

SITE PLAN

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

SP-132-82

RESOLUTION NO. 3262

FILE

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF SITE PLAN NO. SP-132-82 FOR A PARCEL OF LAND LOCATED ON THE SOUTHWEST CORNER OF BROOKHURST STREET AND KATELLA AVENUE, PARCEL NO. 132-111-03, 11, 12, 13, 14

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on December 9, 1982 does hereby recommend approval of Site Plan No. SP-132-82

BE IT FURTHER RESOLVED in the matter of SP-132-82, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Robert P. Warmington.
2. The applicant requests approval of a site plan for the construction of Phase 2 of a master planned commercial shopping center consisting of an existing 44,600 square foot building, a proposed 91,872 square feet of additional shopping area, and the addition of three satellite buildings with a combined area of 16,400 square feet. The total development (152,872 square feet) is situated on an approximately 515,044 square foot (11.82 acre) site located in the L-2 (General Commercial) zone.
3. The City of Garden Grove has prepared a Negative Declaration because the proposed development will not have a significant effect on the environment.
4. The subject property is zoned C-1 and is mostly unimproved except for two existing commercial buildings.
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's staff was reviewed.
7. Pursuant to legal notice, public hearing was held on December 9, 1982, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during their meeting of December 9, 1982; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9219.9, are as follows:

1. The proposed development is a permitted use in the C-2 (General Commercial) zone.

2. The proposed plan is consistent with Municipal Code Section 9219.7 for review of site plans in that consideration of design compatibility, parking, circulatory relation to public facilities, and adherence to Municipal Code requirements have adequately been addressed.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The subject Site Plan does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9219.7.
2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following conditions of approval shall apply to the subject case:
 - A. Approval of this site plan shall not be construed to mean any waiver of the applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
 - B. Minor modifications shall be approved by the Zoning Administrator. If other than minor changes are made in the proposed development, a new site plan application shall be filed which reflects the revisions made.
 - C. All lighting structures shall be placed so as to confine direct rays to the subject property.
 - D. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
 - E. Method of refuse collection shall meet the requirements of the Garden Grove Sanitary District.
 - F. All above ground utility metering equipment shall be screened from view from any place on or off the site.
 - G. The existing waterline located under building number two shall be properly abandoned and realigned by the developer as per City requirements.
 - H. The existing City water well must be maintained free and clear of all construction and have proper drainage around the well site.

- I. All requirements of the City pertaining to water metering or water service shall be met.
- J. Grading, utility, drainage, street improvement, and land division plans are required.
- K. All requirements of the Fire Department shall be met, including, but not limited to:
 - 1. Installation of automatic sprinklers in retail sales areas over 12,000 square feet.
 - 2. Installation of fire hydrants as per requirements.
- L. The developer shall provide parking lot improvements (paving, striping, landscaping) for the entire parking area of Phase I and Phase II.
- M. Mutual access and parking agreements shall be developed by the applicant and approved by the City Attorney prior to issuance of occupancy permits.
- N. A sign program for Phase II shall be submitted by the applicant which is similar in all aspects to Phase I. This plan shall be approved by the Zoning Administrator.
- O. A new site plan shall be submitted by the applicant and approved by the Planning Commission for the two free-standing buildings to be built at a later date.
- P. The applicant shall landscape (including an irrigation system) the two free-standing building site plans with a ground covering prior to issuance of occupancy permits.
- Q. A final detailed landscape plan shall be submitted by the developer and approved by the City prior to issuance of building permits. This plan shall include the use of special paving along pedestrian corridors, fewer planters, raised sitting planters, and a fully landscaped parking lot as per City requirements.
- R. A six foot high zone separation wall, constructed of masonry blocks, shall be constructed along the entire length of the southern property line.

ADOPTED this 9th day of December 1982.

/s/ NORMA VALLETTA
Chairman

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on December 9, 1982, and carried by the following vote, to wit:

AYES:	COMMISSIONERS:	MARGOLIN, MODAFFARI, MONARRES, POPE, TRUJILLO, WAGNER, VALLETTA
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

/s/ KAREN YBARRA
Secretary

2562R/647A
1/5/83

RESOLUTION NO. 3315

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF A ONE-YEAR EXTENSION OF TIME FOR SITE PLAN NO. SP-132-82

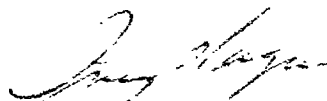
WHEREAS, SP-132-82, a rezone and development plan for the construction of phase 2 of a master planned commercial shopping center.

WHEREAS, the applicant, Robert P. Warmington, is requesting a one year extension of time for SP-132-82 in a letter to the Commission.

WHEREAS, the Planning Commission gave due and careful consideration to the request at their meeting of December 8, 1983.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby recommend approval of a one-year extension of time for SP-132-82 to December 9, 1984


ADOPTED this 8th day of December, 1983.



/s/ IRVING WAGNER
Chairman

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on December 8, 1983, and carried by the following vote, to wit:

AYES:	COMMISSIONERS:	MODAFFARI, MONARRES, NUESLE, POPE, TRUJILLO, WAGNER
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	MARGOLIN
ABSTAIN:	COMMISSIONERS:	NONE



/s/ KAREN YBARRA
Secretary

4244R/792A
12/20/83

FILE

December 3, 1984

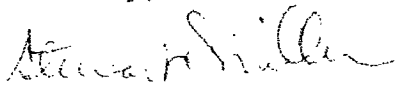
Garden Grove Planning Commission
Garden Grove, California 92640

Honorable Commissioners:

On December 9, 1982, the Planning Commission approved SP-132-82. The applicant, Robert P. Warmington, requested construction of Phase 2 of a master planned commercial shopping center, located on the southwest corner of Brookhurst Street and Katella Avenue. Pursuant to Municipal Code Section 9223.2, the approved site plan becomes null and void if not exercised within one year of the approval date unless an extension is granted by the Planning Commission. On December 8, 1983, the Planning Commission approved a one-year time extension for this project.

On November 27, 1984, the Planning Section received a request from Pacific Savings Bank, who is assuming the rights and obligation of Dicker Warmington Properties in the development of this site, for an additional one-year time extension. Staff recommends that the requested extension be granted.

Sincerely,



STEWART O. MILLER, Director
Development Services Department

SOM:sd