

STAFF REPORT TO THE ZONING ADMINISTRATOR

CASE NO.: SP-138-76  
APPLICANT: P. B. D. ASSOCIATES  
HEARING DATE: JUNE 2, 1976  
ANALYST: D. GUNDERMAN

I. APPLICANT'S REQUEST:

The applicant is requesting Site Plan approval for the construction of a 28,000 square foot Drug Store, 3,750 Square foot free standing Restaurant, a 4,500 square foot financial building, and 20,000 square feet of accessory service shops on an approximately 9 acre site in the C-1 (Limited Commercial) zone. The City has filed a negative declaration eliminating the requirement for an environmental impact report because the proposed project will not have a significant effect on the environment. The property is located at the southwest corner of Brookhurst Street and Katella Avenue.

II. APPLICANT'S STATEMENT:

*The completion of the existing shopping center by the refurbishment of the Fazio's supermarket, the demolition of the old stores at the rear of the site, and the addition of a major drugstore, 20,000 square feet of shops, a financial building and a fast food restaurant will make a completed shopping center. By doing this we will eliminate what has been an eyesore to one of the entrances of Garden Grove. It will also benefit the area with employment opportunities and add tax revenue. By performing the above we feel that the proposed shopping center will be a definite asset to the City of Garden Grove.*

III. ZONING AND LAND USE INFORMATION:

- A. Subject property is zoned C-1 and is improved with a supermarket and a small commercial building.
- B. Existing land use and zoning in the vicinity of the subject property are as follows:
  1. North: Across Katella - City of Anaheim.  
Zoned Commercial - Residential and improved with various commercial establishments and single family dwellings.
  2. South: Zoned R-1 and improved with single family dwellings.
  3. West: Zoned C-1 and improved with various commercial establishments.
  4. East: Across Brookhurst-Zoned R-1 and improved with single family dwellings.

IV. BACKGROUND INFORMATION:

- A. L.S. - 106-59 - A division of land involving three lots in the subject Center was approved by the Planning Commission in May 1959.
- B. SP-144-75 - The construction of a Foto-Hut facility in the subject Center was approved by the Zoning Administrator on October 28, 1975.

V. GENERAL PLAN ELEMENT IMPLICATIONS:

- A. Land Use Element - The Land Use Element of the General Plan determines the subject property to be Commercial. The existing zone and proposed uses are in keeping with said Element.
- B. Safety Element - The subject property is served by Fire Station No. 2, 11805 Gilbert Street, which is not within the recommended travel distance to commercial properties.

VI. INTERDEPARTMENTAL COMMENTS AND REQUIRED FEES:

A. Public Works and Development Department:

1. Plan Check Section:

- a. Parkway Tree Fee (1030.38 L.F.) \$ 823.30
- b. Sidewalk Improvement Bond \$3,500.00
- c. No drainage fee because project is in Area A.

2. Traffic Section:

- a. Street lights will be required on the south side of Katella Avenue and could use two existing wood utility poles.

3. Permit Section:

- a. All financial obligations must be satisfied prior to or concurrent with the issuance of building permits.

1. Water Assessment Fees:

- a. Acreage Fee (2.44 Acre X \$750/Acre) \$1,830.00
- b. Front Footage Fee (85 L.F. X \$2.00/L.F.) \$170.00

- 2. Present plans do not provide sufficient information to determine domestic or fire service requirements.

4. Water Engineering Section:

- a. This facility will require backflow protection. The specific type of protection is dependent on internal equipment and piping arrangements installed.
- b. The City of Garden Grove has a 30' X 40' well site easement. A guard post will be required around the vault. This will eliminate one parking space.

B. Fire Department:

- 1. One on-site and one off-site fire hydrant will be required.

C. Garden Grove Sanitary District:

- 1. Sewer Service Use Fees: \$1,315.40
- 2. County Sanitation District #3 Sewer Service Use Fee: \$2,900.00
- 3. Inspection Fee: \$ 15.00

VII. STAFF COMMENTS:

A. The subject request is for approval of a general development plan to construct various commercial buildings on an approximately nine acre existing shopping center at the southwest corner of Katella Avenue and Brookhurst Street. Said project will include the demolition of those existing stores at the rear of the site and the refurbishing of an existing Fazio's supermarket. New construction will consist of a 28,000 square foot Skaggs Drug Store, a 3,750 square foot free standing fast food restaurant, a 4,500 square foot financial building, and 20,000 square feet of accessory retail and service shops.

B. Presently, the site consists of four separate parcels, all under separate ownership. The applicant is, however, in escrow for the purchase of all four parcels. Because the applicant will be sole owner of the entire site, the development of a well integrated center is more easily accomplished. The site was originally intended for a completely integrated center, but construction was piecemeal and not in keeping with good planning principles.

C. Access to the subject site is by five existing driveways, measuring between twenty-five and thirty-five feet wide. Two driveways are accessible via Katella Avenue, one at the extreme northwest corner of property and being thirty feet wide, and the other at the northeast corner of the property abutting the existing service station and being twenty-five feet wide. The other three driveways are accessible via Brookhurst Street and are located on either corner of the property boundaries, and approximately in the center of the easterly most property line. These driveways are thirty and thirty-five feet wide.

Traffic circulation appears to be excellent in that the driving aisles meet or exceed Municipal Code requirements for width while directional arrows indicate the safest and most logical method of traffic flow. Additionally, ingress and egress appear sufficient with existing driveways.

The applicant indicates a total of 502 parking spaces for the entire center. In calculating the required parking for each use according to a strict adherence to the Municipal Code, a total of 641 parking spaces would be required. However, Municipal Code Section 9217.6 (a) allows that in cases where a facility occupies a site in excess of 5,000 square feet and shares common parking with another facility on the same site, the parking for those facilities may be reduced by fifteen percent. In the subject case, applying Section 9217.6 (a) would reduce the required parking to 545 spaces. Additionally, Section 9217.6 (b) allows the Zoning Administrator to waive certain Code requirements for parking in conjunction with approval of a site plan. In the past, the Zoning Administrator has waived up to ten percent of the requirement. Eliminating ten percent of the 545 required, the total would be 490 spaces. The applicant has proposed 502 spaces. Staff, then, recommends approval of the parking layout as shown on the proposed plan.

A six foot high block wall exists along the south property line abutting the single family residences. Parts of the wall are in need of repair but generally the wall is in good repair. The applicant has proposed a new six foot high block wall on that portion of the south property line that has an existing chain link fence. Included in this construction will be a ten foot opening to Gamble Avenue which dead-ends at the subject site. Said opening is for pedestrian traffic only and will not allow vehicular access of any kind.

D. At ultimate development, the center will consist of nine separate buildings. Each will be architecturally compatible with the other. Facia on the buildings will be essentially precision concrete block, split face concrete block pilasters, and a generous use of franciscan and ceramic tile on the front of the buildings. A metal decking will serve to highlight the individual buildings on the roof and to screen any roof-mounted equipment.

E. The staff has reviewed the subject case according to the criteria established in Municipal Code Section 9219.7 for review of site plans. Said review includes considerations of compatibility with the Municipal Code and the General Plan; relationship to essential on-site facilities such as parking, traffic circulation and vehicular and pedestrian access; architectural and functional compatibility with surrounding properties, and relationship to public services. The subject case appears to meet, and in most cases exceed, all applicable Municipal Code requirements. Staff compliments the applicant on an excellent design and plan and recommends approval of the subject case.

F. If SP-138-76 is approved, the following conditions are recommended:

1. No roof-mounted mechanical equipment shall be permitted unless such equipment is not visible from view of public streets and surrounding properties. Scaled drawings shall be submitted prior to the issuance of building permits which clearly demonstrate compliance with this condition. Said screening shall be architecturally compatible with the remainder of the building.
2. All lighting structures shall be placed so as to confine direct rays to the subject property.
3. 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.

PUBLIC HEARING - SITE PLAN NO. SP-138-76

The Zoning Administrator announced that the subject application, initiated by P.B.D. Associates, requests approval of a site plan for the construction of a 28,000 square foot drug store; 3,750 square foot free standing restaurant; 4,500 square foot financial building; and 20,000 square feet of accessory service shops on an approximately nine-acre site in the C-1 (Limited Commercial) zone. The City has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment. The subject property is located on the southwest corner of Katella Avenue and Brookhurst Street.

The Zoning Administrator asked for staff comments. Mr. David Gunderman, Administrative Aide, advised that the subject case had been legally advertised and no correspondence had been received. The applicant is requesting approval of a site plan for the construction of several commercial buildings in an existing commercial center. An existing Fazio's market will be remodeled and a number of satellite shops will be removed and new ones constructed in their place. There will also be a drug store and fast food restaurant located in the center. There are approximately 502 parking spaces throughout the site with access from five driveways. A six-foot block wall will be constructed along that portion of the south property line that has an existing chain link fence. Included in the applicant's plan would be a ten-foot opening for pedestrian traffic only to Gamble Avenue which dead-ends at the subject site. Staff is recommending that a condition of approval be added requiring that the opening be seven or eight feet rather than ten feet. There will be approximately nine separate buildings upon ultimate development. All of these buildings will be architecturally compatible. Staff feels it is an excellent project, and it meets all Municipal Code requirements.

The Zoning Administrator declared the public hearing on Site Plan No. SP-138-76 open. Mr. Douglas Dennis, representative for P.B.D. Associates, 4405 Riverside Drive, Burbank, California, stated that staff had adequately described the project. He explained that there were about 23 property owners involved with cross easements regarding this property. The applicant feels they have this situation under control.

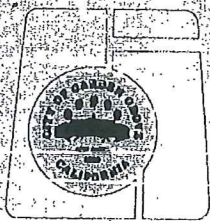
Mr. Melvyn C. McCall, 1768 Biscayne Court, Anaheim, California, asked if the fence on Gambel Street would be closed up. The Zoning Administrator explained that there would be an opening for pedestrians only.

Mr. Fred Allen, 1196 Caroleen Lane, Garden Grove, stated that he was the property owner south and east of the proposed development to the rear of the Fazio's market. He asked who the possible tenants would be other than the Skagg's Drug Store and if the liquor store were being expanded. The Zoning Administrator explained that the liquor store would only be remodeled to be compatible with the other buildings. The applicant stated that Fazio's, Skaggs, and the existing liquor store are the only confirmed occupants at this time. Mr. Gunderman explained that the zoning of the property, C-1, allows only limited commercial uses.

Mr. Allen asked if staff had taken into account access for safety vehicles in the closing off of Gambel Street. The Zoning Administrator explained that the site plan is sent to all departments of the City and the Sanitary District for their review and comments. It was Mr. Allen's feeling that police patrol has been inadequate in that area for about five years. He further stated that he and his neighbors look forward to early development of the project as the site has become a trash dumping ground. He asked when construction would start. Mr. Dennis explained that the applicant hopes to open the center in the fall of 1976.

The Zoning Administrator asked several ladies in the audience if they were in favor of the project. They stated they were in favor but would like the opening in the block wall to be too small for motorcycles. Mr. Allen stated that many young and elderly people use bicycles to shop for groceries. Any access should allow for bicycles and three-wheel bicycles so these people would not have to travel on Brookhurst Street. It was the Zoning Administrator's comment that if it were wide enough for bicycles, it would necessarily be wide enough for motorcycles. Mr. Dennis felt that with full development of the center, the motorcycle traffic would be discouraged by the presence of semi-trucks and personnel.

There being no further testimony, the Zoning Administrator declared the public hearing on Site Plan No. SP-138-76 closed.



GARDEN GROVE

ZONING ADMINISTRATOR

DECISION NO. 520

SITE PLAN NO. SP-138-76

P.B.D. ASSOCIATES

JUNE 4, 1976

This is a site plan application pertaining to property located on the southwest corner of Katella Avenue and Brookhurst Street.

A public hearing was held on June 2, 1976 and all testimony presented at the public hearing and all evidence applicable to this case have been considered.

The applicant is requesting approval of a site plan for the construction of a 28,000 square foot drug store; 3,750 square foot free standing restaurant; 4,500 square foot financial building; and 20,000 square feet of accessory service shops on an approximately 9-acre site in the C-1 (Limited Commercial) zone. The City has filed a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.

The applicant stated that the staff report accurately and totally described his request. They had taken a site that had been split into several parcels and encumbered with several easements for parking and driveways thereby making the property less than desirable for development. They believe they have now almost completely resolved those encumbrances and are now ready for development. The project will complete the development of a very difficult site into a viable shopping center built around a Fazio's Market, a Scagg's Drug Store and an existing liquor store. They hope to have the center completed by the fall of 1976 if this application is approved.

A study of the applicant's testimony and exhibits indicate an attractive shopping center will be developed on a site that has previously been occupied by a partially developed shopping center that serves marginal uses. As stated by the applicant, the site had been split into many parcels several years ago and encumbered with access easements. These divisions almost froze the property from full or consistent development. The applicant has determined the site to have potential and has worked diligently to purchase four of the properties and resolve the existing conflicting easements.

The design of the new structures and remodeling of the existing structures will produce a shopping center having consistent appearance. The structures will make use of concrete block, split face block and Franciscan and ceramic tile for building fronts. The development will consist of nine buildings all being architecturally compatible with the other. Five hundred parking spaces are being provided, which would appear to be adequate for the uses proposed.

Testimony was presented by adjoining residents to the rear of the site which encouraged the early development of the site. The only concern expressed by the residents was to make certain vehicle access would be prohibited where Gamble Avenue now enters the site. In that regard, the plans submitted indicate that this will be done with the development of the site.

In review of the application, it would appear that the application does meet or exceed the purpose and intent of Municipal Code Section 9219.7, Review of Site Plans." In fact, it should be pointed out that the applicant has apparently

Zoning Administrator Decision No. 520  
Site Plan No. SP-138-76

successfully obtained the support of many persons who have an interest in the four parcels to be able to develop the site. This multiplicity of interested parties has stymied the development of this site for several years.

In consideration of the evidence submitted and after a review of the criteria established for the approval of site plans, it is hereby determined that Site Plan No. SP-138-76 should be and is hereby approved subject to the following conditions:

1. No roof-mounted mechanical equipment shall be permitted unless such equipment is not visible from view of public streets and surrounding properties. Scaled drawings shall be submitted prior to the issuance of building permits which clearly demonstrate compliance with this condition. Said screening shall be architecturally compatible with the remainder of the building.
2. All lighting structures shall be placed so as to confine direct rays to the subject property.
3. 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.
4. The method and design of termination of Gamble Avenue where it adjoins the subject site shall be approved by the Zoning Administrator prior to issuance of building permits.

/s/ STEWART O. MILLER  
ZONING ADMINISTRATOR

The appeal deadline for the subject case is June 11, 1976.



# COMMUNITY DEVELOPMENT

PLANNING DIVISION  
STAFF REPORT

AGENDA NO. 1

PUBLIC HEARING OF March 27, 1980 CASE NO. Site Plan No. SP-106-80

APPLICANT GVD Commercial Properties, Inc. SITE LOCATION 9922 Katella Avenue

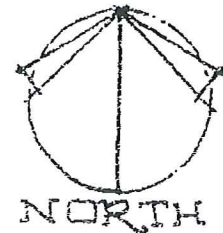
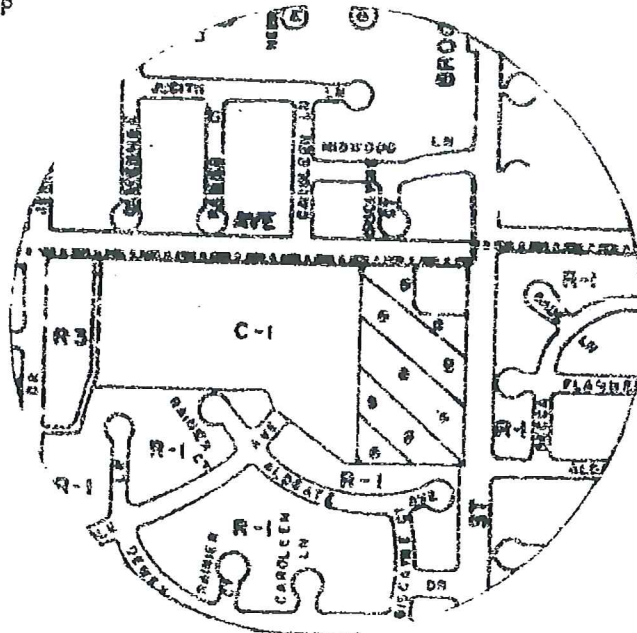
ADDRESS 10738 W. Pico Boulevard ZONE C-1 AP NO. 132-111-14

Los Angeles, CA 90064 GENERAL PLAN DESIG. Commercial

OWNER Arthur G. Appell, C/O Walter Analyst: deKoven James

Young Esq., 606 S. Olive Street, Suite 2104 CEQA DETERMINATION Negative Declaration  
Los Angeles, CA 90014

COMMUNITY MAP



REQUESTING site plan approval for Phase 1, the remodeling of the existing 34,000 square foot building and construction of two (2) separate buildings and one (1) attached building located on an approximately 199,000 square foot parcel (4.6 acres) within a C-1 (Limited Commercial) zone. The City of Garden Grove has granted a Negative Declaration eliminating the requirement for an Environmental Impact report because the proposed project will not have a significant effect on the environment.

RECOMMENDATIONS Approval with conditions

FINAL ACTION Agency for Community Development

CITY OF GARDEN GROVE, 11391 ACACIA PARKWAY GARDEN GROVE, CA 92640

(714) 638-6631



STAFF REPORT FOR PUBLIC HEARING

CASE NO.: SP-106-80  
APPLICANT: GVD PROPERTIES  
OWNER: ARTHUR G. APPELL  
LOCATION: SOUTHWEST CORNER OF KATELLA AVENUE AND BROOKHURST STREET  
ADDRESS: 9922 KATELLA AVENUE  
HEARING DATE: MARCH 27, 1980  
ANALYST: DE KOVEN JAMES

I. APPLICANT'S REQUEST:

The applicant is requesting a site plan approval for Phase I, the remodeling of the existing 34,000 square foot building and construction of two (2) separate buildings and one (1) attached building located on an approximately 199,000 square foot parcel (4.6 acres) within a C-1 (Limited Commercial) zone. The City of Garden Grove has granted a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.

II. ZONING AND LAND USE INFORMATION:

- A. The subject property is zoned C-1 and is improved with one (1) single story commercial building.
- B. Existing land use and zoning in the vicinity of the subject property are as follows:
1. NORTH: Across Katella, City of Anaheim and is improved with single family dwelling units and gas service station.
  2. SOUTH: Zoned R-1 and is improved with single family dwelling units.
  3. EAST: Across Brookhurst zoned R-1 and is improved with single family dwelling units.
  4. WEST: Zoned C-1 and is improved with multitenant commercial building.
- C. GENERAL PLAN: The proposed development is in conformance with the existing Commercial General Plan Designation and the current C-1 zoning.

III. BACKGROUND INFORMATION:

Original building permits for existing 34,000 square foot building were issued while the subject property was within the County of Orange jurisdiction. In recent years the existing building was occupied by a major supermarket chain; however, upon termination of their lease agreement during 1979, their operation was discontinued. Consequently, the subject property has been the scene of numerous citizen complaints regarding the lack of property maintenance, specifically in the rear of the building and along the south property line.

Since the subject site is within the City of Garden Grove's Redevelopment project area, the development of the site will require said Agency's consideration prior to final approval. The submitted site plan has included a potential Master Plan which illustrates how the parcels to the west of the subject site would be integrated with Phase I.

IV. INTERDEPARTMENTAL COMMENTS AND FEES:

A fee letter outlining Code required fees and bond schedules for the development will be mailed to the applicant. All interdepartmental comments have been evaluated by Staff and there appear to be no unresolvable problems associated with the development. Thirty-nine public notices have been mailed. No comments have been received as of March 21, 1980.

V. STAFF COMMENTS:

A. Overview: The subject site is located on the west side of Brookhurst Street and south side of Katella Avenue. Both streets are considered major highways which are improved with median islands.

Presently the subject site is improved with an existing 34,000 square foot building and parking area. Surrounding the subject site the parcels are improved residential across Brookhurst Street and Katella Avenue. Contiguous to the west the parcels are improved with two (2) existing buildings separated from the said site by parking area and vacant land. The area in question is part of the proposed Master Plan that would eventually become integrated with Phase I.

- B. Site Design: The subject site Phase I consists of the remodeling of the existing 34,000 square foot building and construction of two (2) separate buildings and one (1) attached building located on an approximately 199,000 square foot parcel. Note: Staff approval of the two (2) free-standing buildings are subject to conditions discussed in staff analysis. The two (2) existing ingress/egress locations on Brookhurst Street will remain. Said access will serve the north and south facing elevation with two 40 foot wide two-way driving aisles. On-site parking is provided to the north, east and south of the subject buildings. Said parking stalls are sixty degree (60°) angle except for the south which is ninety degree (90°) angle. The proposed parking area is planned with the intention of permitting two (2) additional separate buildings of 6,000 square feet situated to the west and south property lines of the existing gas service station.

Landscaping is indicated in the periphery of subject site and parking lot. Said landscaping includes ten foot (10') wide berm along Katella Avenue and 15 to 20 foot wide berm along Brookhurst Street. Also landscaping will buffer the center section parking stall from the driveways.

The perimeter of the south property line will be provided with a six foot (6') masonry wall. Refuse storage is provided adjacent to the south side of the existing building near the west property line.

C. Project Statistics:

<u>Item</u>	<u>Provided</u>	<u>Code</u>	<u>Variation</u>
Total Parcel Area	199,000 sq.ft.	Not required	--
Setbacks			
Front-Brookhurst	20 ft.	10 ft.	Exceeds code
Front-Katella	10 ft.	10 ft.	Meets code
Side (west)	0	0	Meets code
Side (south)	80/65 ft.	10 ft.	Exceeds code

<u>Item</u>	<u>Provided</u>	<u>Code</u>	<u>Variation</u>
Parking			
Open	Phase I 219	250*	31 stalls less than code requires
Open	Master Plan 216	318*	102 stalls less than code requires
Refuse Storage Area	1	1	
Landscaping	21,070/10%	4,550/3%	Exceeds code

\*Both the existing and proposed buildings were based on retail store parking requirements with 15 percent reduction included. Construction of the two (2) free-standing 6,000 square foot buildings will require a reciprocal parking agreement.

D. Variances/Waivers: None.

E. Architectural Features: On all elevations is provided "light hand troweled textured plaster" to be used on the parapet and capped with a resawn trim. This material treatment will be provided primarily on the existing structure which will also consist of east and west facing mansard roof composed of mission clay tile "barrel type." Each corner of the building's front elevation and a portion in between is provided with a trellis that connect to the mansard roof with similar pitch roof or vaulted. Split face concrete block is indicated to comprise portions of the front elevations (pilaster and lower fascia) with smooth face concrete block along the side (south elevation). Store fronts are to consist of anodized aluminum.

- F. Staff Analysis: The proposed development (Phase I) has indicated two (2) separate free-standing buildings of approximately 6,000 square feet. Staff suggests approval of the proposed future pads, subject to submittal of evidence of a reciprocal parking agreement and improvement to both the on and off-site (Master Plan) parking lots. Said improvement will include, but not limited to, landscaping in the parking area as indicated on proposed site plan (Phase I) and revised circulation plan is to be integrated with the approved Master Plan. Also, Staff requires a letter from the Agency for Community Development generally stating their involvement and intention to redevelop and rehabilitate the entire center and the extent of their relationship with the applicant. The applicant having requested approval on only the existing 34,000 square foot building and construction of the 10,200 square foot addition shall provide ground cover within the area indicated for both 6,000 square foot buildings until sometime as the aforementioned conditions are met. Staff does consider the installation of peripheral landscaping necessary at this time.
- G. Staff has reviewed the subject Site Plan in relationship to the criteria established in Municipal Code Sections 9208, 9217, 9219.7 and 9400. Said criteria includes consideration of density, parking access, relation to public facilities, public service requirements and design compatibility. The subject development appears to comply with the aforementioned requirements. Staff recommends approval.
- H. Conditions of Approval: If SP-106-80 is approved, the following conditions are suggested:
1. 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.
  2. Location of all utility lines (water, sewer, electric, telephone) shall be shown on an approved site utilities plan prior to the acceptance of building plans for checking. Electric and telephone utility easements shall be negotiated with Southern California Edison and Pacific or General Telephone Companies.
  3. Roof signs shall be removed prior to issuance of building permits.

4. Detailed landscape and irrigation plans shall be submitted to Current Planning for review prior to issuance of building permits.
- Y 5. The future pads of the two satellite buildings shall be landscaped with greenbelts (ground covering type plant material) until such time approval is given for construction of the satellite buildings on the Master Plan.
6. Approval of the site development of the two free-standing 6,000 square foot pads is contingent on the following conditions being met:
  - a. Submittal of an existing reciprocal parking agreement to Current Planning and its acceptance by the City Attorney, which assures provision of the necessary parking.
  - b. The submission and approval of the Master Plan for the entire center as outlined in the drawings with special attention to overall parking, circulation and access requirements, landscaping of parking facilities, lighting, drainage, elevations, textures, materials, etc.
  - c. Receipt from the Agency for Community Development of a letter generally stating their involvement and intention to redevelop and rehabilitate the entire center and the extent of their relationship with the applicant.
  - d. Adequate access for fire vehicles shall be provided to on-site fire hydrants during construction. Said on-site fire hydrants and connecting main shall be installed prior to or concurrent with the issuance of building permits for future pads.
7. In the event there is no further development of the overall Master Plan for the entire center within 18 months, applicant shall immediately commence and complete landscaping and parking lot improvements deferred to later Phases.
8. Approval of this site plan shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.

9. Sign program shall be submitted for Phase I in accordance with the provisions of Municipal Code Section 9502.4 and shall be subject to the Zoning Administrator's approval prior to issuance of building permits.
10. Refuse storage area shall be provided in accordance with standards set forth in Municipal Code Section 9207.8.
11. All lighting structures shall be placed so as to confine direct rays to the subject property.
12. Ingress/egress shall provide normal approach drive returns.
13. One water meter and service are required per unit. The meter and service are sized according to fixture unit count. A backflow device may be required.
14. Final grading and drainage plan required.
15. All above ground gas metering equipment shall be screened.

6330C/247A  
3/21/80



RESOLUTION NO. 3130

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-106-80, A SITE PLAN FOR A PARCEL OF LAND LOCATED ON THE SOUTHWEST CORNER OF KATELLA AVENUE AND BROOKHURST STREET, PARCEL NO. 132-111-14

WHEREAS, in the matter of Site Plan No. SP-106-80, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by GVD Commercial Properties, Inc., as applicant.
2. The applicant requests site plan approval for Phase I, the remodeling of the existing 34,000 square foot building and construction of two (2) separate buildings and one (1) attached building located on an approximately 199,000 square foot parcel (4.5 acres) within a C-1 (Limited Commercial) zone.
3. The City of Garden Grove has granted a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed project will not have a significant effect on the environment.
4. Subject property is zoned C-1 and is improved with one (1) single story commercial building.
5. Existing land use, General Plan designation, and zoning of property in the vicinity of the subject property have been reviewed.
6. Past cases affecting the subject property were considered, and the report submitted by the City's staff was reviewed.
7. Pursuant to legal notice, a public hearing was held on March 27, 1980, 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 March 27, 1980; and

WHEREAS, facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9219.9, are as follows:

1. The subject request is consistent with Municipal Code Section 9219.7 for review of site plans in that considerations of parking, circulation, pedestrian and vehicular access, emergency vehicle access, aesthetic quality and adherence to the Municipal Code have been complied with in spirit and intent.

WHEREAS, the Planning Commission does conclude:

1. The subject site plan does possess characteristics that would indicate justification of the request for approval 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 public health, safety, and general welfare, the following conditions of approval shall apply to the subject case:

- A. 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.
- B. Location of all utility lines (water, sewer, electric, telephone) shall be shown on an approved site utilities plan prior to the acceptance of building plans for checking. Electric and telephone utility easements shall be negotiated with Southern California Edison and Pacific or General Telephone Companies.
- C. Roof signs shall be removed prior to issuance of building permits.
- D. Detailed landscape and irrigation plans shall be submitted to Current Planning for review prior to issuance of building permits.
- E. Approval of the site development of the two free-standing 6,000 square foot pads is contingent on the following conditions being met:
  - (1) Submittal of an existing reciprocal parking agreement to Current Planning and its acceptance by the City Attorney, which assures provision of the necessary parking.
  - (2) The submission and approval of the Master Plan for the entire center as outlined in the drawings with special attention to overall parking, circulation and access requirements, landscaping of parking facilities, lighting, drainage, elevations, textures, materials, etc.

- (3) Receipt from the Agency for Community Development of a letter generally stating their involvement and intention to redevelop and rehabilitate the entire center and the extent of their relationship with the applicant.
- (4) Adequate access for fire vehicles shall be provided to on-site fire hydrants during construction. Said on-site fire hydrants and connecting main shall be installed prior to or concurrent with the issuance of building permits for future pads.
- F. In the event there is no further development of the overall Master Plan for the entire center within 18 months, applicant shall immediately commence and complete landscaping and parking lot improvements deferred to later Phases.
- G. Approval of this site plan shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
- H. Sign program shall be submitted for Phase I in accordance with the provisions of Municipal Code Section 9502.4 and shall be subject to the Zoning Administrator's approval prior to issuance of building permits.
- I. Refuse storage area shall be provided in accordance with standards set forth in Municipal Code Section 9207.8.
- J. All lighting structures shall be placed so as to confine direct rays to the subject property.
- K. Ingress/egress shall provide normal approach drive returns.
- L. One water meter and service are required per unit. The meter and service are sized according to fixture unit count. A backflow device may be required.
- M. Final grading and drainage plan required.
- N. All above ground gas metering equipment shall be screened.

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NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby approve Site Plan No. SP-106-80.

ADOPTED this 27th day of March, 1980.

/s/ R. B. FINCH  
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 held on March 27, 1980, and carried by the following vote, to wit:

AYES: COMMISSIONERS: FINCH, JESSIE, MARGOLIN, MODAFFARI, SLIMMER, VALLETTA  
NOES: COMMISSIONERS: BOOTH  
ABSENT: COMMISSIONERS: NONE  
ABSTAIN: COMMISSIONERS: NONE

/s/ PATTIE CUMMING  
Secretary

6787C/247C  
3/28/80