

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

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| AGENDA ITEM NO.: | SITE LOCATION: West side of Harbor Boulevard, south of Chapman Avenue |
| HEARING DATE: August 5, 1998 | GENERAL PLAN: Mixed Use |
| CASE NOS.: PUD-122-98, SP-223-98, CUP-408-98, CUP-409-98, PM-96-196, V-234-98, & Development Agreements | ZONE: HCSP-TCB (Harbor Corridor Specific Plan - Tourist Commercial "B"), R-3 (Multiple Family Residential) and C-2 (Community Commercial) |
| APPLICANTS: Landmark Hospitality LLC, Chapman Suites LLC, OHI Resort Hotel LLC, Chapman Restaurants LLC, and the Garden Grove Agency for Community Development | CEQA DETERMINATION: Recognize previously adopted Mitigated Negative Declaration |

REQUEST:

Approval of a site plan to construct three hotels: Homewood Suites, Renaissance Hotel, and Crowne Plaza Hotel, and future free-standing restaurants; a variance to deviate from the required number of parking spaces; a parcel map to subdivide the site into four parcels; a change of zone to Planned Unit Development; and conditional use permits for a Type "47" license, one CUP for the Renaissance Hotel, and one CUP for the Crowne Plaza Hotel. Development Agreements are also proposed.

CODE SECTIONS:

The following code sections apply to this project:

1. 9.24.030.D.3 - Site Plans
2. 9.24.030.D.4 - Conditional Use Permits
3. 9.24.030.D.6 - Variances
4. 9.32.010 - Tentative Maps
5. 9.12.020 - Planned Unit Developments
6. Government Code Section 65864 - Development Agreements

| <u>PROJECT CRITERIA</u> | <u>ACTUAL</u> | <u>MEETS</u> <u>CODE</u> | <u>DOES NOT</u> <u>MEET</u> <u>CODE</u> | <u>VARIANCE</u> <u>REQUEST</u> | <u>CONDITION</u> <u>OF</u> <u>APPROVAL</u> |
|--------------------------|---------------|-----------------------------|---|-----------------------------------|--|
| <u>LOT SIZE (TOTAL):</u> | 18.25 acres | x | | | |
| Parcel 1: (Fut. Rests.) | 1.8 acres | | | | |
| Parcel 2: (Renaiss) | 6.0 acres | | | | |
| Parcel 3: (Homewd) | 3.45 acres | | | | |
| Parcel 4: (Crwn Plz) | 7.0 acres | | | | |

| <u>PROJECT CRITERIA</u> | <u>ACTUAL</u> | <u>MEETS</u> | <u>DOES NOT</u> | <u>VARIANCE</u> | <u>CONDITION</u> |
|-------------------------|---------------|--------------|-----------------|-----------------|------------------|
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CASE NUMBERS SP-223-98, PUD-122-98, V-234-98, PM-96-196, CUP-408-98, CUP-409-98, AND DEVELOPMENT AGREEMENTS

| | | <u>CODE</u> | <u>MEET CODE</u> | <u>REQUEST</u> | <u>OF APPROVAL</u> |
|--|-------------------------------------|-------------|----------------------|----------------|------------------------|
| <u>BUILDING HEIGHT:</u> | | x | | | |
| Homewood | 7 stories 82' 11" | | | | |
| Renaissance | 14 stories 180'-0" | | | | |
| Crowne Plaza | 9 stories 112'-0" | | | | |
| Future Restaurants | 1 story (est.) 20' (est.) | | | | |
| <u>BUILDING SETBACKS: (N,S,E,W)*</u> | | x | | | |
| Homewood | 78, 15, 65, 140 ft | | | | |
| Renaissance | 33, 2, 455, 5 to 335 ft | | | | |
| Crowne Plaza | 71, 20, 185, 65 ft | | | | |
| Future Restaurants | 15, 45, 7 to 15, 15 ft (est.) | | | | |
| <u>PARKING:</u> | | | | x | |
| Standard | 809 | | | | |
| Handicap | 26 | | | | |
| Compact | 416 (33.2%) | | | | |
| Total | 1,250 | | | | |
| <u>LANDSCAPING:</u> | | x | | | |
| Parking lot area | 67,264 sf (10.2%) | | | | |
| <u>Landscaped Setbacks</u> | | | | | |
| Harbor Blvd. | 7' to 15 ft | | | | |
| North P/L | 12 ft | | | | |
| South P/L | 10' to 15 ft | | | | |
| West P/L | 5' to 9 ft | | | | |

*estimated distance as measured from boundary lines of proposed parcels due configuration of each lot

BACKGROUND:

In August 1993, under the direction of the City Council, the City participated in a Regional/Urban Design Assistance Team (R/UDAT) design and planning study for the

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Harbor Corridor. The purpose of the R/UDAT was to identify design and development opportunities within the Harbor Corridor in order to capitalize on the market potential of the existing resident and tourist population and the proposed expansion of Disneyland and the Anaheim Convention Center. The R/UDAT recommended that a hotel/resort oriented development node be established at the intersection of Harbor/Chapman. The R/UDAT concepts were endorsed by the City Council and incorporated into the recent update of the City's General Plan.

City staff conducted two neighborhood meetings regarding this project. The first meeting was held on February 19, 1998. Comments received at that meeting reflected concerns regarding landscape setbacks along the project's southerly boundary, visual intrusion from the hotels into the neighborhood immediately south of the site, traffic generated by the development, and placement/location of the high-rise hotels.

The second neighborhood meeting was held on July 8, 1998. At that meeting, the proposed project was presented to those residents, property owners, and business owners in attendance. Staff indicated that the proposed project addressed those issues and concerns raised by persons attending the first neighborhood meeting.

DISCUSSION:

Project Site

The project is located on the west side of Harbor Boulevard, south of Chapman Avenue and contains approximately 18.25 acres. The site is currently vacant. The site was previously improved with retail stores, a restaurant and a mobile home park.

The site is located within a Redevelopment Project Area. Goals of the Redevelopment Plan include the elimination of physical blight and deterioration, upgrading of the project area, encouragement of private sector investment, and the promotion of the economic well-being of the area. The policies of the General Plan identify the Harbor Corridor as a target area for redevelopment and revitalization activities.

Surrounding Uses

The area to the north of the site, across Chapman Avenue, is the Hyatt Alacante Hotel and office complex, to the east, across Harbor Boulevard, is the Target retail center which includes a restaurant, drive-through pharmacy, drive-through dairy, and a car wash operation. The area to the south is improved with commercial businesses, apartments, and single family homes. The area to the west, across Buaro Street, is improved with a convalescent center, an office building, and apartments.

Planned Unit Development

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A change in zone to Planned Unit Development (PUD) is necessary to accommodate the development of the project. The PUD establishes standards for the development and insures that the quality of the project achieved from this type of zoning is greater than could be achieved through the use of traditional zoning. The General Plan recognizes the use of PUD's as an overlay land use designation for "unique types" of development. The regulations for PUD's are intended to provide for a diversity of uses, land use relationships, and innovation in land planning and design. The change in zone to PUD is consistent with the goals and policies of the General Plan which support the retirement of specific plan zoning in existing specific plan areas.

Site Plan

The project consists of three hotels: Homewood Suites, Renaissance Hotel, and Crowne Plaza Hotel, and future free-standing restaurants. The design of the site locates the Renaissance Hotel in the center of the project on Parcel 2 of Tentative Parcel Map No. PM-96-196. The Homewood Suites is located along Chapman Avenue on Parcel 3 and Crowne Plaza Hotel is situated on the southern portion of the site on Parcel 4. The free-standing restaurants are located at the corner of Harbor Boulevard and Chapman Avenue on Parcel 1.

Primary access into the project site is provided by two main entrance points, one on Harbor Boulevard and one on Chapman Avenue. The main entrance from Harbor Boulevard is aligned with the signalized intersection for the Target retail center, and the main entrance from Chapman Avenue aligns with an entry point for the Hyatt Alacante Hotel. Secondary access is provided by one driveway located on Buaro Street.

The project is served by surface parking areas located throughout the site. Parking is balanced throughout the site and provides sufficient parking fields around each building. Pedestrian circulation paths are provided along the main drive aisles of the project allowing pedestrian movement between the hotel buildings and the free-standing restaurants.

Building Design

The Renaissance hotel is proposing to construct a 371-room, 14-story, full service hotel with conference facilities. The first floor area will contain a registration and lobby area, dining, kitchen and banquet kitchen facilities, deli/breakfast/bar area, small meeting rooms, conference facilities totaling 12,000 square feet, and other ancillary and support service areas. An outdoor pool area will be situated on the south side of the hotel. The guest rooms will be situated on the 2nd through 14th floor of the hotel. All guest rooms will be double or king suites. End units on floors 2 through 12 will have balconies. These balconies are oriented northward or eastward based on their location.

The exterior treatment of the Renaissance hotel will reflect a contemporary "metropolitan" look with extensive use of glass, polished granite and stucco. The first

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floor level of the hotel, at the main entrance, will incorporate a colonnade and porte cochere and be treated in polished granite with pink/gray tones. This colonnade and porte cochere transforms into the Hotel's main architectural element which extends from ground level to the top of the building as a large round spire shape, with a metallic dome capping the top. Aside from this domed spire element, the balance of the exterior elevations for the second through fourteenth floors will be treated with a combination of glass, precast colored concrete, and stucco. Color tones will primarily be beige, gray, rust, and pink.

The Crowne Plaza hotel is proposing to construct a 384-room, 9-story, full service hotel with conference facilities. The first floor area will contain a registration and lobby area, dining, kitchen and banquet kitchen facilities, deli/breakfast/bar area, small meeting rooms, conference/banquet facilities totaling 14,570 square feet, and other ancillary and support service areas. An outdoor pool area will be situated on the south side of the hotel. The guest rooms will be situated on the 2nd through 9th floor of the hotel. All guest rooms will be one standard size.

The exterior treatment of the Crowne Plaza hotel will reflect a spanish-mediterranean theme with stucco walls and aluminum windows. The porte cochere will incorporate columns and arches with a clay tile roof. Building colors will be beige tones, light orange, and rust. The mansard roof and the roofs for the tower elements will be a clay roof tile.

The Homewood Suites is proposing to construct a 203-room, 7-story, limited service hotel. The first and second floor areas will contain a registration and lobby area, buffet area, two small meeting rooms, exercise room, guest rooms, and other ancillary and support service areas. An outdoor pool area with outdoor dining will be situated on the south side of the hotel. Additional guest rooms will be situated on the 2nd through 7th floor of the hotel. These guest rooms will consist of two types of suites.

The exterior treatment of the Homewood Suites hotel will reflect a contemporary theme with stucco walls, synthetic stone around the building's first two levels, and aluminum windows. The porte cochere and roof of the hotel are proposed with composition shingle. Staff has conditioned that a metal seam roof material be used. Building colors will be beige tones with a reddish-brown accent color.

Landscaping/Lighting Treatment

The project provides approximately 67,264 square feet of parking lot landscaping (10.2%). A seven (7) foot to 15 foot landscaped setback will be provided along Harbor Boulevard, and a twelve (12) foot landscaped setback will be provided along Chapman Avenue. The landscape setback along Buaro Street will vary from 5 feet to 9 feet. The street frontage setbacks are measured from the property line at the ultimate right-of-way. Additional landscaping will be provided within the public right-of-way along

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with the sidewalk. Along the southerly property lines, the setback will vary from ten feet to fifteen feet. Planter islands are provided throughout the parking lot area.

The preliminary landscape plan for the project reflects a tropical theme and incorporate extensive use of palms and canopy type trees, shrubs and bushes, and various ground cover throughout the site. More specifically, trees and palms have been incorporated along the project's main drive aisles. Accent palms including pigmy date palms, fan palms, and queen palms are proposed adjacent to the hotel structures. All landscaped treatments in areas located adjacent to Harbor Boulevard are conditioned to be designed in accordance with the Harbor Boulevard Urban Design Plan. In addition, the project to the extent possible, proposes to retain the large pine trees along Chapman Avenue.

The lighting plan for the project will incorporate special lighting treatments, including palm and canopy tree uplighting to highlight the project's main entry aisles. In addition, the project is conditioned to incorporate similar lighting treatments on hotel building facades which face Harbor Boulevard and Chapman Avenue to highlight facade elements and achieve a dramatic nighttime effect.

General Circulation

Harbor Boulevard is classified as a six lane major arterial street and designated as a "Smart Street" in the Orange County Congestion Management Program highway system. This special street designation allows for the development of improvements that enhance the traffic carrying capacity of the roadway beyond its major arterial designation. Improvements include restriping, removal of on-street parking, bus turnouts, intersection and mid-block widening, and raised medians.

The layout of the Smart Street was recently modified to accommodate the proposed urban rail alternative. The street improvement design and the EIR for the Harbor Boulevard Smart Street are being prepared by Kimerly-Horn and Associates Inc. The City has applied for Measure M funds to fund these future street improvements.

The project provides thirteen (13) feet to 33 feet of additional street dedication along Harbor Boulevard to accommodate the ultimate Smart Street width and a deceleration lane into the project. This additional dedication will create a 26 foot wide area behind the relocated curb which will be dedicated to street, parkway, and sidewalk improvements per the HBUDP. The enhanced landscaped and hardscape treatment in this area will be in accordance with the Harbor Boulevard Urban Design Plan. In addition to dedication on Harbor Boulevard, the plan also calls for street dedication along Chapman Avenue for a right turn lane at the intersection of Harbor Boulevard and Chapman Avenue.

Harbor Boulevard Urban Design Study

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The goals and policies of the City's General Plan include the preparation of an Urban Design Plan for Harbor Boulevard. David Evans and Associates was retained by the City to prepare a design plan for public improvements along Harbor Boulevard from the northerly City boundary to Garden Grove Boulevard. These improvements include signage, landscaping, street lights, street furniture, sidewalks, and intersection paving treatments. The goal of the study is to achieve a unified landscaping, signage, and lighting theme within the public right-of-way along Harbor Boulevard.

The theme of Harbor Boulevard will center around a "festive lights" concept which will incorporate extensive lighting elements within the street median, along public sidewalk areas, and within landscaped parkway areas. The plan will also contain recommendations for the incorporation of this theme into private landscaped areas and structures along Harbor Boulevard.

Signage

The site plan reflects a total of three (3) free-standing monument signs for the project identification. The signs will be located at the main entrances on Harbor Boulevard and Chapman Avenue, and one located at the corner of Harbor Boulevard and Chapman Avenue. The monument signs are conceptual and are required to be designed in accordance with Harbor Boulevard Urban Design Plan. Additional monument signs are proposed for the free-standing restaurants. The placement of the wall signs for each hotel is reflected on their respective building elevation plans. The wall sign location(s) for each free-standing restaurant is conditioned to be reviewed at the time of project submittal. All signage for the project is required to be approved by the Community Development Department - Planning Division prior to installation.

VARIANCE:

The applicants are requesting a parking variance from the requirements under Title 9. Under Title 9, the project is required to provide a total of 1,424 parking spaces.

Traffic Impact and Parking Study

A traffic impact and parking study was prepared for the project by Katz, Okitsu & Associates. The study evaluated twenty-one (21) intersections in the project vicinity including a detailed analysis of eleven (11) intersections that could be more significantly impacted by the project. The study determined that there would be no adverse impacts from the additional traffic generated by the project.

In reference to parking, the study evaluated parking demands of hotels in the Disneyland area and reviewed Urban Land Institute (ULI) standards. Based upon this review, the study determined that a parking ratio of 0.8 parking stalls per hotel room was sufficient to meet each hotel's respective parking demands. The study also

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indicates that the additional parking, at a ratio of 1 space per 100 square feet of gross floor area for the free-standing restaurants and hotel conference facilities is sufficient.

The project meets the parking ratios, as identified in the parking study, and provides a total of 1,250 spaces for the project. The parking consists of 809 standard spaces, 26 handicap spaces, and 416 compact spaces (33.2%).

Project Design Mitigations

The site plan has been designed and conditions of approval have been applied to minimize possible impacts from the project on surrounding areas. Such mitigation measures include: 1) a 10 to 15 foot landscape setback along the project's southerly boundary. This landscape setback is conditioned to have trees and shrubs that are fast growing, so that the trees will act as a visual barrier between the project's hotels and the residential area to the south of the site; 2) an eight (8) foot high wall along the southerly boundary is also required in order to minimize noise and visual intrusion into the neighborhood south of the site; 3) light and glare from the hotel windows into the residential areas has been minimized by conditioning that all southerly or southwesterly facing building elevations not use mirrored or reflective glass; 4) further noise mitigation measures include no loud speakers or noise amplification of any type be allowed outside any enclosed building, and the pool areas within 100 feet of residential areas have restricted hours of use.

NOTE: The Code has been amended since 1998 when 35% of parking could be compact. The Code now allows for only 20% to be compact.

CONDITIONAL USE PERMIT:

Renaissance Hotel and Crowne Plaza Hotel are requesting approval of an Alcoholic Beverage Control Type "47" license (On-Sale General, Public Eating Place). The conditional use permit will apply to each hotel facility respectively, including the dining area, conference rooms, hotel rooms, and the outdoor pool area. Since the site is located in an area of high crime and undue concentration, the Planning Commission must make a finding that the issuance of the ABC licenses is warranted based on public convenience or necessity. The Police and Community Development Departments support the request subject to conditions of approval.

TENTATIVE PARCEL MAP:

The development includes the filing of a Tentative Parcel Map. The Garden Grove Agency for Community Development proposes to consolidate 6 existing lots into 4 parcels. Each hotel and the free-standing restaurants will be situated on their own individual parcel. All four parcels will be governed by a recorded Reciprocal Easement Agreement (REA), or similar agreement, which will provide for reciprocal access, parking, and maintenance. The REA will include provisions or covenants which provide access for each parcel to Harbor Boulevard, Chapman Avenue, and Buaro Street.

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Parcel 1 (Future Restaurants) will be approximately 1.8 acres in size. Parcel 2 (Renaissance Hotel) will be approximately 6.0 acres. Parcels 3 (Homewood Suites) and 4 (Crowne Plaza) will be approximately 3.45 and 7.0 acres, respectively.

NEGATIVE DECLARATION:

On April 28, 1998, the City Council adopted a Mitigated Negative Declaration, in conjunction with the approval of Disposition and Development Agreements (DDA's), for the project. The Mitigated Negative Declaration considered the necessary entitlements for the project including site plan, parcel map, variance, zone change, and conditional use permit applications, therefore, no further environmental action is necessary.

A mitigation monitoring program, in accordance with CEQA Section 21081.6, was also adopted for the project. The mitigation monitoring program contains several mitigation measures which reduce the potentially significant effects of the projects to insignificant levels. These mitigation measures are incorporated by reference into the conditions of approval for the project, and are attached to this report.

DEVELOPMENT AGREEMENTS:

The developers are required to enter into development agreements with the City. The developers will be guaranteed that they will be able to construct the proposed development within the time frame specified in their DDA's and the City will receive a development impact payment not to exceed \$100,000 (Homewood Suites), \$290,000 (Renaissance), and \$230,000 (Crowne Plaza). The Development Agreements will be forwarded to the City Council for final action.

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Approve Site Plan No. SP-223-98, Conditional Use Permit Nos. CUP-408-98 and CUP-409-98, Variance No. V-234-98, and Tentative Parcel Map No. PM-96-196, subject to the recommended conditions of approval; and
2. Recommend approval of Planned Unit Development No. PUD-122-98 and the Development Agreements to the City Council.

MILLIE J. SUMMERLIN
Planning Services Manager

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By: Karl Hill
Planner

s22398s

RESOLUTION NO. 4910

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOGNIZING THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION AND RECOMMENDING APPROVAL OF PLANNED UNIT DEVELOPMENT NO. PUD-122-98 AND DEVELOPMENT AGREEMENTS FOR LAND LOCATED ON THE WEST SIDE OF HARBOR BOULEVARD SOUTH OF CHAPMAN AVENUE, PARCEL NOS. 231-481-01, 02, 03, 04, 05, AND 06

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on August 5, 1998, does hereby recognize the previously adopted Mitigated Negative Declaration and recommends approval of Planned Unit Development No. PUD-122-98 and Development Agreements.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development No. PUD-122-98 and Development Agreements, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Chapman Suites LLC, Chapman Restaurants LLC, Landmark Hospitality LLC, and OHI Resort Hotel LLC.
2. The applicants request approval of a rezone of the site to the Planned Unit Development (PUD-122-98) zone and Development Agreements in order to construct three hotels and future free-standing restaurants on approximately 18.25 acres.
3. The previously adopted Mitigated Negative Declaration for the project considered the necessary entitlements for the project including zone change, site plan, parcel map, variance, and conditional use permit applications; therefore, no further environmental action is necessary.
4. The property has a General Plan Land Use designation of Mixed Use, and is currently zoned HCSP-TCB (Harbor Corridor Specific Plan - Tourist Commercial "B") and R-3 (Multiple Residential), and C-2 (Community Commercial). The site is currently vacant.
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 August 5, 1998, and all interested persons were given an opportunity to be heard.

8. The Planning Commission gave due and careful consideration to the matter during its meeting of August 5, 1998; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.12.020, are as follows:

FACTS:

The site was improved with various commercial and residential uses. These uses have since been removed from the site and therefore, the site is currently vacant.

The site is approximately 18.25 acres in area and the minimum site requirement for Planned Unit Development commercial development is 5 acres.

The site is located within a redevelopment project area.

Each developer is authorized to enter into a Development Agreement in compliance with Government Code Section 65864.

FINDINGS AND REASONS:

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

Response: The project is designed to be integrated with the existing developments in the area. The design of the project, in conjunction with the conditions of approval and mitigations contained in the Mitigated Negative Declaration, will insure a reasonable degree of compatibility with adjacent uses.

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

Response: A traffic study, which was prepared for the project, was reviewed and approved by the City's Traffic Engineering Section, and all appropriate conditions of approval and mitigation measures contained in the study have been incorporated to minimize any adverse impacts on surrounding streets.

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

Response: The project incorporates an innovative design, reflects the intent for tourist-based development contained in the R/UDAT study and the Harbor Corridor Specific Plan, and implements goals of the General Plan regarding creating enhanced opportunities for tourist-based development in the Harbor Corridor (Land Use, Planning Area Policies 1.2, 1.5, and Economic Development Policies 5.1, 5.2, and 5.3). The project will be developed in accordance with the conditions of approval, which will insure that the overall quality of the project will be comparable to projects that could be achieved through the Specific Plan and other Municipal Code provisions.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the 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 Planned Unit Development and the Development Agreements possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.12.020 (Planned Unit Development) and Government Code Section 65864 et. seq., provisions for Development Agreements.
2. The implementation provisions for Planned Unit Development No. PUD-122-98 are found under Planning Commission Resolution No. 4911 for Site Plan No. SP-223-98, Variance No. V-234-98, and Tentative Parcel Map No. PM-96-196.

ADOPTED this 5th day of August 1998.

/s/ ERNEST WILKINS
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 August 5, 1998, by the following votes:

| | | |
|---------|----------------|--|
| AYES: | COMMISSIONERS: | WILKINS, FREZE, BUTTERFIELD, HESKETT, HUTCHINSON, ROSEN |
| NOES: | COMMISSIONERS: | NONE |
| ABSENT: | COMMISSIONERS: | SCHILD |

Resolution No. 4910

/s/ TERESA POMEROY
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 August 26, 1998.

RESOLUTION NO. 4911

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOGNIZING THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION AND APPROVING SITE PLAN NO. SP-223-98, VARIANCE NO. V-234-98, AND TENTATIVE PARCEL MAP NO. PM-96-196 FOR LAND LOCATED ON THE WEST SIDE OF HARBOR BOULEVARD SOUTH OF CHAPMAN AVENUE, PARCEL NOS. 231-481-01, 02, 03, 04, 05, AND 06

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on August 5, 1998, does hereby recognize the previously adopted Mitigated Negative Declaration and approve Site Plan No. SP-223-98, Variance No. V-234-98, and Tentative Parcel Map No. PM-96-196.

BE IT FURTHER RESOLVED that in the matter of Site Plan No. SP-223-98, Variance No. V-234-98, and Tentative Parcel Map No. PM-96-196, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Chapman Suites LLC, Chapman Restaurants LLC, Landmark Hospitality LLC, OHI Resort Hotel LLC, and the Garden Grove Agency for Community Development.
2. The applicants request approval of a site plan in order to construct three hotels: Homewood Suites; Renaissance Hotel; and Crowne Plaza Hotel and future free-standing restaurants, a variance to deviate from the required number of parking spaces, and a parcel map to subdivide the site into four parcels. A change of zone to PUD-122-98, two Conditional Use Permits for a Type "47" license (one for the Renaissance Hotel, and one for the Crowne Plaza Hotel), and Development Agreements are also proposed.
3. The previously adopted Mitigated Negative Declaration for the project considered the necessary entitlements for the project including zone change, site plan, parcel map, variance, and conditional use permit applications, therefore, no further environmental action is necessary.
4. The property has a General Plan Land Use designation of Mixed Use, and is currently zoned HCSP-TCB (Harbor Corridor Specific Plan - Tourist Commercial "B"), R-3 (Multiple Residential), and C-2 (Community Commercial). The site is currently vacant.
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 August 5, 1998, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of August 5, 1998; 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 Sections 9.24.030, and 9.32.060 are as follows:

FACTS:

The site was improved with various commercial and residential uses. These uses have since been removed from site and the site is currently vacant.

The site is approximately 18.25 acres in area.

The Site Plan, Variance, and Tentative Parcel Map are being processed in conjunction with a zone change request to Planned Unit Development.

The site is located within a redevelopment project area.

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.

Response: The project site is located within a Redevelopment Project Area. Among the goals of the Redevelopment Plan are the elimination of physical blight and deterioration, upgrading of the project area, encouragement of private sector investment, and promotion of the economic well-being of the area. The policies of the General Plan identify the Harbor Corridor as a target area for redevelopment and revitalization activities.

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.

Response: The plan has been reviewed by the City's Traffic Engineering Section and all appropriate conditions of approval and mitigation measures, including

street dedication, will minimize any adverse impacts to surrounding streets. The development provides a sufficient number of on-site parking spaces to meet the minimum number of parking spaces required for the development. Additionally the project is designed with adequate pedestrian access into, and throughout, the development.

3. The development, as proposed, will not adversely effect essential public facilities such as streets and alleys, utilities and drainage channels, and will not adversely impact the public works department's ability to perform its required function.

Response: The streets in the area are adequate to accommodate the development provided the developer provides the additional dedication and improvements, including modifying the project's signalized intersection on Harbor Boulevard. Upgrades to the existing sewer and water utilities are required to accommodate the development. The proposed development is also required to provide for adequate on-site drainage.

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

Response: The development is consistent with the surrounding area. The properties to the north, across Chapman Avenue, are improved with existing hotel and commercial retail development, the property to the south is developed with a multi-family residential and single family residential, and the property to the west is developed with a convalescent facility, an office building and multi-family residential. To the east, across Harbor Boulevard, the property is improved with retail commercial. The design of the proposed use will insure a reasonable degree of compatibility with adjacent uses.

5. 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.

Response: The project has been designed in accordance with City Code provisions for providing an adequate amount of public open space. Through the conditions of approval for the project, the necessary agreements for the protection and maintenance of areas reserved for public use will be achieved.

TENTATIVE PARCEL MAP:

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

Response: The map is consistent with the provisions of the Harbor Corridor Specific Plan and the General Plan as they pertain to the creation of subdivisions for commercial development. The proposed parcels are of sufficient size to accommodate the proposed development and meet all applicable requirements, as identified under Title 9.

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

Response: With the conditions of approval and the mitigation measures as recommended by staff, the design and improvement of the subject lots are consistent with the spirit and intent of the Harbor Corridor Specific Plan and General Plan provisions for location of lots, proximity to similar uses, lot width, and overall depth.

3. The site is physically suitable for the type of development and complies with the spirit and intent of the Harbor Corridor Specific Plan.

Response: The site is adequate in size and shape to accommodate the project, including facilities for parking, pedestrian and vehicular access, trash collection, and pedestrian and emergency access.

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

Response: A Mitigated Negative Declaration has been previously adopted for this project pursuant to CEQA guidelines. Mitigation measures, required as part of the Mitigated Negative Declaration, have been incorporated into the project.

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

Response: The conditions of approval for on- and off-site improvements, including access and modifying the project's signalized traffic intersection on Harbor Boulevard, will safeguard the public health.

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

Response: The project has been designed, to the greatest extent possible, to avoid development over existing easements. Where applicable, such easements will be relocated or abandoned to not create adverse impacts.

VARIANCE:

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

Response: The project incorporates three hotels and free-standing restaurants with shared parking, access, and pedestrian links. In order to create this concept and achieve the density contemplated by the General Plan and the R/UDAT, it is necessary for the project to vary from parking requirements, as identified under Title 9. The project will provide sufficient parking as recommended in the approved traffic study.

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

Response: In order to achieve the project, as contemplated, it is necessary for the project to provided the on-site parking as recommended in the approved traffic study. If the on-site parking is provided per the traffic study, the property with the variance will provide sufficient parking and will be able to enjoy the same rights as other properties in the vicinity.

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

Response: The project is required to maintain reciprocal access and parking for on-site parking over the four parcels that make up the project site in order to insure that adequate parking is provided. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located provided all applicable conditions of approval and mitigations contained in the traffic study are complied with.

4. The granting of the Variance will not adversely affect the comprehensive General Plan.

Response: The granting of the variance will meet the spirit and intent of the General Plan. In addition, the conditions of approval for the project will insure a reasonable degree of compatibility with surrounding uses, in keeping with the goals of the General Plan.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the 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, Variance, and Tentative Parcel Map possess characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.24.030 (Site Plan, Variance), and 9.32.060 (Tentative Maps).
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 Site Plan No. SP-223-98, Variance No. V-234-98, and Tentative Parcel Map No. PM-96-196:

CONDITIONS OF APPROVAL:

- A. All below-listed conditions of approval are required to be recorded. Recordation of said conditions is the responsibility of the applicants, and proof of such recordation is required prior to the issuance of building permits for any building in the project. 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.
- B. Approval of this Site Plan, Variance, and Tentative Parcel Map 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.
- C. Modifications which do not change the intent of the project may be approved by the Community Development Director. If major modifications are made in the proposed development which result in the intensification of the project or create impacts that have not been previously addressed, a new Site Plan application shall be filed which reflects the revisions made.

- D. 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 Section. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be provided throughout all parking and drive areas at a minimum of two footcandles of light on the parking areas. 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.

- E. The developers shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community Development Department for review and approval prior to Building Division Plan Check. The project shall also be subject to the following:
 - 1. All on- and off-site utilities within the perimeter of the site and to the centerline of the adjacent streets shall be installed or relocated underground.

 - 2. Above-ground utility equipment (e.g., electrical, gas, telephone, cable TV) shall not be located in the street setbacks, within the common areas, or any parking areas and shall be screened to the satisfaction of the Community Development Department.

 - 3. 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 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.

 - 4. All ground- or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.

- F. The following provisions of the Public Work's Engineering Division shall be complied with:
 - 1. The Parcel Map shall be recorded prior to the issuance of any permits. Field survey required.

 - 2. TIES TO HORIZONTAL CONTROL: Prior to the recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County

Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad Dwg format.

3. DIGITAL MAP SUBMISSION: Prior to the recordation of a final map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad Dwg format.
4. Right-of-way shall be dedicated on Harbor Boulevard and Chapman Avenue as shown on Tentative Parcel Map No. PM-96-196 to accommodate the ultimate Smart Street width and related improvements. Curb returns used at entry locations shall be constructed either within the public right-of-way or, if necessary, additional right-of-way at the entrances shall be dedicated.
5. The required additional right-of-way for street widening shall be shown on the final parcel map and dedicated to the City of Garden Grove.
6. All new utilities shall be placed underground in the public right-of-way and on-site.
7. Grading, water and sewer, street improvement, and approved utility plans are required. Plans to be prepared by a registered Civil Engineer. Grease traps, if necessary, shall be installed on sewer laterals for restaurants and hotels. Utility plans shall be approved prior to on-site water system construction. Improvements in Harbor Boulevard to be approved by the City of Garden Grove.
8. Provide hydrology with scaled map and calculations and hydrology calculations to size parkway culvert(s) or storm drain(s) per OCEMA Standards. Parkway culverts to be constructed per OCEMA Standard Plan 1309 (Type B). The development shall drain to Harbor Boulevard as feasible.
9. All on-site improvements shall be removed prior to start of new construction.

10. Driveway approaches shall be constructed per City Standard B-120. Minimum radius for curb returns at entry ways shall be 25 feet. Separate street permit is required for work within the public right-of-way.
11. Wheelchair ramps to be constructed in landings per City Standard Plan B-108.
12. Blanket easement is required for all public water systems on private property and shall be provided on the final Parcel Map.
13. Property owner shall dedicate all rights to underground water without the right to subsurface enter.
14. Access rights to adjacent roadways shall be restricted to approved access locations. Access restrictions and dedication statement on the Final Map is required.
15. Bonds shall be posted to secure all work within the public right-of-way and all public improvements.
16. Any new or required block walls and/or retaining walls and trash enclosures shall be shown on the grading plans. Block walls shall be developed to City Standards or designed by a professional engineer registered in the State of California. In addition, the developers shall provide the following:
 - a. An 8 (eight) foot high decorative block wall, as measured from highest minimum grade, shall be constructed along the south property line.
 - b. 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.
17. The developers shall comply with all 1972 Clean Water Act and NPDES requirements. The submittal of plans shall incorporate Best Management Practices plan and erosion control in conformance with NPDES permit. Notice of Intent shall be submitted to the Regional Water Quality Control Board prior to the issuance of any grading permit.
18. The water system shall be sized to accommodate domestic and fire protection requirements.

19. Sanitary sewers shall be constructed as recommended in the Sanitary Sewer Study prepared by Norris Repke, Inc. and as required by Garden Grove Sanitary District. Plans shall be prepared per Garden Grove Sanitary District Standards.
 20. Developers shall comply with the Transportation Demand Management (TDM) and Congestion Management Plan (CMP) ordinances, if required.
 21. Off-site improvements for the project, as required, may be phased subject to approval by the Engineering Services Division.
 22. Environmental site clearance or an approved remediation plan shall be submitted prior to utility release.
 23. Separate improvement plans prepared by a Registered Civil Engineer shall be required for all public improvements on or site.
 24. An encroachment permit is required for work performed within the public right-of-way.
 25. Surface drainage shall be directed to Harbor Boulevard, Buaro Street, Chapman Avenue. Drainage towards any streets south of the site shall be minimized.
 26. Concrete right turn lanes/deceleration lanes shall be required for eastbound Chapman Avenue and southbound Harbor Boulevard.
- G. The following provisions of the Public Works' Traffic Engineering Division shall be complied with:
1. Modify the traffic signal as necessary for the main drive aisle entrance on Harbor Boulevard. Provide easements and related signal improvements for a future signal at the main drive aisle entrance on Chapman Avenue.
 2. Medians on Harbor Boulevard and Chapman Avenue shall be modified/constructed as necessary. The final design shall be subject to the approval of the City Traffic Engineer.
 3. The driveway located on Buaro Street shall be design to restrict exiting vehicles to right turn only.

4. The City Traffic Engineer shall approve the final designs of all joint access drives.
 5. The developers shall pay the appropriate Traffic Mitigation Fees.
- H. The following requirements of the Public Works, Water Operations Division shall be met:
1. New water service installations shall be made at developer's expense. Installation shall be by the City upon payments of applicable fees unless otherwise noted. Fire Services and larger water services (3 inch and larger) shall be installed by contractor per City standards. Fire Services shall have double check valve assembly per City standards.
 2. Water meters and Fire Services shall be located within the City right-of-way or within dedicated waterline easement(s). Fire Services and large water services (3 inch and larger) shall be installed by contractor with class A or C-34 license per City water standards and inspected by a public works inspector.
 3. Backflow prevention device(s) shall be required on all domestic water lateral(s) and fire service lines. Installations shall be per City standards and shall be inspected by a cross connection specialist after installation. Fire Service(s) shall have above ground backflow device(s) with a double check valve assembly. Device(s) to be tested immediately after installation and once a year by a certified backflow device tester and the results shall be submitted to the cross connection specialist.
 4. Required public/private water systems to be constructed by developer which may require bonding.
 5. Water services to have RPPD (Reduced Pressure Principal Devices) per City standards. On-site water system to looped with water mains on Harbor Boulevard, Chapman Avenue, and Buaro Street.
- I. The following provisions of the Garden Grove Fire Department and the Uniform Fire Code shall be met:
1. Fire sprinkler system(s) per the National Fire Protection Association (NFPA) Standard 13, City Code, and UBC Chapter 9, shall be provided in all buildings and plans approved prior to the issuance of building permits. System(s) shall be designed to utilize not more than 90% of the available

- water as indicated on a submittal graph sheet as required by NFPA, Standard 13, Chapter 7. Fire sprinkler riser(s) shall be located inside the each building in a room with a door accessible from the outside of the building.
2. Fire sprinkler system(s) and all control valves shall be supervised to an approved central alarm station.
 3. All buildings constructed at a height of 55 feet or more, as measured from the floor of the highest inhabitable floor to the fire department entrance, shall contain high rise provisions in the California Building Code, Chapter 4.
 4. Standpipes shall be provided in accordance with the California Building Code (class I standpipe system) in all buildings four (4) stories or more.
 5. A manual and auto fire alarm system shall be provided in all buildings in accordance with the Uniform Fire Code, Article 10, and the California Electrical Code.
 6. Address numbers shall be visible from the street in contrasting colors.
 7. Fire lanes shall be marked in accordance with the Garden Grove Fire Department specifications and requirements.
 8. Fire Hydrants shall be provided. The number and location (both on- and off-site) to be determined by the Fire Department. All on-site fire hydrants shall be operable prior to delivery of combustible material on site. Access roads shall be maintained during all phases of construction.
 9. Fire extinguishers shall be provided. Location and rating of each extinguisher shall be determined by the fire inspector.
 10. All overhangs or canopies over fire department access lanes shall be a minimum of 13'-6" feet high.
 11. Signage requirements for the Emergency Planning and Information Plan as required in C.C.R. Title 19, Section 3.09, shall be provided.
- J. The building plans, site plans and all construction shall comply with the current editions of the U.B.C., U.P.C., U.M.C., and N.E.C. as amended by the City of Garden Grove and State of California handicap access, energy conservation and

sound transmission control requirements. Fire protection of exterior walls and openings in exterior walls shall comply with Table 5-A of the 1994 U.B.C.

K. The developers shall submit a final landscape plan governing the entire development. Said plan shall include type, size, location and quantity of all plant material. This includes enhanced landscaping and hardscape treatment along the areas located immediately adjacent to Harbor Boulevard in accordance with the Harbor Boulevard Urban Design Plan. The plan shall include irrigation plans and staking and planting specifications. The landscape plan is also subject to the following:

1. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaped areas shown on the plan. The sprinklers shall be of low flow/precipitation sprinkler heads for water conservation.
2. 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, Boston Ivy or other variety as approved shall be used.
3. The developers shall be responsible for installation and maintenance of all landscaping on the property and public parkway. This condition may be satisfied if the developers enter into a maintenance agreement with the Garden Grove Agency for Community Development.
4. 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.
5. The landscape areas located immediately adjacent to the project entry drives shall incorporate decorative landscape treatments such as color annuals, flowering groundcover, and shrubs. These materials shall be compatible with the Harbor Boulevard Urban Design Plan.
6. Trees located along the project's main entry drives shall incorporate special lighting treatments, including the use of uplighting, as shown on the approved lighting plan.

7. The pine trees along Chapman Avenue shall be, to the extent possible, retain. The southerly perimeter shall be planted with fast growing trees and bushes. In the event that the plant material along the southerly perimeter is not sufficient to screen the project from the residential area to the south of the site, then additional trees will be required to be installed.
- L. The portion of the medians in Harbor Boulevard along the project frontage shall be landscaped in accordance with the Harbor Corridor Urban Design Plan, subject to the approval by the Community Development and Public Works Departments.
- M. The developers shall provide a decorative pavement treatment at the project entry drives. The color, material, and pattern shall be compatible with the Harbor Boulevard Urban Design Plan. The plan shall be approved by the Community Development Department - Planning Division, and shown on the grading plans.
- N. No exterior piping, plumbing, or mechanical duct work shall be permitted on any exterior facade and/or visible from any public right-of-way or adjoining property.
- O. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Section 8.47.010 referred to as the County Noise Ordinance as adopted:
 1. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).
 2. Sunday and Federal Holidays may work same hours but subject to noise restrictions as stipulated in Section 8.47.010 of the Municipal Code.
- P. The developers shall enter into binding Development Agreements with the City of Garden Grove. This includes the payment of a Development Impact Mitigation Payment in accordance with City Council Resolution.
- Q. Prior to the issuance of any certificates of occupancy, a security plan for the project shall be approved by the Police Chief. The security plan shall include provisions for security personnel, patrol, alarms, video cameras, lighting of pedestrian pathways, and employee protection.
- R. Hotel elevations, which face Harbor Boulevard and Chapman Avenue, shall incorporate lighting treatments, such as uplighting, to highlight building facades and achieve a dramatic nighttime effect, in accordance with the Harbor Boulevard Urban Design Plan.

- S. Approval of Site Plan No. SP-223-98, Variance No. V-234-98, and Tentative Parcel Map No. PM-96-196 shall not become effective until Planned Unit Development No. PUD-122-98 is in effect.
- T. The developer shall comply with all mitigation measures contained in the adopted Mitigation Monitoring Program for the project, attached herein as Attachment "A".
- U. Pedestrian pathways in the project shall visually identified through the use of thematic lighting, planting, and paving treatments.
- V. Motorcycle and bicycle parking shall be provided as required by code.
- W. The developers shall enter into a Reciprocal Access Agreement (REA), or other similar agreement, to ensure reciprocal vehicular access, parking, and maintenance of the site area governed by Site Plan No. SP-223-98. This agreement shall be reviewed and approved by the City Attorney and recorded prior to granting of any certificate of occupancy for the project.
- X. The developers shall construct and maintain the trash enclosure areas, as indicated on the site plan, per City standard. Trash enclosure doors shall be kept closed and secured except during trash disposal or pickup. Trash pickups and automated parking lot cleaning/sweeping, shall occur between the hours of 7 a.m. and 6 p.m. Trash pickups shall occur a minimum of three (3) trash pickup per week.
- Y. No satellite dish antennas shall be installed on said premises unless and until plans have been submitted to and approved by the Community Development Department, Planning Division.
- Z. The service doors of all buildings shall be kept closed at all times during hours of operation except in case of emergency or to permit deliveries. Panic hardware on doors shall comply with all City code requirements.
- AA. Hotels shall be subject to all applicable provisions of the Municipal Code including Chapter 8.70 (Public Lodgings).
- BB. All lighting on the project site shall be enclosed in vandal-resistant fixtures. The fixtures shall be maintained and replaced as needed.

- CC. Prior to the start of construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet in height with locking, gated access, and shall remain through the duration of construction.
- DD. Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the name and address of the development, and the developers' name, address, and a 24-hour emergency telephone number.
- EE. No kitchen facilities shall be provided within individual hotel rooms or suites, with the exception of microwave ovens and small refrigerators. The Homewood Suites hotel, however, may have kitchenettes.
- FF. Prior to the issuance of building permits, a computer generated, point by point, lighting plan shall be approved by the Engineering and Planning Divisions. The lighting plan shall be generated on the site plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used and shall include style, illumination, location, height, and method of shielding.
- GG. The development of the free-standing restaurant pads shall require separate site plan approval by the Planning Commission, including approval of floor plans and elevations. Sales of alcoholic beverages, if any, shall require approval of a conditional use permit.
- HH. Hotel occupancies shall not exceed thirty consecutive days nor shall any nonconsecutive occupancy exceed 30 days in 45 consecutive days.
- II. The developers shall submit signed letters acknowledging receipt of the decision approving Site Plan No. SP-223-98, Variance No. V-234-98, and Tentative Parcel Map No. 96-196 and their agreement with all conditions of approval.
- JJ. Litter shall be removed daily from the project site including adjacent public sidewalks and all parking areas under the control of the developers. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
- KK. Graffiti shall be removed from the project site and all parking lots under the control of the developers within 120 hours of application.
- LL. Signage for the project site shall be as follows:

1. The project site shall be permitted to have a total of three free-standing monument signs for identifying the overall development. One monument sign shall be permitted at each of the main drive aisle entrances on Harbor Boulevard and Chapman Avenue, and one monument sign shall be permitted at the corner of Chapman Avenue and Harbor Boulevard, as shown on the approved site plan. In addition, each of the free standing restaurants will be allowed one monument sign, respectively.
 2. Monument signs shall be designed in accordance with the Harbor Boulevard Urban Design Plan.
 3. Wall signs shall be permitted for each hotel at the locations shown on the approved building elevation plans. Wall sign locations for the free-standing restaurants shall reviewed at the time of project submittal.
 4. All signs require separate permit and shall be approved by the Community Development Department - Planning Division prior to installation.
- MM. The roof material on the Homewood Suites and porte cochere shall be a standing metal seam roof. The porte cochere shall be redesigned in order to enlarge the structure and be a continuous extension of the roof line of the hotel.
- NN. Mirrored or reflective glass shall not be used on the exterior elevations of the south or southwest facing elevations of the Renaissance and Crowne Plaza hotels.
- OO. The proposed monument sign and fountain at the southwest corner of Harbor Boulevard and Chapman Avenue shall be reviewed and approved by Community Development Department, Planning Division prior to installation.
- PP. No amplification systems shall be permitted outside of a fully enclosed building. The sound emitted from any loud speakers shall not extend beyond the walls of the building.

QQ. All pool areas, within 100-feet of residentially zoned or used property, shall be closed to all patrons between the hours of 10 p.m. and 8 a.m.

ADOPTED this 5th day of August 1998.

/s/ ERNEST WILKINS
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 August 5, 1998, by the following votes:

| | | |
|---------|----------------|--|
| AYES: | COMMISSIONERS: | WILKINS, FREZE, BUTTERFIELD, HESKETT, HUTCHINSON, ROSEN |
| NOES: | COMMISSIONERS: | NONE |
| ABSENT: | COMMISSIONERS: | SCHILD |

/s/ TERESA POMEROY
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 August 5, 1998.