, responsibilities and maintenance requirements.
12. The grading/horizontal control plan shall provide an approximately 80 feet or four vehicles lengths between the service window and order board and additional 80 feet or four vehicle lengths of queuing distance behind the order board in conformance with the queuing requirements of City of Garden Grove Standard Plan B-312.
  13. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
  14. The grading and street improvement plan shall depict an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition and section 1110A of the California Building Code.
  15. All parking spaces that abut to sidewalks that are not elevated with a curb face to the stall, shall have wheel stops in order to prevent vehicle overhang into sidewalk. Minimum 6-foot width sidewalk is required for parking spaces that are utilizing elevated sidewalk curb face as a wheel stop and must maintain 4-foot minimum from the overhang of the vehicle bumper for ADA pathway.
  16. In accordance with the Orange County Storm Water Program manual, the applicant and/or its contractors shall provide dumpsters on-site during construction unless an Encroachment Permit is obtained for placement in street.
  17. Prior to the issuance of any grading or building permits 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:
    - b. Addresses Site Design BMPs based upon the geotechnical report recommendations and findings such as infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas
    - c. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP
    - d. Incorporates structural and Treatment Control BMPs as defined in the DAMP

- e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs
  - f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs
  - g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs
18. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
- a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications
  - b. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP
  - c. Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site
  - d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs
19. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502 and state mandated commercial organic recycling law –AB 1826 / SB 1383:
- a. Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash.
  - b. Provide solid roof or awning to prevent direct precipitation.
  - c. Connection of trash area drains to the municipal storm drain system is prohibited.
  - d. Potential conflicts with fire code and garbage hauling activities should be considered in implementing this source control.
  - e. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.

- f. The trash shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures.
  - g. Pursuant to state mandated commercial organic recycling law-AB 1826, the applicant is required to coordinate storage and removal of the organics waste with local recycling/trash company.
  - h. Pursuant to applicable state mandated laws, the applicant is required to contact and coordinate with the operations manager of the local recycling/trash company (Republic Services, 800-700-8610) to ensure the trash enclosure includes the appropriate size and number of containers for the disposal of items such as, but may not limited to, municipal solid waste (MSW), recyclables, and organic green waste.
  - i. Based on the amount of waste disposed, per week, the applicant shall coordinate with the local recycling/trash company to ensure the adequate frequency of trash pick-up is serviced to the site for municipal solid waste (MSW), recyclables, and organic green waste, including any other type of waste.
  - j. The applicant shall ensure large bulk items, intended for coordinated and scheduled pick-up by the local recycling/trash company, are not placed in areas that encroach into drive aisles, parking spaces, pedestrian pathways, or areas in the front of the property including areas public right-of-way (e.g., street, sidewalk), during and after construction. Any large bulk items shall be out of public vantage points.
20. The applicant and its contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal; relocation or resetting, the applicant shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and its contractor shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The Applicant and its contractor shall be liable for, at his expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls. Temporary Benchmarks shall not be used for vertical control. Benchmarks shall be to the National Geodetic Vertical Datum (NGVD).

21. 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.
22. Any new or required block walls and/or retaining walls shall be shown on the grading plans. Cross sections shall show vertical and horizontal relations of improvements and property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer. In addition, the following shall apply:
  - a. The color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division Prior to installation.
23. The applicant shall identify a temporary parking site(s) for construction crew prior to issuance of a grading permit. No construction parking is allowed on local streets.
24. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a worksite traffic control plan, satisfactory to the City Traffic Engineer.
25. Heavy construction truck traffic and hauling trips should occur outside peak travel periods. Peak travel periods are considered to be from 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m.
26. Any required lane closures should occur outside of peak travel periods.
27. Construction vehicles should be parked off traveled roadways in a designated parking.
28. Prior to issuance of a grading permit, the applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size storm drains per the Orange County RDMD standards. Parkway culverts shall be designed per City of Garden Grove Standard B-209. Storm drain lateral pipe connections within City right of way shall be RCP with a minimum diameter of 18-inches. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.

29. Prior to issuance of the a building permit, the applicant shall design street improvement plans and construct street frontage improvements as identified below:

Valley View Street

- a. Widen the existing tree wells fronting the project on Valley View to 6L x 3W and plant total of three peppermint tree (24-inch box). The applicant shall coordinate with City's public works division prior to order and placement of trees on Valley View Street.
- b. Remove and replace existing substandard alley and alley apron that leads to the site located on southeast corner of the property per City of Garden Grove Standard B-118
- c. Remove and replace the lifted sidewalk panels on Valley View Street in accordance to City of Garden Grove Standard B-106.
- d. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk/landscape area on Valley View Street with Planning Services Division and Water Division.
- e. Any proposed new landscaping in public right of way shall be approved by Planning Services Division and Public Works Streets Division.

**Public Work's Environmental Services**

30. The applicant shall contract with the City's franchisee solid waste hauler for demolition and debris hauling and shall comply with the provisions of Chapter 18.60 (Construction and Demolition Waste Recycling Program) of the Garden Grove Municipal Code.

**Public Works Water Services Division**

31. The sewer lateral for the re-purposed building and the new building pad shall tie into the City's sewer main on Valley View Street.
32. New water service installations 2-inches and smaller shall be installed by the City of Garden Grove at applicant's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services 3-inches and larger shall be installed by applicant's contractor per City Standards.
33. Water meters shall be located within the City right-of-way. Fire services and large water services 3-inches and larger, shall be installed by a contractor



- with class A or C-34 license, per City water standards, and inspected by an approved Public Works inspector.
34. 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.
  35. It shall be the responsibility of applicant 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.
  36. A composite utility site plan shall be part of the water plan approval.
  37. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
  38. 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 applicant's expense.
  39. If any new fire service / private fire hydrant connections or additions / modification to the existing fire sprinkler system are being proposed, fire service / private fire hydrant lateral is required to have above-ground backflow device with a double-check valve assembly (DCDA) per City standard B-773. Existing single check in the vault shall be removed; vault shall be removed. A Right-of-Way permit is required and contractor shall have a Class A / C-34 license. New DCDA 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 Services Division.
  40. Location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority.
  41. Commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license.

42. 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.
43. 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.
44. Owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be 6-inch minimum diameter, extra strength VCP with wedgelock joints.
45. 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.
46. All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of minimum 12-inch below the water main, outer diameter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board.
47. If water main is exposed during installation of sewer lateral, a 20-foot section of the water main shall be replaced with a 20-foot PVC C-900 DR-14 class 305 water pipe, size in kind and centered at the crossing.

**Building and Safety Division**

48. The project shall comply with all requirements of applicable California Building Standards Code (CBC) at time of permit submittal.
49. A Soil Investigation report complying with CBC Chapter 18 shall be submitted at time of first plan review for all new constructions.
50. The project shall provide roof solar ready zone (for new construction) complying with the 2019 CA Energy Efficiency Standards.
51. The project shall comply with all requirements of Chapter 5 of the 2019 California Green Code.
52. Mixed-use occupancies shall comply with CBC Section 508 and Table 508.4
53. Fire-rated constructions shall comply with CBC Chapter 7.

54. The project shall provide complete parking calculation: total parking required/provided, total number of standard, accessible and van accessible stalls.
55. Accessible parking space shall comply with CBC Chapter 11B, Division 5.
56. Electric charging and clean-air vehicle parking shall be provide per Green Code Chapter 5, and shall comply with CBC Chapter 11B.
57. An accessible path-of-travel to the trash enclosure complying with CBC Chapter 11B shall be provided.
58. All buildings on the same lot/parcel shall be inter-connected with an accessible path-of-travel.
59. Filtration of MERV-13 is required for all new HVAC units; calculations showing designs of pressure drops is required at time of permit submittal.

**Community and Economic Development Department**

60. The applicant shall submit detailed plans, showing the proposed location of utilities and mechanical equipment, to the Community and Economic Development Department for review and approval prior to submitting plans into the Building and Safety Division Plan Check process. The project shall also be subject to the following:
  - a. All on-site and off-site utilities pertaining to the improvements proposed under this Site Plan shall be installed or relocated underground pursuant to Chapter 9.48 of the Garden Grove Municipal Code.
  - b. All above-ground utility equipment (e.g., electrical, gas, telephone, cable TV, water meters, electrical transformer) shall not be located in the street setback and shall be screened to the satisfaction of the Community and Economic Development Director.
  - c. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community and Economic Development Department 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.

- e. No exterior piping, plumbing, or mechanical ductwork shall be permitted on any exterior façade and/or be visible from any public right-of-way or adjoining property. All roof access ladders shall be accessed from inside the building.
61. Construction and grading shall comply with the noise limitation provisions set forth in the City of Garden Grove's Noise Ordinance, Garden Grove Municipal Code Sections 8.47.040 to 8.47.060, except that permitted hours and days of construction and grading shall be as follows:
    - a. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).
    - b. Sunday and Federal Holidays – may work the same hours, but be subject to the restrictions as stipulated in Sections 8.47.040 to 8.47.060 of the Municipal Code.
  62. The property owner(s) and all tenants shall comply with the adopted City Noise Ordinance.
  63. All landscaping shall be consistent with the landscape requirements of Title 9 of the Municipal Code. The developer shall submit a complete landscape plan governing the entire development. The landscape irrigation plans shall include type, size, location and quantity of all plant material. The landscape plan shall include irrigation plans and staking and planting specifications. All landscape irrigation shall comply with the City's Landscape Ordinance and associated Water Efficiency Guidelines. The landscape plan is also subject to the following:
    - a. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaping areas shown on the plan. The sprinklers shall be of drip or microspray system sprinkler heads for water conservation.
    - b. The plan shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch box, fifteen percent (15%) of the trees at 24-inch box and sixty percent (60%) of the trees at 15-gallon, the remaining five percent (5%) may be of any size. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, drought tolerant vines shall be used.
    - c. Clinging vines shall be installed within the landscape planters along the perimeter block wall to deter graffiti.
    - d. 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.
- e. The on-site landscaping treatment shall be consistent and compatible with the landscape treatment installed directly on the adjacent property to the north, 12111 Valley View Street, for the Starlight Cinema property.
  - f. The landscaping treatment along the Valley View Street frontage, including the area designated as public right-of-way and parking areas, shall incorporate a mixture of groundcover, flowerbeds, shrubs, and trees to enhance the appearance of the property. The Community and Economic Development Department shall review the type and location of all proposed trees and plant materials. Said landscape area shall be the responsibility of the applicant to maintain.
  - g. The landscape plan shall incorporate and maintain for the life of the project those means and methods to address water run-off also identified as Low Impact Development provisions, which address water run-off. This is to also to be inclusive of any application of Water Quality Management Plans (WQMP), Drainage Area Management Plans (DAMP) and any other water conservation measures applicable to this type of development.
  - h. At the time of irrigation installation, the irrigation system shall comply with all applicable provisions of the City's Water Conservation Ordinance, the City's Municipal Code landscape provisions, and all applicable state regulations.
64. Litter shall be removed daily from the project site, including adjacent public sidewalks and all parking areas under the control of the applicant. The areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
65. The applicant shall abate all graffiti vandalism within the premises. The applicant shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
66. There shall be no deliveries from or to the premises before 7:00 a.m. and after 10:00 p.m., seven days a week.

67. All signs shall comply with the sign requirements of PUD-104-73 (Rev. 2018/Rev. 2021). All signs shall require a separate permit and shall be installed in accordance with the provisions of the sign ordinance. A sign program governing the entire site, including height, size, color, and location of all signs, shall be approved by the Community and Economic Development Department, Planning Services Division prior to installation. All signage shall be limited to individual channel letters. No roof signs shall be permitted.
68. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
69. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort.
70. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Services Division. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Any new lighting that is provided within the parking lot area shall maintain a minimum of two foot-candles of light on the parking areas during business hours. Lighting in the parking areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the windows of adjacent properties.
71. The applicant shall submit a light plan (photometric plan) to Planning Services Division for review. All lighting shall be provided throughout the parking areas at a minimum of two-foot candle of light during the hours of darkness when the businesses are open, and a one-foot candle of light during all other hours of darkness.
72. New perimeter walls, if proposed, shall be developed to City Standards or designed by a Registered Engineer, and shall be measured from the on-site finished grade, and shall be shown on the grading plan. New perimeter walls constructed adjacent to any driveway shall observe the required visual line-of-sight clearance.
73. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, the use of methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible, the use of solar or low-emission water heaters, and the use of low-sodium parking lot lights, to ensure compliance with Title 24.
74. Any satellite dish antennas installed on the premises shall be screened, subject to approval by the Community and Economic Development

Department, Planning Services Division. No advertising material shall be placed thereon.

75. During construction, if paleontological or archeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with applicable law.
76. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and the Sections 3503, 3502.5, and 3513 of the California Fish and Game regulations, which require the protection of active nests of all bird species, prior to the removal of any on-site landscaping, including the removal of existing trees.
77. All on-site curbs, not associated with a parking space, shall be painted red.
78. The proposed trash enclosure shall be designed to comply with the City's B-502 trash enclosure standard, or with an alternative design approved by the Public Works Engineering Division.
79. The trash enclosures shall have unifying color and exterior finish that matches, and are integrated, with the proposed development. The proposed roof design of the trash enclosure shall be architecturally compatible with the design of the development. The Planning Services Division shall review and approve the design of the proposed roof and the material(s). The proposed roof and materials shall also comply with the building code requirements.
80. The trash bins shall be kept inside the trash enclosures, and gates closed at all times, except during disposal and pick-up. The property owner shall provide sufficient trash bins and pick-up to accommodate the site.
81. The applicant shall prepare a reciprocal parking and access easement agreement, covenant agreement, or similar deed restriction (an "REA") for review and approval by the Community and Economic Development Director and City Attorney, which provides for reciprocal parking and access between the project site and the movie theater property (12101 Valley View Street). The applicant shall record the REA and provide City with a copy of the recorded REA prior to the issuance of building permits.
82. As part of the finalized working drawings for Planning Services Division, Engineering Division, and Building Plan Check, the applicant shall submit a detailed and dimensioned plot plan, floor plans, exterior elevations and landscape plans that reflect the above conditions of approval. The plans shall indicate landscape materials, wall materials, and building materials proposed for the project.
83. Any and all corrections notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of

- approval and shall be fully complied with by the owner, applicant and all agents thereof.
84. The design and operation of the drive-thru speaker system, including automatic timer, volume control, and message board, is subject to Planning Services Division review and approval. In the event that complaints are received from adjacent uses concerning noise created by the new food ordering speaker system, the applicant shall provide a plan to address the issues to the satisfaction of the Community and Economic Development Director.
  85. The drive-thru menu/order board shall be designed to match the building, and shall incorporate the same color and materials.
  86. The applicant/property owner shall submit signed letters acknowledging receipt of the decision approving Site Plan No. SP-097-2021, and his/her agreement with all conditions of approval within 30-days from the date of this approval.
  87. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the uses and development authorized by this approval of Site Plan No. SP-097-2021 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
  88. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning the Negative Declaration, General Plan Amendment No. GPA-002-2021, Planned Unit Development No. PUD-104-73 (Rev. 2018/Rev. 2021), and/or Site Plan No. SP-097-2021. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.
  89. The Conditions of Approval set forth herein include certain development impact fees and other exactions. Pursuant to Government Code §66020(d), these Conditions of Approval constitute written notice of the amount of such fees. To the extent applicable, the applicant is hereby notified that the 90



day protest period, commencing from the effective date of approval of Site Plan No. SP-097-2021, has begun.

**Orange County Fire Authority (OCFA)**

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

DRAFT MINUTE EXCERPT

GARDEN GROVE PLANNING COMMISSION

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PUBLIC HEARING – NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT NO. GPA-002-2021, PLANNED UNIT DEVELOPMENT NO. PUD-104-73 (REV. 2018/REV. 2021), SITE PLAN NO. SP-097-2021 FOR PROPERTY LOCATED ON THE WEST SIDE OF VALLEY VIEW STREET, SOUTH OF CHAPMAN AVENUE AT 12141 VALLEY VIEW STREET.

Applicant: CINEMAS MANAGEMENT, INC.

Date: March 4, 2021

Request: A request to redevelop a 2.15-acre site, currently improved with a bowling alley building, through the re-purposing of the existing bowling alley with new commercial retail and restaurant uses, and the construction of a new pad drive-thru restaurant. As part of the project, the Planning Commission will consider a recommendation that the City Council (i) approve a General Plan Amendment to change the land use designation of the project site from Civic Institution to Light Commercial, and (ii) approve a text amendment to Planned Unit Development No. PUD-104-73 (REV. 2018) to expand the commercial uses that are permitted to also include the uses permitted in the C-1 zoning district, and to modify the sign requirements of the PUD to allow for multiple-tenant sign cabinets on the existing pole sign. The Planning Commission will also consider approval of a Site Plan to modify and reduce the size of the existing bowling alley building from 33,375 square feet to 19,296 square feet to (i) accommodate an anchor tenant of 12,082 square feet, and three (3) new restaurants with a combined total area of 7,214 square feet, with one tenant designed with a drive-thru lane, and (ii) construct a new 2,000 square foot pad drive-thru restaurant with related site improvements. The site is in the PUD-104-73 (REV. 2018) zone. In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council adopt a Negative Declaration.

Action: Resolution Nos. 6019-21 (GPA/PUD) and 6020-21 (SP) were approved with one amendment to the Conditions of Approval in regard to landscaping at the West wall between the property and residences, to provide sufficient landscaping for sound absorption and as a graffiti deterrent. The suggested plant types were 3-5 gallon vines in the half-diamond planters and one gallon, 5'-0" on-center, Boston Ivy or Creeping Fig in other planters.

Motion: Lindsay      Second: Lehman

Ayes: (7) Arestegui, Cunningham, Lehman, Lindsay, Perez,  
Ramirez, Soeffner

Noes: (0) None