

## RESOLUTION NO. 5261

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOGNIZING THE PREVIOUSLY ADOPTED NEGATIVE DECLARATION, AND APPROVING SITE PLAN NO. SP-301-01 AND TENTATIVE PARCEL MAP NO. PM-2001-227 FOR LAND LOCATED ON THE WEST SIDE OF HARBOR BOULEVARD, SOUTH OF CHAPMAN AVENUE, NORTH OF TWINTREE AVENUE PARCEL NOS. 231-471-01 THROUGH 18

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on December 6, 2001, does hereby recognize the previously adopted Negative Declaration, approve Site Plan No. SP-300-01 and Tentative Parcel Map No. PM-2001-227.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-301-01 and Tentative Parcel Map No. PM-2001-227, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Palm Court Lodging, LLC.
2. The applicant requests approval of a Site Plan and Tentative Parcel Map to allow the construction of two hotels: Springhill Suites and Courtyard Inn, and a Tentative Parcel Map for lot consolidation.
3. The previously adopted Negative Declaration considered the necessary entitlements for the proposed project including Planned Unit Development, Site Plan, Parcel Map, Alley and Street Vacations, 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 (MX), and is currently zoned Planned Unit Development No. PUD-121-98.
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 December 6, 2001, 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 December 6, 2001; 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:

In 1998, the City rezoned approximately 53 acres of land, including the subject site, from various land use designations to PUD-121-98, (aka Riverwalk Retail Complex Project). The City also amended the Redevelopment Plan Area to cover the entire Riverwalk area. The scope of the Riverwalk project consists of an approximately 1,000,000 square foot commercial and entertainment complex and a 500-room hotel.

As the request is to relocate the 500-room hotel from the intersection of Harbor Boulevard and Palm Street to the subject site, and in order to provide appropriate development standards for this proposed development, it is necessary to establish a separate Planned Unit Development (PUD), which would create specific development standards for this project.

The project is approximately 5.60 acres in size.

Government Code Section 65864 provides the authority for the City to enter into a Development Agreement with the applicant.

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. The proposed project is consistent with the existing General Plan designation which permits hotel development and service related uses. The requested PUD zoning allows tourist and business serving facilities. The site is located within the described zone and, therefore, consistent with the General Plan designation of Mixed Use, as the site provides for hotels related uses.

The site is adequate to accommodate the proposed hotels including building setbacks, landscaping, and parking and circulation. The hotel development is compatible with the surrounding development.

2. The proposed hotel development does not adversely affect essential on-site facilities such as off-street parking, loading and unloading areas, traffic circulation, and points of vehicular and pedestrian access. The plans have been

reviewed by the City's Traffic Engineering Section and it has been determined that the project will have no adverse impacts to surrounding streets. The site provides sufficient off-street parking spaces. A total of 397 on-site parking spaces will be provided. Additionally, the project is designed with adequate pedestrian access into the development.

3. The proposed hotel development will not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels. A focused traffic study for the hotel development will be required and any off-site improvements to address the potential traffic impacts will be addressed and constructed prior to the issuance of building permits.

Utilities and drainage channels in the area are adequate to accommodate the development.

4. The proposed hotels have a reasonable degree of physical, functional, and visual compatibility with the neighboring uses and desirable neighborhood characteristics. The proposed hotels will be architecturally compatible with the neighboring hotel uses. The design and conditioning of the proposed developments will enhance and insure a reasonable degree of compatibility with adjacent uses.
5. Through the planning and design of the buildings and building placements, the site will attain an attractive environment for the occupants of the property. The project has been designed in accordance with City Code landscape provisions and will provide an adequate amount of landscaped areas. The necessary agreements for the protection and maintenance of improvements will be achieved through the conditions of approval for the project.

#### **TENTATIVE PARCEL MAP:**

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

The proposed map will be 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 hotel 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.

With the conditions of approval, 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 proposed type of development.

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

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

The requirements of the California Environmental Quality Act (CEQA) have been satisfied in the previously adopted Negative Declaration for the development. Mitigation measures have been incorporated into the conditions of approval of the project.

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

The conditions of approval for on- and off-site improvements are in compliance with applicable health and safety codes and will safeguard the public health.

6. The design of the subdivision 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 subdivision.

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

#### 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 possesses characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.24.030.D.3 (Site Plan) and 9.32.060 (Tentative Parcel Map).
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-301-01 and Tentative Parcel Map No. PM-2001-227:

CONDITIONS OF APPROVAL:

- A. The applicant shall record a "Notice of Agreement With Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required prior to the issuance of building permits for either hotel. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval of the Planning Commission.
- B. Approval of this Site Plan and Tentative Parcel Map shall not be construed to mean any waiver of applicable and appropriate zoning regulations or any Federal, State, County and City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Garden Grove Municipal Code shall apply. The applicant shall obtain, and abide by, any necessary permits or licenses required to conduct the use in compliance with applicable laws.
- 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. The final floor plans of the hotels shall be submitted for the review and approval by the Community Development Department prior to building plan check submittal. There shall be no change in the design of the floor plans without the approval of the Community Development Department. Any change in the approved floor plans which has the effect of expanding or intensifying the proposed development shall require a new Site Plan.
- E. 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. These fixtures shall be compatible with the existing light standards located throughout the Crown Plaza/Marriott/Homewood Suites parking areas. The applicant shall be responsible for providing adequate parking area lighting in compliance with City regulations, at a minimum of two footcandles of light on the parking surfaces during all hours of darkness.

- F. Hotel elevations, which face Harbor Boulevard, 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.
- G. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community Development Department for review and approval prior to the issuance of a certificate of occupancy. The project shall also be subject to the following:
  - 1. All on-site utilities pertaining to the improvements proposed under this Site Plan, shall be installed or relocated underground.
  - 2. Above-ground utility equipment (e.g., electrical, water, gas, telephone, cable TV) shall not be located in the street setbacks, within the common areas along Harbor Boulevard, or any parking areas and shall be screened to the satisfaction of the Community Development Department. Final location for the equipment shall be shown on the final landscaping plan and shall be reviewed and approved by Community Development and Public Works Departments.
  - 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 of public streets and surrounding properties.
- H. The following provisions of the Public Works' Engineering Division shall be complied with:

1. Prior to the issuance of any building permits, the applicant shall prepare a Parcel Map for the consolidation of the two separate parcels. Field survey shall be required.
2. **TIES TO HORIZONTAL CONTROL:** Prior to the recordation of the 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 Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and the Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit recorded information to the City on Auto Cad Dwy format.
3. **DIGITAL SUBMISSION:** Prior to the recordation of the 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 Section 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 recorded information to the City on Auto Cad Dwy format.
4. Prior to the issuance of any permits, the applicant shall have a traffic study prepared by a registered Traffic Engineer for the City's approval. Any off-site improvements required shall be designed and constructed prior to the issuance of a building permit.
5. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks, basement and septic facilities. Should contaminants be found the site will require Environmental Clearance that will usually involve site remediation. The report shall make recommendations for pavement design based on a Traffic Index to be supplied by the City Traffic Engineer.
6. New trash enclosures shall be constructed per Garden Grove Standard Plan B-502. The trash enclosures shall be located to allow pick-up and maneuvering, including turnarounds, in the area of the enclosures.
7. Grading and street improvement plans prepared by a registered Civil Engineer are required. All off-site improvements shall be designed and constructed prior to the issuance of building permits. Street improvements shall consist of the following:

- a. Harbor Boulevard shall be widened to 56 feet from centerline across the property frontage to match those improvements to the north of the site.
  - b. The existing raised median on Harbor Boulevard shall be modified to remove the existing opening and also to provide left turn movements into the site as determined by the Traffic Study.
8. In accordance with the 1972 Clean Water Act and National Pollution Discharge Elimination System (NPDES) requirements, the developer is required to submit a long term, post construction, Water Quality Management Plan (WQMP). The WQMP shall include provisions for the installation and maintenance of appropriate structural facilities and identify all non-structural Best Management Practices (BMPs) to be implemented with the project. The plan shall be submitted to and approved by the Public Works Department prior to the issuance of a grading or building permit, whichever occurs first. The project shall also be subject to all conditions in the latest edition of the Drainage Area Management Plan (DAMP) and appendices.
9. A separate street permit is required for work performed within the public right-of-way.
10. Prior to the recordation of the final map, the applicant shall enter into a Reciprocal Access Agreement (REA), or other similar agreement, to ensure reciprocal vehicular access shall be provided between Parcel 1 and Parcel 2 and the property to the north of the site.
11. Prior to the recordation of the final map, the applicant shall complete the street and alley vacations.
12. Prior to the recordation of the final map, the applicant shall revise the map boundaries to incorporate the following:
  - a. A 13-foot street dedication (from 60' to 73') shall be required along Harbor Boulevard across the property frontage to accommodate the required street improvements.
  - b. A standard cul-de-sac turnaround (38' curb radius) shall be required at the terminus of Thackery Drive.



- c. The westerly boundary line of Parcel 1 shall be 18'-6" minimum from the centerline of Thackery Drive.
13. 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 registered engineer. In addition, the developer shall provide the following:
  - a. A seven (7) foot high decorative block wall, as measured from highest minimum grade, shall be constructed along the west property line, except along Thackery Drive.
  - b. Along the east side of Thackery Drive, a nine (9) foot high decorative block wall, as measured from highest minimum grade, shall be constructed. This block wall shall be located ten (10) feet from the property line in order to provide a ten (10) foot wide landscape setback along the east side of Thackery Drive.
  - c. 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.
14. All drive aisles shall be a minimum of twenty-five (25) feet in width.
15. A vehicular access drive to the north shall be provided in a location approved by the City Traffic Engineer.
16. Standard parking spaces shall be 9' x 19' minimum and the compact spaces shall be 8' x 15' minimum with the allowance for a two-foot overhang.
17. Provide hydrology with scaled map and calculations and hydraulic calculations to size storm drains per Orange County PF&RD standards. Parkway culverts shall be constructed per Orange County PF&RD Standard Plan 1309, Type B.
18. Wheelchair ramps shall be provided on both sides of the three (3) project entry approaches. The curb radius for these approaches shall be 20' minimum.

19. The applicant shall adjust the entrance locations to the site so that vehicles queued at the entrances to the hotels will not impact traffic on Harbor Boulevard, as approved by the City Traffic Engineer.
- I. The following provisions of the Public Works' Traffic Engineering Division shall be complied with:
    1. Entrance to the property shall be posted with a sign indicating that unauthorized vehicles will be removed at the owner's expense. The sign shall be of the size, type, and location specified in the California Vehicle Code and Garden Grove Municipal Code.
    2. All handicap parking stalls shall be marked and signed in accordance with California Vehicle Code. All parking stalls shall be per City standards, and hairpin striped. All curbs not associated with a parking stall shall be painted red and parking shall be prohibited in those areas.
    3. Traffic mitigation fees shall be paid prior to the issuance of building permits for each hotel, respectively.
    4. Motorcycle and bicycle parking shall be provided as required by code.
  - J. The following provisions of the Garden Grove Fire Department and the Uniform Fire Code shall be met:
    1. The building shall comply with all CBC and CFC standards and codes, 1998 Edition; NFA 13R Standards, 2000 Edition, NFA 72 Standards, 2000 Edition; and NEC Code Standards.
    2. Smoke control shall comply with CBC, 1998 Edition and NFA 92, 2000 Edition.
    3. The developer shall be responsible for payment of plan checks and inspections for the smoke control and fire alarm system.
    4. Address shall be visible from the street (in contrasting colors).
    5. Fire extinguishers shall be provided, locations and rating to be determined by fire inspector.
    6. Fire alarm system in accordance with the California Fire Code, Article 10 and the California Electrical Code shall be provided.

7. Signage requirements for the Emergency Planning and Information Plan as required in C.C.R. Title 19, Section 3.09, shall be provided.
  8. Required fire lane shall be posted and marked in accordance with Garden Grove Fire Department Fire Protection Specifications and Requirements as required by the Fire Department.
  9. All overhangs or canopies over fire department access lanes shall be a minimum of 13'-6" high.
  10. On-site fire Hydrant(s) shall be provided. Location shall be determined by Fire Department. All on-site fire hydrant(s) shall be operable prior to delivery of combustible material.
- K. 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.
- L. The following provisions of the Garden Grove Public Works' Streets Services Division shall be met:
1. The developer shall use best management efforts to address the following:
    - a. Landscape/irrigation type or style that maximizes water run off from storm drain system.
    - b. Street signage placement within the public right-of-way shall be per City specifications, which includes protective U.V. sheeting. Mounting shall include sleeve into the City sidewalk areas.
- M. The following provisions of the Garden Grove Public Works' Water Services Division shall be met:
1. Existing water services on Harbor Boulevard and the east side of Thackery Drive shall be abandoned at the main. All abandoned fire hydrants and water meters shall be returned to the City Yard.
  2. The developer shall abandon and remove existing sewer mains and laterals in the existing alley. Sewer laterals on east side of Thackery

Drive shall be abandoned and removed. The manholes on Twintree Avenue at the alley shall have the north running channels plugged with concrete. The sewer laterals on Harbor Blvd to be abandoned at the main and filled with 1 sack slurry.

3. New water service installations shall be at the developer's expense. Fire and water services shall be installed by developer/owner's contractor per City Standards.
4. Water meters shall be located within the City right-of-way or within dedicated waterline easement. Fire services and large water services (3" and larger) shall be installed by contractor with a class A or C-34 license, per City water standards and inspected by a Public Works inspector.
5. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a stainless steel RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector is to be notified for inspection after the initial installation is completed. The developer shall have RPPD devices tested once a year by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division.
6. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
7. Fire service shall have an approved above ground double check detector valve assembly. Device shall be tested immediately after installation and once a year by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device to be on private property and is the responsibility of the property owner. The above ground assembly to be located and screened from public view as required by the Planning Division.
8. A properly sized grease interceptor shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor is to be located outside of the building and accessible for routine maintenance. The developer shall maintain

comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.

9. Location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.
  10. The developer shall install new sewer laterals with clean outs at right-of-way line. Lateral in public right-of-way shall be a 6" minimum diameter, extra strength VCP with wedgelock joints. Connection shall be made to 18" VCP sewer main in Harbor Boulevard.
  11. A blanket easement for a Public Water System on private property shall be required.
- N. The following provisions of the Garden Grove Sanitation District shall be met:
1. The developer shall construct and maintain the trash enclosure areas, as indicated on the site plan, per City Standard. The final design, type, location, and number of trash bins shall be reviewed and approved by the Garden Grove Sanitation District, and the Community Development and Public Works Departments. The trash enclosure doors shall be kept closed and secured except during trash disposal or pickup. Trash pickup and automated parking lot cleaning/sweeping shall occur between the hours of 7:00 a.m. and 6:00 p.m. Trash pickups shall be a minimum of three times a week.
  2. The refuse storage area shall be constructed with decorative block wall to match the perimeter walls.
  3. The refuse storage area shall be maintained in a neat and sanitary manner.
- O. No exterior piping, plumbing, or mechanical ductwork shall be permitted on any exterior facade and/or visible from any public right-of-way or adjoining property.
- P. 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:
- Q. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).

- R. Sunday and Federal Holidays - may work same hours but subject to noise restrictions as stipulated in Section 8.47.010 of the Municipal Code.
- S. The developer shall submit a complete, detailed 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 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 (10) percent of the trees at 48-inch box, ten (10) percent of the trees at 36-inch box, fifteen (15) percent of the trees at 24-inch box and sixty (60) percent of the trees at 15-gallon. The remaining five (5) percent may be of any size.
  3. The developer is and shall be responsible for installation and maintenance of all landscaping on the property and public parkway.
  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 frontage(s) adjacent to driveways shall be of the low height variety to ensure safe site clearance.
  5. Trees located along the project's main entry drive shall incorporate special lighting treatments, including the use of uplighting.
  6. The developer shall be required to provide trees throughout the parking lot and in the landscape setback areas along Harbor Boulevard. Provision of landscape finger planters in every eight (8) parking spaces shall be provided where possible.
  7. All above ground utilities (e.g. water backflow devices, electrical transformers, irrigation equipment, etc.) shall be shown on the landscaping plan in order to ensure proper landscape screening will be provided.
  8. A ten (10) foot wide landscape setback along the east side of Thackery Drive shall be provided. This landscape setback shall be located on the

west side of the block wall and shall incorporate the use of dense landscaping, planter walls, screen walls, and mounding and berming in order to minimize visibility of the parking lot and the hotel's loading area. The design, size, and type of landscape and construction materials shall be reviewed and approved by Community Development Department prior to installation.

- T. Prior to the construction of the hotel facilities, the site area shall be secured with a six-foot (6') high chain link fence. Access gate(s) are permitted and the fence shall be removed upon construction of permanent perimeter fencing and/or completion of the project.
  
- U. Signage for the hotel development shall be as follows:
  - 1. The hotel site shall be permitted to have a total of 1 monument sign at the main drive aisle on Harbor Boulevard.
  - 2. The monument sign shall be designed in accordance with the Harbor Boulevard Urban Design Plan.
  - 3. Wall signs shall be permitted on the building's elevations, as shown on the approved building elevation plans.
  - 4. All signs require separate permit and shall be installed in accordance with the provisions of the sign ordinance and shall be approved by the Community Development Department.
  
- V. The developer shall enter into a binding Development Agreement with the City of Garden Grove. The agreement shall be executed prior to building permit issuance.
  
- W. The developer 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 Planning Services Division.
  
- X. 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 developer's name, address, and a 24-hour emergency telephone number.

- Y. Litter shall be removed daily from the premises including adjacent public sidewalks and all parking areas under the control of the applicant. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
- Z. The developer shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-301-01 and Tentative Parcel No. PM-2001-227 and his/her agreement with all conditions of the approval.
- AA. Graffiti shall be removed from the premises and all parking lots under the control of the licensee and/or the property owner within 120 hours of application.
- BB. The hotel facilities shall be subject to Chapter 8.70 of the Municipal Code (Public Lodgings).
- CC. Should the hotel's phone system be a PBX System, a private switch ALLI (Automated Location Information) shall be installed to the satisfaction of the Police Department. This requirement is to allow the Police Department to identify the hotel and room number for the "911" calls.
- DD. 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.
- EE. The service doors shall be kept closed at all times during the hours of operation of the premises except in case of emergency or to permit deliveries. Panic hardware on doors shall comply with all City code requirements.
- FF. All lighting on the project site shall be enclosed in vandal-resistant fixtures. The fixtures shall be maintained and replaced as needed.
- GG. Prior to the issuance of a certificate 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.
- HH. Pedestrian pathways in the project shall be visually identified through the use of thematic lighting, planting, and paving treatments.
- II. The operation of the proposed hotels shall comply with the provisions of the Extended-Stay Business Hotels, as applicable.



- JJ. No amplified 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 buildings.
- KK. Site Plan No. SP-301-01 and Tentative Parcel Map No. PM-2001-227 shall not be effective until Planned Unit Development No. PUD-141-01 is in effect.
- LL. During construction the developer shall comply the following measures to contain fugitive dust as required by the General Plan EIR:
1. Adherence to SCAQMD Rule 403, Fugitive Dust, as revised, which includes dust minimization measures such as daily watering of soils, application of non-toxic soils stabilizers, replacement of ground cover in disturbed areas as soon as possible, suspension of excavating and grading operations when wind speeds (or instantaneous gusts) exceed 25 miles per hour, and maintenance of a minimum two feet of freeboard on all trucks hauling dirt, sand, soil or other loose material.
  2. Sweeping of streets near construction area.
  3. Rinsing of wheels on construction vehicles prior to leaving construction area.
  4. Paving of all construction access roads at least 100 feet onto the site from the main access points.
  5. Use of electricity from power poles rather than temporary diesel or gasoline powered generators.
  6. Use of methanol, natural gas, propane or butane-powered on-site mobile equipment rather than diesel or gasoline powered equipment.
  7. During construction, if paleontological or archaeological resources are found all attempts will be made to preserve in place or leave in an undisturbed state in compliance with CEQA.

ADOPTED this 6th day of December 2001.

/s/ SUSAN ANN BARRY  
CHAIR

I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on December 6, 2001, by the following votes:

AYES: COMMISSIONERS: BARRY, BUTTERFIELD, CALLAHAN, FREZE,  
HUTCHINSON JONES, NGUYEN  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: NONE

/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 January 2, 2002.