

APPLICATION CHECKLIST AND CASE PROGRESS LOG

Case Identification No. 5-175-88 <sup>Sub PM-98-239</sup> ~~5-175-88~~ <sup>DUP-122-88</sup> Case Planner Kerri Wuth

Date Filed 5/30 Application det. complete 5/31 Hearing Date 7/28 Hearing Body PC  
C.C. - 9/6/88

\* \* \* \* \*

Applicant Brookhurst Garden Ltd Partnership Owner SAME

Address 180 Valley Blvd San Gabriel Address \_\_\_\_\_

Phone (818) 571-7856 91776 Phone ( ) \_\_\_\_\_

\* \* \* \* \*

Site Address 12801-12857 Brookhurst Assessor Parcel No(s) 089-661-03-05

Site Location Brookhurst Triangle General Plan COM

City Map Coordinate N-12 Current Zone C-2

Zone Map Coordinate C-9 Proposed Zone —

\* \* \* \* \*

PROCESSING INFORMATION

	<u>Planned</u>	<u>Actual Complete</u>		<u>Planned</u>	<u>Actual Complete</u>
Pre Application Conference	XXX	_____	Site Visit/Pictures	_____	_____
Committee Review	_____	_____	Resumes Distributed	XXX	_____
P.C.C. Review	_____	_____	Resumes Due	_____	_____
Comments Transmitted to App.	XXX	_____	Facilities Engineering	_____	_____
Application Submitted	XXX	_____	Fire	_____	_____
Application Correction Notice	XXX	_____	Plan Check	_____	_____
Application Determined Complete	_____	_____	Police	_____	_____
Case Entered in Log Book	XXX	_____	Redevelopment Agency	_____	_____
Fees Sent to Cashier	XXX	_____	Sanitary District	_____	_____
Case Entered on Board (Hearing Date Determined)	XXX	_____	Traffic Engineering	_____	_____
Case File Prepared	XXX	_____	Water Services	_____	_____
Applicaton Acceptance Letter	XXX	_____	Legals Delivered to Paper	_____	_____
Initial Study for PCC	_____	_____	Mailed Legals Sent Out	_____	_____
Negative Declaration (PCC)	_____	_____	Staff Report-First Draft	_____	_____
P.C.C. Env. & Technical Review	_____	_____	Staff Report-Second Draft (Report Cover Sheet)	_____	_____
Prepare Mailing List	_____	_____	Final Staff Report	_____	_____
Draft Legal Notice	_____	_____	Staff Report Delivered	_____	_____
Final Legal Notice	_____	_____			

HEARING BODY ACTIONS

Zoning Administrator

Decision No.                      Admin. Action No.                      Approved                      Denied                      Continued to

Planning Commission

3878                      JULY 28, 1988                      Approved                      Denied                      Continued to

City Council

7052-88                      2075                      SEPT. 6, 1988                      Approved                      Denied                      Continued to

Agency for Community Development

Resolution No.                      Ordinance No.                      Approved                      Denied                      Continued to

\*   \*   \*   \*   \*

MINOR MODIFICATIONS

Type (Describe) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Hearing Body \_\_\_\_\_ Date \_\_\_\_\_ Decision \_\_\_\_\_

Case Planner \_\_\_\_\_



MINUTE EXCERPTS

GARDEN GROVE PLANNING COMMISSION

---

PUBLIC HEARING: PLANNED UNIT DEVELOPMENT NO. PUD-102-88 AND PARCEL MAP  
NO. PM-88-329  
APPLICANT: BROOKHURST GARDEN LTD, PARTNERSHIP  
LOCATION: NORTH OF GARDEN GROVE BOULEVARD ON THE WEST SIDE OF  
BROOKHURST STREET AND THE EAST SIDE OF BROOKHURST WAY  
12765-12857 BROOKHURST STREET  
DATE: JULY 28, 1988

Chairman Pringle announced this request was for amendment to the Municipal Code to rezone an approximately 7.1 acre site from the C-2 (General Commercial) zone to the PUD (Planned Unit Development) zone to construct a 118,180 square foot, two-story, retail and restaurant complex on three parcels.

The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to California Environmental Quality Act guidelines.

Staff stated the matter had been properly advertised and no correspondence was received relative to the case. Slides of the subject property and surrounding area were then viewed by the Commissioners and audience.

Staff report was reviewed describing the subject property and its proposed use. Staff reviewed the subject site plan in relation to the goals and objectives of the Garden Grove Municipal Code and found it is in keeping with all applicable requirements and development standards. Staff recommends approval of Planned Unit Development No. PUD-102-88 and Parcel Map No. PM-88-329.

Commissioner Margolin stated his concern that the developer is aware that all signs must be consistent. Staff stated that as a condition of approval, all bilingual signs throughout the center shall exhibit similar style and letter location.

Chairman Pringle noted there are no signs permitted on the exterior portion of the building, that all signs will be directed to the interior. He questioned whether any shops will be identified on the monument signs at the street. Staff noted the 25-foot high pylon sign will identify three separate tenants. Chairman Pringle further questioned whether that is the only place on the exterior of the center where signs will be permitted. Staff noted the City is permitting two monument signs at each of the Brookhurst Way entrances for center identification signs only.

Commissioner Wagner questioned whether restaurants can serve liquor. He also questioned if it will be permitted to have cocktail bars. Staff noted restaurants will be permitted to serve liquor with approval of a conditional use permit; however, cocktail bars are not permitted unless they are in connection with a restaurant. Commissioner Wagner further questioned whether there will be a signal for making a left turn heading north on Brookhurst into the project. He commented it is difficult to make a left turn there at the present time. Staff noted there will not be a signal, that in analyzing the traffic impact report that was prepared for this project and dealing specifically with the northbound entrance into the project site, not all the traffic generated by this project is going to utilize that access.

Chairman Pringle noted according to the study, the 3,500 vehicle trips a day making a left turn into the center is a significant number and questioned staff's review of that number going northbound. He commented according to the distribution percent of project traffic, 41 percent of the traffic turning into the center would be northbound traffic making a left-hand turn across three lanes of traffic on Brookhurst. Staff stated that is a volume count; the intent is such that it is a lot safer to allow a vehicle or several vehicles to proceed across three lanes of traffic as opposed to allowing a left-turn out across six lanes of traffic. In conjunction with that, the City is currently proceeding with a coordination plan for all of Brookhurst.

Commissioner Wagner questioned whether there are any plans to mitigate the confusion of making a turn on a red or green light at the corner of Brookhurst Way and Garden Grove Boulevard. Staff noted the applicant is required to provide not only the money, but also the design for the modification of that intersection; that the City currently has a median project on Garden Grove Boulevard from Brookhurst Street to Galway, modifying the existing donut islands; Brookhurst Way and Kerry is the biggest concern. Modification is underway to mitigate the problem at this offset intersection.

Chairman Pringle stated his concern regarding the total volume of northbound traffic on Brookhurst referenced in the traffic report.

Commissioner Margolin commented he was on the Garden Grove Boulevard Study Committee, and this project does meet the intent and spirit of the resolution of the study. Staff noted that the project would be compatible with the Garden Grove Boulevard Study, including setbacks and landscaping. Staff also noted the plan was hoping to achieve four to eight stories in height to match the other office projects in the area. Staff also noted the applicant tried to include the Brookhurst and Garden Grove Boulevard frontages, but that property is tied up in a trust at the present time and will not be available for several years.

Chairman Pringle questioned whether the intent for the whole corner was to be office and commercial. Staff noted the intent was for a larger project but it was not feasible market-wise, especially with the empty office spaces in the area. The applicant would like to obtain other adjacent property for an office complex.

Commissioner Nuessle commented when this project was proposed, Euclid and Garden Grove Boulevard, and Brookhurst and Garden Grove Boulevard were specified as main entries into the City, that they were the focal points going north and south, and this was part of the project's force and effect.

Chairman Pringle noted the Garden Grove Boulevard Study, which concluded recently, stated this would be a focal point.

Commissioner Nunes noted the site plan recognizes the need to leave on-site circulation openings to the property to the south, but he noted none on the west property line which touches Brookhurst. He questioned whether this is a deliberate intention not to have one there, or is it just there should be one somewhere around the mid-point aligning with the middle driveway. Staff noted that is possible on the conceptual plan, that it does show a reciprocal access agreement on the southeasterly section. Staff suggested Exhibit A be modified to show an asterisk at that point for access, that it is an oversight.

Commissioner Nunes questioned whether the escalators are outdoor escalators open to the elements. Staff's reply was to the affirmative.

Chairman Pringle stated his concern regarding the number of north and south vehicle trips reported on Brookhurst (49,000) per day. If it is estimated that half are going in each direction, it can be assumed that 3,500 will be from one direction making a left-hand turn, which is a significant amount--almost 18 percent. Staff noted 3,500 vehicles making that left-hand turn is a substantial amount of turning maneuvers. Staff stated the thing to consider is the time of day those turning maneuvers will be conducted.

Staff noted the highest draw on southbound Brookhurst Street is in the a.m. peak period, primarily between the hours of 7:15 a.m. to 8:15 a.m. and that is because they are heading to the freeway. Staff further stated during that peak hour, this center is not going to be in operation. Staff noted as these are markets and restaurants, they will not be open during the a.m. peak period.

Chairman Pringle stated it is a substantial number when you include southbound entries off Brookhurst, which are an additional four percent, and in all the traffic coming off Brookhurst would have to exit the site onto Brookhurst. He further stated the only maneuver they can make would be a right-hand turn; therefore, the entire 45 percent traffic exiting onto Brookhurst represents a large percentage. He stated his concerns for the impact at the signal at Brookhurst and Garden Grove Boulevard. Staff noted a major concern is about the signal operation, and stated mitigation and modifications to the signals in the area will be required along with the installation of three lanes on Garden Grove Boulevard and a \$100,000 project to completely modify the intersection of Brookhurst and Garden Grove Boulevard due to current traffic demands.

Chairman Pringle stated his concern that when this project is completed, traffic volume will increase. He questioned what additional mitigation measures would have to be included if the whole project was developed at one time. Staff noted as part of the Downtown Circulation Realignment Study, this intersection is a gateway; there are long-range mitigation measures which have been proposed and approved by City Council. Staff stated the major issue is intersection widening in critical intersections. The City will approve a standard plan for major intersections, including widening the intersections, adding additional travel lanes, modifying islands to limit turning maneuvers and activity to the areas adjacent to these intersections. Chairman Pringle stated his concern that the intersection will have to be widened to accommodate future projects. Staff noted when the corner is redeveloped, the project will have to not only dedicate the right-of-way for the intersection widening, but they will be required to pay for the cost of construction. Staff stated this is a position the City Council has taken to help eliminate traffic congestion.

Commissioner Wagner stated his concern regarding the left turns during the peak hours of 4 p.m. and 6 p.m. Staff noted the volume referred to in the p.m. hours on Brookhurst is in the northbound direction, not the southbound. Staff noted it is not a 50-50 split at that time.

Commissioner Wagner questioned what is being done to mitigate the problem of crossing heavy traffic heading south. Staff noted an investigation was conducted regarding additional traffic control devices--a separate left-turn lane or left-turn signal to stop southbound traffic to allow northbound left turns into the project. Staff noted this research followed the criteria and guidelines set up by CALTRANS and those warrants were not satisfied. Staff stated the northbound left-turn maneuvers during any period of the day are not a substantial problem. Staff further noted the coordination plan on Brookhurst Street will provide the gaps necessary.

Commissioner Pope questioned the figures regarding the northbound and southbound traffic on Brookhurst. He noted the northbound figure recorded as 17,000 and a southbound figure as 31,000, and wondered why the count is not the same for both directions. Staff stated it is assumed everyone heading southbound would be heading northbound. However, this count was taken south of Garden Grove Boulevard and the reason for this is that the southbound traffic would deviate away from north of Garden Grove Boulevard on Brookhurst Street, turning left or right onto the Boulevard. Staff further noted the source of southbound traffic in the morning is the Garden Grove Freeway.

Chairman Pringle noted the bulk of southbound traffic is between 2 p.m. and 6:30 p.m. according to this count.

Commissioner Nuessle stated his concern is for the northbound traffic making left turns into the project to the restaurants between the hours of 4 p.m.-6:30 p.m. He questioned whether there will be a left-hand turn pocket along the median into the center. He noted there will be one into the main entrance as part of the conditions of approval. Staff stated the highest generation period is 4 p.m.-6 p.m. for the northbound left turn, but the southbound volume during that p.m. peak time is not substantial to warrant unsafe conditions. Staff noted there is still the signal for left and U-turns and it will remain at Stanford and Brookhurst. Staff further noted if the pocket is filled, they can travel a short distance to Stanford, make a U-turn and drive back to the project.

Chairman Pringle commented according to this traffic assessment, 5,500 vehicle trips a day are on Brookhurst Way presently. This is increasing the traffic on Brookhurst Way by about 80 percent. He commented that 55 percent of the traffic will take access to the project from Brookhurst Way, so that is an additional 4,100 vehicle trips a day on Brookhurst Way. He questioned the capacity the stop signs at Stanford and Brookhurst Way can accommodate when that bulk of traffic is coming to a stop sign. Staff stated the saturation of Brookhurst Way and Stanford is not a problem at this time. Staff required the consultant to do a traffic signal investigation based on new distribution and assessment, and those warrants were not satisfied. Staff stated currently that Brookhurst Way is uncontrolled in the sense there is only a single, double-yellow center line. Staff stated that volume will be increased to a point where additional control is necessary. Therefore, the City will install a two-way, left-turn lane to provide control and then isolate a refuge area for patrons going into the proposed center, and for patrons heading out and also for



the citizens of the residential area to the west of Brookhurst Way. Staff noted should the saturation become a problem, it is a simple matter of taking the issue to the Traffic Commission to install additional travel lanes. We will have to analyze the impact it would have to the primary residential area because the main concern is to preserve the residential area.

Chairman Pringle opened the public hearing to receive testimony either in favor of or in opposition to the application.

Mr. Frank Forbes, 822 Victoria Drive, Arcadia, California, addressed the Commission and stated he is a planning consultant for the design team that has worked on this project, and stated they have followed the Garden Grove Boulevard Study and tried to pattern this project to meet the directions of the Study. He introduced members of the design team who will speak on specific items. He stated he has questions on the permitted uses and other items and will come back to discuss those later.

Mr. Simon Lee, 365 West Garvey, Monterey Park, addressed the Commission and stated he is the architect for the project. He expressed appreciation to staff for its consideration the past year.

Commissioner Nunes questioned whether the escalators will be open to the outdoor elements and if there are two. Mr. Lee stated they will be open to the elements, and there are two.

Mr. Dick Lyon of the Lyon Group, 1000 Bien Venita, Pacific Palisades, economic consultant, addressed the Commission. He commented that this is an exciting project. He stated he specializes a great deal in the leisure time field, and one of his recommendations is to treat this as a festival marketplace, very much like Seaport Village in San Diego or Trappers Alley in Detroit. He stated an analysis was done of this site as a festival marketplace, supplying the usual market analysis procedures and found a demand for it and made recommendations regarding the sizing of restaurants and retail stores. He noted the main draw of a festival marketplace is its restaurants. He further stated in looking at the food and beverage per capita of Garden Grove, it is slightly under the state average, and yet the effective buying income of the households of Garden Grove is substantially above, which means residents are going outside Garden Grove to eat. He stated this is a tremendous opportunity to put in attractive restaurants to keep residents here, draw nonresidents in, and increase sales. He stated the project is in keeping with making a landmark statement as it is very attractive. He stated it is not going to have the tourist draw of a seaport village because of its location, but it will be a tremendous boost to the City.

Commissioner Wagner questioned the types of restaurants that will draw the customers and if they are primarily ethnic. Mr. Lyon stated ethnic foods are very popular, however, they are planning for a Mexican restaurant, a very good fish restaurant, and restaurants that typically specialize or are very "theme oriented", both on the interior and the exterior. Commissioner Wagner inquired if any of these restaurants are leased or if they have prospective tenants.

Chairman Pringle questioned whether restaurants are willing to locate on second floors over retail space. He questioned whether the applicant had researched restaurants that are willing to locate on the second floor in similar types of situations, in similar types of centers. Mr. Lyon noted it is common place that many retail establishments prefer ground floors. He stated that such places as Harbor Place, most restaurants are on ground floors, but there are elevation changes where some are on second floor. He stated that in urban environments, restaurants do very well and will snap at second- or third-floor locations. Chairman Pringle asked for an example of a similar type of center where a similar situation in this general area. Mr. Lyon noted, speaking of festival marketplaces, the specific developments at Detroit's Trapper's Alley, is one that has restaurants at multiple levels. He also noted Jackson's Brewery site in New Orleans, which has excellent restaurants on the second and third floors. He stated those are complexes people are going to frequent because of the environment.

Chairman Pringle stated his concern is that there are not restaurants with local situations similar to this one without particular amenities, like a waterfront. Staff noted one example is on San Vicente on Wilshire in West Los Angeles, with about five specialty thematic restaurants on the second floor including fish, Japanese, Chinese and several others that along the same corridor share quite a few smaller retail centers with sit-down dinner-type restaurants on the second floor. Mr. Lyon noted that in the Seaport Village in San Diego there is pedestrian traffic being drawn into the ground floor restaurants. In this case, people are going to make a decision to come here to Garden Grove because of the environment and to come here for that eating experience.

Commissioner Pope questioned what the specialty market entailed. Mr. Lyon stated he is looking at the festival marketplace in terms of typical "rule of thumb" that 50 percent of the space is restaurant and that 50 percent would go into retail. The retail needs to be suited to the clientele and in this case, the specialty retail should be very much suited to the resident market as opposed to the tourist market. He noted this complex is not attracting tourists to it, but it does not have the climatical mass to do that; therefore, the selection of retail is very important.

Commissioner Nuessle stated he is in favor of the project, and he believes the complex of restaurants on the second floor is all over the country. He noted South Coast Plaza and the restaurant that receives the award every year for the most gross income per square foot is a small restaurant called Viva La France, which serves sandwiches and soups. He stated it all depends on if it catches on or not, and it is up to the developer to provide the ambiance.

Mr. Huey Lai, 3100 Marywood, Orange, addressed the Commission and stated he is the project traffic engineer and noted they have estimated the project will generate about 7,600 trips a day on a 24-hour basis. He noted the project will generate 141 trips in the morning peak traffic hours and 615 trips during the evening peak traffic hours. He noted the concern about 3,500 cars making a left turn, but stated that by looking at the daily traffic, it is not really giving the exact answer. In terms of the traffic capacity analysis, the best is the peak hour trips the project will generate and how these trips will mix with the existing traffic during the peak hours. He noted the worst time would be during the p.m. peak. He noted the different traffic movements from various intersections into and out of the project itself during the peak traffic hours. He noted

because the traffic signal at Stanford and Brookhurst is a five-phase signal, it will provide sufficient gap to allow these 140 cars to make a left turn onto the project's main driveway in an hour. He commented that Brookhurst Way during the peak will be only about 50 or 60 percent of capacity and is about 55 feet wide at the curb. Right now it is a two-lane street with adequate room to make it a four-lane street.

Chairman Pringle stated the engineer's report has delineated one of his concerns in regard to increasing the three-fifths of the additional traffic to 60 percent more traffic on Brookhurst Way. He questioned the no left-hand turns part of the project shown in the report. Mr. Lai stated there will be left-hand turns as shown in Figure 3 on Page 12 of the report. He stated these left-hand turns will be allowed at the main entrance. Staff noted a condition of approval of the traffic engineer if there will not be a left turn from the main entrance. Staff further noted there is no left turn allowed out of the project; there is only a left turn in. Staff clarified that Brookhurst Way left turns out will be allowed and left turns in because it is such a wide street today. Part of a mitigating issue is to stripe a two-way continuous left-turn lane on Brookhurst Way. Staff explained this way whatever left-turn car wants to get into the project's main driveway can be stalled or conversely, it allows the stacking of vehicles who want to make a left turn onto their neighborhood driveway, onto the left side of Brookhurst Way, allowing for parking on both sides.

Chairman Pringle questioned the significance of a D-intersection such as at Brookhurst and Garden Grove Boulevard at the peak hours of the day, and are the rankings of an intersection at the peak hour, or is it at a 24-hour period. Mr. Lai explained they are usually taken at the peak traffic hour. He stated they have classified the operating condition of an intersection into six different levels ranging from A to F. "E" is the best level of service, and "F" is a traffic jam, and "B" is an acceptable open street level of service. Chairman Pringle noted the volume-to-capacity ratio at each tenth of a percent goes into the next level of service. He noted then after this center is developed, there is still a .05 volume capacity that this intersection could reach before it is classified as an "E" level. Mr. Lai noted it is operating at a "D" with a volume-to-capacity ratio of .82, the project will raise it up to .85. It will have to get to point .91 to become an "E" level of service, so there is still some leadway before going into the "E" level.

Chairman Pringle questioned what he would experience in an "E" intersection. Mr. Lai noted "E" means very congested based on cycles a the signal.

Mr. Forbes readdressed the Commission and stated they have turned in to staff a letter from one restaurant which is interested in leasing. They have also had inquiries from others, but no commitments have been made. He further stated they have had inquiries from brokers who work with restaurant chains and groups who have expressed interest in working with them in leasing the project.

Chairman Pringle stated his second biggest concern is that on a center of this size, there are no prospective leases. He asked which restaurant presented the letter of interest. Mr. Forbes stated the letter was from a Szechuan restaurant, which is a restaurant chain, but none of the retail spaces have been committed. Mr. Forbes questioned whether a travel agency would be a permitted use. It is quite important to this type of center. Staff noted at this point that particular use was discussed and left off permitted uses. Staff stated it does not favor that use because it is a festive and retail shopping center, and a travel agent is a real fine line. However, staff noted it has included other services such as beauty salons, shoe repairs, but felt the travel agency might be better utilized in the future development of an office complex on an adjacent site in the Office Commercial use. Chairman Pringle stated the Commission will take this into consideration.

Mr. Forbes stated they would like to see a smaller minimum in the restaurants because they do know of restaurants that may wish a smaller area and questioned some flexibility. Commissioner Wagner stated one of the fears may be that a fast-food restaurant would lease a space. Mr. Forbes stated he knows of some very fine family, moderately-priced, steak-type restaurants not in the 5,000 square foot, that do a good business. Mr. Forbes requested the ability to have liquor sales within a specialty market, particularly beer and wine. He also noted the prohibition of live entertainment. He noted this is a festive center where there is the possibility of strolling musicians, (i.e., if a Mexican restaurant during a Cinco de Mayo celebration, or a small guitar group that would wander through the restaurant on specific occasions). Staff noted the emphasis is on quality, sit-down type restaurants. No nightclubs; no dancing; no entertainment. Staff noted the law requires no discrimination as to the type of entertainment. In this particular area, it is an issue; however, it is hard to restrict. Staff further noted the elimination of cocktail lounges which are not in connection with restaurants, and those cocktail are not allowed to be open after the hours of operation of the restaurant; otherwise, there will be possibility for police problems.

Commissioner Nuessle stated he thought the entertainment was going to be outdoors with mariachis, not inside. The applicant stated it is possible to be inside and outside; they are trying to get a festive atmosphere where people are waiting outside would be entertained also.

Commissioner Margolin noted the concern about protection and agreed with the precedence; however, he noted other establishments can advertise with balloons and banners a certain amount of time. He questioned why entertainment establishments cannot be permitted on special occasions. He suggested specifying a piano bar or Mardi Gras type of entertainment for so many days a year. Staff stated this issue is being explored and suggested postponement of a decision on this item, and bring it back at another time. Staff is looking at some sort of live entertainment in the common areas because it is a festival-related establishment. There may be jugglers, mimes, or something sponsored by the management group of the total merchants, and this may be classified differently than having a band every night in a bar.

Commissioner Wagner noted he eats out often at restaurants that have pianists or harpists. He stated these restaurants are not rough places, but this type of entertainment is what attracts people, calms them and lets them stay around a little longer. He stated he never sees anyone act drunk or rowdy at those particular restaurants. He stated it is outrageous to limit the size of the restaurants to 5,000

square feet. A 3,500 square foot restaurant is a large and well-acceptable size. He stated this project should not be so limited that it will not be successful. He suggested a magician that walks around from table-to-table and performs for that table. Amongst other suggestions are things that are necessary and attract people to the place, and he is not in favor of prohibiting those. Staff noted the issue is not whether the harpist is good, but that the law is not for the law-abiding. Rules are not for businesses that operate 5,000 square foot restaurants, it is for those bars and nightclubs that have problems. In staff's opinion and the opinion of the Police Department, although this type of use in this area with enclosed malls at nighttime is not conducive to entertainment, the law specifies the City cannot restrict one and not the other.

Mr. Forbes questioned the prohibition of professional offices and requested the possibility of that use in this project. Commissioner Margolin stated no professional offices in a festival complex is allowed.

Commissioner Nunes questioned, assuming if the public hearing process meets a satisfactory conclusion, what is the estimated length of time before it is completed. Mr. Forbes stated they would begin immediately with final plans, and it would probably be completed in about 24 months.

Commissioner Margolin noted, basically this is a general, all-purpose, for everybody-type project. He stated this area needs the image of a multiple purpose theme that is good for everyone. Mr. Forbes stated they will try to get a variety of restaurants and will not specialize in any one ethnic group. He stated the retail is so people will get into the habit of going there and then will go back to eat. This can be a cornerstone for the Garden Grove Boulevard area because this will be a group of merchants working together to get their center going, and it can reinforce the other.

Commissioner Margolin noted the Korean community is a vibrant part of this community--a very important part, and should have things there. He noted a multitude of mixes, restaurants and retail stores will be very good and well-needed for that area.

There being no further comments from the applicant or the audience, Chairman Pringle declared the public portion of the public hearing be closed.

Commissioner Pope commented he is very impressed with the project and in favor of the project.

Commissioner Nunes expressed concern that the southern parcel where the Dodge dealership is cannot be added to this site plan at this time. He commended the developer for the professional approach in putting his team together in the comprehensive plan presented. He noted it is visually pleasing and has those additions he has wanted to see in terms of fountains and hardscape that is so lacking in so many of the shopping centers in town. He stated this is a project beyond a minimal project and is obviously one that has quality. In trying to address some of the issues and concerns raised here, for example, of music in restaurants in this festival concept, he compared it to Ghiradelli Square where people who are not sponsored by the owner(s) or the tenant(s), mimes and other musicians lend a type of character that the tourists or people going there appreciate. He stated worrying every time there is one musician or some people around with a musical instrument, that there will be crime is bordering on paranoia. He suggested restricting the perimeters of the development standards to only allow a certain number of restaurants below a certain size on second floor, so there is a balance of large and small types of units. He suggested an "Art in Public Places" type of atmosphere.

Commissioner Wagner noted past approval of a second-floor restaurant on the corner of Main Street and Stanford that has not yet been built. He stated if this is approved tonight, beside Mervyns, this will be the only place in Garden Grove that has escalators. He stated he likes the project very much, that he is impressed with the project. He stated restaurants must have entertainment, and some restaurants should be a minimum of 3,500 square feet but he would not want all of them to be that small.

Commissioner Nuessle commented that the developer is being burdened by putting a 5,000 square foot restaurant limitation. He would like to see this limit reduced. He stated mall entertainment is successful in a lot of places; it is a progressive idea with mimes, strolling minstrels, and he is in favor of permitting it on special occasions. He stated the burden of this falls on the developer to make a success of this whole project. He stated the developer has invested and will have to come up with the leases. He further stated it is important for Garden Grove to have something like this to be progressive. He stated it would be nice to have a steakhouse, fish house, or other restaurant of a four- or five-star level. This is a creditable project and he is in favor of it.

Commissioner Margolin stated it would be nice to have more nice restaurants to choose from in Garden Grove. He stated he is very excited about the project. He is delighted. He stated he has a lot of friends in the Korean community and a lot of friends in Nichols Manner, and he knows there has been a concern of serving and solving the needs of everybody. He stated if this is developed the way it looks, it is a tremendous step to give residents pride for the shopping area on Garden Grove Boulevard that everybody can shop in, come into, enjoy, get to know each other, and give the business community and land owners the ability to make a nice profit from their business. He stated he is nervous about the City's feeling that music and crime go together. He feels there has to be some kind of compromise. This is not a sleazy project; this is a multi-million dollar project. He stated he was in favor of restaurants on the second floor and in favor of one-person entertainment such as a pianist, harpist, mime, magician, to perform on special dates throughout the year. He complimented the comprehensive reports of the traffic engineers. He stated any development in this area will create traffic. He stated he personally does not want to see Office Professional in this area; there are enough empty office spaces around. He stated he is in favor of reducing the restaurant space limitation. He suggested a percentage of restaurants at 3,500 square feet would be the best way, and to designate a certain amount with more space. He stated the office space takes away from the charm of the area. He stated if the travel agency use is a borderline use, then the edge should be given to the people who are spending the money on the development.

Chairman Pringle stated he is in a difficult position, as he feels this is not the intent of the Garden Grove Boulevard Study. He stated the intent of the Study was directed at making this a larger scale office complex with commercial uses, and that is why he saw in the Study after a lot of consideration the concept of making four- to eight-story buildings in that triangle. He stated he understands the law of the economy and maybe that is not what is best and what is going to be viable; but he stated it is something to be taken into consideration. He stated it is unfortunate the Planning Commission has not had a review of the Garden Grove Boulevard Study. According to what he did see when it was presented to City Council, it was to build up to this triangle so that it would be one of the most dense corners for development. He stated this is a good workable project and could be put into many different places in our City, but he is not in favor of this as the most appropriate place.



Chairman Pringle further stated

it is not on two major access points. The traffic volume on Brookhurst because of the direction of the traffic flow, and the left-hand turns across the bulk of the traffic are concerns of his. He stated also the traffic on Brookhurst Way is still a concern of his, even though the traffic engineer of the project and the City's traffic engineer explained it very clearly. However, he agreed whatever is developed there will cause an increase in the traffic. His other concern is that the City maintain unity of the development of the corner and the entire area. He further stated concern there was only one letter of interest from a prospective tenant who was interested in locating on a second floor. He was concerned there were no immediate leases lined up to lease a project of this size. He stated he did not believe office use is as intense as restaurant use on this scale. He noted a mixed use with four- and five-story offices is very feasible, as was recommended in the Garden Grove Boulevard Study.

Commissioner Margolin stated he was a member of the Garden Grove Boulevard Study, and the four- to eight-story office recommendation was one of three alternatives that were proposed by staff. He further stated the group was willing to accept this use under the right controls. He further stated a concern he had with the Garden Grove Boulevard Study was the fact the property owners were not involved in the study; therefore, they may not be interested in the results of the study. He noted this project is proposed by the owners of the property and they have presented a feasible project that is good for the area.

The City Attorney noted the conditions of approval as: Condition F, that decorative rock or other material approved by Development Services shall be applied to flat roof surfaces; and Condition U, that live entertainment shall not be permitted until the developer submits a plan subject to approval by the Planning Commission, which demonstrates compliance with City noise standards and assures that noise from live entertainment will not create a nuisance to the neighboring property to the west.

Chairman Pringle offered an addition to the motion regarding traffic restrictions, restricting left-hand turns exiting from the main drive onto Brookhurst. Staff noted this issue does not need to be a condition at this time because that will be a result of the median island being installed on Brookhurst Street.

Commissioner Wagner noted it has not been conditioned that the restaurants be not less than 3,500 square feet on the second story.

Commissioner Nunes requested this item be left open for staff and the developer to return to the Commission with specific details.

Commissioner Margolin moved, seconded by Commissioner Wagner, that we approve Planned Unit Development No. PUD-102-88 and Parcel Map No. PM-88-329, with conditions as noted by the City Attorney also to include the reduction of the square footage of the restaurants on the second floor from 5,000 square feet to 3,500 square feet, to allow the travel agency use in the project and to allow alcohol sales as a supplemental use to market store sales. The motion carried by the following vote:

AYES	COMMISSIONERS:	MARGOLIN, NUESSELE, NUNES, POPE, WAGNER
NOES	COMMISSIONERS:	PRINGLE
ABSENT	COMMISSIONERS:	BIXLER
ABSTAIN	COMMISSIONERS:	NONE

RESOLUTION NO. 3878

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF PLANNED UNIT DEVELOPMENT NO. PUD-102-88 AND PARCEL MAP NO. PM-88-329 FOR A PARCEL OF LAND LOCATED ON THE WEST SIDE OF BROOKHURST STREET NORTH OF GARDEN GROVE BOULEVARD, PARCEL NOS. 089-661-03, 04 AND 05

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on July 28, 1988 does hereby recommend approval of Planned Unit Development No. PUD-102-88 and Parcel Map No. PM-88-329.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development No. PUD-102-88 and Parcel Map No. PM-88-329, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Brookhurst Garden Ltd. Partnership.
2. The applicant requests an amendment to the Municipal Code to rezone an approximately 7.1-acre site from the C-2 (General Commercial) zone to the PUD (Planned Unit Development) zone to construct a 118,180 square foot, two-story, retail and restaurant complex on three parcels. The subject site is located north of Garden Grove Boulevard on the west side of Brookhurst Street and the east side of Brookhurst Way at 12765-15857 Brookhurst Street.
3. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant adverse effect on the environment.
4. The subject property is zoned C-2 and is 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 legal notice, public hearing was held on July 28, 1988, 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 July 28, 1988; 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 9220.4, are as follows:

FACTS & REASONS:

The subject rezone is justified in that the proposed zone is consistent with the General Plan; and

REVISED PER

P.C. PUBLIC HEARING

JULY 28, 1988

The spirit and intent of the provisions, conditions, and requirements of Article IX of the Garden Grove Municipal Code and other applicable ordinances are complied with.

The proposed development is properly related to essential on-site facilities such as off-street parking, traffic circulation, and points of vehicular and pedestrian access.

The proposed development is properly related to essential public facilities such as streets and alleys, utilities and drainage channels.

A reasonable degree of physical, functional, and visual compatibility exists between the proposed project and neighboring uses.

PARCEL MAPS:

The subject Parcel Map is consistent with all elements of the Garden Grove General Plan.

FINDINGS REQUIRED FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT:

The location, design and proposed uses are compatible with the character of existing development in the vicinity.

The plan will produce internally an environment of stable and desirable character and not tend to cause undue traffic congestion on surrounding or access streets.

The standards of development applicable to the Planned Unit Development are subject to such standards of development clearly designated in the development plan and supplementary text material.

The proposed development will be well-integrated into its setting.

There is reasonable assurance that the applicant intends and will be able to proceed with the execution of the project without undue delay.

There is substantial compliance with the spirit and intent of the Garden Grove Municipal Code.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The subject Planned Unit Development and Parcel Map does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9213F.7.

2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following conditions of approval shall apply to the subject case:

PUD-102-88 will be implemented through the adherence to the development standards contained herein and through the plans submitted and adopted. Additionally, the following specific Conditions of Approval pertaining to the development plan shall be complied with.

- A. All below listed conditions of approval are required to be recorded. Recordation of said conditions is the responsibility of the applicant, and proof of such recordation is required prior to issuance of building permits. 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 Planned Unit Development and 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. Minor modifications shall be approved by the Planning Commission. If other than minor changes are made in the proposed development, a new PUD 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 shall be restricted to decorative type wall mounted lights, or preferably, a ground lighting system.
- E. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
- F. All ground-mounted and wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
- G. Grading, drainage, and underground utility plans are required.
- H. All entrances to the property shall be posted with a sign indicating that unauthorized vehicles will be removed at the owner's expense. The signs shall be of the size, type, and location specified in the California Vehicle Code and Garden Grove Municipal Code.
- I. The applicant shall comply with all provisions of the Public Works Department including, but not limited to:

1. Demolition permits are required.
2. A 10-foot dedication is required on Brookhurst Way.
3. The applicant shall pay all direct costs of necessary street improvements and shall pay in a fair share proportion for those necessary improvements to the surrounding infrastructure.
4. The developer shall construct a full length, raised, landscaped median improvement on Brookhurst Street between the project's north and south property lines.
5. Both Brookhurst Way and Brookhurst Street curbs shall be painted red for no parking along the project's frontage.
6. The outbound driveways of the main entry on Brookhurst Street shall be revised to reflect only one outbound lane.
7. Reciprocal access agreements shall be provided at locations indicated on Exhibit A. Proof of recordation of said agreements is required prior to issuance of building permits.
8. All mitigation measures of the Traffic Impact and Parking Analysis shall be complied with at developer expense, including:
  - a. Provide a continuous two-way, left-turn lane on Brookhurst Way between Stanford Avenue and Garden Grove Boulevard.
  - b. Improve signal indications for the intersection of Garden Grove Boulevard and Brookhurst Way/Kerry Street. Modify the existing traffic signal to a three-phase operation. During the interim period, retime the signals with an "ALL-RED" (a minimum of 3 seconds) timing interval
  - c. Install right-turn signal phases overlapped with northbound and southbound left-turn signal phases at the intersection of Brookhurst Street and Garden Grove Boulevard for optimizing eastbound and westbound right-turn traffic flow.
  - d. Remove existing traffic signal at the intersection of Brookhurst Street and Brookhurst Way and closure of Brookhurst Way to northbound traffic. The southbound lanes shall remain open.
  - e. Provide a left-turn pocket (120 feet minimum) at the project main entrance driveway to maintain a high level of service on Brookhurst Street.
  - f. Restrict exiting traffic at the project's secondary access driveway on Brookhurst Street to right turn movements only.

- J. The applicant shall comply with all provisions of the Fire Department including, but not limited to:
1. All requirements on this report shall be contained on the cover sheet of all subsequent submitted plans. Fire Department final inspection required. Schedule all inspections a minimum of 24 hours in advance.
  2. Access for fire apparatus is not adequate. Provide curb cuts as shown.
  3. Access gate(s) shall be openable with a Fire Department Knox box key (allow 8 weeks for delivery).
  4. Hydrant(s) shall be provided and located, or relocated, with location to be determined by the Fire Department. NOTE: BUILDINGS UNDER CONSTRUCTION SHALL HAVE ALL FIRE HYDRANTS OPERABLE AND ACCESSIBLE PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS ON SITE. ACCESS ROADS TO ALL FIRE HYDRANTS SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
  5. Extinguisher locations and ratings to be determined by the fire inspector.
  6. Fire sprinkler system(s) per NFPA Standard 13 shall be provided.
  7. Fire sprinkler system(s) and all control valves, including exterior, shall be supervised to a UL listed central alarm station PRIOR TO FIRE DEPARTMENT FINAL.
  8. Address shall be visible from the street (in contrasting colors). Show legal address(es) on site plan and title sheet.
  9. Proof of appropriate contractor's license will be required prior to field inspection.
- K. The applicant shall obtain a security provisions checklist from the Police Department prior to the commencement of construction drawings.
- L. The applicant shall comply with all provisions of the Water Services Division including, but not limited to:
1. Entire development shall be master metered with meters located in the Brookhurst Way or Brookhurst Street right-of-way.
  2. All 1-1/2 inch or larger water meters shall have an approved backflow device.

- M. Prior to the issuance of building permits, the applicant shall submit to the Development Services Director for review and approval a final detailed landscape plan. Said plan shall include an automatic irrigation system and shall adhere to the site plan, architectural elevations, and preliminary landscape plan and include the following:
1. The use of special paving (interlocking pavers, colored concrete, etc.) along the entire length of the main drive aisle.
  2. The use of special paving at all other driveways.
  3. Street furniture for the plaza areas shall be included by placing benches and low seat walls at key locations and around raised planters. Other focal elements such as kiosks and permanent art should be included.
  4. A screening device will be used to obscure view of storage areas and doors.
- N. Prior to the issuance of building permits, the applicant shall submit a final, detailed sign program to the Development Services Director for review and approval. Said program shall include number, type, material, color, size, and location of all signs and shall include the following:
1. The sign program shall substantially comply with the guidelines set forth in the Garden Grove Boulevard Brookhurst Street Revitalization Study.
  2. No roof or pole mounted signs are allowed.
  3. No wall painted signs are permitted.
  4. Store window signage is restricted to 10% of the window area on which signage is located and should be permanent type indicating business name or type.
  5. No temporary signs are permitted except for "approved events" reviewed first by the City.
  6. All bilingual signs must have a minimum of 50% of their total display area devoted to business information in English. Bilingual signs throughout the center shall exhibit similar style and letter location (see sign section in G.G.B.B. Study).
  7. Signs should not be dominantly visible to adjoining or nearby residences.



- O. Prior to the issuance of building permits, the applicant shall submit to the Development Services Director a lighting plan for review and approval. Said lighting shall serve several purposes--parking lot circulation, security, pedestrian movement, emphasis of prominent entries, and highlighting of building features combining to create an ambience of vitality and security. Said plan shall include:
1. Lighting of building features.
  2. Uplighting of entryway palm trees.
  3. Low level lighting (Bollards, etc.) for pedestrians.
  4. Well-lit public areas and avoidance of dark areas.
  5. Fixtures and standards shall be harmonious with one another and shall be complimentary to the building architecture.
- P. The applicant shall show, on the construction drawings, the inclusion of at least two, large, industrial sized trash compactors located within the building envelope. Said compactors shall be approved by the City as to size, type, and location.
- Q. Prior to the issuance of building permits, the applicant shall record a maintenance agreement with the City of Garden Grove. Said agreement with the City shall set standards for maintaining the subject property including schedules and standards for maintaining buildings, signs, landscaping, elevators, escalators, parking lots, lighting, public features, trash collection and pickup, etc.
- R. Lease agreements with individual store owners shall include restrictions as to window displays and signage (10%) and shall maintain storefronts free of advertising, clutter, and merchandise. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit a sample lease agreement to the City Attorney and Development Services Director for review and approval.
- S. All flat areas of the roof shall be treated with a decorative rock or sand treatment. All roof-mounted equipment shall be screened so as not to be visible from three-or-more story buildings.
- T. An additional reciprocal access shall be provided along the southern property line which intersects the Brookhurst Street property line. Said reciprocal access is indicated on Exhibit A.
- U. Live entertainment shall not be permitted to be issued until the applicant has submitted a plan, subject to approval of the Planning Commission, demonstrating compliance with the City's noise ordinance and assures that noise from live entertainment will not create a nuisance to properties to the west.

V. The permitted uses of the Planned Unit Development shall be revised to include the following uses:

1. Travel Agencies.
2. Alcohol sales, supplemental to the market but subject to a Conditional Use Permit to be reviewed and approved by the Planning Commission.
3. Restaurants (minimum square footage of second-level restaurants is 3,500 square feet).

ADOPTED this 28th day of July 1988.

/s/ CURT PRINGLE  
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 July 28, 1988, and carried by the following vote, to wit:

AYES: COMMISSIONERS: MARGOLIN, NUESSELE, NUNES, POPE, WAGNER  
NOES: COMMISSIONERS: PRINGLE  
ABSENT: COMMISSIONERS: BIXLER  
ABSTAIN: COMMISSIONERS: NONE

/s/ PRISCILLA STIERSTORFER  
SECRETARY

4507T/1571A  
08/04/88

RESOLUTION NO. 7052-88

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-102-88 AND PARCEL MAP NO. PM-88-329 FOR LAND LOCATED ON THE WEST SIDE OF BROOKHURST STREET NORTH OF GARDEN GROVE BOULEVARD, PARCEL NOS. 089-661-03, 04 AND 05

WHEREAS, the subject case, initiated by Brookhurst Garden Ltd. Partnership, requests an amendment to the Municipal Code to rezone an approximately 7.1 acre site from the C-2 (General Commercial) zone to the PUD (Planned Unit Development) zone to construct a 118,180 square foot, two-story, retail and restaurant complex on three parcels, and to combine the three parcels into one.

WHEREAS, the City of Garden Grove has prepared a Negative Declaration, eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant adverse effect on the environment; and

WHEREAS, pursuant, to Resolution No. 3878, the Planning Commission recommended approval of PUD-102-88 and PM-88-329 on July 28, 1988; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on September 6, 1988, and all interested persons were given an opportunity to be heard; and

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

NOW, THEREFORE, BE IT RESOLVED:

1. Planned Unit Development No. PUD-102-88 and Parcel Map No. PM-88-329 are hereby approved pursuant to facts and reasons stated in Planning Commission Resolution No. 3878, a copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.

2. The City staff is hereby directed to prepare the necessary ordinance to incorporate this amendment into the Municipal Code.

3. The City Clerk is directed to forward a copy of this resolution to the applicant.

ADOPTED this 6th day of September, 1988.

/s/ J. TILMAN WILLIAMS  
MAYOR

ATTEST:

/s/ CAROLYN MORRIS, CMC  
CITY CLERK

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

I, CAROLYN MORRIS, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution was duly adopted by the Council of the City of Garden Grove, California, at a regular meeting thereof held on the 6th day of September, 1988, by the following vote:

AYES: COUNCILMEMBERS: (3) DINSEN, DONOVAN, WILLIAMS  
NOES: COUNCILMEMBERS: (0) NONE  
ABSENT: COUNCILMEMBERS: (2) KRIEGER, LITTRELL

/s/ CAROLYN MORRIS, CMC  
CITY CLERK

RESOLUTION NO. 3878

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF PLANNED UNIT DEVELOPMENT NO. PUD-102-88 AND PARCEL MAP NO. PM-88-329 FOR A PARCEL OF LAND LOCATED ON THE WEST SIDE OF BROOKHURST STREET NORTH OF GARDEN GROVE BOULEVARD, PARCEL NOS. 089-661-03, 04 AND 05

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on July 28, 1988 does hereby recommend approval of Planned Unit Development No. PUD-102-88 and Parcel Map No. PM-88-329.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development No. PUD-102-88 and Parcel Map No. PM-88-329, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by Brookhurst Garden Ltd. Partnership.
2. The applicant requests an amendment to the Municipal Code to rezone an approximately 7.1-acre site from the C-2 (General Commercial) zone to the PUD (Planned Unit Development) zone to construct a 118,180 square foot, two-story, retail and restaurant complex on three parcels. The subject site is located north of Garden Grove Boulevard on the west side of Brookhurst Street and the east side of Brookhurst Way at 12765-15857 Brookhurst Street.
3. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant adverse effect on the environment.
4. The subject property is zoned C-2 and is 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 legal notice, public hearing was held on July 28, 1988, 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 July 28, 1988; 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 9220.4, are as follows:

FACTS & REASONS:

The subject rezone is justified in that the proposed zone is consistent with the General Plan; and

The spirit and intent of the provisions, conditions, and requirements of Article IX of the Garden Grove Municipal Code and other applicable ordinances are complied with.

The proposed development is properly related to essential on-site facilities such as off-street parking, traffic circulation, and points of vehicular and pedestrian access.

The proposed development is properly related to essential public facilities such as streets and alleys, utilities and drainage channels.

A reasonable degree of physical, functional, and visual compatibility exists between the proposed project and neighboring uses.

PARCEL MAPS:

The subject Parcel Map is consistent with all elements of the Garden Grove General Plan.

FINDINGS REQUIRED FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT:

The location, design and proposed uses are compatible with the character of existing development in the vicinity.

The plan will produce internally an environment of stable and desirable character and not tend to cause undue traffic congestion on surrounding or access streets.

The standards of development applicable to the Planned Unit Development are subject to such standards of development clearly designated in the development plan and supplementary text material.

The proposed development will be well-integrated into its setting.

There is reasonable assurance that the applicant intends and will be able to proceed with the execution of the project without undue delay.

There is substantial compliance with the spirit and intent of the Garden Grove Municipal Code.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The subject Planned Unit Development and Parcel Map does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9213F.7.

2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following conditions of approval shall apply to the subject case:

PUD-102-88 will be implemented through the adherence to the development standards contained herein and through the plans submitted and adopted. Additionally, the following specific Conditions of Approval pertaining to the development plan shall be complied with.

- A. All below listed conditions of approval are required to be recorded. Recordation of said conditions is the responsibility of the applicant, and proof of such recordation is required prior to issuance of building permits. 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 Planned Unit Development and 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. Minor modifications shall be approved by the Planning Commission. If other than minor changes are made in the proposed development, a new PUD 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 shall be restricted to decorative type wall mounted lights, or preferably, a ground lighting system.
- E. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
- F. All ground-mounted and wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
- G. Grading, drainage, and underground utility plans are required.
- H. All entrances to the property shall be posted with a sign indicating that unauthorized vehicles will be removed at the owner's expense. The signs shall be of the size, type, and location specified in the California Vehicle Code and Garden Grove Municipal Code.
- I. The applicant shall comply with all provisions of the Public Works Department including, but not limited to:

1. Demolition permits are required.
2. A 10-foot dedication is required on Brookhurst Way.
3. The applicant shall pay all direct costs of necessary street improvements and shall pay in a fair share proportion for those necessary improvements to the surrounding infrastructure.
4. The developer shall construct a full length, raised, landscaped median improvement on Brookhurst Street between the project's north and south property lines.
5. Both Brookhurst Way and Brookhurst Street curbs shall be painted red for no parking along the project's frontage.
6. The outbound driveways of the main entry on Brookhurst Street shall be revised to reflect only one outbound lane.
7. Reciprocal access agreements shall be provided at locations indicated on Exhibit A. Proof of recordation of said agreements is required prior to issuance of building permits.
8. All mitigation measures of the Traffic Impact and Parking Analysis shall be complied with at developer expense, including:
  - a. Provide a continuous two-way, left-turn lane on Brookhurst Way between Stanford Avenue and Garden Grove Boulevard.
  - b. Improve signal indications for the intersection of Garden Grove Boulevard and Brookhurst Way/Kerry Street. Modify the existing traffic signal to a three-phase operation. During the interim period, retime the signals with an "ALL-RED" (a minimum of 3 seconds) timing interval
  - c. Install right-turn signal phases overlapped with northbound and southbound left-turn signal phases at the intersection of Brookhurst Street and Garden Grove Boulevard for optimizing eastbound and westbound right-turn traffic flow.
  - d. Remove existing traffic signal at the intersection of Brookhurst Street and Brookhurst Way and closure of Brookhurst Way to northbound traffic. The southbound lanes shall remain open.
  - e. Provide a left-turn pocket (120 feet minimum) at the project main entrance driveway to maintain a high level of service on Brookhurst Street.
  - f. Restrict exiting traffic at the project's secondary access driveway on Brookhurst Street to right turn movements only.



- J. The applicant shall comply with all provisions of the Fire Department including, but not limited to:
1. All requirements on this report shall be contained on the cover sheet of all subsequent submitted plans. Fire Department final inspection required. Schedule all inspections a minimum of 24 hours in advance.
  2. Access for fire apparatus is not adequate. Provide curb cuts as shown.
  3. Access gate(s) shall be openable with a Fire Department Knox box key (allow 8 weeks for delivery).
  4. Hydrant(s) shall be provided and located, or relocated, with location to be determined by the Fire Department. NOTE: BUILDINGS UNDER CONSTRUCTION SHALL HAVE ALL FIRE HYDRANTS OPERABLE AND ACCESSIBLE PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS ON SITE. ACCESS ROADS TO ALL FIRE HYDRANTS SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
  5. Extinguisher locations and ratings to be determined by the fire inspector.
  6. Fire sprinkler system(s) per NFPA Standard 13 shall be provided.
  7. Fire sprinkler system(s) and all control valves, including exterior, shall be supervised to a UL listed central alarm station PRIOR TO FIRE DEPARTMENT FINAL.
  8. Address shall be visible from the street (in contrasting colors). Show legal address(es) on site plan and title sheet.
  9. Proof of appropriate contractor's license will be required prior to field inspection.
- K. The applicant shall obtain a security provisions checklist from the Police Department prior to the commencement of construction drawings.
- L. The applicant shall comply with all provisions of the Water Services Division including, but not limited to:
1. Entire development shall be master metered with meters located in the Brookhurst Way or Brookhurst Street right-of-way.
  2. All 1-1/2 inch or larger water meters shall have an approved backflow device.

- M. Prior to the issuance of building permits, the applicant shall submit to the Development Services Director for review and approval a final detailed landscape plan. Said plan shall include an automatic irrigation system and shall adhere to the site plan, architectural elevations, and preliminary landscape plan and include the following:
1. The use of special paving (interlocking pavers, colored concrete, etc.) along the entire length of the main drive aisle.
  2. The use of special paving at all other driveways.
  3. Street furniture for the plaza areas shall be included by placing benches and low seat walls at key locations and around raised planters. Other focal elements such as kiosks and permanent art should be included.
  4. A screening device will be used to obscure view of storage areas and doors.
- N. Prior to the issuance of building permits, the applicant shall submit a final, detailed sign program to the Development Services Director for review and approval. Said program shall include number, type, material, color, size, and location of all signs and shall include the following:
1. The sign program shall substantially comply with the guidelines set forth in the Garden Grove Boulevard Brookhurst Street Revitalization Study.
  2. No roof or pole mounted signs are allowed.
  3. No wall painted signs are permitted.
  4. Store window signage is restricted to 10% of the window area on which signage is located and should be permanent type indicating business name or type.
  5. No temporary signs are permitted except for "approved events" reviewed first by the City.
  6. All bilingual signs must have a minimum of 50% of their total display area devoted to business information in English. Bilingual signs throughout the center shall exhibit similar style and letter location (see sign section in G.G.B.B. Study).
  7. Signs should not be dominantly visible to adjoining or nearby residences.

- O. Prior to the issuance of building permits, the applicant shall submit to the Development Services Director a lighting plan for review and approval. Said lighting shall serve several purposes--parking lot circulation, security, pedestrian movement, emphasis of prominent entries, and highlighting of building features combining to create an ambience of vitality and security. Said plan shall include:
1. Lighting of building features.
  2. Uplighting of entryway palm trees.
  3. Low level lighting (Bollards, etc.) for pedestrians.
  4. Well-lit public areas and avoidance of dark areas.
  5. Fixtures and standards shall be harmonious with one another and shall be complimentary to the building architecture.
- P. The applicant shall show, on the construction drawings, the inclusion of at least two, large, industrial sized trash compactors located within the building envelope. Said compactors shall be approved by the City as to size, type, and location.
- Q. Prior to the issuance of building permits, the applicant shall record a maintenance agreement with the City of Garden Grove. Said agreement with the City shall set standards for maintaining the subject property including schedules and standards for maintaining buildings, signs, landscaping, elevators, escalators, parking lots, lighting, public features, trash collection and pickup, etc.
- R. Lease agreements with individual store owners shall include restrictions as to window displays and signage (10%) and shall maintain storefronts free of advertising, clutter, and merchandise. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit a sample lease agreement to the City Attorney and Development Services Director for review and approval.
- S. All flat areas of the roof shall be treated with a decorative rock or sand treatment. All roof-mounted equipment shall be screened so as not to be visible from three-or-more story buildings.
- T. An additional reciprocal access shall be provided along the southern property line which intersects the Brookhurst Street property line. Said reciprocal access is indicated on Exhibit A.
- U. Live entertainment shall not be permitted to be issued until the applicant has submitted a plan, subject to approval of the Planning Commission, demonstrating compliance with the City's noise ordinance and assures that noise from live entertainment will not create a nuisance to properties to the west.

- V. The permitted uses of the Planned Unit Development shall be revised to include the following uses:
1. Travel Agencies.
  2. Alcohol sales, supplemental to the market but subject to a Conditional Use Permit to be reviewed and approved by the Planning Commission.
  3. Restaurants (minimum square footage of second-level restaurants is 3,500 square feet).

ADOPTED this 28th day of July 1988.

/s/ CURT PRINGLE  
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 July 28, 1988, and carried by the following vote, to wit:

AYES: COMMISSIONERS: MARGOLIN, NUESSELE, NUNES, POPE, WAGNER  
NOES: COMMISSIONERS: PRINGLE  
ABSENT: COMMISSIONERS: BIXLER  
ABSTAIN: COMMISSIONERS: NONE

/s/ PRISCILLA STIERSTORFER  
SECRETARY

4507T/1571A  
08/04/88

I. APPLICANT'S REQUEST AS ADVERTISED

The applicant, Brookhurst Garden Ltd. Partnership, 180 Valley Boulevard, San Gabriel, California 91776, is requesting an amendment to the Municipal Code to rezone an approximately 7.1-acre site from the C-2 (General Commercial) zone to the PUD (Planned Unit Development) zone to construct a 118,180 square foot, two-story, retail and restaurant complex on three parcels. The subject site is located north of Garden Grove Boulevard on the west side of Brookhurst Street and the east side of Brookhurst Way at 12765-15857 Brookhurst Street.

II. GENERAL INFORMATION

The subject property has a General Plan classification of Commercial.

General Plan

The proposed project is in conformance with the elements of the City's General Plan, including: Growth Policy, Land Use, Scenic Highway, Safety, Seismic Safety, Housing, Open Space, Noise, Circulation, and Conservation.

Land Use/Zoning

Description of Subject Property

Zoned C-2 (General Commercial) and is vacant.

Surrounding Use/Zoning

North

Zoned C-2 (General Commercial) and is improved with an office development.

East  
(Across Brookhurst Street)

Zoned C-2 (General Commercial), and is improved with a variety of retail commercial uses.

South

Zoned C-2 (General Commercial) and is improved with an auto dealer and a small retail commercial center.

West  
(Across Brookhurst Way)

Zoned PUD-102-79, and is improved with multiple-family residential uses.

Environmental  
Determination

The Planning Coordinating Committee prepared a Negative Declaration on June 21, 1988, because the project will not have a significant adverse effect on the environment pursuant to the California Environmental Quality Act guidelines, as amended.

History

July 13, 1988

A neighborhood meeting was held to inform residents and solicit comments regarding the proposed project. Approximately 12 people attended. Most of the comments centered around issues of traffic and the appearance of the building on the Brookhurst Way side and the landscaping.

III. SITE CHARACTERISTICS

A. Purpose and Intent

A Planned Unit Development zoning classification is intended to secure a better and more cohesive development which more fully realizes the intent of the General Plan and provides a greater community benefit than that which would result from the application of the present zone requirements. The commercial PUD also can provide for a unique combination of the types of land uses and commercial businesses permitted and can provide more strict requirements for their operation and maintenance. The Planned Unit Development offers a well-planned commercial project which accommodates future developments, is compatible with existing uses, and provides as much protection as possible for residential neighborhoods in the vicinity.

The proposed Planned Unit Development will create a 118,900 square foot retail/restaurant complex. The project will consist of four (4) separate two-story buildings connected by walkways and plazas. The intent of PUD-102-88 is to develop the 7.1-acre site into a viable commercial center during the day, while retaining evening activity in the area with dinner-type restaurants on the second floor of the center. The center is designed to encourage and attract pedestrian activity with the use of plazas, fountains, balconies, and an attractive, architecturally designed space. The design of the site and the intent of the PUD provides for integration with future developments, so that the Brookhurst Triangle becomes a hub of office, commercial and restaurant activity.

#### IV. PROJECT ANALYSIS

##### A. Site Design

The applicant is proposing to construct a two-story, 118,888 square foot retail commercial and restaurant complex on a 7.1-acre site bounded by Brookhurst Street on the east and Brookhurst Way on the west. Approximately 84,550 square feet of the project is designated for retail uses, a specialty market similar to a small scale Farmer's Market, and a second floor mall management office. Another 34,350 square feet on the second floor is designated for restaurant uses, primarily of the sit-down, dinner type restaurants. (See Exhibits A and B.)

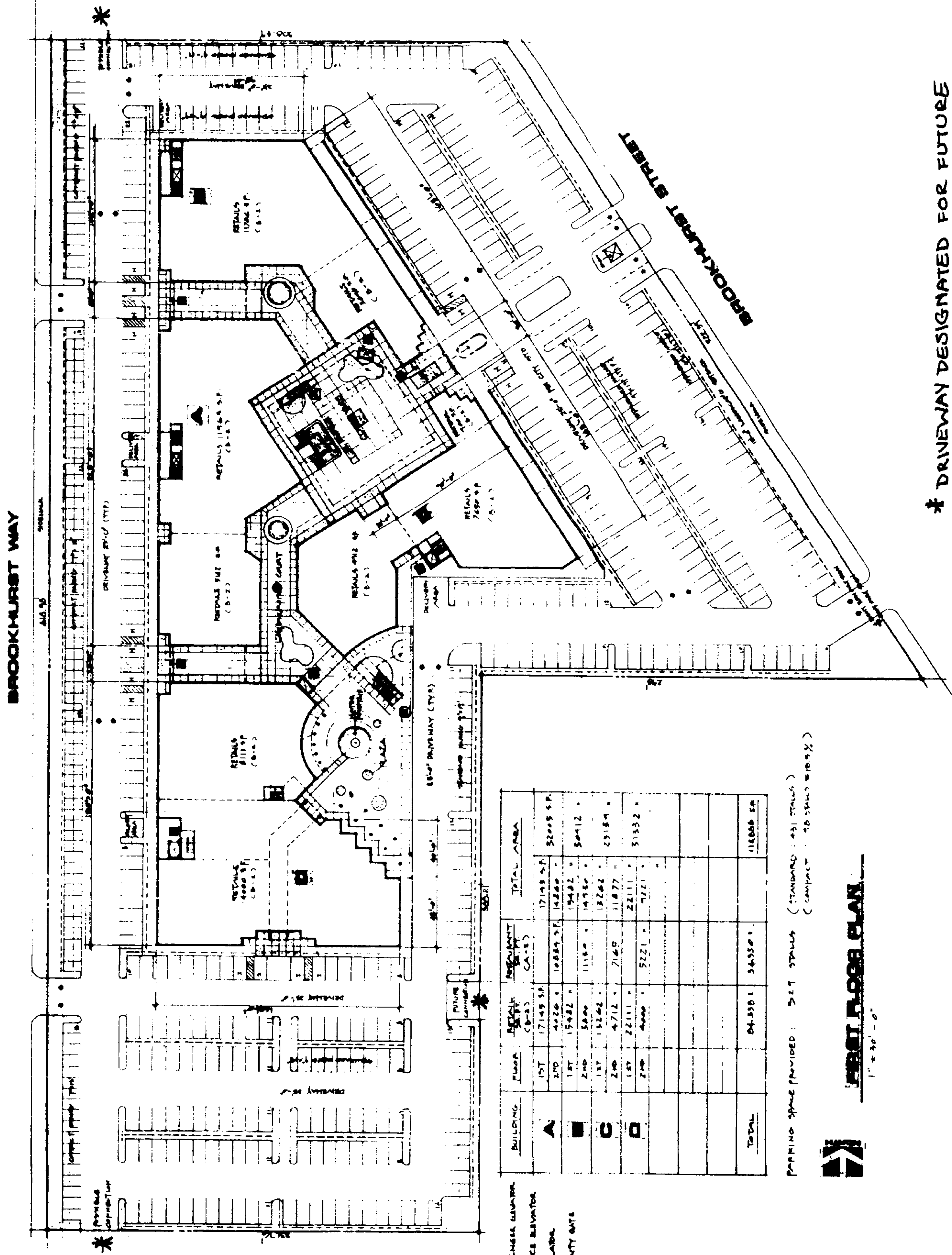
The project consists of four (4) separate buildings connected by walkways and plazas on the ground and second floors. Two plaza areas provide main entries and pedestrian focal points. Access to the second floor is provided by escalators, elevators and staircases located in the two plaza areas. Four service elevators and stairways are provided for separate service access to shops and restaurants on the second floor. Security gates are provided at all entries to the building, except for the entry area at the semi-circular plaza. These gates will be used to secure passageways during the evening hours when the restaurants, but not the shops, are open for business.

The building is located 150 feet from Brookhurst Street and approximately 75 feet from Brookhurst Way. A 15-foot landscaped setback is provided on Brookhurst Street with a 12-foot setback on Brookhurst Way. Parking is provided along the exterior boundaries of the site and adjacent to the building.

The applicant also has provided a conceptual site plan of how this commercial development could be integrated with future developments at the corner of Garden Grove Boulevard and Brookhurst Street. The circulation patterns can be integrated and a pedestrian bridge may be provided from the second story of the commercial complex to any future buildings. The site design already provides for access into existing, adjacent developments and the conceptual plan indicates that the entire Brookhurst Triangle site could have a cohesive, internal circulation pattern.

##### B. Circulation and Parking

The major entry to the project is located on Brookhurst Street, approximately at the middle of the site's frontage on Brookhurst. This driveway will be 55 feet wide and consist of two lanes each for ingress and egress, separated by a 15-foot wide landscaped median. A separate right-turn only exit will be located on Brookhurst Street at the southern end of the site. Two additional entries are located on Brookhurst Way, one approximately 170 feet



BUILDING	FLOOR	RENTAL AREA (CA-1)	RETAIL AREA (CA-2)	TOTAL AREA
A	1ST	17,145 SF	17,145 SF	34,290 SF
	2ND	4,226 SF	10,884 SF	15,110 SF
B	1ST	17,422 SF	19,492 SF	36,914 SF
	2ND	5,000 SF	11,150 SF	16,150 SF
C	1ST	13,202 SF	13,202 SF	26,404 SF
	2ND	4,712 SF	7,165 SF	11,877 SF
D	1ST	22,111 SF	22,111 SF	44,222 SF
	2ND	4,000 SF	7,221 SF	11,221 SF
Total		64,550 SF	34,550 SF	99,100 SF

PARKING SPACE PROVIDED: 327 STALLS (STANDARD: 431 STALLS)  
 (COMPACT: 78 STALLS @ 10.5' X 20')

**FIRST FLOOR PLAN**  
 1" = 30' - 0"

\* DRIVEWAY DESIGNATED FOR FUTURE RECIPROCAL ACCESS

# EXHIBIT A





from the northern property line and the other approximately 145 feet from the southern property line. These driveways are 25 feet in width and provide one lane each for ingress and egress. These two driveways are intended for minor access to the center, service access and possibly as major access to the market. (See Exhibit A.)

The on-site circulation pattern provides points of access for future integration of this site with those properties to the north and south and future development of the auto dealer site. (See Exhibit A.) All drive aisles run parallel to the building and property lines. Four areas on the site are designated specifically for deliveries and screened from view by landscaping.

The applicant has provided 529 parking spaces based upon a shared parking/mixed use parking management concept. The number of spaces needed was determined by estimating the maximum weekday and weekend peak hour demands of the restaurant and retail commercial land-uses. The maximum estimated demand was determined to be 566 parking spaces, which would indicate that the project could be short 37 parking stalls. However, studies conducted by the Urban Land Institute indicate that mixed-use developments generally can decrease the typical demand for parking by up to 40 percent. The proposed project provides 94 percent of the maximum estimated peak hour demand, which is only a 6.5 percent reduction factor. The parking ratio is 1 space for every 225 square feet of gross floor area. (Please refer to pages 22-27 of the Traffic Impact and Parking Analysis.)

By comparison, the Municipal Code requires a parking ratio of 1 space for every 300 square feet of gross floor area for commercial developments of over 20,000 square feet. By this method only 396 parking spaces would be required, which is 70 percent of the estimated peak hour demand. If the land uses are calculated separately, the retail uses would require 285 spaces (1/300) and the restaurant uses would require 344 spaces (1/100), for a total of 629 spaces, or 11 percent more than peak hour demand. So, the applicant has provided a parking ratio and a number of spaces that falls midway between these two figures and adequately addresses the estimated peak hour demand.

#### C. Traffic Study

A traffic impact and parking analysis was conducted to determine the potential impacts of traffic generated by the project, the estimated volume, distribution, intersection capacity, level of service of streets and intersections and suggest measures to mitigate potential impacts.

According to the analysis, the projected average number of daily trips (ADT) generated by the development is 7,590. Most of these trips will occur at the PM peak hour and a significant portion of these probably will consist of trips diverted from traffic already on adjacent roads. Forty-five percent of the traffic will access the project from Brookhurst Street, and the remainder is estimated to access the project from Brookhurst Way. Approximately 22 percent of the traffic will enter the Brookhurst Way drives from a northbound direction and the other 33 percent will enter from a southbound direction on Brookhurst Way.

With this increase in traffic, there is some concern with the ability of adjacent key intersections to handle the existing traffic within an acceptable level of service. The traffic impact analysis indicates that even with the additional traffic the intersections at Brookhurst and Garden Grove Boulevard, Brookhurst and Stanford and Garden Grove Boulevard and Brookhurst Way/Kerry Street will remain within existing levels of service. An examination of the intersection at Brookhurst way and Stanford Avenue indicated that not enough traffic would be generated to warrant a traffic signal.

The traffic impact analysis suggested the following measures to mitigate the potential impact of project-generated traffic:

1. Provide a continuous two-way, left-turn lane on Brookhurst Way between Stanford Avenue and Garden Grove Boulevard.
2. Improve signal indications for the intersection of Garden Grove Boulevard and Brookhurst Way/Kerry Street. Modify the existing traffic signal to a three-phase operation. During the interim period, retime the signals with an "ALL-RED" (a minimum of 3 seconds) timing interval.
3. Install right-turn signal phases overlapped with northbound and southbound left-turn signal phases at the intersection of Brookhurst Street and Garden Grove Boulevard for optimizing eastbound and westbound right-turn traffic flow.
4. Remove existing traffic signal at the intersection of Brookhurst Street and Brookhurst Way and closure of Brookhurst Way to northbound traffic.
5. Provide a left-turn pocket (120 feet minimum) at the project main entrance driveway to maintain a high level of service on Brookhurst Street.
6. Restrict exiting traffic at the project's secondary access driveway on Brookhurst Street to right turn movements only.

D. Landscaping

Fully eleven percent of the site, or 34,400 square feet, is devoted to landscaping, although this figure does not include landscape planters or water elements within the plaza area of the building itself. Approximately 16,000 square feet of landscaping is for required landscaped setbacks, while the remainder consists of landscaping in the parking areas (see Exhibit C).

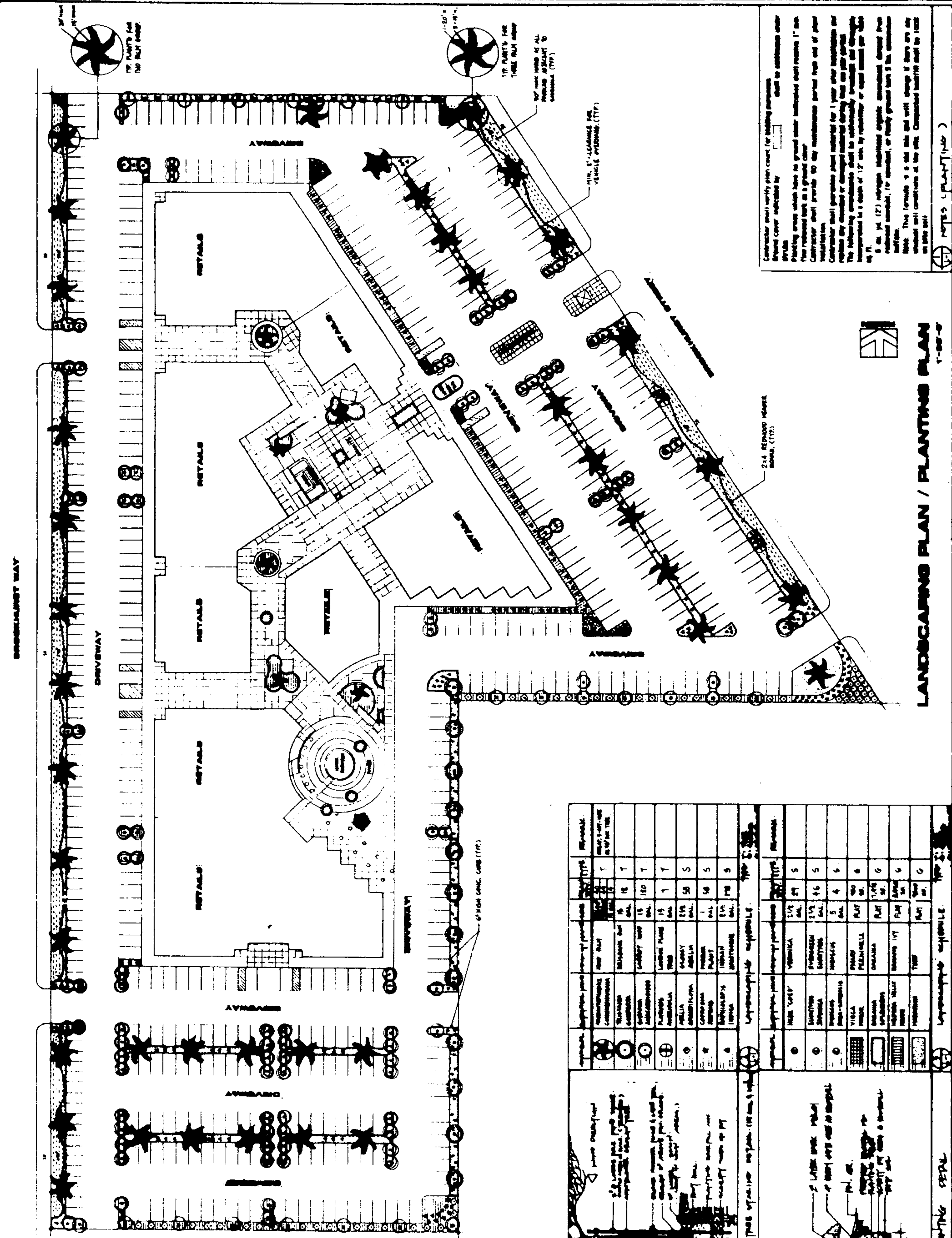
Both street setbacks will contain a 30-inch high, undulating berm with turf covering. Palm trees will line the Brookhurst Street setback, the main entry drive and will be used in large landscape planters within the plazas. Palms will be used at the Brookhurst Way driveway entrances and in the finger planters at the ends of parking rows. The street setback along Brookhurst Way will be planted generously with evergreen, canopy-type trees which will soften the effect of the two-story building. Canopy-type shade trees are planted extensively throughout the parking area, accented by flowering shrubs and seasonal flowers.

Within the plaza itself, the applicant has provided three water fountains - one at the entrance, one adjacent to the main staircase, and a large sculpture fountain at the center of the semi-circular plaza. Large landscaped planters containing palms and yews are dispersed throughout the plazas and walkways. Eventually, these palms will grow tall enough to project above the building.

E. Building Design

The mass of the two-story building will be 36 feet in height with triangularly-shaped architectural projections and pyramidal skylights extending to a 44-foot height. The main entrance is demarcated by one of these projections which extends to a maximum height of 52 feet, accentuated with glass treatment, balcony and painted steel handrail. The entrances to the complex are identified by a combination of architectural projections, columns, and second-floor walkways with brightly-painted handrails. Extensive use of glass, awnings and architectural detail aid in giving the exterior elevations of the building as exciting and attractive an appearance as the interior and plaza areas of the project. The central semi-circular plaza is accentuated by a glass-covered columnade, as well as the by water sculpture and fountain.

The building will be finished with stucco painted in alternating bands of white and rose-beige. The awnings will vary in color, but will be based upon a teal color. All steel trusses and handrails will be of red-painted steel. (See Exhibits D and E.)



Contractor shall verify plan callouts for existing conditions. Ground Cover indicated by [Symbol] shall be established under planting areas which have no ground cover indicated shall require 1" soil free released back as a ground cover. Contractor shall provide 90 day maintenance period from end of plant installation. Contractor shall guarantee plant material for 1 year after installation and return any dead or damaged material during that one year period. The following conditions shall be substantially completed and approved by the City prior to a final 1/2" scale by the contractor or upon receipt of the 1/2" scale. 6" or 14" (T) average diameter single stemmed shrubs from released material; for example, or fully grown trees 5" diameter. Note: This forecast is a site and will change if there are any unusual soil conditions at the site. Completed drawings shall be 1/2" scale.

NOTES (PLAN/DATE)

**LANDSCAPING PLAN / PLANTING PLAN**  
1-08-08

Typical Tree Spacing in Plan (1/2" scale)

2 LARGER TREES PER PLANTING AREA AND 10 MEDIUM PLANTING PER PLANTING AREA.

Symbol	Plant Name	Quantity	Notes
①	FRAXINO	10	1/2" PLANTER
②	QUERCUS	10	1/2" PLANTER
③	PLATANUS	10	1/2" PLANTER
④	ACER	10	1/2" PLANTER
⑤	HYDRANGEA	10	1/2" PLANTER
⑥	ROSE	10	1/2" PLANTER
⑦	HYDRANGEA	10	1/2" PLANTER
⑧	ROSE	10	1/2" PLANTER
⑨	HYDRANGEA	10	1/2" PLANTER
⑩	ROSE	10	1/2" PLANTER
⑪	HYDRANGEA	10	1/2" PLANTER
⑫	ROSE	10	1/2" PLANTER
⑬	HYDRANGEA	10	1/2" PLANTER
⑭	ROSE	10	1/2" PLANTER
⑮	HYDRANGEA	10	1/2" PLANTER
⑯	ROSE	10	1/2" PLANTER
⑰	HYDRANGEA	10	1/2" PLANTER
⑱	ROSE	10	1/2" PLANTER
⑲	HYDRANGEA	10	1/2" PLANTER
⑳	ROSE	10	1/2" PLANTER
㉑	HYDRANGEA	10	1/2" PLANTER
㉒	ROSE	10	1/2" PLANTER
㉓	HYDRANGEA	10	1/2" PLANTER
㉔	ROSE	10	1/2" PLANTER
㉕	HYDRANGEA	10	1/2" PLANTER
㉖	ROSE	10	1/2" PLANTER
㉗	HYDRANGEA	10	1/2" PLANTER
㉘	ROSE	10	1/2" PLANTER
㉙	HYDRANGEA	10	1/2" PLANTER
㉚	ROSE	10	1/2" PLANTER
㉛	HYDRANGEA	10	1/2" PLANTER
㉜	ROSE	10	1/2" PLANTER
㉝	HYDRANGEA	10	1/2" PLANTER
㉞	ROSE	10	1/2" PLANTER
㉟	HYDRANGEA	10	1/2" PLANTER
㊱	ROSE	10	1/2" PLANTER
㊲	HYDRANGEA	10	1/2" PLANTER
㊳	ROSE	10	1/2" PLANTER
㊴	HYDRANGEA	10	1/2" PLANTER
㊵	ROSE	10	1/2" PLANTER
㊶	HYDRANGEA	10	1/2" PLANTER
㊷	ROSE	10	1/2" PLANTER
㊸	HYDRANGEA	10	1/2" PLANTER
㊹	ROSE	10	1/2" PLANTER
㊺	HYDRANGEA	10	1/2" PLANTER
㊻	ROSE	10	1/2" PLANTER
㊼	HYDRANGEA	10	1/2" PLANTER
㊽	ROSE	10	1/2" PLANTER
㊾	HYDRANGEA	10	1/2" PLANTER
㊿	ROSE	10	1/2" PLANTER

**EXHIBIT C**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

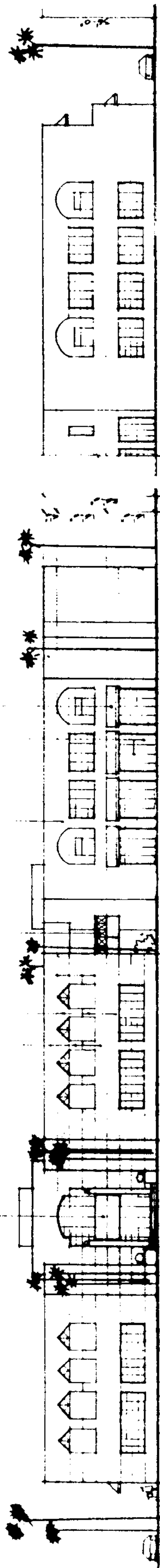
**SIMON LEE, AIA, & ASSOCIATES**  
 ARCHITECTS  
 300 N. GARDEN BLVD.  
 SUITE 200  
 GARDEN GROVE, CA 92640  
 TEL: (714) 971-4888



**SMOOTHFIST GARDEN  
 COMMERCIAL COMPLEX**  
 300 N. GARDEN BLVD.  
 GARDEN GROVE, CA

DATE: 2/14/98  
 ARCH: S.L.  
 DRAWN: W.T.  
 SCALE: 1/8" = 1'-0"  
 SHEET: A-8

DETAILS  
 (1) (2) (3) (4) (5) (6) (7) (8) (9)

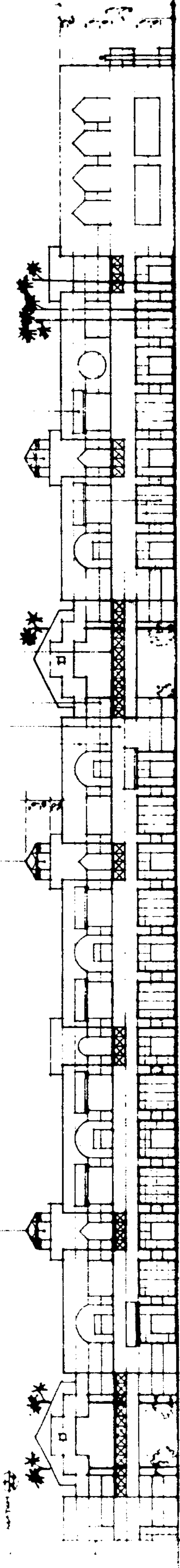


⊙ SOUTH ELEVATION (South Elevation)

⊙ SIDE ELEVATION (North Elevation)

RESTAURANT ENTRANCE

2) (3) (4) (5) (6) (7) (8)

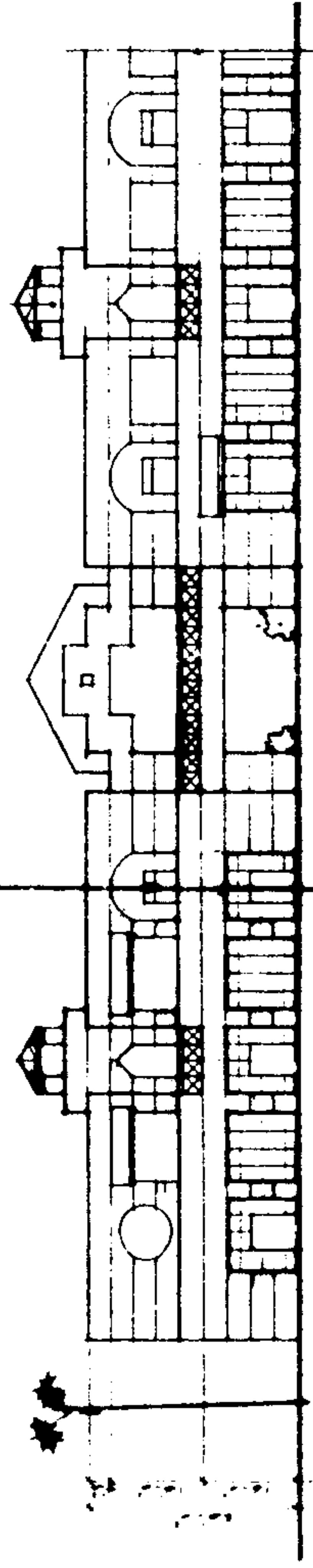


⊙ REAR ELEVATION (FROM SMOOTHFIST WAY)

⊙ REAR ELEVATION (FROM SMOOTHFIST WAY)

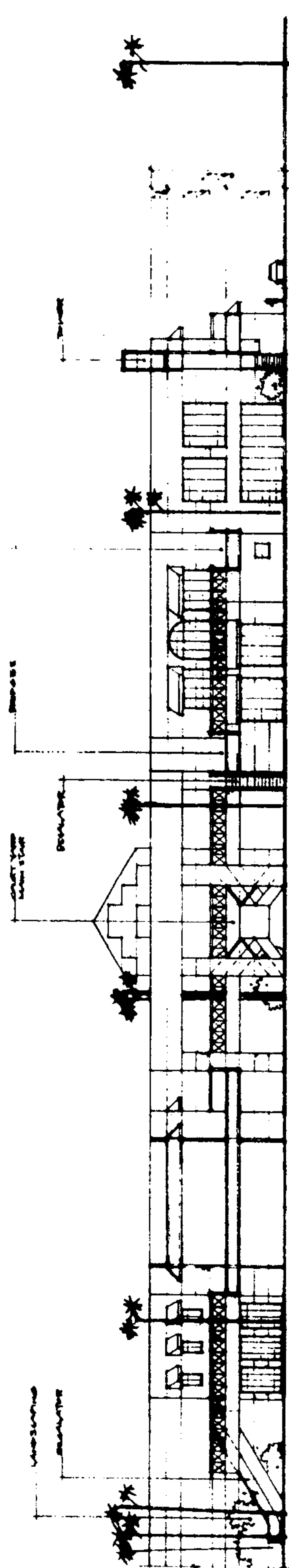
ENTRANCE

ENTRANCE

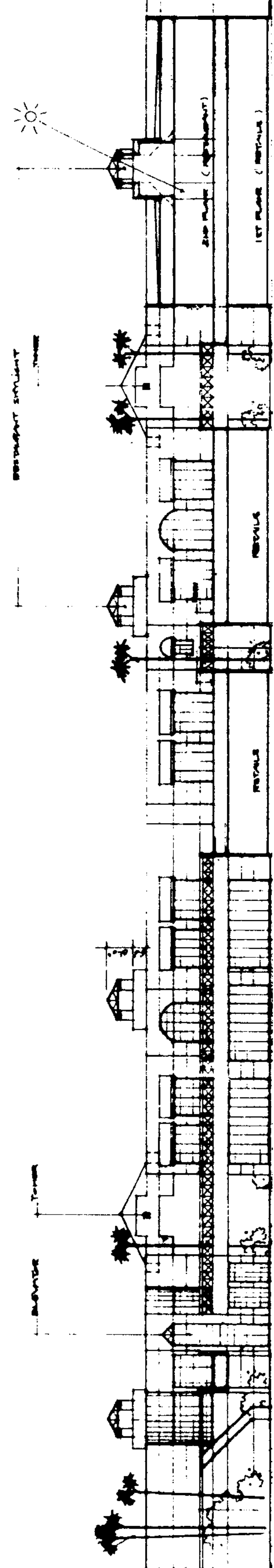


⊙ REAR ELEVATION (FROM SMOOTHFIST WAY)

⊙ REAR ELEVATION (FROM SMOOTHFIST WAY)



SECTION A-A



SECTION B-B

F. Signage

The applicant has included a sign program as part of the proposed commercial PUD. A 25 foot high, pylon-type center identification sign will be placed in the main entry median on Brookhurst Street. This sign would provide an area for the center identification and logo, as well as area for four major tenants. This sign will be architecturally compatible with the center and will be finished with stucco in white and rose-beige and capped with a pyramidal metal seam "roof."

Although not expressly identified in the sign program, one monument sign will be permitted at each driveway on Brookhurst way. These signs will be for center identification only, must be architecturally compatible with the building and may have a maximum size of 4 feet in height and 8 feet in length. Before installation, these signs and their location must be reviewed and approved by the Development Services Director.

All signs will consist of individual channel letters, internally illuminated and mounted directly on the stucco facia. All signs shall include proportional generic English translation in the same relative position on all signs if two or more languages are used.

G. Public Services

All public services, as related to the provision of adequate water and sewer facilities, fire protection and public right-of-way improvements, are in accordance with the City's Sanitary District, Water Services, Fire and Public Works Departments, except for the following (see also Conditions of Approval):

1. The applicant shall pay for the removal of the Brookhurst Street/Brookhurst Way traffic signal.
2. The applicant shall construct a permanent closure of the northbound Brookhurst Way lanes at Brookhurst Street. The southbound lanes shall remain open.
3. The applicant shall construct full raised landscape median improvement on Brookhurst Street between the project site's northern and southern property lines.
4. Comply with all mitigation measures outlined in the Traffic Impact Analysis.
5. Fire hydrants shall be provided and located, or relocated, per Fire Department requirements.
6. An automatic fire sprinkler system shall be provided for all buildings.



H. Project Statistics

<u>Item</u>	<u>Provided</u>	<u>Required</u>
Lot size (S.F./Ac.)	308,825 Sq. Ft. (7.09 Acres)	1.0 Acre
Building Coverage	116,180 Sq. Ft. (37.8%)	N/A
Pavement Coverage	158,245 Sq. Ft. (51.2%)	N/A
Setbacks		
Streetside		
Brookhurst Street	15.0 Ft.	15.0 Ft.
Brookhurst Way	12.0 Ft.	10.0 Ft.
Building		
North	70.0 Ft.	0.0 Ft.
East (Brookhurst St.)	150.0 Ft.	15.0 Ft.
South	195.0 Ft.	0.0 Ft.
West (Brookhurst Way)	75.0 Ft.	10.0 Ft.
Parking (Commercial: 1/225)		
(Standard)	415	249 (Min.)
(Compact)	98 (18.5%)	139 (35.0% Max)
(Handicap)	16	8
Total	<u>529</u>	<u>396</u>
Landscaping		
Setbacks	15,900 Sq. Ft.	All setbacks Landscaped
Parking Area (S.F./%)	18,500 Sq. Ft. (11.7%)	6.0%
Total	<u>34,400</u> Sq. Ft. (11.0%)	
Building Height		
	36.0 Ft. (Bldg. Mass)	
	44.0 Ft.	
	52.0 Ft. (Main Entry)	
Land Uses		
Retail (Sq.Ft.)	70,538 (59.3%)	N/A
Restaurant (Sq. Ft.)	34,350 (28.9%)	
Market (Sq. Ft.)	14,000 (11.8%)	
Total	<u>118,888</u> Sq. Ft.	

I. Parcel Map

The applicant is proposing to consolidate three parcels into one 7.09-acre parcel and has filed an application for a tentative parcel map. The parcel map complies with all requirements of the Garden Grove Municipal Code and the Subdivision Map Act.

V. PERMITTED USES

One purpose of PUD-102-88 is to establish a major retail shopping center focusing on specialty retail trade in an atmosphere which is characterized by distinguished architecture and comprised of carefully selected convenience retail and commercial services. In order to ensure the integrity of the retail center it is necessary to restrict certain uses from the project while encouraging other compatible uses.

The uses permitted within PUD-102-88 include the following:

- Apparel Stores
- Automated Teller Machines (No bank or financial institution)
- Bakeries
- Barber Shops
- Beauty Salons
- Bicycle Shops
- Book Stores
- Coin Shops
- Convenience/Fast Food Restaurants
- Galleries/Studios (excluding performing arts i.e., dance studios, martial arts studios, etc.)
- Florist/Plant Shops
- Limited Print Shops (as governed by Municipal Code Section 9208)
- Mall Management Office
- Markets (no less than 14,000 square feet in size and operated and managed as one business)
- Pet Stores (grooming allowed)
- Restaurants (including those serving alcoholic beverages.  
NOTE: Minimum leaseable square footage of second level restaurants is 5,000 square feet)
- Retail Shops
- Shoe Repair
- Shoe Stores
- Stationery Stores
- Tailor Services

Uses subject to a Conditional Use Permit:

- Clothes Cleaning (no clothes cleaning plant or machines are allowed on-site)
- Restaurants Serving Alcoholic Beverages

Uses expressly prohibited:

- Auto Related Sales or Servicing
- Bars
- Billiard Parlors/Pool Halls
- Bowling Alleys or Assembly Uses
- Cocktail Lounges
- Financial Institutions

- Liquor Stores
- Live Entertainment in Restaurants or Shops
- Massage Parlours
- Nightclubs
- Private Clubs
- Professional Offices (except for the Mall Management Office)

Uses not specifically mentioned:

No Business Tax Certificate shall be issued for a use not expressly permitted above. Determination of uses that are not listed above, or a clarification of a permitted use, shall require the filing of an administrative action before the Planning Commission to determine if the use shall be one that is permitted in PUD-102-88.

#### VI. COMPARISON WITH ZONING AND DEVELOPMENT STANDARDS

The objective of the Planned Unit Development is to secure a fuller realization of the Garden Grove General Plan than that which would result from the strict application of the present zone requirements, which in this case would be the C-2 (General Commercial) zone. The zoning regulations governing the Planned Unit Development are contained within the ordinance adopting the PUD and reflected in the development plan for the PUD. This particular PUD actually places stricter land use and development standards on this project than normally would be required, except for the following:

1. Building Height: The C-2 zone permits a maximum height of two stories, or 35 feet, whichever is less. The proposed building height of 36 feet with architectural projections reaching to 44 and 52 feet in height exceeds the maximum height permitted.

#### VII. RECOMMENDATION

Staff has reviewed the subject Planned Unit Development in relation to the goals and objectives of the City of Garden Grove and Municipal Code Sections 9208, 9209, 9213F, 9217, 9400 and 9500.

These criteria include consideration of permitted uses, pedestrian and vehicular circulation, parking, relation to public facilities, design compatibility, landscaping, building height, zone amendments, setbacks and other relative sections of the aforementioned Code sections. Staff therefore recommends approval of Planned Unit Development No. PUD-102-88 and Parcel Map No. PM-88-329.

VIII. CONDITIONS OF APPROVAL

PUD-102-88 will be implemented through the adherence to the development standards contained herein and through the plans submitted and adopted. Additionally, the following specific Conditions of Approval pertaining to the development plan shall be complied with.

- A. All below listed conditions of approval are required to be recorded. Recordation of said conditions is the responsibility of the applicant, and proof of such recordation is required prior to issuance of building permits. 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 Planned Unit Development and 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. Minor modifications shall be approved by the Planning Commission. If other than minor changes are made in the proposed development, a new PUD 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 shall be restricted to decorative type wall mounted lights, or preferably, a ground lighting system.
- E. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
- F. All ground-mounted and wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
- G. Grading, drainage, and underground utility plans are required.
- H. All entrances to the property shall be posted with a sign indicating that unauthorized vehicles will be removed at the owner's expense. The signs shall be of the size, type, and location specified in the California Vehicle Code and Garden Grove Municipal Code.

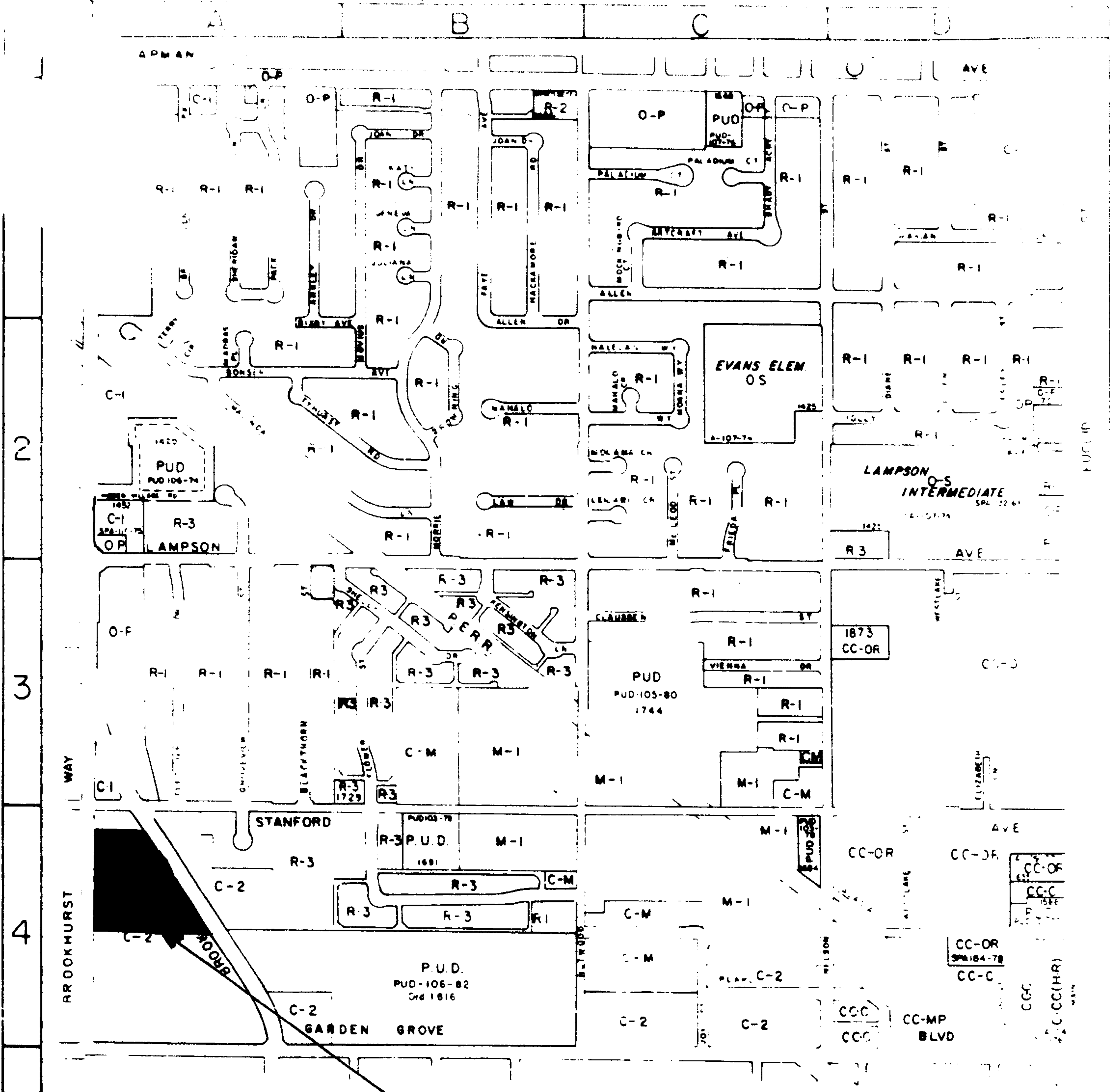
- I. The applicant shall comply with all provisions of the Public Works Department including, but not limited to:
  1. Demolition permits are required.
  2. A 10-foot dedication is required on Brookhurst Way.
  3. The applicant shall pay all direct costs of necessary street improvements and shall pay in a fair share proportion for those necessary improvements to the surrounding infrastructure.
  4. The developer shall construct a full length, raised, landscaped median improvement on Brookhurst Street between the project's north and south property lines.
  5. Both Brookhurst Way and Brookhurst Street curbs shall be painted red for no parking along the project's frontage.
  6. The outbound driveways of the main entry on Brookhurst Street shall be revised to reflect only one outbound lane.
  7. Reciprocal access agreements shall be provided at locations indicated on Exhibit A. Proof of recordation of said agreements is required prior to issuance of building permits.
  8. All mitigation measures of the Traffic Impact and Parking Analysis shall be complied with at developer expense, including:
    - a. Provide a continuous two-way, left-turn lane on Brookhurst Way between Stanford Avenue and Garden Grove Boulevard.
    - b. Improve signal indications for the intersection of Garden Grove Boulevard and Brookhurst Way/Kerry Street. Modify the existing traffic signal to a three-phase operation. During the interim period, retime the signals with an "ALL-RED" (a minimum of 3 seconds) timing interval
    - c. Install right-turn signal phases overlapped with northbound and southbound left-turn signal phases at the intersection of Brookhurst Street and Garden Grove Boulevard for optimizing eastbound and westbound right-turn traffic flow.
    - d. Remove existing traffic signal at the intersection of Brookhurst Street and Brookhurst Way and closure of Brookhurst Way to northbound traffic. The southbound lanes shall remain open.
    - e. Provide a left-turn pocket (120 feet minimum) at the project main entrance driveway to maintain a high level of service on Brookhurst Street.

- f. Restrict exiting traffic at the project's secondary access driveway on Brookhurst Street to right turn movements only.
- J. The applicant shall comply with all provisions of the Fire Department including, but not limited to:
1. All requirements on this report shall be contained on the cover sheet of all subsequent submitted plans. Fire Department final inspection required. Schedule all inspections a minimum of 24 hours in advance.
  2. Access for fire apparatus is not adequate. Provide curb cuts as shown.
  3. Access gate(s) shall be openable with a Fire Department Knox box key (allow 8 weeks for delivery).
  4. Hydrant(s) shall be provided and located, or relocated, with location to be determined by the Fire Department. NOTE: BUILDINGS UNDER CONSTRUCTION SHALL HAVE ALL FIRE HYDRANTS OPERABLE AND ACCESSIBLE PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS ON SITE. ACCESS ROADS TO ALL FIRE HYDRANTS SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
  5. Extinguisher locations and ratings to be determined by the fire inspector.
  6. Fire sprinkler system(s) per NFPA Standard 13 shall be provided.
  7. Fire sprinkler system(s) and all control valves, including exterior, shall be supervised to a UL listed central alarm station PRIOR TO FIRE DEPARTMENT FINAL.
  8. Address shall be visible from the street (in contrasting colors). Show legal address(es) on site plan and title sheet.
  9. Proof of appropriate contractor's license will be required prior to field inspection.
- K. The applicant shall obtain a security provisions checklist from the Police Department prior to the commencement of construction drawings.
- L. The applicant shall comply with all provisions of the Water Services Division including, but not limited to:
1. Entire development shall be master metered with meters located in the Brookhurst Way or Brookhurst Street right-of-way.
  2. All 1-1/2 inch or larger water meters shall have an approved backflow device.

- M. Prior to the issuance of building permits, the applicant shall submit to the Development Services Director for review and approval a final detailed landscape plan. Said plan shall include an automatic irrigation system and shall adhere to the site plan, architectural elevations, and preliminary landscape plan and include the following:
1. The use of special paving (interlocking pavers, colored concrete, etc.) along the entire length of the main drive aisle.
  2. The use of special paving at all other driveways.
  3. Street furniture for the plaza areas shall be included by placing benches and low seat walls at key locations and around raised planters. Other focal elements such as kiosks and permanent art should be included.
  4. A screening device will be used to obscure view of storage areas and doors.
- N. Prior to the issuance of building permits, the applicant shall submit a final, detailed sign program to the Development Services Director for review and approval. Said program shall include number, type, material, color, size, and location of all signs and shall include the following:
1. The sign program shall substantially comply with the guidelines set forth in the Garden Grove Boulevard Brookhurst Street Revitalization Study.
  2. No roof or pole mounted signs are allowed.
  3. No wall painted signs are permitted.
  4. Store window signage is restricted to 10% of the window area on which signage is located and should be permanent type indicating business name or type.
  5. No temporary signs are permitted except for "approved events" reviewed first by the City.
  6. All bilingual signs must have a minimum of 50% of their total display area devoted to business information in English. Bilingual signs throughout the center shall exhibit similar style and letter location (see sign section in G.G.B.B. Study).
  7. Signs should not be dominantly visible to adjoining or nearby residences.

0. Prior to the issuance of building permits, the applicant shall submit to the Development Services Director a lighting plan for review and approval. Said lighting shall serve several purposes--parking lot circulation, security, pedestrian movement, emphasis of prominent entries, and highlighting of building features combining to create an ambience of vitality and security. Said plan shall include:
  1. Lighting of building features.
  2. Uplighting of entryway palm trees.
  3. Low level lighting (Bollards, etc.) for pedestrians.
  4. Well-lit public areas and avoidance of dark areas.
  5. Fixtures and standards shall be harmonious with one another and shall be complimentary to the building architecture.
- P. The applicant shall show, on the construction drawings, the inclusion of at least two, large, industrial sized trash compactors located within the building envelope. Said compactors shall be approved by the City as to size, type, and location.
- Q. Prior to the issuance of building permits, the applicant shall record a maintenance agreement with the City of Garden Grove. Said agreement with the City shall set standards for maintaining the subject property including schedules and standards for maintaining buildings, signs, landscaping, elevators, escalators, parking lots, lighting, public features, trash collection and pickup, etc.
- R. Lease agreements with individual store owners shall include restrictions as to window displays and signage (10%) and shall maintain storefronts free of advertising, clutter, and merchandise. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit a sample lease agreement to the City Attorney and Development Services Director for review and approval.

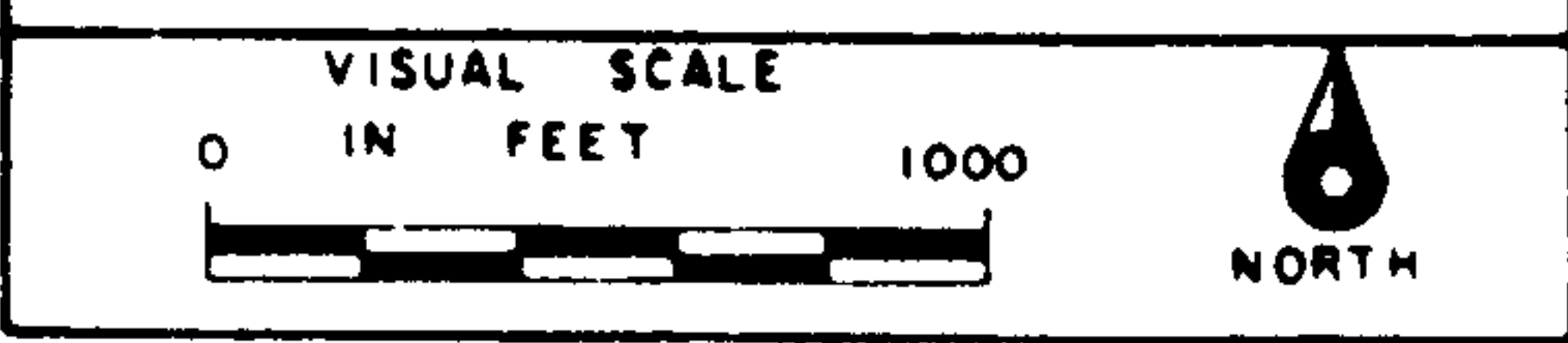




**CITY OF GARDEN GROVE CALIFORNIA**  
**ZONING MAP PART C-9**

**LEGEND**

R-1 - One Family Residential	PUD - Planned Unit Development (all uses)
R-2 - Limited Multiple Residential	O.S. - Open Space
R-3 - Multiple Residential	CC-P - Community Center - Public Buildings
R-4 - High Density Residential	CC-O - Community Center - Office
R-5 - High Rise/High Density Residential	CC-C - Community Center - Commercial
OP - Office Professional	CC-R - Community Center - Medium Density Residential
C1 - Limited Commercial	CC-OR - Community Center - Office and High Density Residential
C2 - General Commercial	CC-MP - Community Center - Industrial Park
CM - Commercial Manufacturing	CC-R1 - Community Center - Single Family Residential
M-1 - Light Industrial	CC-C(HR) - Community Center - Commercial (Historical Res.)
M-2 - Heavy Industrial	
MP - Industrial Park	



**SUBJECT SITE**

**PUD-102-88**

**ITEM 4g**

RESOLUTION NO. 3878

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF PLANNED UNIT DEVELOPMENT NO. PUD-102-88 AND PARCEL MAP NO. PM-88-329 FOR A PARCEL OF LAND LOCATED ON THE WEST SIDE OF BROOKHURST STREET NORTH OF GARDEN GROVE BOULEVARD, PARCEL NOS. 089-661-03, 04 AND 05

✓ BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on July 28, 1988 does hereby recommend approval of Planned Unit Development No. PUD-102-88 and Parcel Map No. PM-88-329.

✓ BE IT FURTHER RESOLVED in the matter of Planned Unit Development No. PUD-102-88 and Parcel Map No. PM-88-329, the Planning Commission of the City of Garden Grove does report as follows:

- ✓ 1. The subject case was initiated by Brookhurst Garden Ltd. Partnership.
- ✓ 2. The applicant requests an amendment to the Municipal Code to rezone an approximately 7.1-acre site from the C-2 (General Commercial) zone to the PUD (Planned Unit Development) zone to construct a 118,180 square foot, two-story, retail and restaurant complex on three parcels. The subject site is located north of Garden Grove Boulevard on the west side of Brookhurst Street and the east side of Brookhurst Way at 12765-15857 Brookhurst Street.
- ✓ 3. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report, because the proposed development will not have a significant adverse effect on the environment.
- *all conditions shall be*
- ~~4. The subject property is zoned C-2 and is 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 legal notice, public hearing was held on July 28, 1988, 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 July 28, 1988; 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 9220.4, are as follows:

\* FACTS & REASONS:

*request is justified in that it's type*  
The subject rezone is justified in that the proposed zone is consistent with the General Plan; and

The spirit and intent of the provisions, conditions, and requirements of Article IX of the Garden Grove Municipal Code and other applicable ordinances are complied with.

The proposed development is properly related to essential on-site facilities such as off-street parking, traffic circulation, and points of vehicular and pedestrian access.

The proposed development is properly related to essential public facilities such as streets and alleys, utilities and drainage channels.

A reasonable degree of physical, functional, and visual compatibility exists between the proposed project and neighboring uses.

PARCEL MAPS:

The subject Parcel Map is consistent with all elements of the Garden Grove General Plan.

FINDINGS REQUIRED FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT:

The location, design and proposed uses are compatible with the character of existing development in the vicinity.

The plan will produce internally an environment of stable and desirable character and not tend to cause undue traffic congestion on surrounding or access streets.

The standards of development applicable to the Planned Unit Development are subject to such standards of development clearly designated in the development plan and supplementary text material.

The proposed development will be well-integrated into its setting.

There is reasonable assurance that the applicant intends and will be able to proceed with the execution of the project without undue delay.

There is substantial compliance with the spirit and intent of the Garden Grove Municipal Code.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The subject Planned Unit Development and Parcel Map does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9213F.7.

2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following conditions of approval shall apply to the subject case:

PUD-102-88 will be implemented through the adherence to the development standards contained herein and through the plans submitted and adopted. Additionally, the following specific Conditions of Approval pertaining to the development plan shall be complied with.

- A. All below listed conditions of approval are required to be recorded. Recordation of said conditions is the responsibility of the applicant, and proof of such recordation is required prior to issuance of building permits. 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 Planned Unit Development and 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. Minor modifications shall be approved by the Planning Commission. If other than minor changes are made in the proposed development, a new PUD 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 shall be restricted to decorative type wall mounted lights, or preferably, a ground lighting system.
- E. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Zoning Administrator prior to issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
- F. All ground-mounted and wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
- G. Grading, drainage, and underground utility plans are required.
- H. All entrances to the property shall be posted with a sign indicating that unauthorized vehicles will be removed at the owner's expense. The signs shall be of the size, type, and location specified in the California Vehicle Code and Garden Grove Municipal Code.
- I. The applicant shall comply with all provisions of the Public Works Department including, but not limited to:

1. Demolition permits are required.
2. A 10-foot dedication is required on Brookhurst Way.
3. The applicant shall pay all direct costs of necessary street improvements and shall pay in a fair share proportion for those necessary improvements to the surrounding infrastructure.
4. The developer shall construct a full length, raised, landscaped median improvement on Brookhurst Street between the project's north and south property lines.
5. Both Brookhurst Way and Brookhurst Street curbs shall be painted red for no parking along the project's frontage.
6. The outbound driveways of the main entry on Brookhurst Street shall be revised to reflect only one outbound lane.
7. Reciprocal access agreements shall be provided at locations indicated on Exhibit A. Proof of recordation of said agreements is required prior to issuance of building permits.
8. All mitigation measures of the Traffic Impact and Parking Analysis shall be complied with at developer expense, including:
  - a. Provide a continuous two-way, left-turn lane on Brookhurst Way between Stanford Avenue and Garden Grove Boulevard.
  - b. Improve signal indications for the intersection of Garden Grove Boulevard and Brookhurst Way/Kerry Street. Modify the existing traffic signal to a three-phase operation. During the interim period, retime the signals with an "ALL-RED" (a minimum of 3 seconds) timing interval
  - c. Install right-turn signal phases overlapped with northbound and southbound left-turn signal phases at the intersection of Brookhurst Street and Garden Grove Boulevard for optimizing eastbound and westbound right-turn traffic flow.
  - d. Remove existing traffic signal at the intersection of Brookhurst Street and Brookhurst Way and closure of Brookhurst Way to northbound traffic. ~~The southbound lanes shall remain open.~~
  - e. Provide a left-turn pocket (120 feet minimum) at the project main entrance driveway to maintain a high level of service on Brookhurst Street.
  - f. Restrict exiting traffic at the project's secondary access driveway on Brookhurst Street to right turn movements only.

#1,000

#2,500

#5,000 - Design  
#55,000 - Construction

#25,000

#30,000

(part of median)

≈ #120,000 TIA

- J. The applicant shall comply with all provisions of the Fire Department including, but not limited to:
1. All requirements on this report shall be contained on the cover sheet of all subsequent submitted plans. Fire Department final inspection required. Schedule all inspections a minimum of 24 hours in advance.
  2. Access for fire apparatus is not adequate. Provide curb cuts as shown.
  3. Access gate(s) shall be openable with a Fire Department Knox box key (allow 8 weeks for delivery).
  4. Hydrant(s) shall be provided and located, or relocated, with location to be determined by the Fire Department. NOTE: BUILDINGS UNDER CONSTRUCTION SHALL HAVE ALL FIRE HYDRANTS OPERABLE AND ACCESSIBLE PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS ON SITE. ACCESS ROADS TO ALL FIRE HYDRANTS SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
  5. Extinguisher locations and ratings to be determined by the fire inspector.
  6. Fire sprinkler system(s) per NFPA Standard 13 shall be provided.
  7. Fire sprinkler system(s) and all control valves, including exterior, shall be supervised to a UL listed central alarm station PRIOR TO FIRE DEPARTMENT FINAL.
  8. Address shall be visible from the street (in contrasting colors). Show legal address(es) on site plan and title sheet.
  9. Proof of appropriate contractor's license will be required prior to field inspection.
- K. The applicant shall obtain a security provisions checklist from the Police Department prior to the commencement of construction drawings.
- L. The applicant shall comply with all provisions of the Water Services Division including, but not limited to:
1. Entire development shall be master metered with meters located in the Brookhurst Way or Brookhurst Street right-of-way.
  2. All 1-1/2 inch or larger water meters shall have an approved backflow device.

- M. Prior to the issuance of building permits, the applicant shall submit to the Development Services Director for review and approval a final detailed landscape plan. Said plan shall include an automatic irrigation system and shall adhere to the site plan, architectural elevations, and preliminary landscape plan and include the following:
1. The use of special paving (interlocking pavers, colored concrete, etc.) along the entire length of the main drive aisle.
  2. The use of special paving at all other driveways.
  3. Street furniture for the plaza areas shall be included by placing benches and low seat walls at key locations and around raised planters. Other focal elements such as kiosks and permanent art should be included.
  4. A screening device will be used to obscure view of storage areas and doors.
- N. Prior to the issuance of building permits, the applicant shall submit a final, detailed sign program to the Development Services Director for review and approval. Said program shall include number, type, material, color, size, and location of all signs and shall include the following:
1. The sign program shall substantially comply with the guidelines set forth in the Garden Grove Boulevard Brookhurst Street Revitalization Study.
  2. No roof or pole mounted signs are allowed.
  3. No wall painted signs are permitted.
  4. Store window signage is restricted to 10% of the window area on which signage is located and should be permanent type indicating business name or type.
  5. No temporary signs are permitted except for "approved events" reviewed first by the City.
  6. All bilingual signs must have a minimum of 50% of their total display area devoted to business information in English. Bilingual signs throughout the center shall exhibit similar style and letter location (see sign section in G.G.B.B. Study).
  7. Signs should not be dominantly visible to adjoining or nearby residences.

- O. Prior to the issuance of building permits, the applicant shall submit to the Development Services Director a lighting plan for review and approval. Said lighting shall serve several purposes--parking lot circulation, security, pedestrian movement, emphasis of prominent entries, and highlighting of building features combining to create an ambience of vitality and security. Said plan shall include:
1. Lighting of building features.
  2. Uplighting of entryway palm trees.
  3. Low level lighting (Bollards, etc.) for pedestrians.
  4. Well-lit public areas and avoidance of dark areas.
  5. Fixtures and standards shall be harmonious with one another and shall be complimentary to the building architecture.

P. The applicant shall show, on the construction drawings, the inclusion of at least two, large, industrial sized trash compactors located within the building envelope. Said compactors shall be approved by the City as to size, type, and location.

Q. Prior to the issuance of building permits, the applicant shall record a maintenance agreement with the City of Garden Grove. Said agreement with the City shall set standards for maintaining the subject property including schedules and standards for maintaining buildings, signs, landscaping, elevators, escalators, parking lots, lighting, public features, trash collection and pickup, etc.

R. Lease agreements with individual store owners shall include restrictions as to window displays and signage (10%) and shall maintain storefronts free of advertising, clutter, and merchandise. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit a sample lease agreement to the City Attorney and Development Services Director for review and approval.

S. All flat areas of the roof shall be treated with a decorative rock or sand treatment. All roof-mounted equipment shall be screened so as not to be visible from three-or-more story buildings.

T. An additional reciprocal access shall be provided along the southern property line which intersects the Brookhurst Street property line. Said reciprocal access is indicated on Exhibit A.

U. Live entertainment shall not be permitted to be issued until the applicant has submitted a plan, subject to approval of the Planning Commission, demonstrating compliance with the City's noise ordinance and assures that noise from live entertainment will not create a nuisance to properties to the west.



V. The permitted uses of the Planned Unit Development shall be revised to include the following uses:

1. Travel Agencies.
2. Alcohol sales, supplemental to the market but subject to a Conditional Use Permit to be reviewed and approved by the Planning Commission.
3. Restaurants (minimum square footage of second-level restaurants is 3,500 square feet).

ADOPTED this 28th day of July 1988.

/s/ CURT PRINGLE  
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 July 28, 1988, and carried by the following vote, to wit:

AYES:	COMMISSIONERS:	MARGOLIN, NUESSELE, NUNES, POPE, WAGNER
NOES:	COMMISSIONERS:	PRINGLE
ABSENT:	COMMISSIONERS:	BIXLER
ABSTAIN:	COMMISSIONERS:	NONE

/s/ PRISCILLA STIERSTORFER  
SECRETARY

4507T/1571A  
08/04/88

MINUTE EXCERPTS

GARDEN GROVE PLANNING COMMISSION

---

PUBLIC HEARING: PLANNED UNIT DEVELOPMENT NO. PUD-102-88 AND PARCEL MAP  
NO. PM-88-329  
APPLICANT: BROOKHURST GARDEN LTD, PARTNERSHIP  
LOCATION: NORTH OF GARDEN GROVE BOULEVARD ON THE WEST SIDE OF  
BROOKHURST STREET AND THE EAST SIDE OF BROOKHURST WAY  
12765-12857 BROOKHURST STREET  
DATE: JULY 28, 1988

Chairman Pringle announced this request was for amendment to the Municipal Code to rezone an approximately 7.1 acre site from the C-2 (General Commercial) zone to the PUD (Planned Unit Development) zone to construct a 118,180 square foot, two-story, retail and restaurant complex on three parcels.

The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to California Environmental Quality Act guidelines.

Staff stated the matter had been properly advertised and no correspondence was received relative to the case. Slides of the subject property and surrounding area were then viewed by the Commissioners and audience.

Staff report was reviewed describing the subject property and its proposed use. Staff reviewed the subject site plan in relation to the goals and objectives of the Garden Grove Municipal Code and found it is in keeping with all applicable requirements and development standards. Staff recommends approval of Planned Unit Development No. PUD-102-88 and Parcel Map No. PM-88-329.

Commissioner Margolin stated his concern that the developer is aware that all signs must be consistent. Staff stated that as a condition of approval, all bilingual signs throughout the center shall exhibit similar style and letter location.

Chairman Pringle noted there are no signs permitted on the exterior portion of the building, that all signs will be directed to the interior. He questioned whether any shops will be identified on the monument signs at the street. Staff noted the 25-foot high pylon sign will identify three separate tenants. Chairman Pringle further questioned whether that is the only place on the exterior of the center where signs will be permitted. Staff noted the City is permitting two monument signs at each of the Brookhurst Way entrances for center identification signs only.

Commissioner Wagner questioned whether restaurants can serve liquor. He also questioned if it will be permitted to have cocktail bars. Staff noted restaurants will be permitted to serve liquor with approval of a conditional use permit; however, cocktail bars are not permitted unless they are in connection with a restaurant. Commissioner Wagner further questioned whether there will be a signal for making a left turn heading north on Brookhurst into the project. He commented it is difficult to make a left turn there at the present time. Staff noted there will not be a signal, that in analyzing the traffic impact report that was prepared for this project and dealing specifically with the northbound entrance into the project site, not all the traffic generated by this project is going to utilize that access.

Chairman Pringle noted according to the study, the 3,500 vehicle trips a day making a left turn into the center is a significant number and questioned staff's review of that number going northbound. He commented according to the distribution percent of project traffic, 41 percent of the traffic turning into the center would be northbound traffic making a left-hand turn across three lanes of traffic on Brookhurst. Staff stated that is a volume count; the intent is such that it is a lot safer to allow a vehicle or several vehicles to proceed across three lanes of traffic as opposed to allowing a left-turn out across six lanes of traffic. In conjunction with that, the City is currently proceeding with a coordination plan for all of Brookhurst.

Commissioner Wagner questioned whether there are any plans to mitigate the confusion of making a turn on a red or green light at the corner of Brookhurst Way and Garden Grove Boulevard. Staff noted the applicant is required to provide not only the money, but also the design for the modification of that intersection; that the City currently has a median project on Garden Grove Boulevard from Brookhurst Street to Galway, modifying the existing donut islands; Brookhurst Way and Kerry is the biggest concern. Modification is underway to mitigate the problem at this offset intersection.

Chairman Pringle stated his concern regarding the total volume of northbound traffic on Brookhurst referenced in the traffic report.

Commissioner Margolin commented he was on the Garden Grove Boulevard Study Committee, and this project does meet the intent and spirit of the resolution of the study. Staff noted that the project would be compatible with the Garden Grove Boulevard Study, including setbacks and landscaping. Staff also noted the plan was hoping to achieve four to eight stories in height to match the other office projects in the area. Staff also noted the applicant tried to include the Brookhurst and Garden Grove Boulevard frontages, but that property is tied up in a trust at the present time and will not be available for several years.

Chairman Pringle questioned whether the intent for the whole corner was to be office and commercial. Staff noted the intent was for a larger project but it was not feasible market-wise, especially with the empty office spaces in the area. The applicant would like to obtain other adjacent property for an office complex.

Commissioner Nuessle commented when this project was proposed, Euclid and Garden Grove Boulevard, and Brookhurst and Garden Grove Boulevard were specified as main entries into the City, that they were the focal points going north and south, and this was part of the project's force and effect.

Chairman Pringle noted the Garden Grove Boulevard Study, which concluded recently, stated this would be a focal point.

Commissioner Nunes noted the site plan recognizes the need to leave on-site circulation openings to the property to the south, but he noted none on the west property line which touches Brookhurst. He questioned whether this is a deliberate intention not to have one there, or is it just there should be one somewhere around the mid-point aligning with the middle driveway. Staff noted that is possible on the conceptual plan, that it does show a reciprocal access agreement on the southeasterly section. Staff suggested Exhibit A be modified to show an asterisk at that point for access, that it is an oversight.

Commissioner Nunes questioned whether the escalators are outdoor escalators open to the elements. Staff's reply was to the affirmative.

Chairman Pringle stated his concern regarding the number of north and south vehicle trips reported on Brookhurst (49,000) per day. If it is estimated that half are going in each direction, it can be assumed that 3,500 will be from one direction making a left-hand turn, which is a significant amount--almost 18 percent. Staff noted 3,500 vehicles making that left-hand turn is a substantial amount of turning maneuvers. Staff stated the thing to consider is the time of day those turning maneuvers will be conducted.

Staff noted the highest draw on southbound Brookhurst Street is in the a.m. peak period, primarily between the hours of 7:15 a.m. to 8:15 a.m. and that is because they are heading to the freeway. Staff further stated during that peak hour, this center is not going to be in operation. Staff noted as these are markets and restaurants, they will not be open during the a.m. peak period.

Chairman Pringle stated it is a substantial number when you include southbound entries off Brookhurst, which are an additional four percent, and in all the traffic coming off Brookhurst would have to exit the site onto Brookhurst. He further stated the only maneuver they can make would be a right-hand turn; therefore, the entire 45 percent traffic exiting onto Brookhurst represents a large percentage. He stated his concerns for the impact at the signal at Brookhurst and Garden Grove Boulevard. Staff noted a major concern is about the signal operation, and stated mitigation and modifications to the signals in the area will be required along with the installation of three lanes on Garden Grove Boulevard and a \$100,000 project to completely modify the intersection of Brookhurst and Garden Grove Boulevard due to current traffic demands.

Chairman Pringle stated his concern that when this project is completed, traffic volume will increase. He questioned what additional mitigation measures would have to be included if the whole project was developed at one time. Staff noted as part of the Downtown Circulation Realignment Study, this intersection is a gateway; there are long-range mitigation measures which have been proposed and approved by City Council. Staff stated the major issue is intersection widening in critical intersections. The City will approve a standard plan for major intersections, including widening the intersections, adding additional travel lanes, modifying islands to limit turning maneuvers and activity to the areas adjacent to these intersections. Chairman Pringle stated his concern that the intersection will have to be widened to accommodate future projects. Staff noted when the corner is redeveloped, the project will have to not only dedicate the right-of-way for the intersection widening, but they will be required to pay for the cost of construction. Staff stated this is a position the City Council has taken to help eliminate traffic congestion.

Commissioner Wagner stated his concern regarding the left turns during the peak hours of 4 p.m. and 6 p.m. Staff noted the volume referred to in the p.m. hours on Brookhurst is in the northbound direction, not the southbound. Staff noted it is not a 50-50 split at that time.

Commissioner Wagner questioned what is being done to mitigate the problem of crossing heavy traffic heading south. Staff noted an investigation was conducted regarding additional traffic control devices--a separate left-turn lane or left-turn signal to stop southbound traffic to allow northbound left turns into the project. Staff noted this research followed the criteria and guidelines set up by CALTRANS and those warrants were not satisfied. Staff stated the northbound left-turn maneuvers during any period of the day are not a substantial problem. Staff further noted the coordination plan on Brookhurst Street will provide the gaps necessary.

Commissioner Pope questioned the figures regarding the northbound and southbound traffic on Brookhurst. He noted the northbound figure recorded as 17,000 and a southbound figure as 31,000, and wondered why the count is not the same for both directions. Staff stated it is assumed everyone heading southbound would be heading northbound. However, this count was taken south of Garden Grove Boulevard and the reason for this is that the southbound traffic would deviate away from north of Garden Grove Boulevard on Brookhurst Street, turning left or right onto the Boulevard. Staff further noted the source of southbound traffic in the morning is the Garden Grove Freeway.

Chairman Pringle noted the bulk of southbound traffic is between 2 p.m. and 6:30 p.m. according to this count.

Commissioner Nuessle stated his concern is for the northbound traffic making left turns into the project to the restaurants between the hours of 4 p.m.-6:30 p.m. He questioned whether there will be a left-hand turn pocket along the median into the center. He noted there will be one into the main entrance as part of the conditions of approval. Staff stated the highest generation period is 4 p.m.-6 p.m. for the northbound left turn, but the southbound volume during that p.m. peak time is not substantial to warrant unsafe conditions. Staff noted there is still the signal for left and U-turns and it will remain at Stanford and Brookhurst. Staff further noted if the pocket is filled, they can travel a short distance to Stanford, make a U-turn and drive back to the project.

Chairman Pringle commented according to this traffic assessment, 5,500 vehicle trips a day are on Brookhurst Way presently. This is increasing the traffic on Brookhurst Way by about 80 percent. He commented that 55 percent of the traffic will take access to the project from Brookhurst Way, so that is an additional 4,100 vehicle trips a day on Brookhurst Way. He questioned the capacity the stop signs at Stanford and Brookhurst Way can accommodate when that bulk of traffic is coming to a stop sign. Staff stated the saturation of Brookhurst Way and Stanford is not a problem at this time. Staff required the consultant to do a traffic signal investigation based on new distribution and assessment, and those warrants were not satisfied. Staff stated currently that Brookhurst Way is uncontrolled in the sense there is only a single, double-yellow center line. Staff stated that volume will be increased to a point where additional control is necessary. Therefore, the City will install a two-way, left-turn lane to provide control and then isolate a refuge area for patrons going into the proposed center, and for patrons heading out and also for

the citizens of the residential area to the west of Brookhurst Way. Staff noted should the saturation become a problem, it is a simple matter of taking the issue to the Traffic Commission to install additional travel lanes. We will have to analyze the impact it would have to the primary residential area because the main concern is to preserve the residential area.

Chairman Pringle opened the public hearing to receive testimony either in favor of or in opposition to the application.

Mr. Frank Forbes, 822 Victoria Drive, Arcadia, California, addressed the Commission and stated he is a planning consultant for the design team that has worked on this project, and stated they have followed the Garden Grove Boulevard Study and tried to pattern this project to meet the directions of the Study. He introduced members of the design team who will speak on specific items. He stated he has questions on the permitted uses and other items and will come back to discuss those later.

Mr. Simon Lee, 365 West Garvey, Monterey Park, addressed the Commission and stated he is the architect for the project. He expressed appreciation to staff for its consideration the past year.

Commissioner Nunes questioned whether the escalators will be open to the outdoor elements and if there are two. Mr. Lee stated they will be open to the elements, and there are two.

Mr. Dick Lyon of the Lyon Group, 1000 Bien Venita, Pacific Palisades, economic consultant, addressed the Commission. He commented that this is an exciting project. He stated he specializes a great deal in the leisure time field, and one of his recommendations is to treat this as a festival marketplace, very much like Seaport Village in San Diego or Trappers Alley in Detroit. He stated an analysis was done of this site as a festival marketplace, supplying the usual market analysis procedures and found a demand for it and made recommendations regarding the sizing of restaurants and retail stores. He noted the main draw of a festival marketplace is its restaurants. He further stated in looking at the food and beverage per capita of Garden Grove, it is slightly under the state average, and yet the effective buying income of the households of Garden Grove is substantially above, which means residents are going outside Garden Grove to eat. He stated this is a tremendous opportunity to put in attractive restaurants to keep residents here, draw nonresidents in, and increase sales. He stated the project is in keeping with making a landmark statement as it is very attractive. He stated it is not going to have the tourist draw of a seaport village because of its location, but it will be a tremendous boost to the City.

Commissioner Wagner questioned the types of restaurants that will draw the customers and if they are primarily ethnic. Mr. Lyon stated ethnic foods are very popular, however, they are planning for a Mexican restaurant, a very good fish restaurant, and restaurants that typically specialize or are very "theme oriented", both on the interior and the exterior. Commissioner Wagner inquired if any of these restaurants are leased or if they have prospective tenants.

Chairman Pringle questioned whether restaurants are willing to locate on second floors over retail space. He questioned whether the applicant had researched restaurants that are willing to locate on the second floor in similar types of situations, in similar types of centers. Mr. Lyon noted it is common place that many retail establishments prefer ground floors. He stated that such places as Harbor Place, most restaurants are on ground floors, but there are elevation changes where some are on second floor. He stated that in urban environments, restaurants do very well and will snap at second- or third-floor locations. Chairman Pringle asked for an example of a similar type of center where a similar situation in this general area. Mr. Lyon noted, speaking of festival marketplaces, the specific developments at Detroit's Trapper's Alley, is one that has restaurants at multiple levels. He also noted Jackson's Brewery site in New Orleans, which has excellent restaurants on the second and third floors. He stated those are complexes people are going to frequent because of the environment.

Chairman Pringle stated his concern is that there are not restaurants with local situations similar to this one without particular amenities, like a waterfront. Staff noted one example is on San Vicente on Wilshire in West Los Angeles, with about five specialty thematic restaurants on the second floor including fish, Japanese, Chinese and several others that along the same corridor share quite a few smaller retail centers with sit-down dinner-type restaurants on the second floor. Mr. Lyon noted that in the Seaport Village in San Diego there is pedestrian traffic being drawn into the ground floor restaurants. In this case, people are going to make a decision to come here to Garden Grove because of the environment and to come here for that eating experience.

Commissioner Pope questioned what the specialty market entailed. Mr. Lyon stated he is looking at the festival marketplace in terms of typical "rule of thumb" that 50 percent of the space is restaurant and that 50 percent would go into retail. The retail needs to be suited to the clientele and in this case, the specialty retail should be very much suited to the resident market as opposed to the tourist market. He noted this complex is not attracting tourists to it, but it does not have the climatical mass to do that; therefore, the selection of retail is very important.



Commissioner Nuessle stated he is in favor of the project, and he believes the complex of restaurants on the second floor is all over the country. He noted South Coast Plaza and the restaurant that receives the award every year for the most gross income per square foot is a small restaurant called Viva La France, which serves sandwiches and soups. He stated it all depends on if it catches on or not, and it is up to the developer to provide the ambiance.

Mr. Huey Lai, 3100 Marywood, Orange, addressed the Commission and stated he is the project traffic engineer and noted they have estimated the project will generate about 7,600 trips a day on a 24-hour basis. He noted the project will generate 141 trips in the morning peak traffic hours and 615 trips during the evening peak traffic hours. He noted the concern about 3,500 cars making a left turn, but stated that by looking at the daily traffic, it is not really giving the exact answer. In terms of the traffic capacity analysis, the best is the peak hour trips the project will generate and how these trips will mix with the existing traffic during the peak hours. He noted the worst time would be during the p.m. peak. He noted the different traffic movements from various intersections into and out of the project itself during the peak traffic hours. He noted

because the traffic signal at Stanford and Brookhurst is a five-phase signal, it will provide sufficient gap to allow these 140 cars to make a left turn onto the project's main driveway in an hour. He commented that Brookhurst Way during the peak will be only about 50 or 60 percent of capacity and is about 55 feet wide at the curb. Right now it is a two-lane street with adequate room to make it a four-lane street.

Chairman Pringle stated the engineer's report has delineated one of his concerns in regard to increasing the three-fifths of the additional traffic to 60 percent more traffic on Brookhurst Way. He questioned the no left-hand turns part of the project shown in the report. Mr. Lai stated there will be left-hand turns as shown in Figure 3 on Page 12 of the report. He stated these left-hand turns will be allowed at the main entrance. Staff noted a condition of approval of the traffic engineer if there will not be a left turn from the main entrance. Staff further noted there is no left turn allowed out of the project; there is only a left turn in. Staff clarified that Brookhurst Way left turns out will be allowed and left turns in because it is such a wide street today. Part of a mitigating issue is to stripe a two-way continuous left-turn lane on Brookhurst Way. Staff explained this way whatever left-turn car wants to get into the project's main driveway can be stalled or conversely, it allows the stacking of vehicles who want to make a left turn onto their neighborhood driveway, onto the left side of Brookhurst Way, allowing for parking on both sides.

Chairman Pringle questioned the significance of a D-intersection such as at Brookhurst and Garden Grove Boulevard at the peak hours of the day, and are the rankings of an intersection at the peak hour, or is it at a 24-hour period. Mr. Lai explained they are usually taken at the peak traffic hour. He stated they have classified the operating condition of an intersection into six different levels ranging from A to F. "E" is the best level of service, and "F" is a traffic jam, and "B" is an acceptable open street level of service. Chairman Pringle noted the volume-to-capacity ratio at each tenth of a percent goes into the next level of service. He noted then after this center is developed, there is still a .05 volume capacity that this intersection could reach before it is classified as an "E" level. Mr. Lai noted it is operating at a "D" with a volume-to-capacity ratio of .82, the project will raise it up to .85. It will have to get to point .91 to become an "E" level of service, so there is still some leadway before going into the "E" level.

Chairman Pringle questioned what he would experience in an "E" intersection. Mr. Lai noted "E" means very congested based on cycles a the signal.

Mr. Forbes readdressed the Commission and stated they have turned in to staff a letter from one restaurant which is interested in leasing. They have also had inquiries from others, but no commitments have been made. He further stated they have had inquiries from brokers who work with restaurant chains and groups who have expressed interest in working with them in leasing the project.

Chairman Pringle stated his second biggest concern is that on a center of this size, there are no prospective leases. He asked which restaurant presented the letter of interest. Mr. Forbes stated the letter was from a Szechuan restaurant, which is a restaurant chain, but none of the retail spaces have been committed. Mr. Forbes questioned whether a travel agency would be a permitted use. It is quite important to this type of center. Staff noted at this point that particular use was discussed and left off permitted uses. Staff stated it does not favor that use because it is a festive and retail shopping center, and a travel agent is a real fine line. However, staff noted it has included other services such as beauty salons, shoe repairs, but felt the travel agency might be better utilized in the future development of an office complex on an adjacent site in the Office Commercial use. Chairman Pringle stated the Commission will take this into consideration.

Mr. Forbes stated they would like to see a smaller minimum in the restaurants because they do know of restaurants that may wish a smaller area and questioned some flexibility. Commissioner Wagner stated one of the fears may be that a fast-food restaurant would lease a space. Mr. Forbes stated he knows of some very fine family, moderately-priced, steak-type restaurants not in the 5,000 square foot, that do a good business. Mr. Forbes requested the ability to have liquor sales within a specialty market, particularly beer and wine. He also noted the prohibition of live entertainment. He noted this is a festive center where there is the possibility of strolling musicians, (i.e., if a Mexican restaurant during a Cinco de Mayo celebration, or a small guitar group that would wander through the restaurant on specific occasions). Staff noted the emphasis is on quality, sit-down type restaurants. No nightclubs; no dancing; no entertainment. Staff noted the law requires no discrimination as to the type of entertainment. In this particular area, it is an issue; however, it is hard to restrict. Staff further noted the elimination of cocktail lounges which are not in connection with restaurants, and those cocktail are not allowed to be open after the hours of operation of the restaurant; otherwise, there will be possibility for police problems.

Commissioner Nuessle stated he thought the entertainment was going to be outdoors with mariachis, not inside. The applicant stated it is possible to be inside and outside; they are trying to get a festive atmosphere where people are waiting outside would be entertained also.

Commissioner Margolin noted the concern about protection and agreed with the precedence; however, he noted other establishments can advertise with balloons and banners a certain amount of time. He questioned why entertainment establishments cannot be permitted on special occasions. He suggested specifying a piano bar or Mardi Gras type of entertainment for so many days a year. Staff stated this issue is being explored and suggested postponement of a decision on this item, and bring it back at another time. Staff is looking at some sort of live entertainment in the common areas because it is a festival-related establishment. There may be jugglers, mimes, or something sponsored by the management group of the total merchants, and this may be classified differently than having a band every night in a bar.

Commissioner Wagner noted he eats out often at restaurants that have pianists or harpists. He stated these restaurants are not rough places, but this type of entertainment is what attracts people, calms them and lets them stay around a little longer. He stated he never sees anyone act drunk or rowdy at those particular restaurants. He stated it is outrageous to limit the size of the restaurants to 5,000

square feet. A 3,500 square foot restaurant is a large and well-acceptable size. He stated this project should not be so limited that it will not be successful. He suggested a magician that walks around from table-to-table and performs for that table. Amongst other suggestions are things that are necessary and attract people to the place, and he is not in favor of prohibiting those. Staff noted the issue is not whether the harpist is good, but that the law is not for the law-abiding. Rules are not for businesses that operate 5,000 square foot restaurants, it is for those bars and nightclubs that have problems. In staff's opinion and the opinion of the Police Department, although this type of use in this area with enclosed malls at nighttime is not conducive to entertainment, the law specifies the City cannot restrict one and not the other.

Mr. Forbes questioned the prohibition of professional offices and requested the possibility of that use in this project. Commissioner Margolin stated no professional offices in a festival complex is allowed.

Commissioner Nunes questioned, assuming if the public hearing process meets a satisfactory conclusion, what is the estimated length of time before it is completed. Mr. Forbes stated they would begin immediately with final plans, and it would probably be completed in about 24 months.

Commissioner Margolin noted, basically this is a general, all-purpose, for everybody-type project. He stated this area needs the image of a multiple purpose theme that is good for everyone. Mr. Forbes stated they will try to get a variety of restaurants and will not specialize in any one ethnic group. He stated the retail is so people will get into the habit of going there and then will go back to eat. This can be a cornerstone for the Garden Grove Boulevard area because this will be a group of merchants working together to get their center going, and it can reinforce the other.

Commissioner Margolin noted the Korean community is a vibrant part of this community--a very important part, and should have things there. He noted a multitude of mixes, restaurants and retail stores will be very good and well-needed for that area.

There being no further comments from the applicant or the audience, Chairman Pringle declared the public portion of the public hearing be closed.

Commissioner Pope commented he is very impressed with the project and in favor of the project.

Commissioner Nunes expressed concern that the southern parcel where the Dodge dealership is cannot be added to this site plan at this time. He commended the developer for the professional approach in putting his team together in the comprehensive plan presented. He noted it is visually pleasing and has those additions he has wanted to see in terms of fountains and hardscape that is so lacking in so many of the shopping centers in town. He stated this is a project beyond a minimal project and is obviously one that has quality. In trying to address some of the issues and concerns raised here, for example, of music in restaurants in this festival concept, he compared it to Ghiradelli Square where people who are not sponsored by the owner(s) or the tenant(s), mimes and other musicians lend a type of character that the tourists or people going there appreciate. He stated worrying every time there is one musician or some people around with a musical instrument, that there will be crime is bordering on paranoia. He suggested restricting the perimeters of the development standards to only allow a certain number of restaurants below a certain size on second floor, so there is a balance of large and small types of units. He suggested an "Art in Public Places" type of atmosphere.

Commissioner Wagner noted past approval of a second-floor restaurant on the corner of Main Street and Stanford that has not yet been built. He stated if this is approved tonight, beside Mervyns, this will be the only place in Garden Grove that has escalators. He stated he likes the project very much, that he is impressed with the project. He stated restaurants must have entertainment, and some restaurants should be a minimum of 3,500 square feet but he would not want all of them to be that small.

Commissioner Nuessle commented that the developer is being burdened by putting a 5,000 square foot restaurant limitation. He would like to see this limit reduced. He stated mall entertainment is successful in a lot of places; it is a progressive idea with mimes, strolling minstrels, and he is in favor of permitting it on special occasions. He stated the burden of this falls on the developer to make a success of this whole project. He stated the developer has invested and will have to come up with the leases. He further stated it is important for Garden Grove to have something like this to be progressive. He stated it would be nice to have a steakhouse, fish house, or other restaurant of a four- or five-star level. This is a creditable project and he is in favor of it.

Commissioner Margolin stated it would be nice to have more nice restaurants to choose from in Garden Grove. He stated he is very excited about the project. He is delighted. He stated he has a lot of friends in the Korean community and a lot of friends in Nichols Manner, and he knows there has been a concern of serving and solving the needs of everybody. He stated if this is developed the way it looks, it is a tremendous step to give residents pride for the shopping area on Garden Grove Boulevard that everybody can shop in, come into, enjoy, get to know each other, and give the business community and land owners the ability to make a nice profit from their business. He stated he is nervous about the City's feeling that music and crime go together. He feels there has to be some kind of compromise. This is not a sleazy project; this is a multi-million dollar project. He stated he was in favor of restaurants on the second floor and in favor of one-person entertainment such as a pianist, harpist, mime, magician, to perform on special dates throughout the year. He complimented the comprehensive reports of the traffic engineers. He stated any development in this area will create traffic. He stated he personally does not want to see Office Professional in this area; there are enough empty office spaces around. He stated he is in favor of reducing the restaurant space limitation. He suggested a percentage of restaurants at 3,500 square feet would be the best way, and to designate a certain amount with more space. He stated the office space

takes away from the charm of the area. He stated if the travel agency use is a borderline use, then the edge should be given to the people who are spending the money on the development.

Chairman Pringle stated he is in a difficult position, as he feels this is not the intent of the Garden Grove Boulevard Study. He stated the intent of the Study was directed at making this a larger scale office complex with commercial uses, and that is why he saw in the Study after a lot of consideration the concept of making four- to eight-story buildings in that triangle. He stated he understands the law of the economy and maybe that is not what is best and what is going to be viable; but he stated it is something to be taken into consideration. He stated it is unfortunate the Planning Commission has not had a review of the Garden Grove Boulevard Study. According to what he did see when it was presented to City Council, it was to build up to this triangle so that it would be one of the most dense corners for development. He stated this is a good workable project and could be put into many different places in our City, but he is not in favor of this as the most appropriate place.

Chairman Pringle further stated

it is not on two major access points. The traffic volume on Brookhurst because of the direction of the traffic flow, and the left-hand turns across the bulk of the traffic are concerns of his. He stated also the traffic on Brookhurst Way is still a concern of his, even though the traffic engineer of the project and the City's traffic engineer explained it very clearly. However, he agreed whatever is developed there will cause an increase in the traffic. His other concern is that the City maintain unity of the development of the corner and the entire area. He further stated concern there was only one letter of interest from a prospective tenant who was interested in locating on a second floor. He was concerned there were no immediate leases lined up to lease a project of this size. He stated he did not believe office use is as intense as restaurant use on this scale. He noted a mixed use with four- and five-story offices is very feasible, as was recommended in the Garden Grove Boulevard Study.

Commissioner Margolin stated he was a member of the Garden Grove Boulevard Study, and the four- to eight-story office recommendation was one of three alternatives that were proposed by staff. He further stated the group was willing to accept this use under the right controls. He further stated a concern he had with the Garden Grove Boulevard Study was the fact the property owners were not involved in the study; therefore, they may not be interested in the results of the study. He noted this project is proposed by the owners of the property and they have presented a feasible project that is good for the area.

The City Attorney noted the conditions of approval as: Condition F, that decorative rock or other material approved by Development Services shall be applied to flat roof surfaces; and Condition U, that live entertainment shall not be permitted until the developer submits a plan subject to approval by the Planning Commission, which demonstrates compliance with City noise standards and assures that noise from live entertainment will not create a nuisance to the neighboring property to the west.

Chairman Pringle offered an addition to the motion regarding traffic restrictions, restricting left-hand turns exiting from the main drive onto Brookhurst. Staff noted this issue does not need to be a condition at this time because that will be a result of the median island being installed on Brookhurst Street.

Commissioner Wagner noted it has not been conditioned that the restaurants be not less than 3,500 square feet on the second story.

Commissioner Nunes requested this item be left open for staff and the developer to return to the Commission with specific details.

Commissioner Margolin moved, seconded by Commissioner Wagner, that we approve Planned Unit Development No. PUD-102-88 and Parcel Map No. PM-88-329, with conditions as noted by the City Attorney also to include the reduction of the square footage of the restaurants on the second floor from 5,000 square feet to 3,500 square feet, to allow the travel agency use in the project and to allow alcohol sales as a supplemental use to market store sales. The motion carried by the following vote:

AYES	COMMISSIONERS:	MARGOLIN, NUESSELE, NUNES, POPE, WAGNER
NOES	COMMISSIONERS:	PRINGLE
ABSENT	COMMISSIONERS:	BIXLER
ABSTAIN	COMMISSIONERS:	NONE



MINUTE EXERPT  
TRAFFIC COMMISSION MEETING  
DECEMBER 13, 1989

TRAFFIC SIGNAL REMOVAL/STREET CLOSURE - BROOKHURST WAY, NORTH OF STANFORD AVENUE

Staff report was reviewed noting that the request is to consider alternative street closure proposals for Brookhurst Way at Brookhurst Street and recommend a preferred alternative. Staff described the following alternatives:

Alternative One denoted the closure of Brookhurst Way north of Stanford to northbound traffic while maintaining southbound access from Brookhurst Street. Alternative Two denoted total closure of Brookhurst Way at Brookhurst Street with a cul-de-sac for Brookhurst Way south of the existing island. Alternative Two (interim) denoted total closure of Brookhurst Way at Brookhurst Street utilizing barricades until such time as the former gas station on the northwest corner of Brookhurst and Stanford is developed.

Staff indicated that the request is a result of conditions of approval which contained a number of traffic requirements imposed on the Brookhurst Gardens Project. Staff noted that they have taken a look at how the closure would work and felt that the adjacent neighbors should be aware of the impact. Staff advised that in any alternative, the traffic signal on Brookhurst Street at Brookhurst Way will be removed.

Staff commented that they have looked at some alternatives to keeping it open but felt that a full closure would solve the safety problems of the residents backing out onto the street. Staff felt it would be a much safer alternative. Staff commented that the down side would be that anybody wanting to go down Brookhurst Way would have to go onto Brookhurst Street, then Stanford Avenue, then proceed south. Staff felt that if anyone wants to access the development, there is ample opportunity to access on Brookhurst Street if Brookhurst Way is closed and it would reduce the number of cars at the Brookhurst Way/Garden Grove Boulevard intersection. Staff noted that the developer will assist in redesigning the intersection of Brookhurst Way/Kerry Street/Garden Grove Boulevard so that it functions more safely. Staff advised that 6,300 vehicles currently use Brookhurst Way and that would be significantly reduced if closed to southbound traffic.

Commissioner Powell questioned whether there would be a barricade to stop the northbound traffic on Stanford or would there be only signs. Staff commented that there would be a sign and pavement legends added with the interim or full closure using Alternative Two because there would be no southbound traffic. Staff noted that if Alternative One (closed to northbound traffic only) is used they would have to take other measures to stop people from getting in.

Commissioner Powell questioned whether Alternative One would require a barricade rather than two signs. Staff advised that was correct but a barricade would prevent some property owners from getting into the area.

In response to Commissioner Grimm, staff noted that if Alternative Two is used there is a possibility that a future developer may use some of the street for their development.

Commissioner Hauenstein questioned whether the City owned some of the property. Staff indicated they did and there might be a possibility for the developer to use some of that property as well.

Commissioner Woods felt that Alternative Two would enhance the area.

Commissioner Ojeda was also in favor of Alternative Two and felt it was a better idea.

Chairman Garrett opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. M. Denham, 12711 Brookhurst Way, noted that he agreed with the interim closure. He commented that sometimes people see the green light at Stanford and do not see the red light on Brookhurst Way. He noted there have been a lot of accidents at that intersection. He commented if the City does not do anything at all, the two signals would be better coordinated to both be red at the same time. He commented that he preferred the full closure, and it does give the people an opportunity to get in and out of their driveway.

There being no further comments from the audience, the public hearing was closed.

Commissioner Powell felt that the interim closure would be the better way at this time especially considering the expense and not knowing what is going to happen in that area in the near future.

Commissioner Grimm also agreed with Commissioner Powell and was in favor of the interim closure.

Commissioners Hauenstein and Ojeda also were in favor on the interim closure.

Commissioner Tronson noted his concern with aesthetic issues. Staff noted that it would depend on whether and when the Mobil Oil site is developed. Staff indicated that the site has been monitored for contamination as has been found at a number of service stations sites that are going through development.

Commissioner Tronson questioned whether Alternative Two would require additional improvements. Staff noted that there would be additional curbs, gutters and sidewalks.

Commissioner Woods commented that he agreed with the elimination of the signal light and felt the cost would not be that significant with regard to the benefits derived. He noted that developers are quick to present a plan but he felt that five years later the big yellow barricade would still be up across the street.

Chairman Garrett was also in favor of removing the signal and southbound traffic. He commented he could not decide between the interim closure and Alternative Two.

Commissioner Grimm questioned how staff would treat the closure of the southbound traffic and the type of curbs and gutters that would be installed. Staff noted that they would be standard curbs and gutters to extend the radius point. Staff indicated what can be done could be a reflector behind the curbs and gutters or something so that it would be safe. Staff noted that sidewalks could also be installed depending on what is in the triangle area. Staff noted that the specifics have not been worked out and they were presenting a conceptual idea. Staff felt that it would not be right to have the developer of the property to the south of Stanford pay the entire cost of Alternative Two.

Commissioner Powell moved, seconded by Commissioner Hauenstein, to recommend to the City Council the closure of Brookhurst Way and the removal of the traffic signal using Alternative Two (interim) as presented by staff. The motion carried with the following vote:

AYES:	COMMISSIONERS: (7)	GARRETT, GRIMM, HAUENSTEIN, OJEDA, POWELL, TRONSON, WOODS
NOES:	COMMISSIONERS: (0)	NONE
ABSENT:	COMMISSIONERS: (0)	NONE

Staff noted that this item has to be discussed with the developer of the property since it has changed from what the City Council has approved and what was discussed originally. Staff felt that there are more benefits and would like to discuss it with the developer before returning to the City Council.

Chairman Garrett requested that the Commission be kept informed on this item.

Date Completed 2-5-90

INITIAL STUDY OF ENVIRONMENTAL EFFECTS  
(To Be Completed by Lead Agency)

I. BACKGROUND

1. Name of developer or project sponsor: CITY OF GARDEN GROVE.  
Address and phone number of above: 11391 ACACIA PARKWAY,  
GARDEN GROVE, CA. 92640
2. Address or location of project: INTERSECTION OF BROOKHURST  
WAY AND BROOKHURST ST.
3. Name of project leader or coordinator: KARL HILL
4. Lead Agency: CITY OF GARDEN GROVE.
5. Date Environmental Information Form submitted: 2-5-90
6. Agency Requiring Form: CITY OF GARDEN GROVE.
7. Name of proposal, if applicable: MINOR MODIFICATION TO  
PUD 102-88
8. Project Proposal: CLOSURE OF BROOKHURST WAY, AT BROOKHURST ST.  
TO NORTHBOUND AND SOUTHBOUND TRAFFIC

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or changes in geologic substructures?	_____	_____	<u>✓</u>
b. Disruptions, displacements, compaction or overcovering of the soil?	_____	_____	<u>✓</u>
c. Change in topography or ground surface relief features?	_____	_____	<u>✓</u>
d. The destruction, covering or modification of any unique geologic or physical features?	_____	_____	<u>✓</u>
e. Any increase in wind or water erosion of soils either on or off the site?	_____	_____	<u>✓</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	_____	_____	_____ ✓
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	_____	_____	_____ ✓
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	_____ ✓
b. The creation of objectionable odors?	_____	_____	_____ ✓
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	_____	_____	_____ ✓
d. Exposure of people to high ambient levels of air pollution?	_____	_____	_____ ✓
3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	_____	_____	_____ ✓
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____	_____	_____ ✓
c. Alterations to the course or flow of flood waters?	_____	_____	_____ ✓
d. Change in the amount of surface water in any water body?	_____	_____	_____ ✓
e. Discharge into surface waters, or in any alteration of surface water quality, including, but not limited to, temperature, dissolved oxygen or turbidity?	_____	_____	_____ ✓
f. Alteration of the direction or rate of flow of ground water?	_____	_____	_____ ✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	_____ ✓
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	_____ ✓
i. Exposure of people or property to water related hazards such as flooding?	_____	_____	_____ ✓
<b>4. Plant Life. Will the proposal result in:</b>			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	_____	_____ ✓
b. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	_____	_____ ✓
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	_____ ✓
d. Reduction of acreage of any agricultural crop?	_____	_____	_____ ✓
<b>5. Animal Life. Will the proposal result in:</b>			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish or insects)?	_____	_____	_____ ✓
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	_____ ✓
c. Introduction of new species of animals into an area, or a barrier to the migration or movement of animals?	_____	_____	_____ ✓
d. Deterioration to existing fish or wildlife habitat?	_____	_____	_____ ✓
<b>6. Noise. Will the proposal result in:</b>			
a. Increases in existing noise levels?	_____	_____	_____ ✓
b. Exposure of people to severe noise levels?	_____	_____	_____ ✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
7. <b>Light and Glare.</b> Will the proposal produce new light or glare?	_____	_____	_____ ✓
8. <b>Land Use.</b> Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	_____	_____ ✓
9. <b>Natural Resources.</b> Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	_____	_____	_____ ✓
10. <b>Risk of Upset.</b> Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	_____ ✓
b. Possible interference with an emergency response plan or an emergency evacuation plan?	_____	_____	_____ ✓
11. <b>Population.</b> Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	_____	_____ ✓
12. <b>Housing.</b> Will the proposal affect existing housing, or create a demand for additional housing?	_____	_____	_____ ✓
13. <b>Transportation/Circulation.</b> Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	_____	_____	_____ ✓
b. Effects on existing parking facilities or demand for new parking?	_____	_____	_____ ✓
c. Substantial impact upon existing transportation systems?	_____	_____	_____ ✓
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	_____ ✓	_____
e. Alterations to waterborne, rail or air traffic?	_____	_____	_____ ✓
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____	_____ ✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
14. <b>Public Services.</b> Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	_____	_____	_____✓
b. Police Protection?	_____	_____	_____✓
c. Schools?	_____	_____	_____✓
d. Parks or other recreational facilities?	_____	_____	_____✓
e. Maintenance of public facilities, including roads?	_____	_____	_____✓
f. Other governmental services?	_____	_____	_____✓
15. <b>Energy.</b> Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	_____	_____	_____✓
b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?	_____	_____	_____✓
16. <b>Utilities.</b> Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	_____	_____	_____✓
b. Communications system?	_____	_____	_____✓
c. Water?	_____	_____	_____✓
d. Sewer or septic tanks?	_____	_____	_____✓
e. Storm water drainage?	_____	_____	_____✓
f. Solid waste and disposal	_____	_____	_____✓
17. <b>Human Health.</b> Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	_____✓
b. Exposure of people to potential health hazards?	_____	_____	_____✓



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
18. <b>Aesthetics.</b> Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	_____	_____ ✓
19. <b>Recreation.</b> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	_____ ✓
20. <b>Cultural Resources.</b> Will the proposal result in: an alteration of a significant archeological, historical or ethnic cultural site, structure, object or building?	_____	_____	_____ ✓
21. <b>Mandatory Findings of Significance.</b>			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	_____	_____ ✓
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)	_____	_____	_____ ✓
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	_____	_____	_____ ✓
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	_____	_____	_____ ✓

III. IMPACTS OF THE ENVIRONMENT ON THE PROJECT

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. Is the project to be located in an area with a high probability of soil liquefaction?	_____	_____	_____ ✓
2. Is the project site located on or adjacent to a known or suspected earthquake fault?	_____	_____	_____ ✓
3. Is the project within a 100-year flood plain?	_____	_____	_____ ✓
4. Is the project to be located under the flight path for an airport?	_____	_____	_____ ✓
5. Is the project to be located in the vicinity of a currently operating or an historic sanitary landfill?	_____	_____	_____ ✓

IV. DISCUSSION OF ENVIRONMENTAL EVALUATION

(Explanation of all "yes" and "maybe" answers and possible mitigation measures of any significant adverse effects.)

13 d. - THE PROPOSED ALTERATION TO EXISTING VEHICULAR CIRCULATION PATTERNS WILL NOT ADVERSELY EFFECT THE CIRCULATION ELEMENT OF THE GENERAL PLAN BECAUSE THERE ARE OTHER ARTERIAL STREETS IN THE VICINITY CAPABLE OF PROVIDING NECESSARY ACCESS INTO AND OUT OF THE AREA. THE PROPOSED CLOSURE WILL PERMIT AN ADDED MEASURE OF PROTECTION FOR THE RESIDENTS ALONG BROOKHURST WAY IN THAT REDUCED TRAFFIC VOLUMES WILL OCCUR.

V. DETERMINATION  
(To be completed by the Lead Agency.)

On the basis of this initial evaluation:

Staff finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

Staff finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

Staff finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

2.5.90  
Date

*Mark Hill*  
Signature *bj/dh*

For *City of Garden Grove*

*file*

(714) 741-5315

February 14, 1990

Garden Grove Planning Commission  
Garden Grove, CA

Honorable Commissioners:

SUBJECT: Rerording of Condition of Approval No. "d" of Planning Commission  
Resolution No. 3878, Regarding PUD-102-88.

As a condition of approval of the Brookhurst Garden Ltd. project (PUD-102-88), the Planning Commission required the developer to close Brookhurst Way to northbound traffic, as conditioned in the approving resolution. The southbound lanes were to remain open.

Several proposals for the closure of Brookhurst Way were submitted by the developer and were reviewed by staff. After considerable discussion, it was determined that, due to the potential impact on the residents along the west side of Brookhurst Way, a public hearing should be held to consider and discuss several alternative closures and the related traffic impacts.

On December 13, 1989, the Traffic Commission, at a public hearing, considered this matter. The following is a narrative of the proposal as discussed at this public hearing.

The alternatives considered include either the full or partial closure of Brookhurst Way at Brookhurst Street. Of primary concern is the ability to provide adequate access to the residents along the west side of the street.

Closing Brookhurst Way to both northbound and southbound traffic at Brookhurst Street will essentially create a cul-de-sac and will allow access from Stanford Avenue only. This will substantially reduce traffic volumes on the street and eliminate potential conflicts between southbound vehicles and vehicles entering or exiting the residential driveways. It will also eliminate the need for a traffic signal at Brookhurst Street.

Closing the street to northbound traffic only will eliminate the need for the traffic signal, but will still allow southbound traffic to proceed straight through on Brookhurst Way. With the opening of Brookhurst Gardens, the Ramada Inn and other developments on Garden Grove Boulevard, traffic volumes on Brookhurst Way would be expected to increase, thereby increasing the potential for accidents, especially with residents trying to ingress or egress their

Garden Grove Planning Commission  
Page 2  
February 14, 1990

driveways on the west side of Brookhurst Way, north of Stanford. Traffic counts taken earlier this year indicated that 6,300 vehicles per day are already using this street. In the peak hour, this equates to a vehicle passing by every five to six seconds.

Traffic Engineering staff recommended Alternative No. 2 since this would be the most beneficial approach from a safety perspective. Alternative No. 2 (interim), was approved by the Traffic Commission to read as follows:

Alternative 2 (interim) denoted total closure of Brookhurst Way at Brookhurst Street utilizing delineators until such time as the former gas station on the northwest corner of Brookhurst and Stanford is developed.

Planning staff recommends that the Planning Commission approve the minor modification to PUD-102-88 requiring the implementation of Alternative 2 (interim) as approved by the Traffic Commission and to reword Condition No. "d" to read as follows: Remove existing traffic signal at the intersection of Brookhurst Street and Brookhurst Way, and closure of Brookhurst Way to both northbound and southbound traffic.

Staff will be available to discuss this matter with you at your February 22, 1989 meeting.

FRANK A. SCHUMA, Director  
Development Services Department

By: Karl Hill  
Associate Planner

5496T

Richard Freeza

PLAN CORRECTION SHEET  
CITY OF GARDEN GROVE

Send copy of updated  
corrections to applicant  
w/ all City fees from Ding

Case Number PUD-102-88 Use Zone PUD  
 Job Address 12801 Brookhurst  
 Job Location \_\_\_\_\_  
 Assessor's Parcel Number(s) \_\_\_\_\_  
 Owner Brookhurst Garden Ltd. Partnership  
 (Name) \_\_\_\_\_ (Address) \_\_\_\_\_ (Phone) \_\_\_\_\_  
 Applicant Simon Lee AIA & Assoc. 365 W. Garvey Ave (818) 571-8000  
 (Name) \_\_\_\_\_ (Address) Ste 203 \_\_\_\_\_ (Phone) \_\_\_\_\_  
Monterey Park

PLANNING REVIEW COMMENTS

Sheet No.	Comments	Shown	Required	Correction Cleared
•	Items still outstanding:			
	* Lighting plan for entire site			
	- wall mounts, parking areas and decorative lighting in landscape areas			
	* <del>Need to submit detail plans on fountains</del>			
	* <del>Need sign program attached to plans as originally approved.</del>			
	* Evidence of Parcel Map recordation			
	* Median & Street improvement plans approved by City			
	* Maintenance agreement with City			
	* Evidence of reciprocal agreements being recorded & all conditions of approval			
	<del>L-1 Correct landscape plans &amp; related sheets</del>			
	<del>A-6.1, A-6.2</del>			

Date Received \_\_\_\_\_  
 Checked By Karl Hill  
 Date 10-10-89

Date Returned \_\_\_\_\_  
 To Whom \_\_\_\_\_

\*Permit issuance is dependant upon clearance of all planning conditions and corrections. No permits may be issued until all plans have been signed off by the Planning Section.

PLAN CORRECTION SHEET  
CITY OF GARDEN GROVE

Case Number PUD 102-88 Use Zone PUD  
 Job Address 12801 Brookhurst  
 Job Location \_\_\_\_\_  
 Assessor's Parcel Number(s) \_\_\_\_\_  
 Owner Brookhurst Garden Ltd. Partnership  
 Applicant Simon Lee AIA & Assoc. 365 W. Garvey Ave (818) 571-8000  
 attn: Tom Lim Ste. 203 Monterey Park CA 91754

PLANNING REVIEW COMMENTS

Sheet No.	Comments	Shown	Required	Correction Cleared
*	Lighting Plan for entire site (This is included in the electrical plans)			
*	Evidence of Parcel Map recordation			
*	Median & street improvement plans approved by City			
*	Maintenance agreement with City			
*	Evidence of reciprocal agreements being recorded & all conditions of approval.			
	mailed to Richard Frezza			
	George Dev. Corp.			
	829 S. San Gabriel Blvd.			
	San Gabriel, CA. 91776			

Date Received \_\_\_\_\_  
 Checked By Karl Hill  
 Date 1-25-90

Date Returned 1-26-90  
 To Whom \_\_\_\_\_

\*Permit issuance is dependant upon clearance of all planning conditions and corrections. No permits may be issued until all plans have been signed off by the Planning Section.

PLAN CORRECTION SHEET  
CITY OF GARDEN GROVE

Case Number PUD-102-88 Use Zone P40  
 Job Address 12801 Brookhurst  
 Job Location \_\_\_\_\_  
 Assessor's Parcel Number(s) \_\_\_\_\_  
 Owner Brookhurst Garden Ltd. Partnership  
 (Name) (Address) (Phone)  
 Applicant Simon Lee AIA & Assoc. 365 W. Garvey Ave (818) 571-8000  
 (Name) (Address) (Phone)  
Ste 203 / Monterey Park

PLANNING REVIEW COMMENTS

Sheet No.	Comments	Shown	Required	Correction Cleared
•	Items still outstanding:			
	* Lighting plan for entire site			
	- wall mounts, parking areas and decorative lighting in landscape areas			
	* Need to submit detail plans on fountains			
	* Need sign program attached to plans as originally approved.			
	* Evidence of Parcel Map recordation			
	* Median & Street improvement plans approved by City			
	* Maintenance agreement with City			
	* Evidence of reciprocal agreements being recorded & all conditions of approval			
L-1	Correct landscape plans & related sheets			
	A-6.1, A-6.2			

Date Received \_\_\_\_\_  
 Checked By Karl Hill  
 Date 10-10-89

Date Returned \_\_\_\_\_  
 To Whom \_\_\_\_\_

\*Permit issuance is dependant upon clearance of all planning conditions and corrections. No permits may be issued until all plans have been signed off by the Planning Section.



PLAN CORRECTION SHEET  
CITY OF GARDEN GROVE

Case Number PUD-102-88 Use Zone PUD  
 Job Address 12801 BROOKHURST ST.  
 Job Location \_\_\_\_\_  
 Assessor's Parcel Number(s) \_\_\_\_\_  
 Owner \_\_\_\_\_  
 (Name) (Address) (Phone)  
 Applicant SIMON LEE, AIA + ASSOC.  
 (Name) (Address) (Phone)

PLANNING REVIEW COMMENTS

PAGE 2/2

Sheet No.	Comments	Shown	Required	Correction Cleared
	<u>GENERAL NOTES:</u>			
	LANDSCAPE PLANS WERE NOT INCLUDED, PLS. ATTACH W/ NEXT PLAN CHECK SUBMITTAL. PLANS SHOULD INCLUDE: - IRRIGATION PLAN <i>need to check</i>		✓	
	? - LIGHTING PLAN - PAVEMENT DETAIL - COURTYARDS, PATHS + COLORS SIDEWALKS, + DRIVEWAYS			
	US PLANNING TO MATCH APPROVED - DETAILS ON ANY POTTED PLANTS IN COURTYARDS, ETC			
	- TREES - <i>need to submit</i> - OUTDOOR FURNITURE <i>OK</i>			
	I DIDN'T SEE ANY PUBLIC RESTROOMS ON THE FLOOR PLANS. ?? IT WOULD BE WISE TO PROVIDE THEM.		✓	
	ATTACH SIGN PROGRAM + RESOLUTION W/ CONDS OF APPROVAL TO NEXT PLAN CHECK SUBMITTAL			
	NEED TRASH ENCL/BIN + TRASH COMPACTOR DETAIL INDICATE RAMP AREAS FOR BIN PICK-UP		✓	
	PLEASE BE SURE ALL "PAPERWORK" REQS. COMPLETED PRIOR TO ISSUANCE OF PERMITS			
	- PARCEL MAP RECORDED			
	- MEDIAN IMPROVEMENT PLANS APPROVED			
	- STREET IMPROVEMENT PLANS APPROVED			
	- MAINTENANCE AGREEMENT W/ CITY			
	- SAMPLE LEASE AGREEMENT TO CITY			
	- RECORD RECIPROCAL ACCESS AGREEMENT			
	- RECORD ALL CONDS OF APPROVAL OF PLANNING COMMISSION RESOL. 3878			

Date Received \_\_\_\_\_  
 Checked By K. WATT  
 Date 6/01/89

Date Returned 6/07/89  
 To Whom D. VICTORIA

\*Permit issuance is dependant upon clearance of all planning conditions and corrections. No permits may be issued until all plans have been signed off by the Planning Section.

**PLAN CORRECTION SHEET  
CITY OF GARDEN GROVE**

Case Number PUD-102-88 Use Zone PUD  
 Job Address 12801 BROOKHURST ST.  
 Job Location BETW BROOKHURST ST BROOKHURST TOWN & CG BLVD  
 Assessor's Parcel Number(s) \_\_\_\_\_  
 Owner BROOKHURST GARDEN LTD. PARTNERSHIP  
 (Name) \_\_\_\_\_ (Address) \_\_\_\_\_ (Phone) \_\_\_\_\_  
 Applicant SIMON LEE AIA + ASSOC. 365 W. GARNEY AVE, SUITE 203 (618) 571-8000  
 (Name) \_\_\_\_\_ (Address) MONTEREY PARK (Phone) \_\_\_\_\_

**PLANNING REVIEW COMMENTS**

PAGE 4 / 24

Sheet No.	Comments	Shown	Required	Correction Cleared
T-2	ADD ON GEN. NOTES - ITEM II "ALL CHANGES IN SITE DESIGN, BLDG DESIGN, BLDG FINISH MAT'L'S, LANDSCAPE DESIGN + MAT'L'S MUST RECEIVE PRIOR APPROVAL FROM PLANNING DIVISION."		✓	
A1-1	DECORATIVE PAVING - REAR BETW BLDG'S 1+2 - TO LINE UN W/PED. CORRIDOR - SEE PLAN		✓	
A2.1	IS THE CORRIDOR FOR <u>MERCHANT ACCESS ONLY</u> S128 REQ'D BY IDEA, ABC? CLARIFY <u>on door left</u>		✓	
	SUITES 107 + 108 HAVE ONLY SINGLE-DOOR ENTRY INSTEAD OF DOUBLE. WHY? PLS. CLARIFY		✓	
	WILL SUITE 109 HAVE CUSTOMER ACCESS FROM DOUBLE + SINGLE DOORS? PLS. CLARIFY		✓	
A2.2	WILL REAR DOOR OF SUITES BE FOR MERCHANTS ONLY? PLS. CLARIFY		✓	
	ARE "REAR" STAIRS - NOS. 1, 2, 3, 4 + 5 FOR <u>CUSTOMERS</u> + <u>MERCHANTS</u> ?		✓	
A2.5	ARE SINGLE DOORS (RED CIRCLED ON PLANS) FOR <u>MERCHANT</u> <u>ACCESS</u> . PLS. CLARIFY.		✓	
A2.8	THE 2 CORRIDORS - FOR <u>MERCHANT ACCESS</u> <u>merchant</u> REAR DOORS OF RESTAURANT - <u>WHY?</u> <u>WHY?</u>		✓	
	WOULD IT BE EASIER IF REST. HAD DIRECT ACCESS TO ELEVATOR + STAIR LOBBY?		✓	
A3.1 - 3.9	SOMEWHERE ON THESE SHEETS - <u>COLOR</u> - MUST BE CALLED OUT ON THE PLANNED LIST. IN ADDITION, IT WOULD BE HELPFUL IF A COLOR CHIP BOARD WERE PROVIDED KEYED TO THE PLANS, in <u>Ⓛ</u> - ROSE, WHITE		✓	
A3.8	PLS. IDENTIFY MAT'L'S NOT CALLED OUT - SEE PLANS + <u>?</u> ON THIS SHEET <u>required to note on plans</u>		✓	
A6.2 + A6.1	UNCLEAR ON SPEND PLANTED, WHICH AREA IS PLANTED + WHICH AREA IS BENCH. PLS. CLARIFY		✓	
A6.1 - 6.3	ANY OUTDOOR FURNITURE? in BENCHES? BOLLARDS? PLS. SEND MANUFACTURER'S PICTURES ON ATTACHED SHEET - <u>Color coordinate furniture</u> (SET FROM PLANS)		✓	

Date Received \_\_\_\_\_  
 Checked By K. WAIT  
 Date 6/01/89

Date Returned 6/02/89  
 To Whom D. VICTORIA

Permit issuance is dependant upon clearance of all planning conditions and corrections. No permits may be issued until all plans have been signed off by the Planning Section.

**PLAN CORRECTION SHEET  
CITY OF GARDEN GROVE**

Case Number PUD-102-89 Use Zone PUD  
 Job Address 12801 BROCKHURST ST.  
 Job Location BETW BROCKHURST ST BROOKHURST POST TOWN & CG BLVD  
 Assessor's Parcel Number(s) \_\_\_\_\_  
 Owner BROCKHURST GARDEN LTD. PARTNERSHIP  
 (Name) (Address) (Phone)  
 Applicant SILVON LEE AND ASSOC 365 W. GARVEY AVE, SUITE 203 (615) 571-3000  
 (Name) (Address) (Phone) MONTICELLY PARK

**PLANNING REVIEW COMMENTS**

PAGE 1/2

Sheet No.	Comments	Shown	Required	Correction Cleared
T-2	ADD ON GEN. NOTES - ITEM II "ALL CHANGES IN SITE DESIGN, BLDG DESIGN, BLDG FINISH MAT'L'S, LANDSCAPE DESIGN + MAT'L'S MUST RECEIVE PRIOR APPROVAL FROM PLANNING DIVISION."		✓	
A1.1	IS THERE A CONCERN REGARDING THE 6'0" X 5'10" - 10' LINE UP W/ PLO. FLORIDER - SEE PLAN		✓	
A2.1	IS THE CONCERN FOR MERCHANDISE ONLY? REG'D BY DEC USE? PLANS		✓	
	SUITES 107 + 108 HAVE ONLY SINGLE DOOR ENTRY INSTEAD OF DOUBLE. WHY? PLS CLARIFY		✓	
	WILL SUITE 109 HAVE CUSTOMER ACCESS FROM DOUBLE A SINGLE DOORS? PLS CLARIFY		✓	
A2.2	WILL BLDG DOOR OF SUITES BE FOR MERCHANTS ONLY? PLS. CLARIFY		✓	
	ARE "REAR" STAIRS - NOS. 1, 2, 3, 4, 5 FOR CUSTOMERS & MERCHANTS?		✓	
A2.5	ARE THERE 2 DOORS (W/ STAIRS IN TRANS) FOR MERCHANTS & CLIENT ACCESS? PLS CLARIFY.		✓	
A2.6	THE 2 DOORS - FOR CLIENT ACCESS? BLDG DOORS OF RESTAURANT: CLIENT ACCESS? WHY?		✓	
	WOULD IT BE EASIER IF REST. HAD DIRECT ACCESS TO ELEVATOR + STAIR LOBBY?		✓	
A3.1 - 3.9	SOMEWHERE ON THESE SHEETS - COLOR - MUST BE CALLED OUT ON THE PLANNED LIST. IN ADDITION, IT WOULD BE HELPFUL IF A COLOR CHIP BOARD WERE PROVIDED KEYED TO THE PLANS. (see 4) - ROSE, WHITE		✓	
A3.8	PLS. IDENTIFY MAT'L'S NOT CALLED OUT. SEE PLANS & '?' ON THIS SHEET		✓	
A4.2, 4.1	INOLLAR ON BOUNDS PLANTED, WHICH AREA IS PLANTED & WHICH AREA IS BENCH. PLS CLARIFY		✓	
A6.1 - 6.3	ANY OUTDOOR FURNITURE? BENCHES? BILLARDS? PLS. SHOW MANUFACTURER'S PICTURES ON ATTACHED SHEET - (SEE FROM PLANS)		✓	

Date Received \_\_\_\_\_  
 Checked By K. WAIT  
 Date 6/01/89

Date Returned 6/02/89  
 To Whom D. VICTORIA

\*Permit issuance is dependant upon clearance of all planning conditions and corrections. No permits may be issued until all plans have been signed off by the Planning Section.

**PLAN CORRECTION SHEET  
CITY OF GARDEN GROVE**

Case Number FUD-102-88 Use Zone FUD  
 Job Address 12801 BROOKHURST ST.  
 Job Location \_\_\_\_\_  
 Assessor's Parcel Number(s) \_\_\_\_\_  
 Owner \_\_\_\_\_  
 (Name) (Address) (Phone)  
 Applicant SIMON LEE, NIA + ASSOC.  
 (Name) (Address) (Phone)

**PLANNING REVIEW COMMENTS**

PAGE 2/2

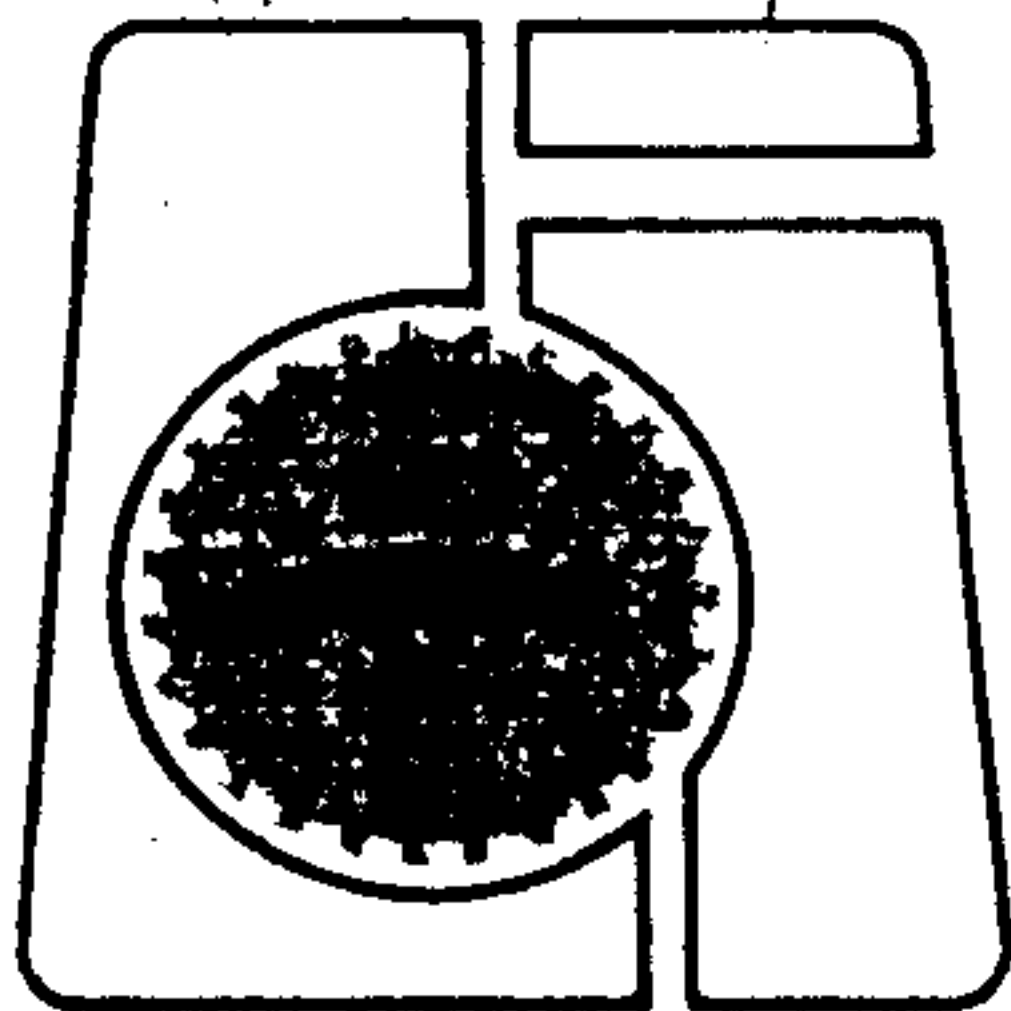
Sheet No.	Comments	Shown	Required	Correction Cleared
	<u>GENERAL NOTES:</u>			
	• LANDSCAPE PLANS WERE NOT INCLUDED, PLS. ATTACH W/NEXT PLAN CHECK SUBMITTAL. PLANS SHOULD INCLUDE: - IRRIGATION PLAN		✓	
	- LIGHTING PLAN - PAVEMENT DETAIL - COURTYARDS, PATIOS + COLORS SIDEWALKS, + DRIVEWAYS			
	US PLANNING NO MATCH APPROVED			
	- DETAILS ON ANY POTTED PLANTS IN COURTYARDS, ETC			
	- FOUNTAINS			
	- OUTDOOR FURNITURE			
	• I DIDN'T SEE ANY PUBLIC RESTROOMS ON THE FLOOR PLANS. ?? IT WOULD BE WISE TO PROVIDE THEM		✓	
	• ATTACH SIGN PROGRAM + RESOLUTION W/CONDS OF APPROVAL TO NEXT PLAN CHECK SUBMITTAL			
	• NEED TRASH ENCL/BIN + TRASH COMPACTOR DETAIL INDICATE RAMP AREAS FOR BIN PICK-UP		✓	
	• PLEASE BE SURE ALL "PAPERWORK" REQS. COMPLETED PRIOR TO ISSUANCE OF PERMITS			
	- PARCEL MAP RECORDED			
	- MEDIAN IMPROVEMENT PLANS APPROVED			
	- STREET IMPROVEMENT PLANS APPROVED			
	- MAINTENANCE AGREEMENT W/CITY			
	- SAMPLE LEASE AGREEMENT TO CITY			
	- RECORD PLANNING ACCESS AGREEMENT			
	- RECORD ALL CONDS OF APPROVAL OF PLANNING COMMISSION RESO. 3878			

Date Received \_\_\_\_\_  
 Checked By K. WATT  
 Date 6/01/89

Date Returned 6/07/89  
 To Whom D. VICTORIA

\*Permit issuance is dependant upon clearance of all planning conditions and corrections. No permits may be issued until all plans have been signed off by the Planning Section.

3.a.  
February 22, 1990



GARDEN GROVE

# CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

(714) 741-5315

February 14, 1990

Garden Grove Planning Commission  
Garden Grove, CA

Honorable Commissioners:

SUBJECT: Rewording of Condition of Approval No. "d" of Planning Commission  
Resolution No. 3878, Regarding PUD-102-88

As a condition of approval of the Brookhurst Garden Ltd. project (PUD-102-88), the Planning Commission required the developer to close Brookhurst Way to northbound traffic, as conditioned in the approving resolution. The southbound lanes were to remain open.

Several proposals for the closure of Brookhurst Way were submitted by the developer and were reviewed by staff. After considerable discussion, it was determined that, due to the potential impact on the residents along the west side of Brookhurst Way, a public hearing should be held to consider and discuss several alternative closures and the related traffic impacts.

On December 13, 1989, the Traffic Commission, at a public hearing, considered this matter. The following is a narrative of the proposal as discussed at this public hearing.

The alternatives considered include either the full or partial closure of Brookhurst Way at Brookhurst Street. Of primary concern is the ability to provide adequate access to the residents along the west side of the street.

Closing Brookhurst Way to both northbound and southbound traffic at Brookhurst Street will essentially create a cul-de-sac and will allow access from Stanford Avenue only. This will substantially reduce traffic volumes on the street and eliminate potential conflicts between southbound vehicles and vehicles entering or exiting the residential driveways. It will also eliminate the need for a traffic signal at Brookhurst Street.

Closing the street to northbound traffic only will eliminate the need for the traffic signal, but will still allow southbound traffic to proceed straight through on Brookhurst Way. With the opening of Brookhurst Gardens, the Ramada Inn and other developments on Garden Grove Boulevard, traffic volumes on Brookhurst Way would be expected to increase, thereby increasing the potential for accidents, especially with residents trying to ingress or egress their

Garden Grove Planning Commission  
Page 2  
February 14, 1990

driveways on the west side of Brookhurst Way, north of Stanford. Traffic counts taken earlier this year indicated that 6,300 vehicles per day are already using this street. In the peak hour, this equates to a vehicle passing by every five to six seconds.

Traffic Engineering staff recommended Alternative No. 2 since this would be the most beneficial approach from a safety perspective. Alternative No. 2 (interim), was approved by the Traffic Commission to read as follows:

Alternative 2 (interim) denoted total closure of Brookhurst Way at Brookhurst Street utilizing delineators until such time as the former gas station on the northwest corner of Brookhurst and Stanford is developed.

Planning staff recommends that the Planning Commission approve the minor modification to PUD-102-88 requiring the implementation of Alternative 2 (interim) as approved by the Traffic Commission and to reword Condition No. "d" to read as follows: Remove existing traffic signal at the intersection of Brookhurst Street and Brookhurst Way, and closure of Brookhurst Way to both northbound and southbound traffic.

Staff will be available to discuss this matter with you at your February 22, 1989 meeting.

FRANK A. SCHUMA, Director  
Development Services Department

  
By: Karl Hill  
Associate Planner

5496T

MINUTE EXERPT  
TRAFFIC COMMISSION MEETING  
DECEMBER 13, 1989

TRAFFIC SIGNAL REMOVAL/STREET CLOSURE - BROOKHURST WAY, NORTH OF STANFORD AVENUE

Staff report was reviewed noting that the request is to consider alternative street closure proposals for Brookhurst Way at Brookhurst Street and recommend a preferred alternative. Staff described the following alternatives:

Alternative One denoted the closure of Brookhurst Way north of Stanford to northbound traffic while maintaining southbound access from Brookhurst Street. Alternative Two denoted total closure of Brookhurst Way at Brookhurst Street with a cul-de-sac for Brookhurst Way south of the existing island. Alternative Two (interim) denoted total closure of Brookhurst Way at Brookhurst Street utilizing barricades until such time as the former gas station on the northwest corner of Brookhurst and Stanford is developed.

Staff indicated that the request is a result of conditions of approval which contained a number of traffic requirements imposed on the Brookhurst Gardens Project. Staff noted that they have taken a look at how the closure would work and felt that the adjacent neighbors should be aware of the impact. Staff advised that in any alternative, the traffic signal on Brookhurst Street at Brookhurst Way will be removed.

Staff commented that they have looked at some alternatives to keeping it open but felt that a full closure would solve the safety problems of the residents backing out onto the street. Staff felt it would be a much safer alternative. Staff commented that the down side would be that anybody wanting to go down Brookhurst Way would have to go onto Brookhurst Street, then Stanford Avenue, then proceed south. Staff felt that if anyone wants to access the development, there is ample opportunity to access on Brookhurst Street if Brookhurst Way is closed and it would reduce the number of cars at the Brookhurst Way/Garden Grove Boulevard intersection. Staff noted that the developer will assist in redesigning the intersection of Brookhurst Way/Kerry Street/Garden Grove Boulevard so that it functions more safely. Staff advised that 6,300 vehicles currently use Brookhurst Way and that would be significantly reduced if closed to southbound traffic.

Commissioner Powell questioned whether there would be a barricade to stop the northbound traffic on Stanford or would there be only signs. Staff commented that there would be a sign and pavement legends added with the interim or full closure using Alternative Two because there would be no southbound traffic. Staff noted that if Alternative One (closed to northbound traffic only) is used they would have to take other measures to stop people from getting in.

Commissioner Powell questioned whether Alternative One would require a barricade rather than two signs. Staff advised that was correct but a barricade would prevent some property owners from getting into the area.

In response to Commissioner Grimm, staff noted that if Alternative Two is used there is a possibility that a future developer may use some of the street for their development.

Commissioner Hauenstein questioned whether the City owned some of the property. Staff indicated they did and there might be a possibility for the developer to use some of that property as well.

Commissioner Woods felt that Alternative Two would enhance the area.

Commissioner Ojeda was also in favor of Alternative Two and felt it was a better idea.

Chairman Garrett opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. M. Denham, 12711 Brookhurst Way, noted that he agreed with the interim closure. He commented that sometimes people see the green light at Stanford and do not see the red light on Brookhurst Way. He noted there have been a lot of accidents at that intersection. He commented if the City does not do anything at all, the two signals would be better coordinated to both be red at the same time. He commented that he preferred the full closure, and it does give the people an opportunity to get in and out of their driveway.

There being no further comments from the audience, the public hearing was closed.

Commissioner Powell felt that the interim closure would be the better way at this time especially considering the expense and not knowing what is going to happen in that area in the near future.

Commissioner Grimm also agreed with Commissioner Powell and was in favor of the interim closure.

Commissioners Hauenstein and Ojeda also were in favor on the interim closure.

Commissioner Tronson noted his concern with aesthetic issues. Staff noted that it would depend on whether and when the Mobil Oil site is developed. Staff indicated that the site has been monitored for contamination as has been found at a number of service stations sites that are going through development.



Commissioner Tronson questioned whether Alternative Two would require additional improvements. Staff noted that there would be additional curbs, gutters and sidewalks.

Commissioner Woods commented that he agreed with the elimination of the signal light and felt the cost would not be that significant with regard to the benefits derived. He noted that developers are quick to present a plan but he felt that five years later the big yellow barricade would still be up across the street.

Chairman Garrett was also in favor of removing the signal and southbound traffic. He commented he could not decide between the interim closure and Alternative Two.

Commissioner Grimm questioned how staff would treat the closure of the southbound traffic and the type of curbs and gutters that would be installed. Staff noted that they would be standard curbs and gutters to extend the radius point. Staff indicated what can be done could be a reflector behind the curbs and gutters or something so that it would be safe. Staff noted that sidewalks could also be installed depending on what is in the triangle area. Staff noted that the specifics have not been worked out and they were presenting a conceptual idea. Staff felt that it would not be right to have the developer of the property to the south of Stanford pay the entire cost of Alternative Two.

Commissioner Powell moved, seconded by Commissioner Hauenstein, to recommend to the City Council the closure of Brookhurst Way and the removal of the traffic signal using Alternative Two (interim) as presented by staff. The motion carried with the following vote:

AYES:	COMMISSIONERS: (7)	GARRETT, GRIMM, HAUENSTEIN, OJEDA, POWELL, TRONSON, WOODS
NOES:	COMMISSIONERS: (0)	NONE
ABSENT:	COMMISSIONERS: (0)	NONE

Staff noted that this item has to be discussed with the developer of the property since it has changed from what the City Council has approved and what was discussed originally. Staff felt that there are more benefits and would like to discuss it with the developer before returning to the City Council.

Chairman Garrett requested that the Commission be kept informed on this item.

Date Completed 2-5-90

INITIAL STUDY OF ENVIRONMENTAL EFFECTS  
(To Be Completed by Lead Agency)

I. BACKGROUND

1. Name of developer or project sponsor: CITY OF GARDEN GROVE.  
Address and phone number of above: 11391 ACACIA PARKWAY,  
GARDEN GROVE, CA. 92640
2. Address or location of project: INTERSECTION OF BROOKHURST  
WAY AND BROOKHURST ST.
3. Name of project leader or coordinator: KARL HILL
4. Lead Agency: CITY OF GARDEN GROVE.
5. Date Environmental Information Form submitted: 2-5-90
6. Agency Requiring Form: CITY OF GARDEN GROVE.
7. Name of proposal, if applicable: MINOR MODIFICATION TO  
PLUD 102-88
8. Project Proposal: CLOSURE OF BROOKHURST WAY, AT BROOKHURST ST.  
TO NORTHBOUND AND SOUTHBOUND TRAFFIC

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or changes in geologic substructures?	_____	_____	<input checked="" type="checkbox"/>
b. Disruptions, displacements, compaction or overcovering of the soil?	_____	_____	<input checked="" type="checkbox"/>
c. Change in topography or ground surface relief features?	_____	_____	<input checked="" type="checkbox"/>
d. The destruction, covering or modification of any unique geologic or physical features?	_____	_____	<input checked="" type="checkbox"/>
e. Any increase in wind or water erosion of soils either on or off the site?	_____	_____	<input checked="" type="checkbox"/>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	_____	_____	_____ ✓
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	_____	_____	_____ ✓
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	_____ ✓
b. The creation of objectionable odors?	_____	_____	_____ ✓
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	_____	_____	_____ ✓
d. Exposure of people to high ambient levels of air pollution?	_____	_____	_____ ✓
3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	_____	_____	_____ ✓
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____	_____	_____ ✓
c. Alterations to the course or flow of flood waters?	_____	_____	_____ ✓
d. Change in the amount of surface water in any water body?	_____	_____	_____ ✓
e. Discharge into surface waters, or in any alteration of surface water quality, including, but not limited to, temperature, dissolved oxygen or turbidity?	_____	_____	_____ ✓
f. Alteration of the direction or rate of flow of ground water?	_____	_____	_____ ✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	_____ ✓
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	_____ ✓
i. Exposure of people or property to water related hazards such as flooding?	_____	_____	_____ ✓
<b>4. Plant Life.</b> Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	_____	_____ ✓
b. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	_____	_____ ✓
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	_____ ✓
d. Reduction of acreage of any agricultural crop?	_____	_____	_____ ✓
<b>5. Animal Life.</b> Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish or insects)?	_____	_____	_____ ✓
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	_____ ✓
c. Introduction of new species of animals into an area, or a barrier to the migration or movement of animals?	_____	_____	_____ ✓
d. Deterioration to existing fish or wildlife habitat?	_____	_____	_____ ✓
<b>6. Noise.</b> Will the proposal result in:			
a. Increases in existing noise levels?	_____	_____	_____ ✓
b. Exposure of people to severe noise levels?	_____	_____	_____ ✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
7. <b>Light and Glare.</b> Will the proposal produce new light or glare?	_____	_____	_____ ✓
8. <b>Land Use.</b> Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	_____	_____ ✓
9. <b>Natural Resources.</b> Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	_____	_____	_____ ✓
10. <b>Risk of Upset.</b> Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	_____ ✓
b. Possible interference with an emergency response plan or an emergency evacuation plan?	_____	_____	_____ ✓
11. <b>Population.</b> Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	_____	_____ ✓
12. <b>Housing.</b> Will the proposal affect existing housing, or create a demand for additional housing?	_____	_____	_____ ✓
13. <b>Transportation/Circulation.</b> Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	_____	_____	_____ ✓
b. Effects on existing parking facilities or demand for new parking?	_____	_____	_____ ✓
c. Substantial impact upon existing transportation systems?	_____	_____	_____ ✓
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	_____ ✓	_____
e. Alterations to waterborne, rail or air traffic?	_____	_____	_____ ✓
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____	_____ ✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
14. <b>Public Services.</b> Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	_____	_____	____ ✓
b. Police Protection?	_____	_____	____ ✓
c. Schools?	_____	_____	____ ✓
d. Parks or other recreational facilities?	_____	_____	____ ✓
e. Maintenance of public facilities, including roads?	_____	_____	____ ✓
f. Other governmental services?	_____	_____	____ ✓
15. <b>Energy.</b> Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	_____	_____	____ ✓
b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?	_____	_____	____ ✓
16. <b>Utilities.</b> Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	_____	_____	____ ✓
b. Communications system?	_____	_____	____ ✓
c. Water?	_____	_____	____ ✓
d. Sewer or septic tanks?	_____	_____	____ ✓
e. Storm water drainage?	_____	_____	____ ✓
f. Solid waste and disposal	_____	_____	____ ✓
17. <b>Human Health.</b> Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	____ ✓
b. Exposure of people to potential health hazards?	_____	_____	____ ✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
18. <b>Aesthetics.</b> Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	_____	_____ ✓
19. <b>Recreation.</b> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	_____ ✓
20. <b>Cultural Resources.</b> Will the proposal result in: an alteration of a significant archeological, historical or ethnic cultural site, structure, object or building?	_____	_____	_____ ✓
21. <b>Mandatory Findings of Significance.</b>			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	_____	_____ ✓
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)	_____	_____	_____ ✓
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	_____	_____	_____ ✓
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	_____	_____	_____ ✓

III. IMPACTS OF THE ENVIRONMENT ON THE PROJECT

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. Is the project to be located in an area with a high probability of soil liquefaction?	_____	_____	_____ ✓
2. Is the project site located on or adjacent to a known or suspected earthquake fault?	_____	_____	_____ ✓
3. Is the project within a 100-year flood plain?	_____	_____	_____ ✓
4. Is the project to be located under the flight path for an airport?	_____	_____	_____ ✓
5. Is the project to be located in the vicinity of a currently operating or an historic sanitary landfill?	_____	_____	_____ ✓

IV. DISCUSSION OF ENVIRONMENTAL EVALUATION

(Explanation of all "yes" and "maybe" answers and possible mitigation measures of any significant adverse effects.)

13 d. - THE PROPOSED ALTERATION TO EXISTING VEHICULAR CIRCULATION PATTERNS WILL NOT ADVERSELY EFFECT THE CIRCULATION ELEMENT OF THE GENERAL PLAN BECAUSE THERE ARE OTHER ARTERIAL STREETS IN THE VICINITY CAPABLE OF PROVIDING NECESSARY ACCESS INTO AND OUT OF THE AREA. THE PROPOSED CLOSURE WILL PERMIT AN ADDED MEASURE OF PROTECTION FOR THE RESIDENTS ALONG BROOKHURST WAY IN THAT REDUCED TRAFFIC VOLUMES WILL OCCUR.



V. DETERMINATION

(To be completed by the Lead Agency.)

On the basis of this initial evaluation:

Staff finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

Staff finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

Staff finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

2.5.90  
Date

*Mark Hill*  
Signature *6/11/88*

For *City of Garden Grove*

RESOLUTION NO. 5061

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF A MINOR MODIFICATION TO PLANNED UNIT DEVELOPMENT NO. PUD-102-88 AND PARCEL MAP NO. PM-88-329 FOR A PARCEL OF LAND LOCATED ON THE WEST SIDE OF BROOKHURST STREET, NORTH OF GARDEN GROVE BOULEVARD, PARCEL NOS. 089-661-03, 04 AND 05

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on February 22, 1990 does hereby recommend approval of a minor modification to Planned Unit Development No. PUD-102-88 and Parcel Map No. PM-88-329.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development No. PUD-102-88 and Parcel Map No. PM-88-329, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by the City of Garden Grove.
2. The applicant, City of Garden Grove, is proposing a minor modification to Planned Unit Development No. PUD-102-88 regarding Condition of Approval No. d of Planning Commission Resolution No. 3878. The originally approved Condition "d" of Planning Commission Resolution No. 3878 read as follows:

"d. Remove existing traffic signal at the intersection of Brookhurst Street and Brookhurst Way and closure of Brookhurst Way to northbound traffic. The southbound lanes shall remain open."

The proposed minor modification to Condition "d" of Planning Commission Resolution No. 3878 shall be amended as follows:

"d. Remove existing traffic signal at the intersection of Brookhurst Street and Brookhurst Way, and closure of Brookhurst Way to both northbound and southbound traffic.

Due to the potential impact on residents along the west side of Brookhurst Way, staff felt that the closure of Brookhurst to both north and southbound traffic was needed to protect west side residents.

3. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant adverse effect on the environment.

4. The Planning Commission gave due and careful consideration to the matter during its meeting of February 22, 1990; 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 9220.4, are as follows:

FACTS & REASONS:

The subject minor modification to Condition of Approval No. d of Planning Commission Resolution No. 3878 regarding PUD-102-88 is justified in that the proposed modification affords more protection to the residents of the west side of Brookhurst Way in that northbound and southbound through traffic will be excluded from the usage of said street.

The spirit and intent of the provisions, conditions and requirements of Article IX of the Garden Grove Municipal Code and other applicable ordinances are complied with.

Be it further resolved that the Planning Commission does conclude that the proposed minor modification to PUD-102-88, Condition of Approval "d" of Planning Commission Resolution No. 3878, does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9213.F.7.

1. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following conditions of approval shall apply to the subject case:
  - a. All of the conditions of approval contained in the original approval of PUD-102-88 as expressed in Planning Commission Resolution No. 3878 shall be observed.
  - b. Remove existing traffic signal at the intersection of Brookhurst Street and Brookhurst Way, and closure of Brookhurst Way to both northbound and southbound traffic.

ADOPTED this 22nd day of February 1990.

/s/ WILLIAM NUESSELE  
CHAIRMAN

5497T/1851A  
02/15/90

RESOLUTION NO. 4061

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF A MINOR MODIFICATION TO PLANNED UNIT DEVELOPMENT NO. PUD-102-88 AND PARCEL MAP NO. PM-88-329 FOR A PARCEL OF LAND LOCATED ON THE WEST SIDE OF BROOKHURST STREET, NORTH OF GARDEN GROVE BOULEVARD, PARCEL NOS. 089-661-03, 04 AND 05

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on February 22, 1990 does hereby recommend approval of a minor modification to Planned Unit Development No. PUD-102-88 and Parcel Map No. PM-88-329.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development No. PUD-102-88 and Parcel Map No. PM-88-329, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by the City of Garden Grove.

2. The applicant, City of Garden Grove, is proposing a minor modification to Planned Unit Development No. PUD-102-88 regarding Condition of Approval No. d of Planning Commission Resolution No. 3878. The originally approved Condition "d" of Planning Commission Resolution No. 3878 read as follows:

"d. Remove existing traffic signal at the intersection of Brookhurst Street and Brookhurst Way and closure of Brookhurst Way to northbound traffic. The southbound lanes shall remain open."

The proposed minor modification to Condition "d" of Planning Commission Resolution No. 3878 shall be amended as follows:

"d. Remove existing traffic signal at the intersection of Brookhurst Street and Brookhurst Way, and closure of Brookhurst Way to both northbound and southbound traffic.

Due to the potential impact on residents along the west side of Brookhurst Way, staff felt that the closure of Brookhurst to both north and southbound traffic was needed to protect west side residents.

3. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant adverse effect on the environment.

4. The Planning Commission gave due and careful consideration to the matter during its meeting of February 22, 1990; 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 9220.4, are as follows:

FACTS & REASONS:

The subject minor modification to Condition of Approval No. d of Planning Commission Resolution No. 3878 regarding PUD-102-88 is justified in that the proposed modification affords more protection to the residents of the west side of Brookhurst Way in that northbound and southbound through traffic will be excluded from the usage of said street.

The spirit and intent of the provisions, conditions and requirements of Article IX of the Garden Grove Municipal Code and other applicable ordinances are complied with.

Be it further resolved that the Planning Commission does conclude that the proposed minor modification to PUD-102-88, Condition of Approval "d" of Planning Commission Resolution No. 3878, does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9213.F.7.

- 1. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following conditions of approval shall apply to the subject case:
  - a. All of the conditions of approval contained in the original approval of PUD-102-88 as expressed in Planning Commission Resolution No. 3878 shall be observed.
  - b. Remove existing traffic signal at the intersection of Brookhurst Street and Brookhurst Way, and closure of Brookhurst Way to both northbound and southbound traffic.

ADOPTED this 22nd day of February 1990.

/s/ BART BLAKESLEY  
VICE CHAIRMAN

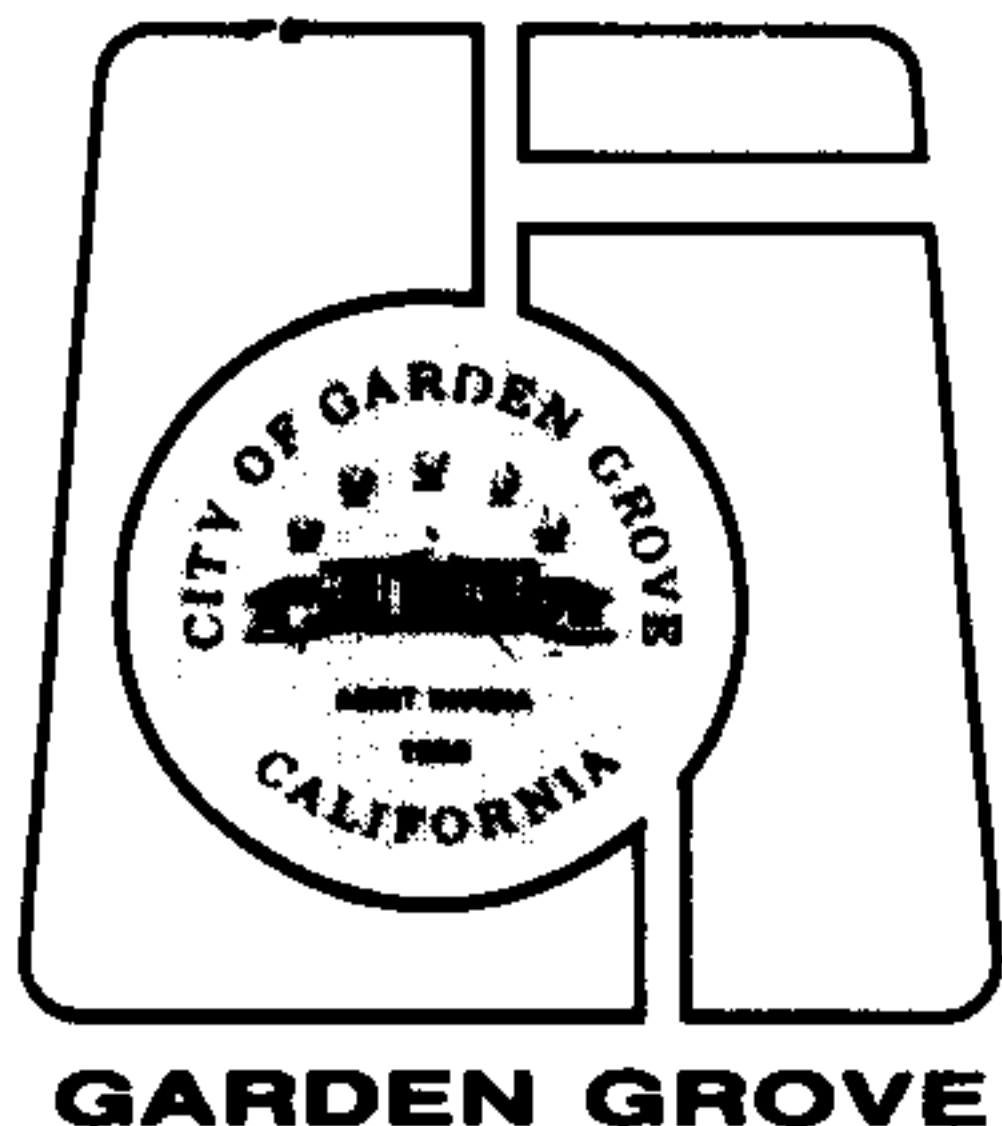
I HEREBY CERTIFY that the foregoing resolution was duly adopted at the regular meeting of the Planning Commission of the City of Garden Grove, State of California, held on February 22, 1990, and carried by the following vote, to wit:

AYES:	COMMISSIONERS:	ANDERSON, BLAKESLEY, BUTTERFIELD, KILLINGBECK, MARGOLIN, MARSHALL
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NUESSLE
ABSTAIN:	COMMISSIONERS:	NONE

/s/ PRISCILLA STIERSTORFER  
SECRETARY

PLEASE NOTE: A 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).

February 22, 1990

**CITY OF GARDEN GROVE, CALIFORNIA**

11391 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

(714) 741-5315

February 14, 1990

Garden Grove Planning Commission  
Garden Grove, CA

Honorable Commissioners:

SUBJECT: Rewording of Condition of Approval No. "d" of Planning Commission  
Resolution No. 3878, Regarding PUD-102-88

As a condition of approval of the Brookhurst Garden Ltd. project (PUD-102-88), the Planning Commission required the developer to close Brookhurst Way to northbound traffic, as conditioned in the approving resolution. The southbound lanes were to remain open.

Several proposals for the closure of Brookhurst Way were submitted by the developer and were reviewed by staff. After considerable discussion, it was determined that, due to the potential impact on the residents along the west side of Brookhurst Way, a public hearing should be held to consider and discuss several alternative closures and the related traffic impacts.

On December 13, 1989, the Traffic Commission, at a public hearing, considered this matter. The following is a narrative of the proposal as discussed at this public hearing.

The alternatives considered include either the full or partial closure of Brookhurst Way at Brookhurst Street. Of primary concern is the ability to provide adequate access to the residents along the west side of the street.

Closing Brookhurst Way to both northbound and southbound traffic at Brookhurst Street will essentially create a cul-de-sac and will allow access from Stanford Avenue only. This will substantially reduce traffic volumes on the street and eliminate potential conflicts between southbound vehicles and vehicles entering or exiting the residential driveways. It will also eliminate the need for a traffic signal at Brookhurst Street.

Closing the street to northbound traffic only will eliminate the need for the traffic signal, but will still allow southbound traffic to proceed straight through on Brookhurst Way. With the opening of Brookhurst Gardens, the Ramada Inn and other developments on Garden Grove Boulevard, traffic volumes on Brookhurst Way would be expected to increase, thereby increasing the potential for accidents, especially with residents trying to ingress or egress their

Garden Grove Planning Commission  
Page 2  
February 14, 1990

driveways on the west side of Brookhurst Way, north of Stanford. Traffic counts taken earlier this year indicated that 6,300 vehicles per day are already using this street. In the peak hour, this equates to a vehicle passing by every five to six seconds.

Traffic Engineering staff recommended Alternative No. 2 since this would be the most beneficial approach from a safety perspective. Alternative No. 2 (interim), was approved by the Traffic Commission to read as follows:

Alternative 2 (interim) denoted total closure of Brookhurst Way at Brookhurst Street utilizing delineators until such time as the former gas station on the northwest corner of Brookhurst and Stanford is developed.

Planning staff recommends that the Planning Commission approve the minor modification to PUD-102-88 requiring the implementation of Alternative 2 (interim) as approved by the Traffic Commission and to reword Condition No. "d" to read as follows: Remove existing traffic signal at the intersection of Brookhurst Street and Brookhurst Way, and closure of Brookhurst Way to both northbound and southbound traffic.

Staff will be available to discuss this matter with you at your February 22, 1989 meeting.

FRANK A. SCHUMA, Director  
Development Services Department

  
By: Karl Hill  
Associate Planner

5496T



# GEORGE DEVELOPMENT CORPORATION

829 S. San Gabriel Blvd., San Gabriel, CA 91776

TEL: (818) 286-3762 FAX: (818) 285-7979

RECEIVED

FEB 26 1990

DEVELOPMENT SERVICES

February 23, 1990

City of Garden Grove  
11391 Acacia Parkway  
P.O. Box 3070  
Garden Grove, Ca. 92642

Development Services  
Mr. Karl Hill  
Associate Planner

**SUBJECT: Conditions of Approval, PUD-102-88**

Per your request, and following the recommendations of the City of Garden Grove Traffic Engineering Department, we agree to the modification of specific Condition I. 8. d. The City recommends that the sentence " The southbound lanes shall remain open." be deleted and the condition amended by City Council.

Please notify us on the status of the Closure of the Section of Brookhurst Way described in Condition I.8., specifically on when it becomes official, and how the traffic signal engineering is to proceed, as described in I. 8. b.

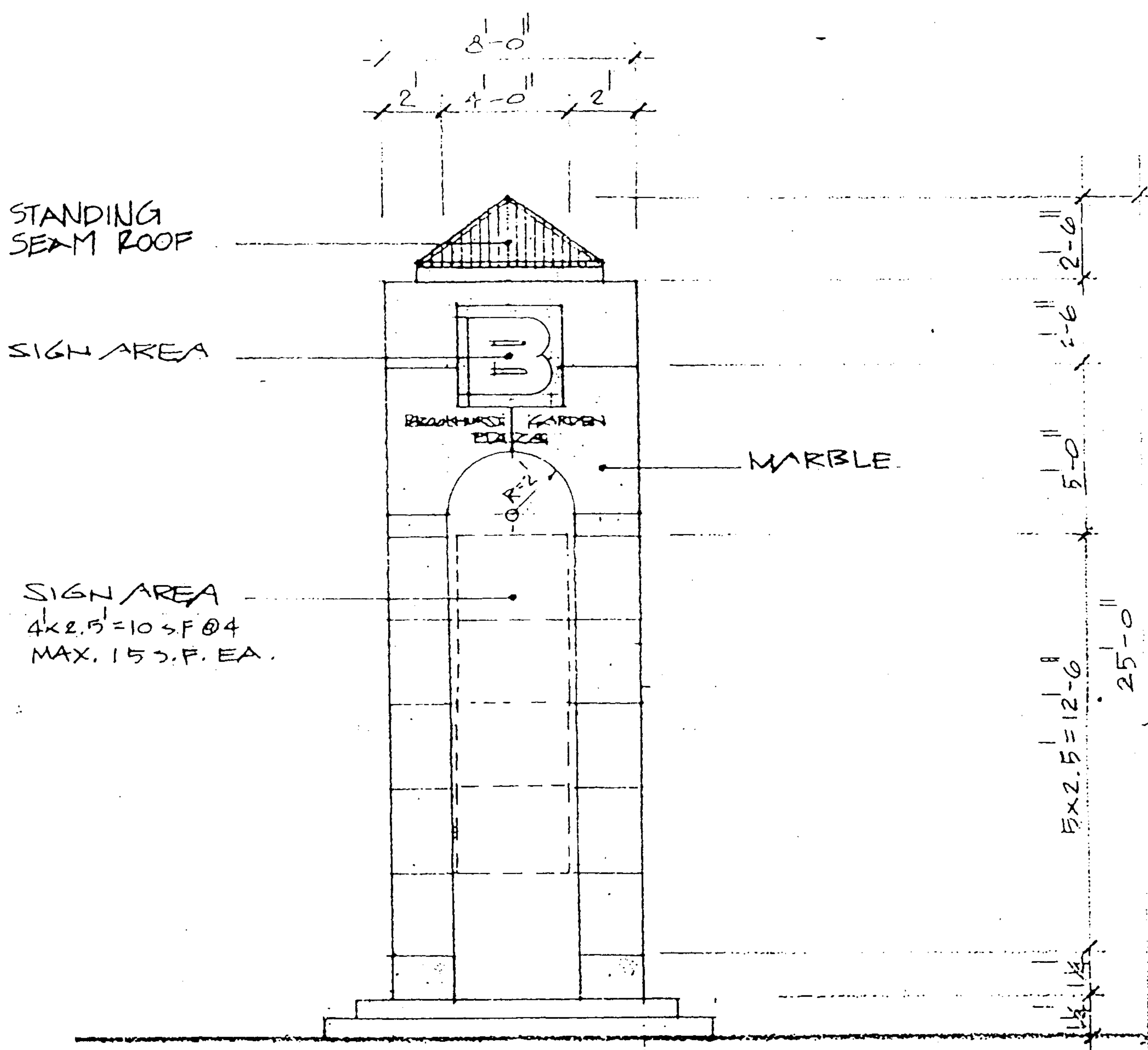
Also, please confirm that our Plan Check process is in its' second six month period, and the expiration date is April 18, 1990.

Thank you

Richard Frezza  
Project Manager



Approved sign program  
for Brookhurst maybe  
P4D-102-88



# THEME SIGN

SCALE	<b>BROOKHURST GARDENS</b> Garden Grove California	JOB NUMBER
DATE		870129
DRAWN		DETAIL NUMBER
CHECKED		
<b>SIMON LEE &amp; ASSOCIATES</b> Monterey Park, CA. 818-571-8000		

JOB NUMBER  
870129

DETAIL NUMBER

# BROOKHURST GARDENS

California  
Garden Grove

SIMON LEE & ASSOCIATES

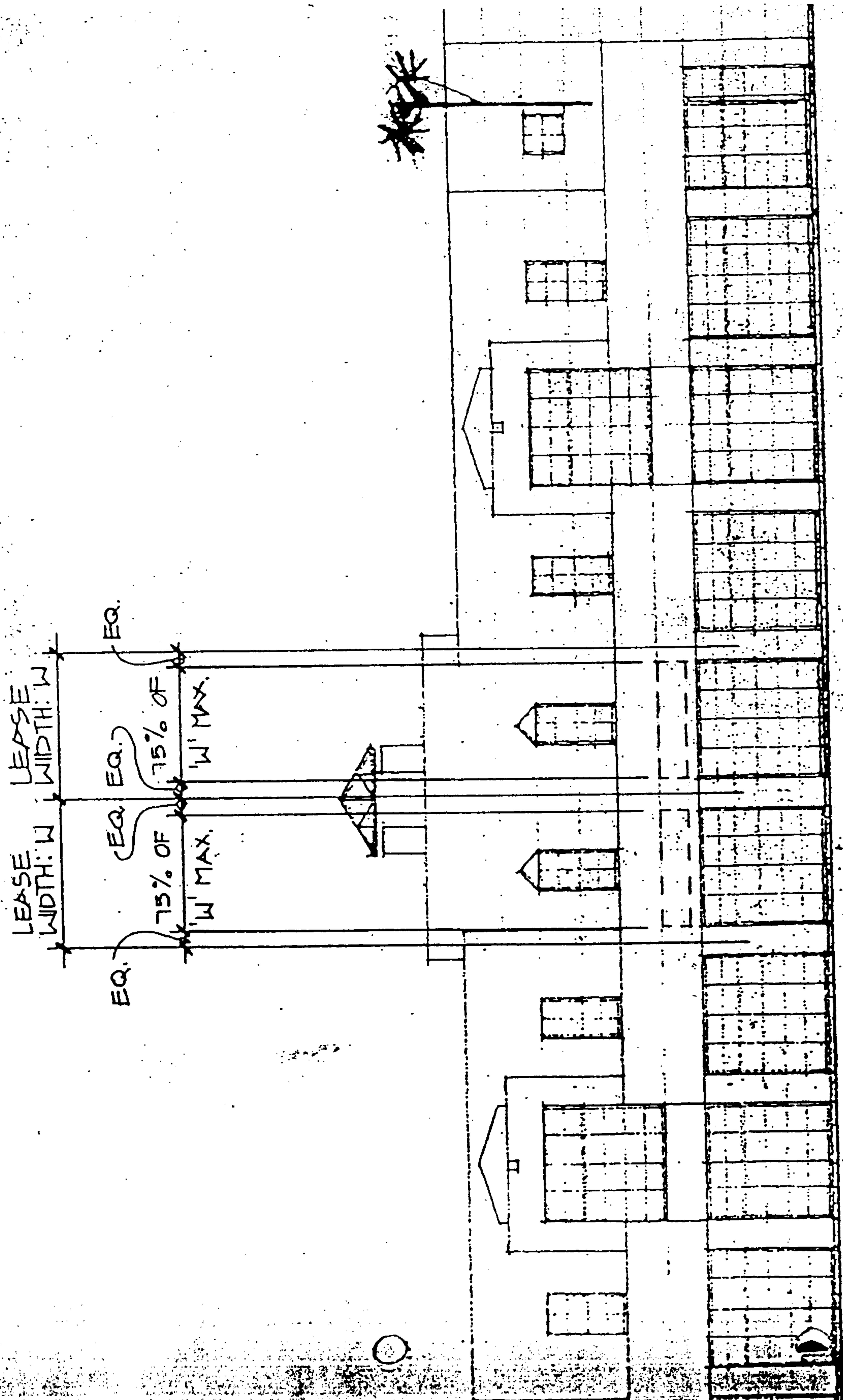
Monterey Park, CA. 818-511-8000

SCALE

DATE  
5/12/88

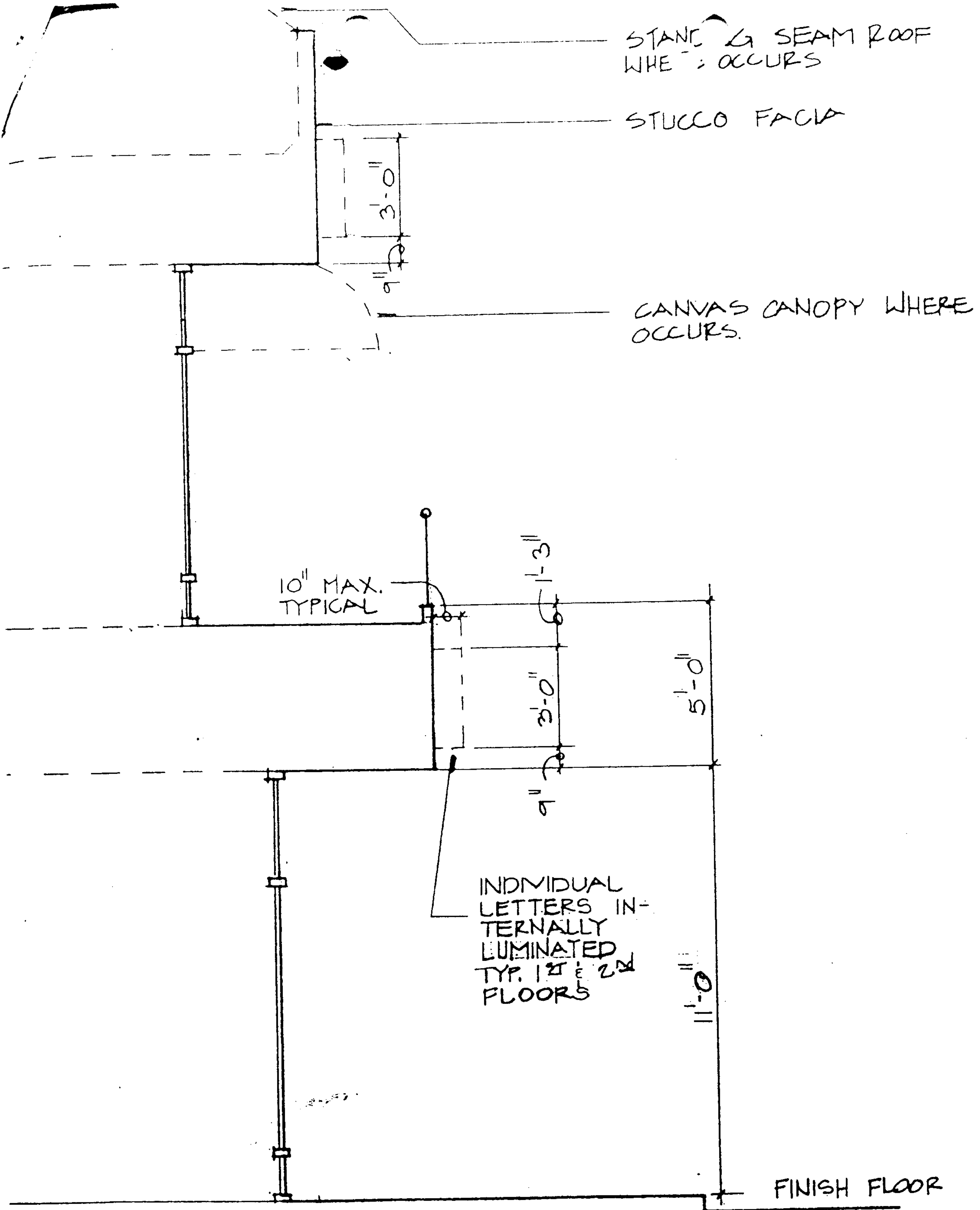
DRAWN

CHECKED



## TYPICAL STOREFRONT ELEVATION

\* MAXIMUM LENGTH OF  
SIGNS 30'-0" FOR ANY  
STOREFRONT WIDTH EXCEEDING  
40'-0"



STAIN & SEAM ROOF  
WHERE OCCURS

STUCCO FACIA

CANVAS CANOPY WHERE  
OCCURS.

10" MAX.  
TYPICAL

INDIVIDUAL  
LETTERS IN-  
TERNALLY  
LUMINATED  
TYP. 1 1/2" x 2 1/2"  
FLOORS

FINISH FLOOR

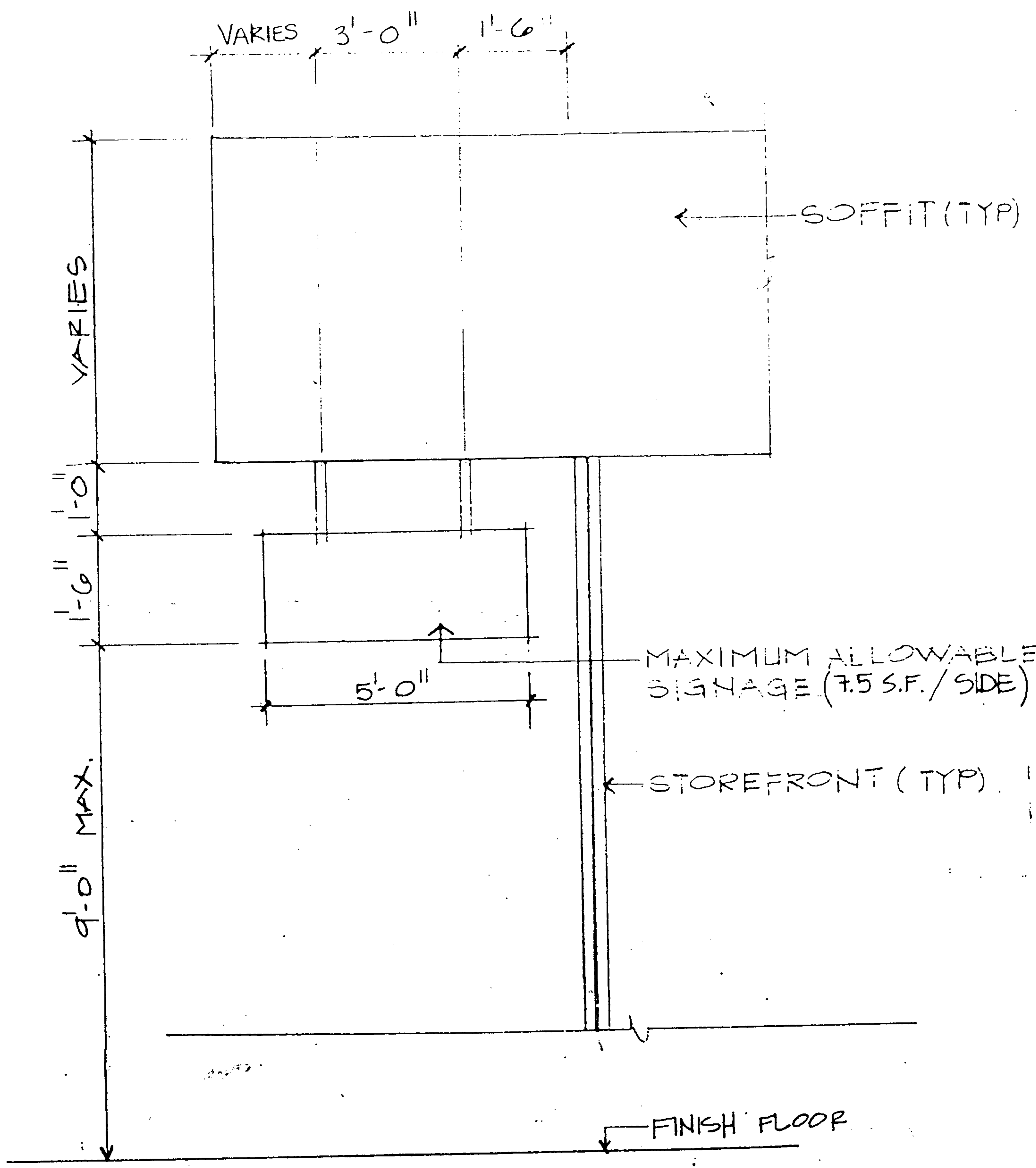
SCALE
DATE 5/12/88
DRAWN
CHECKED

**BROOKHURST GARDENS**  
Garden Grove California

JOB NUMBER  
870129

DETAIL NUMBER

**SIMON LEE & ASSOCIATES**  
MAYWOOD PARK, CA 94553 918-571-8000



SCALE
DATE 5/12/88
DRAWN
CHECKED

**BROOKHURST GARDENS**  
 Garden Grove California

**SIMON LEE & ASSOCIATES**  
 Monterey Park, CA. 818-571-8000

JOB NUMBER  
**870129**

DETAIL NUMBER

TENANT ADDRESS NUMBER (CENTERED)  
4' HIGH, WHITE,  
HELVETICA MEDIUM

TENANT STOREFRONT DOOR

144 SQ. IN. MAX. AREA FOR TENANT INFORMATION (ON DOOR OR GLASS). SEE WRITTEN CRITERIA

CENTER LINE OF DOOR HEIGHT (5'-0" ±)

FIXED GLASS

TYPICAL STOREFRONT DOOR

TENANT ADDRESS NUMBER

123

TENANT NAME

TENANT NAME, TWO LINES MAX.  
1/2" SPACE BETWEEN LINES

ALL NUMBERS & LETTERS TO BE  
4" HIGH, HELVETICA MEDIUM, WHITE  
PAINTED-ON OR ADHESIVE VINYL

SIGN CRITERIA

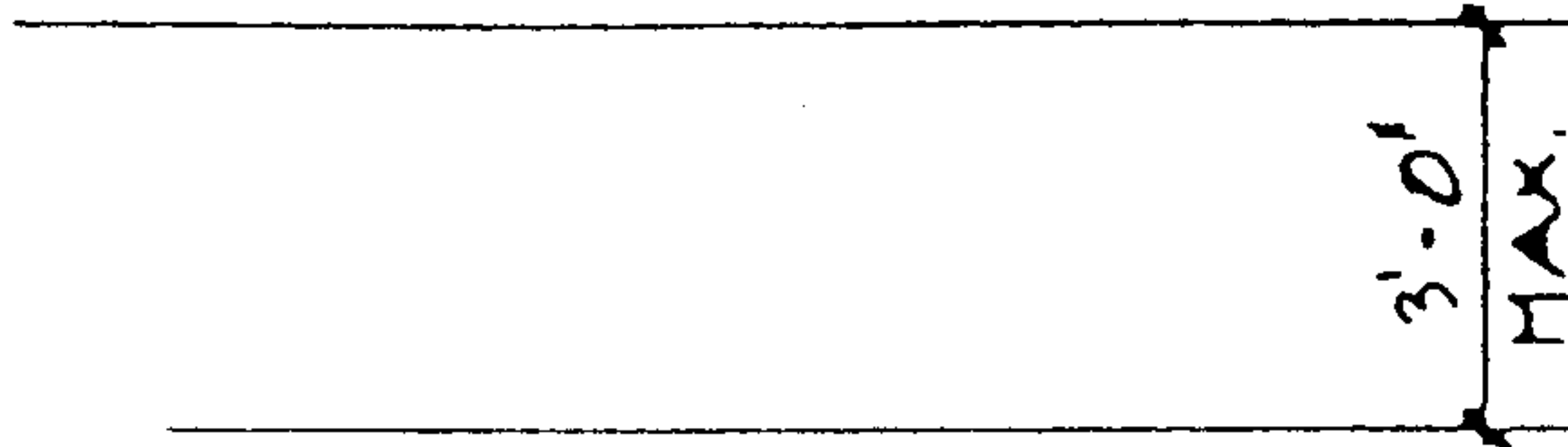
TYPICAL RECEIVING DOOR

SCALE
DATE 5/12/88
DRAWN

<b>BROOKHURST GARDENS</b>		
Garden Grove	California	
<b>SIMON LEE &amp; ASSOCIATES</b>		

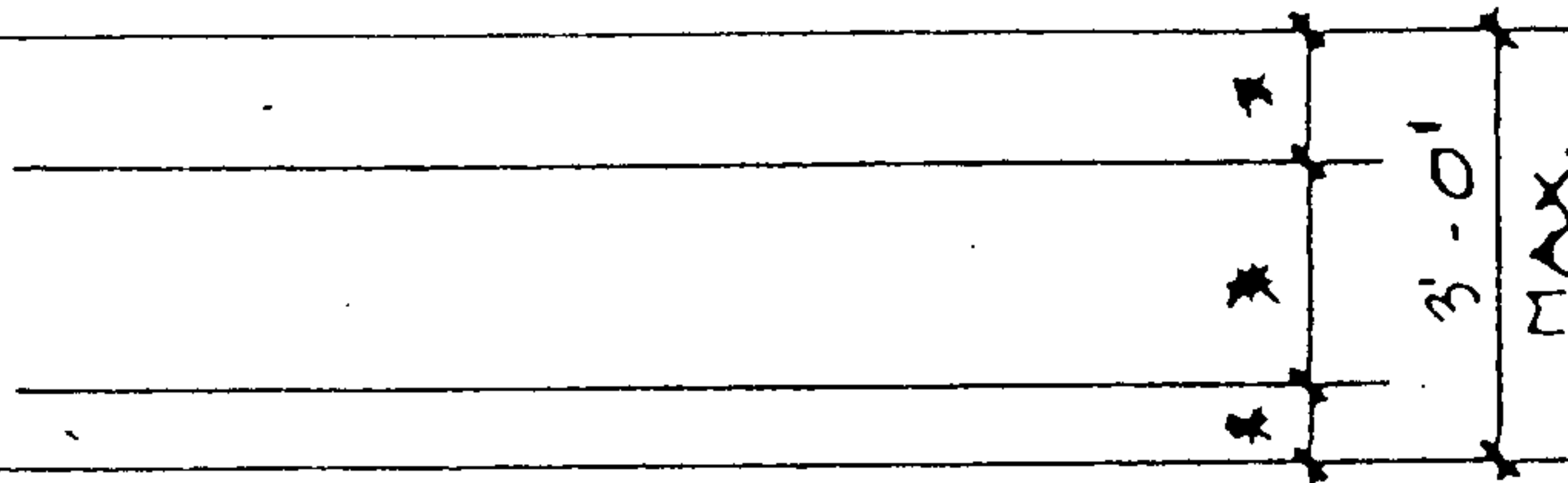
JOB NUMBER <b>870129</b>
DETAIL NUMBER

# SIGN



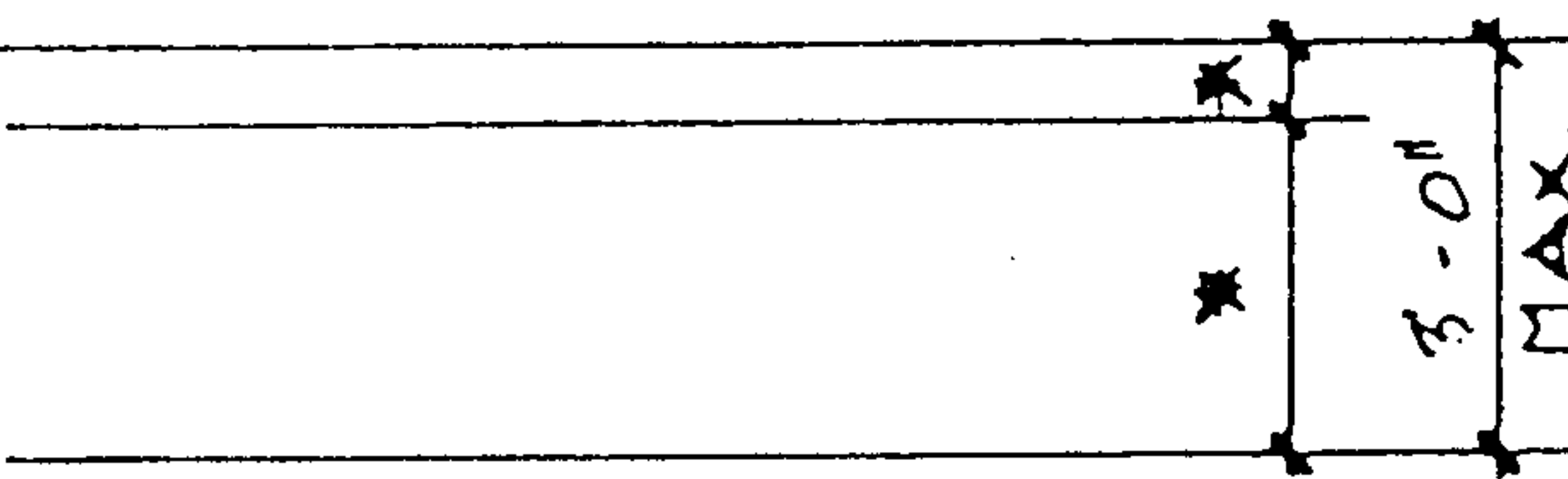
ALL UPPER CASE

# Sign



LOWER CASE W/ LARGER INITIAL OR  
LOWER CASE W/ UPPER CASE INITIAL

# SIGN



ALL UPPER CASE W/ LARGER INITIAL

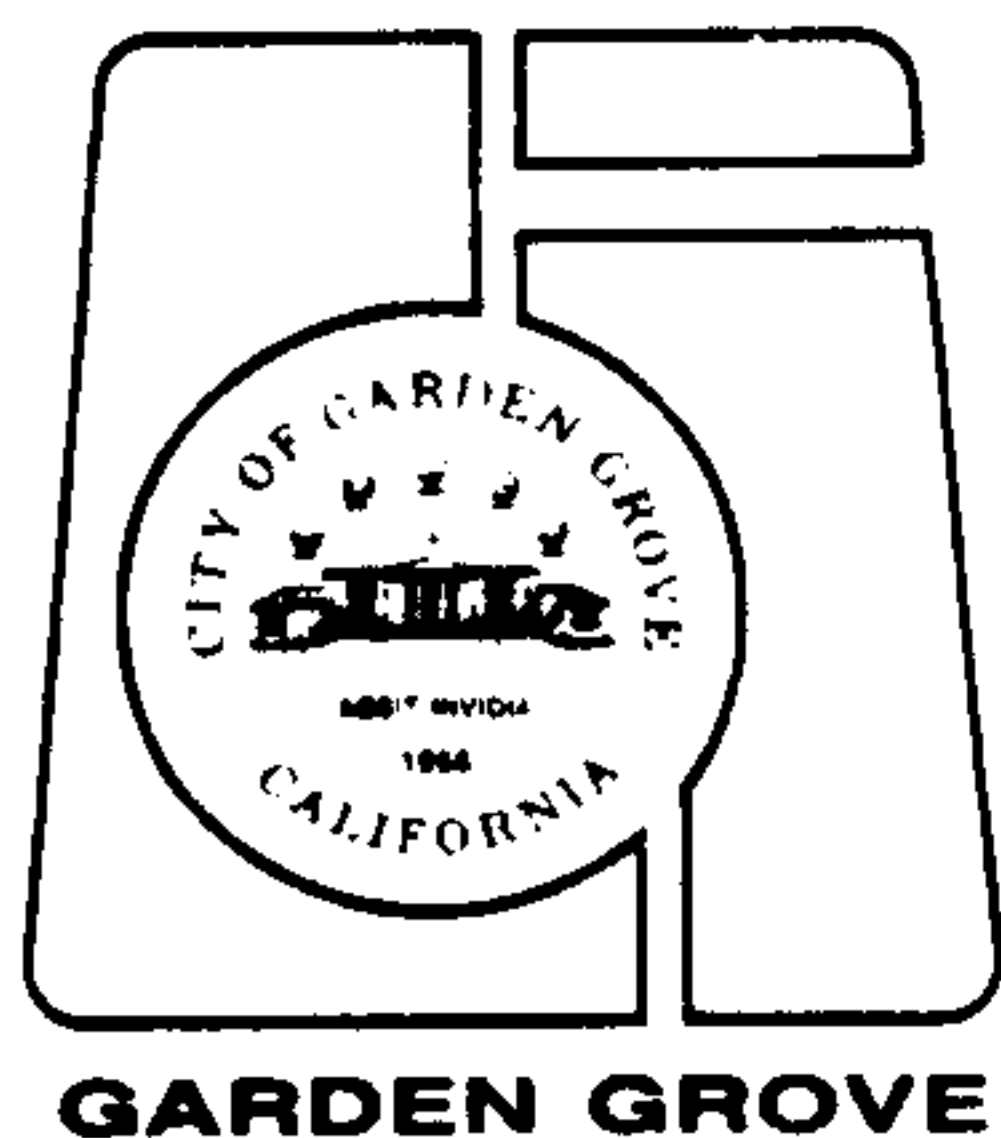
\* AS REQUIRED FOR LETTER STYLE

## FASCIA SIGN LETTER TYPE & DIMENSIONS

### SIGN CRITERIA

SCALE	<b>BROOKHURST GARDENS</b>	JOB NUMBER
DATE 5/12/88		870129
DRAWN	Garden Grove California	DETAIL NUMBER
CHECKED	<b>SIMON LEE &amp; ASSOCIATES</b>	
	Menlo Park, CA 94025 818-571-8000	

February 22, 1990

**CITY OF GARDEN GROVE, CALIFORNIA**

11391 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

(714) 741-5315

February 14, 1990

Garden Grove Planning Commission  
Garden Grove, CA

Honorable Commissioners:

SUBJECT: Rewording of Condition of Approval No. "d" of Planning Commission  
Resolution No. 3878, Regarding PUD-102-88

As a condition of approval of the Brookhurst Garden Ltd. project (PUD-102-88), the Planning Commission required the developer to close Brookhurst Way to northbound traffic, as conditioned in the approving resolution. The southbound lanes were to remain open.

Several proposals for the closure of Brookhurst Way were submitted by the developer and were reviewed by staff. After considerable discussion, it was determined that, due to the potential impact on the residents along the west side of Brookhurst Way, a public hearing should be held to consider and discuss several alternative closures and the related traffic impacts.

On December 13, 1989, the Traffic Commission, at a public hearing, considered this matter. The following is a narrative of the proposal as discussed at this public hearing.

The alternatives considered include either the full or partial closure of Brookhurst Way at Brookhurst Street. Of primary concern is the ability to provide adequate access to the residents along the west side of the street.

Closing Brookhurst Way to both northbound and southbound traffic at Brookhurst Street will essentially create a cul-de-sac and will allow access from Stanford Avenue only. This will substantially reduce traffic volumes on the street and eliminate potential conflicts between southbound vehicles and vehicles entering or exiting the residential driveways. It will also eliminate the need for a traffic signal at Brookhurst Street.

Closing the street to northbound traffic only will eliminate the need for the traffic signal, but will still allow southbound traffic to proceed straight through on Brookhurst Way. With the opening of Brookhurst Gardens, the Ramada Inn and other developments on Garden Grove Boulevard, traffic volumes on Brookhurst Way would be expected to increase, thereby increasing the potential for accidents, especially with residents trying to ingress or egress their

driveways on the west side of Brookhurst Way, north of Stanford. Traffic counts taken earlier this year indicated that 6,300 vehicles per day are already using this street. In the peak hour, this equates to a vehicle passing by every five to six seconds.

Traffic Engineering staff recommended Alternative No. 2 since this would be the most beneficial approach from a safety perspective. Alternative No. 2 (interim), was approved by the Traffic Commission to read as follows:

Alternative 2 (interim) denoted total closure of Brookhurst Way at Brookhurst Street utilizing delineators until such time as the former gas station on the northwest corner of Brookhurst and Stanford is developed.

Planning staff recommends that the Planning Commission approve the minor modification to PUD-102-88 requiring the implementation of Alternative 2 (interim) as approved by the Traffic Commission and to reword Condition No. "d" to read as follows: Remove existing traffic signal at the intersection of Brookhurst Street and Brookhurst Way, and closure of Brookhurst Way to both northbound and southbound traffic.

Staff will be available to discuss this matter with you at your February 22, 1989 meeting.

FRANK A. SCHUMA, Director   
Development Services Department

  
By: Karl Hill  
Associate Planner

5496T



MINUTE EXERPT  
TRAFFIC COMMISSION MEETING  
DECEMBER 13, 1989

TRAFFIC SIGNAL REMOVAL/STREET CLOSURE - BROOKHURST WAY, NORTH OF STANFORD AVENUE

Staff report was reviewed noting that the request is to consider alternative street closure proposals for Brookhurst Way at Brookhurst Street and recommend a preferred alternative. Staff described the following alternatives:

Alternative One denoted the closure of Brookhurst Way north of Stanford to northbound traffic while maintaining southbound access from Brookhurst Street. Alternative Two denoted total closure of Brookhurst Way at Brookhurst Street with a cul-de-sac for Brookhurst Way south of the existing island. Alternative Two (interim) denoted total closure of Brookhurst Way at Brookhurst Street utilizing barricades until such time as the former gas station on the northwest corner of Brookhurst and Stanford is developed.

Staff indicated that the request is a result of conditions of approval which contained a number of traffic requirements imposed on the Brookhurst Gardens Project. Staff noted that they have taken a look at how the closure would work and felt that the adjacent neighbors should be aware of the impact. Staff advised that in any alternative, the traffic signal on Brookhurst Street at Brookhurst Way will be removed.

Staff commented that they have looked at some alternatives to keeping it open but felt that a full closure would solve the safety problems of the residents backing out onto the street. Staff felt it would be a much safer alternative. Staff commented that the down side would be that anybody wanting to go down Brookhurst Way would have to go onto Brookhurst Street, then Stanford Avenue, then proceed south. Staff felt that if anyone wants to access the development, there is ample opportunity to access on Brookhurst Street if Brookhurst Way is closed and it would reduce the number of cars at the Brookhurst Way/Garden Grove Boulevard intersection. Staff noted that the developer will assist in redesigning the intersection of Brookhurst Way/Kerry Street/Garden Grove Boulevard so that it functions more safely. Staff advised that 6,300 vehicles currently use Brookhurst Way and that would be significantly reduced if closed to southbound traffic.

Commissioner Powell questioned whether there would be a barricade to stop the northbound traffic on Stanford or would there be only signs. Staff commented that there would be a sign and pavement legends added with the interim or full closure using Alternative Two because there would be no southbound traffic. Staff noted that if Alternative One (closed to northbound traffic only) is used they would have to take other measures to stop people from getting in.

Commissioner Powell questioned whether Alternative One would require a barricade rather than two signs. Staff advised that was correct but a barricade would prevent some property owners from getting into the area.

In response to Commissioner Grimm, staff noted that if Alternative Two is used there is a possibility that a future developer may use some of the street for their development.

Commissioner Hauenstein questioned whether the City owned some of the property. Staff indicated they did and there might be a possibility for the developer to use some of that property as well.

Commissioner Woods felt that Alternative Two would enhance the area.

Commissioner Ojeda was also in favor of Alternative Two and felt it was a better idea.

Chairman Garrett opened the public hearing to receive testimony in favor of or in opposition to the request.

Mr. M. Denham, 12711 Brookhurst Way, noted that he agreed with the interim closure. He commented that sometimes people see the green light at Stanford and do not see the red light on Brookhurst Way. He noted there have been a lot of accidents at that intersection. He commented if the City does not do anything at all, the two signals would be better coordinated to both be red at the same time. He commented that he preferred the full closure, and it does give the people an opportunity to get in and out of their driveway.

There being no further comments from the audience, the public hearing was closed.

Commissioner Powell felt that the interim closure would be the better way at this time especially considering the expense and not knowing what is going to happen in that area in the near future.

Commissioner Grimm also agreed with Commissioner Powell and was in favor of the interim closure.

Commissioners Hauenstein and Ojeda also were in favor on the interim closure.

Commissioner Tronson noted his concern with aesthetic issues. Staff noted that it would depend on whether and when the Mobil Oil site is developed. Staff indicated that the site has been monitored for contamination as has been found at a number of service stations sites that are going through development.

Commissioner Tronson questioned whether Alternative Two would require additional improvements. Staff noted that there would be additional curbs, gutters and sidewalks.

Commissioner Woods commented that he agreed with the elimination of the signal light and felt the cost would not be that significant with regard to the benefits derived. He noted that developers are quick to present a plan but he felt that five years later the big yellow barricade would still be up across the street.

Chairman Garrett was also in favor of removing the signal and southbound traffic. He commented he could not decide between the interim closure and Alternative Two.

Commissioner Grimm questioned how staff would treat the closure of the southbound traffic and the type of curbs and gutters that would be installed. Staff noted that they would be standard curbs and gutters to extend the radius point. Staff indicated what can be done could be a reflector behind the curbs and gutters or something so that it would be safe. Staff noted that sidewalks could also be installed depending on what is in the triangle area. Staff noted that the specifics have not been worked out and they were presenting a conceptual idea. Staff felt that it would not be right to have the developer of the property to the south of Stanford pay the entire cost of Alternative Two.

Commissioner Powell moved, seconded by Commissioner Hauenstein, to recommend to the City Council the closure of Brookhurst Way and the removal of the traffic signal using Alternative Two (interim) as presented by staff. The motion carried with the following vote:

AYES:	COMMISSIONERS: (7)	GARRETT, GRIMM, HAUENSTEIN, OJEDA, POWELL, TRONSON, WOODS
NOES:	COMMISSIONERS: (0)	NONE
ABSENT:	COMMISSIONERS: (0)	NONE

Staff noted that this item has to be discussed with the developer of the property since it has changed from what the City Council has approved and what was discussed originally. Staff felt that there are more benefits and would like to discuss it with the developer before returning to the City Council.

Chairman Garrett requested that the Commission be kept informed on this item.

Date Completed 2-5-90

INITIAL STUDY OF ENVIRONMENTAL EFFECTS  
(To Be Completed by Lead Agency)

I. BACKGROUND

1. Name of developer or project sponsor: CITY OF GARDEN GROVE.  
Address and phone number of above: 11391 ACACIA PARKWAY,  
GARDEN GROVE, CA. 92640
2. Address or location of project: INTERSECTION OF BROOKHURST  
WAY AND BROOKHURST ST.
3. Name of project leader or coordinator: KARL HILL
4. Lead Agency: CITY OF GARDEN GROVE.
5. Date Environmental Information Form submitted: 2-5-90
6. Agency Requiring Form: CITY OF GARDEN GROVE.
7. Name of proposal, if applicable: MINOR MODIFICATION TO  
PLD 102-88
8. Project Proposal: CLOSURE OF BROOKHURST WAY, AT BROOKHURST ST.  
TO NORTHBOUND AND SOUTHBOUND TRAFFIC

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or changes in geologic substructures?	_____	_____	_____ ✓
b. Disruptions, displacements, compaction or overcovering of the soil?	_____	_____	_____ ✓
c. Change in topography or ground surface relief features?	_____	_____	_____ ✓
d. The destruction, covering or modification of any unique geologic or physical features?	_____	_____	_____ ✓
e. Any increase in wind or water erosion of soils either on or off the site?	_____	_____	_____ ✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	_____	_____	_____✓
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	_____	_____	_____✓
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	_____✓
b. The creation of objectionable odors?	_____	_____	_____✓
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	_____	_____	_____✓
d. Exposure of people to high ambient levels of air pollution?	_____	_____	_____✓
3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	_____	_____	_____✓
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____	_____	_____✓
c. Alterations to the course or flow of flood waters?	_____	_____	_____✓
d. Change in the amount of surface water in any water body?	_____	_____	_____✓
e. Discharge into surface waters, or in any alteration of surface water quality, including, but not limited to, temperature, dissolved oxygen or turbidity?	_____	_____	_____✓
f. Alteration of the direction or rate of flow of ground water?	_____	_____	_____✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	_____ ✓
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	_____ ✓
i. Exposure of people or property to water related hazards such as flooding?	_____	_____	_____ ✓
<b>4. Plant Life. Will the proposal result in:</b>			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	_____	_____ ✓
b. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	_____	_____ ✓
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	_____ ✓
d. Reduction of acreage of any agricultural crop?	_____	_____	_____ ✓
<b>5. Animal Life. Will the proposal result in:</b>			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish or insects)?	_____	_____	_____ ✓
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	_____ ✓
c. Introduction of new species of animals into an area, or a barrier to the migration or movement of animals?	_____	_____	_____ ✓
d. Deterioration to existing fish or wildlife habitat?	_____	_____	_____ ✓
<b>6. Noise. Will the proposal result in:</b>			
a. Increases in existing noise levels?	_____	_____	_____ ✓
b. Exposure of people to severe noise levels?	_____	_____	_____ ✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
7. <b>Light and Glare.</b> Will the proposal produce new light or glare?	_____	_____	_____ ✓
8. <b>Land Use.</b> Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	_____	_____ ✓
9. <b>Natural Resources.</b> Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	_____	_____	_____ ✓
10. <b>Risk of Upset.</b> Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	_____ ✓
b. Possible interference with an emergency response plan or an emergency evacuation plan?	_____	_____	_____ ✓
11. <b>Population.</b> Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	_____	_____ ✓
12. <b>Housing.</b> Will the proposal affect existing housing, or create a demand for additional housing?	_____	_____	_____ ✓
13. <b>Transportation/Circulation.</b> Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	_____	_____	_____ ✓
b. Effects on existing parking facilities or demand for new parking?	_____	_____	_____ ✓
c. Substantial impact upon existing transportation systems?	_____	_____	_____ ✓
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	_____ ✓	_____
e. Alterations to waterborne, rail or air traffic?	_____	_____	_____ ✓
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____	_____ ✓

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
14. <b>Public Services.</b> Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	_____	_____	_____✓
b. Police Protection?	_____	_____	_____✓
c. Schools?	_____	_____	_____✓
d. Parks or other recreational facilities?	_____	_____	_____✓
e. Maintenance of public facilities, including roads?	_____	_____	_____✓
f. Other governmental services?	_____	_____	_____✓
15. <b>Energy.</b> Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	_____	_____	_____✓
b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?	_____	_____	_____✓
16. <b>Utilities.</b> Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	_____	_____	_____✓
b. Communications system?	_____	_____	_____✓
c. Water?	_____	_____	_____✓
d. Sewer or septic tanks?	_____	_____	_____✓
e. Storm water drainage?	_____	_____	_____✓
f. Solid waste and disposal	_____	_____	_____✓
17. <b>Human Health.</b> Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	_____✓
b. Exposure of people to potential health hazards?	_____	_____	_____✓



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
18. <b>Aesthetics.</b> Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	_____	_____ ✓
19. <b>Recreation.</b> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	_____ ✓
20. <b>Cultural Resources.</b> Will the proposal result in: an alteration of a significant archeological, historical or ethnic cultural site, structure, object or building?	_____	_____	_____ ✓
21. <b>Mandatory Findings of Significance.</b>			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	_____	_____ ✓
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)	_____	_____	_____ ✓
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	_____	_____	_____ ✓
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	_____	_____	_____ ✓

III. -IMPACTS OF THE ENVIRONMENT ON THE PROJECT

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. Is the project to be located in an area with a high probability of soil liquefaction?	_____	_____	_____ ✓
2. Is the project site located on or adjacent to a known or suspected earthquake fault?	_____	_____	_____ ✓
3. Is the project within a 100-year flood plain?	_____	_____	_____ ✓
4. Is the project to be located under the flight path for an airport?	_____	_____	_____ ✓
5. Is the project to be located in the vicinity of a currently operating or an historic sanitary landfill?	_____	_____	_____ ✓

IV. DISCUSSION OF ENVIRONMENTAL EVALUATION

(Explanation of all "yes" and "maybe" answers and possible mitigation measures of any significant adverse effects.)

13 d. - THE PROPOSED ALTERATION TO EXISTING VEHICULAR CIRCULATION PATTERNS WILL NOT ADVERSELY EFFECT THE CIRCULATION ELEMENT OF THE GENERAL PLAN BECAUSE THERE ARE OTHER ARTERIAL STREETS IN THE VICINITY CAPABLE OF PROVIDING NECESSARY ACCESS INTO AND OUT OF THE AREA. THE PROPOSED CLOSURE WILL PERMIT AN ADDED MEASURE OF PROTECTION FOR THE RESIDENTS ALONG BROOKHURST WAY IN THAT REDUCED TRAFFIC VOLUMES WILL OCCUR.

V. DETERMINATION

(To be completed by the Lead Agency.)

On the basis of this initial evaluation:

Staff finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

Staff finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

Staff finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

2.5 - 90

Date

*Mark Hill*

Signature

10/1/85

For

*City of Garden Grove*

RESOLUTION NO. 5061

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, RECOMMENDING APPROVAL OF A MINOR MODIFICATION TO PLANNED UNIT DEVELOPMENT NO. PUD-102-88 AND PARCEL MAP NO. PM-88-329 FOR A PARCEL OF LAND LOCATED ON THE WEST SIDE OF BROOKHURST STREET, NORTH OF GARDEN GROVE BOULEVARD, PARCEL NOS. 089-661-03, 04 AND 05

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on February 22, 1990 does hereby recommend approval of a minor modification to Planned Unit Development No. PUD-102-88 and Parcel Map No. PM-88-329.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development No. PUD-102-88 and Parcel Map No. PM-88-329, the Planning Commission of the City of Garden Grove does report as follows:

1. The subject case was initiated by the City of Garden Grove.

2. The applicant, City of Garden Grove, is proposing a minor modification to Planned Unit Development No. PUD-102-88 regarding Condition of Approval No. d of Planning Commission Resolution No. 3878. The originally approved Condition "d" of Planning Commission Resolution No. 3878 read as follows:

"d. Remove existing traffic signal at the intersection of Brookhurst Street and Brookhurst Way and closure of Brookhurst Way to northbound traffic. The southbound lanes shall remain open."

The proposed minor modification to Condition "d" of Planning Commission Resolution No. 3878 shall be amended as follows:

"d. Remove existing traffic signal at the intersection of Brookhurst Street and Brookhurst Way, and closure of Brookhurst Way to both northbound and southbound traffic.

Due to the potential impact on residents along the west side of Brookhurst Way, staff felt that the closure of Brookhurst to both north and southbound traffic was needed to protect west side residents.

3. The City of Garden Grove has prepared a Negative Declaration eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant adverse effect on the environment.

4. The Planning Commission gave due and careful consideration to the matter during its meeting of February 22, 1990; 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 9220.4, are as follows:

FACTS & REASONS:

The subject minor modification to Condition of Approval No. d of Planning Commission Resolution No. 3878 regarding PUD-102-88 is justified in that the proposed modification affords more protection to the residents of the west side of Brookhurst Way in that northbound and southbound through traffic will be excluded from the usage of said street.

The spirit and intent of the provisions, conditions and requirements of Article IX of the Garden Grove Municipal Code and other applicable ordinances are complied with.

Be it further resolved that the Planning Commission does conclude that the proposed minor modification to PUD-102-88, Condition of Approval "d" of Planning Commission Resolution No. 3878, does possess characteristics that would indicate justification of the request for adoption in accordance with Municipal Code Section 9213.F.7.

1. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following conditions of approval shall apply to the subject case:
  - a. All of the conditions of approval contained in the original approval of PUD-102-88 as expressed in Planning Commission Resolution No. 3878 shall be observed.
  - b. Remove existing traffic signal at the intersection of Brookhurst Street and Brookhurst Way, and closure of Brookhurst Way to both northbound and southbound traffic.

ADOPTED this 22nd day of February 1990.

/s/ WILLIAM NUESSELE  
CHAIRMAN

5497T/1851A  
02/15/90

RESOLUTION NO. 4018

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE, STATE OF CALIFORNIA, APPROVING A ONE-YEAR TIME EXTENSION FOR PLANNED UNIT DEVELOPMENT NO. PUD-102-88

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, in regular session assembled on August 24, 1989 did hereby approve a one-year time extension for Planned Unit Development No. PUD-102-88.

BE IT FURTHER RESOLVED in the matter of the one-year time extension for PUD-102-88 the original approval was for the construction of a 118,180 square foot, two-story retail and restaurant complex on a 7.1 acre site located north of Garden Grove Boulevard on the west side of Brookhurst Street and the east side of Brookhurst Way at 12765-15857 Brookhurst Street and zoned C-2 (General Commercial).

WHEREAS, the applicant, Brookhurst Garden Ltd., Partnership, requested a one-year time extension for PUD-102-88 in a letter received by the City of Garden Grove on July 29, 1989; and

WHEREAS, the Planning Commission gave due and careful consideration to the request at their meeting of August 24, 1989.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Garden Grove, State of California, does hereby recommend approval of a one-year time extension for Planned Unit Development No. PUD-102-88.

ADOPTED this 14th day of September, 1989.

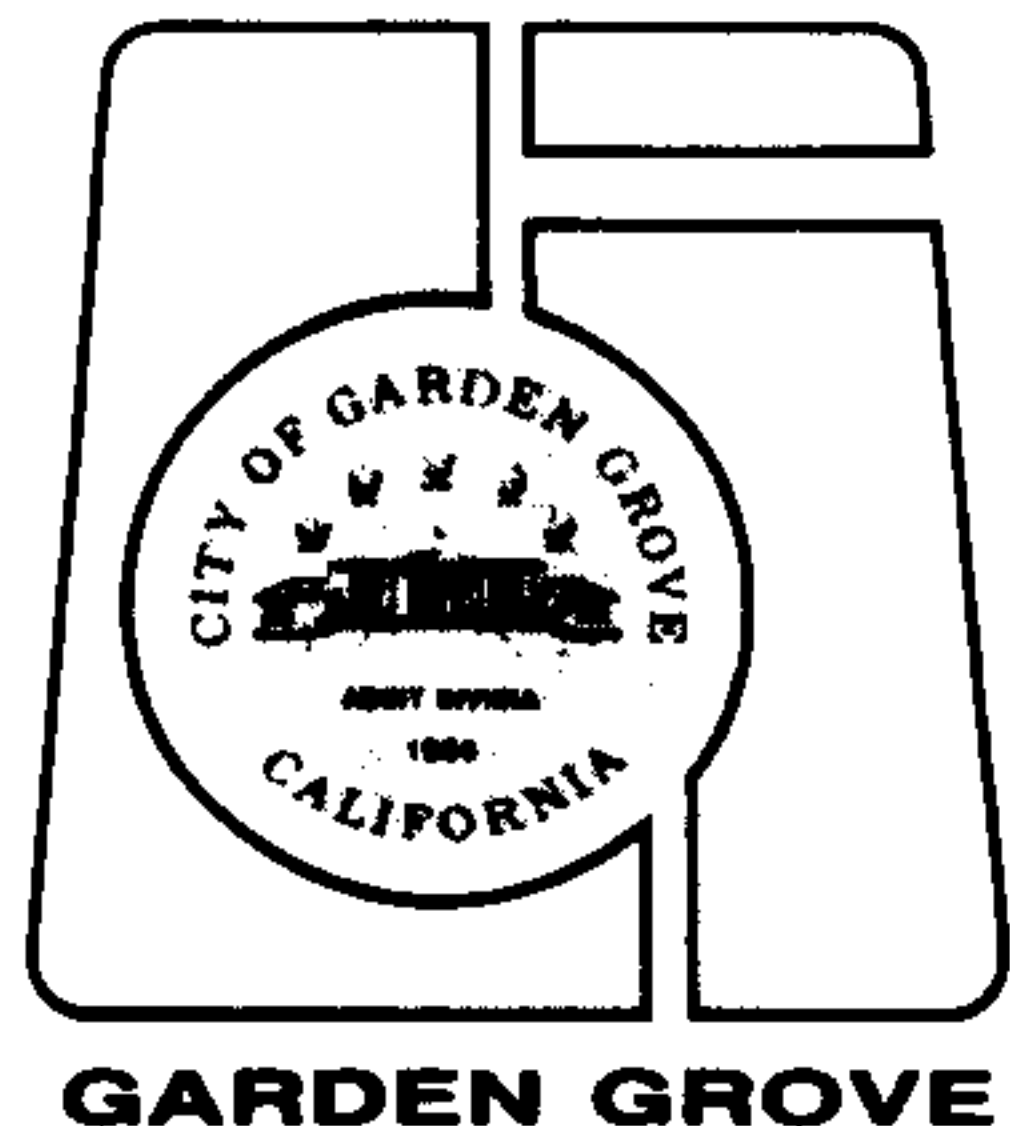
/s/ WILLIAM NUESSELE  
VICE CHAIRMAN

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 September 14, 1989, and carried by the following vote, to wit:

AYES:	COMMISSIONERS:	ANDERSON, BLAKESLEY, BUTTERFIELD, KILLINGBECK, NUESSELE
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	MARGOLIN
ABSTAIN:	COMMISSIONERS:	MARSHALL

/s/ PRISCILLA STIERSTORFER  
SECRETARY

PLEASE NOTE: A 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).



Agenda Item 5.a.  
Hearing Date August 24, 1989  
Application No. PUD-102-89  
Applicant Brookhurst Garden Ltd.

# CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

*file*

August 4, 1989

Garden Grove Planning Commission  
Garden Grove, CA

Honorable Commissioners:

SUBJECT: REQUESTED TIME EXTENSION FOR PLANNED UNIT DEVELOPMENT  
NO. PUD-102-88

On July 28, 1988, the Planning Commission approved PUD-102-88, a request by the applicant to construct a 118,180 square foot, two-story retail and restaurant complex on a 7.1 acre site.

The applicant has requested a one year time extension of the Planned Unit Development approval. The applicant is working with staff in obtaining the necessary building permits and is anticipating commencing construction soon.

Staff will be available at your August 24, 1989 Planning Commission meeting to answer any questions.

PATRICK P. IMPORTUNA   
Assistant City Manager  
Development Services Director

By:   
Karl Hill  
Associate Planner

**BROOKHURST GARDEN LTD., PARTNERSHIP**  
829 S. San Gabriel Blvd.  
San Gabriel, CA 91776

July 28, 1989

Karl Hill  
Associate Planner  
Planning Division  
Development Services Department  
11391 Acacia Parkway  
Garden Grove, CA 92640

RE: Planned Unit Development No. PUD-102-88  
Time Extension


Dear Karl:

Please use this letter as our request for a time extension to the site plan.

We have been pursuing plan check approvals and permits. The project is active, and we expect to finalize corrections in a short period of time.

Thank You for your cooperation.

Sincerely

  
Ludwig Barowoj  
Director of Development



I. APPLICANT'S REQUEST AS ADVERTISED

The applicant, Brookhurst Garden Ltd. Partnership, 180 Valley Boulevard, San Gabriel, California 91776, is requesting an amendment to the Municipal Code to rezone an approximately 7.1-acre site from the C-2 (General Commercial) zone to the PUD (Planned Unit Development) zone to construct a 118,180 square foot, two-story, retail and restaurant complex on three parcels. The subject site is located north of Garden Grove Boulevard on the west side of Brookhurst Street and the east side of Brookhurst Way at 12765-15857 Brookhurst Street.

II. GENERAL INFORMATION

The subject property has a General Plan classification of Commercial.

General Plan

The proposed project is in conformance with the elements of the City's General Plan, including: Growth Policy, Land Use, Scenic Highway, Safety, Seismic Safety, Housing, Open Space, Noise, Circulation, and Conservation.

Land Use/Zoning

Description of Subject Property

Zoned C-2 (General Commercial) and is vacant.

Surrounding Use/Zoning

North

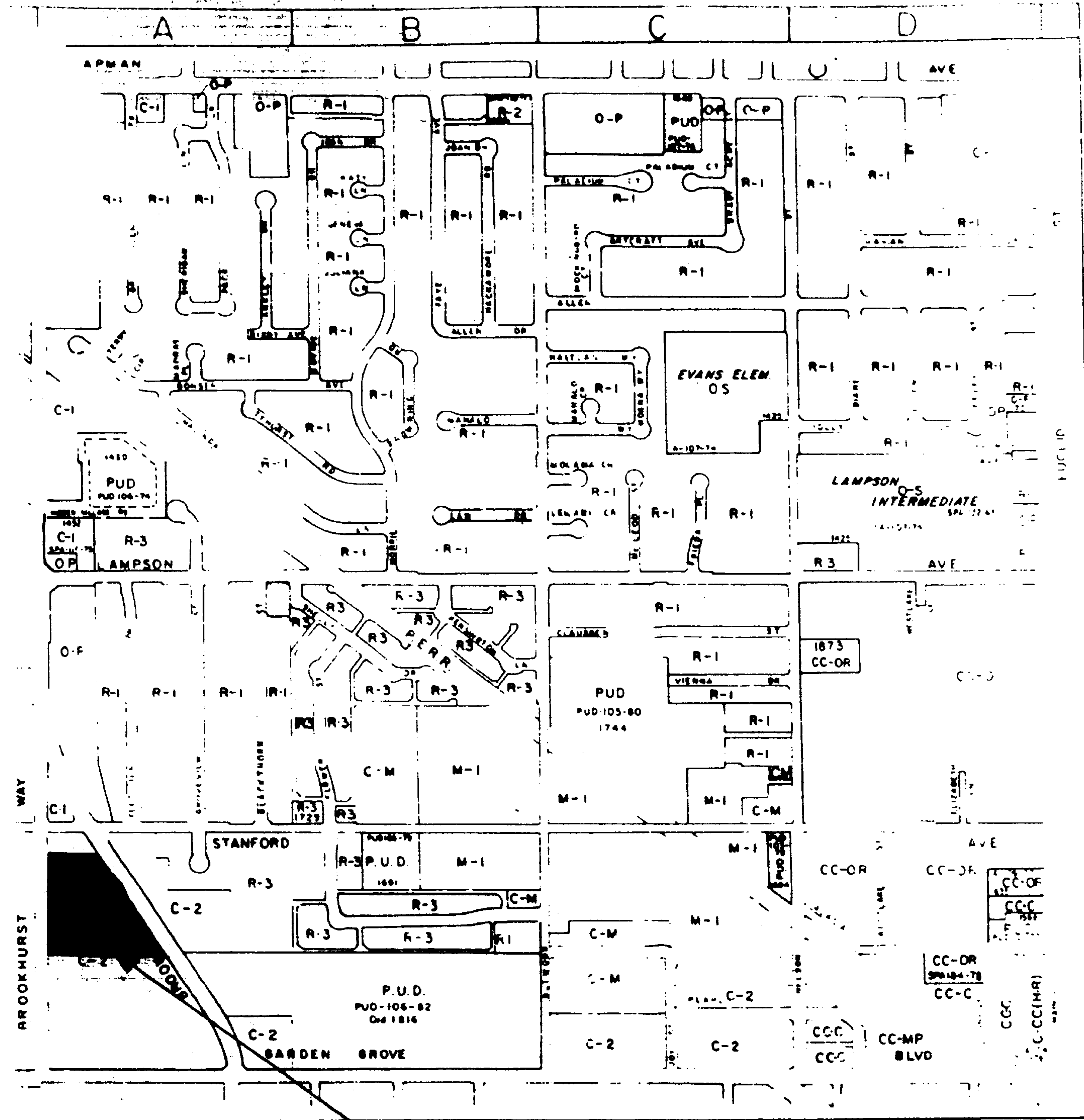
Zoned C-2 (General Commercial) and is improved with an office development.

East  
(Across Brookhurst Street)

Zoned C-2 (General Commercial), and is improved with a variety of retail commercial uses.

South

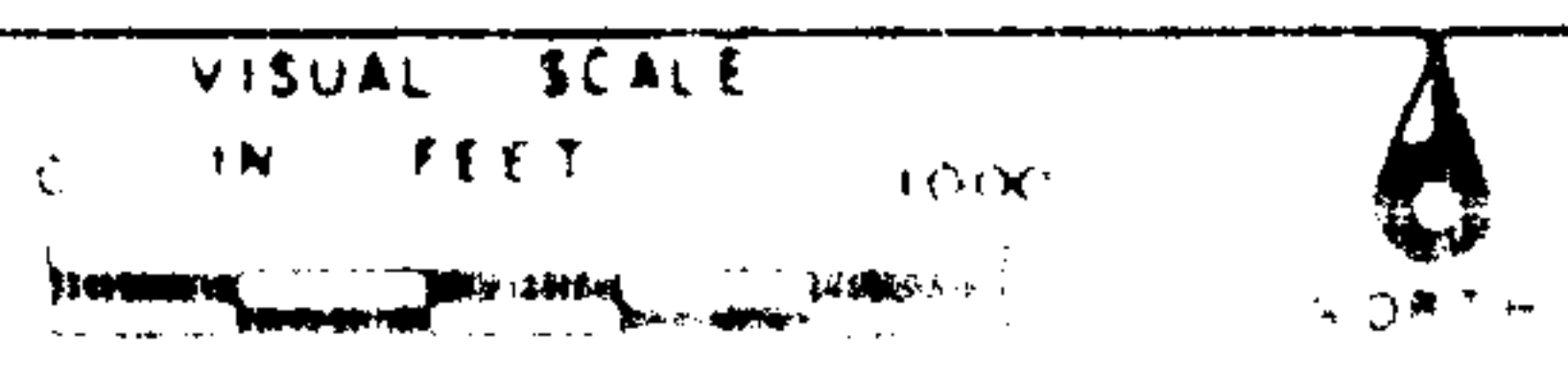
Zoned C-2 (General Commercial) and is improved with an auto dealer and a small retail commercial center.



**CITY OF GARDEN GROVE CALIFORNIA**  
**ZONING MAP PART C-9**

**LEGEND**

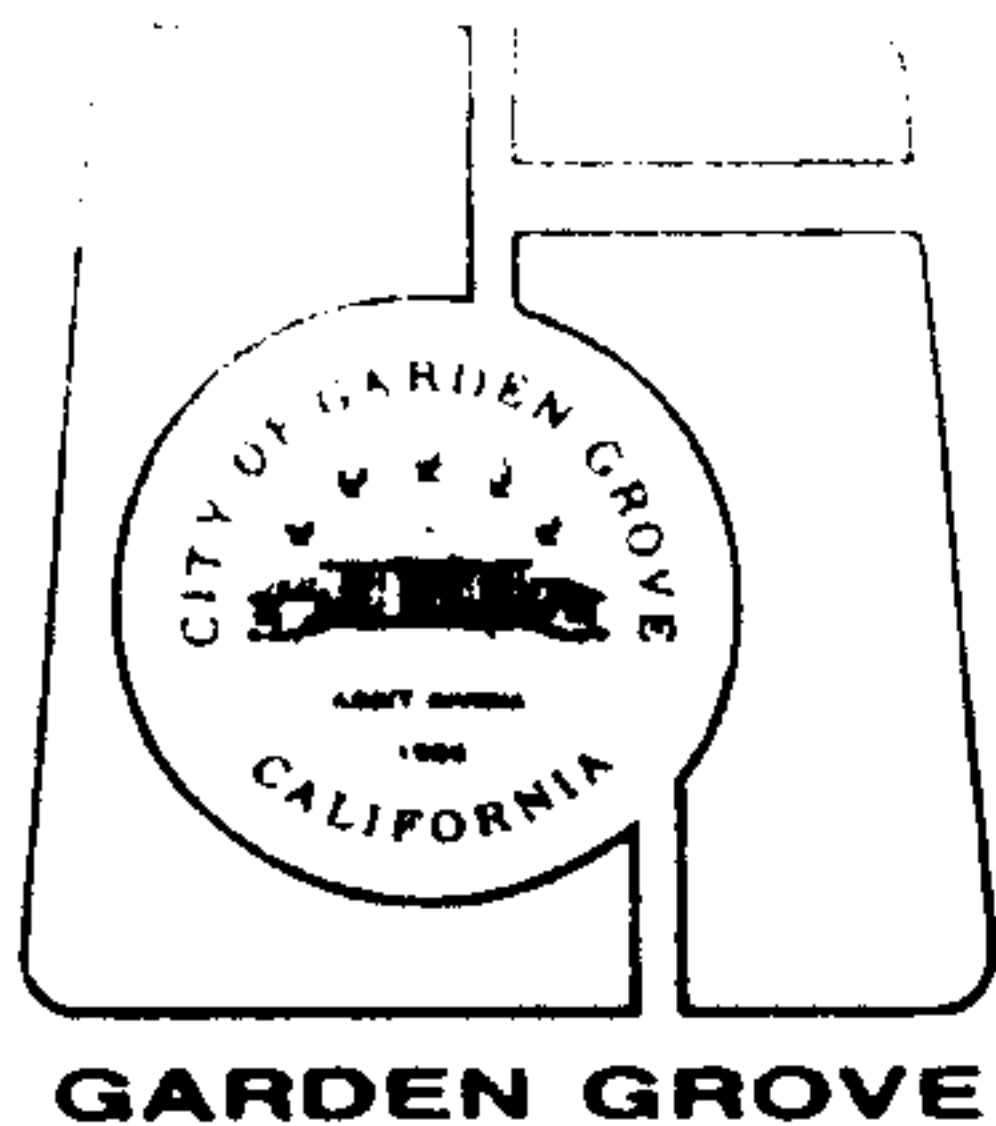
- |   |  |
|---|--|
| R-1 - One Family Residential              | PUD - Planned Unit Development (all other)                         |
| R-2 - Limited Single Residential          | O.S. - Open Space  |
| R-3 - Multiple Residential                | CC-P - Community Center - Public Building                          |
| IR-1 - High Density Residential           | CC-D - Community Center - Office                                   |
| IR-3 - High Rise/High Density Residential | CC-C - Community Center - Commercial                               |
| OP - Office Professional                  | CC-R - Community Center - Medium Density Residential               |
| C-1 - Limited Commercial                  | CC-OR - Community Center - Office and High Density Residential     |
| C-2 - General Commercial                  | CC-MP - Community Center - Industrial Park                         |
| C-3 - Commercial/Manufacturing            | CC-CR - Community Center - Single Family Residential               |
| M-1 - Light Industrial                    | CC-CR(HR) - Community Center - Condominium Residential             |
| M-2 - Heavy Industrial                    | CC-CR(HR)2 - Community Center - Condominium Industrial Residential |
| OP - House of Fun                         |  |



**SUBJECT SITE**

**PUD-102-88**





# CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

July 21, 1989

Brookhurst Garden Ltd., Partnership  
180 Valley Boulevard  
San Gabriel, CA 91776

SUBJECT: PLANNED UNIT DEVELOPMENT NO. PUD-102-88 LOCATED ON THE WEST  
SIDE OF BROOKHURST STREET, NORTH OF GARDEN GROVE BOULEVARD  
AND EAST OF BROOKHURST WAY

This letter is to inform you that Planned Unit Development No. PUD-102-89 is scheduled to expire on July 28, 1989. Unless correspondence is received from you on or before the above mentioned date requesting a time extension, the site plan will expire.

Enclosed is a copy of Section 9233.2 of the Garden Grove Municipal Code outlining the statutes regarding expirations and time extensions. Should you have any further questions, please call (714) 741-5312.

Sincerely,

PATRICK P. IMPORTUNA  
Assistant City Manager/  
Development Services Director

By: Karl Hill  
Associate Planner

Enclosure

readvertising. The hearing body, by normal voting procedure, may waive such readvertising cost for any person. (Amended by Ordinance No. 1538, dated October 4, 1976.)

(b) Public hearings may be continued by the hearing body without readvertising for public hearing and at no expense to any person when a full hearing body is not available for consideration of an applicant's request. Request for such continuance may be made by the applicant and the granting of such request shall not be construed as a request for continued public hearing for the purpose of determining when to levy readvertising fees as mentioned in (a) above.

**PART 22 - INTERPRETATION, PURPOSE AND CONFLICT**

9222. **Interpretation.** In interpreting and applying the provisions of this Chapter they shall be held to be the minimum requirement for the promotion of the public health, safety, comfort, convenience and general welfare. It is not intended by this Chapter to interfere with or abrogate or annul any easement, covenant or other agreement between parties. When this Chapter imposes a greater restriction upon the use of building or land, or upon the height of buildings, or requires larger open spaces than are imposed or required by other ordinances, rules, regulations, or by easements, covenants, or agreements, the provisions of this Chapter shall control.

**PART 23 - SITE PLAN, VARIANCE OR PERMIT REVOCATION OR EXPIRATION**

(Amended by Ordinance No. 853, February 8, 1966, repealed and added by Ordinance No. 1148, dated November 10, 1970, and repealed and added by Ordinance No. 1175, February 16, 1971.)

9223.1. **Site Plans, Variances or Permits May be Revoked.** The Planning Commission or Zoning Administrator, as the case may be, may, after a public hearing held in the manner prescribed in Part 19 governing variances, conditional use permits as prescribed in Part 20 governing site plans, revoke or modify on any one or more of the following grounds any site plan, variance, conditional use permit or

unclassified use permit previously issued:

(a) That the approval was obtained by fraud.

(b) That the use approved by a variance, conditional use permit or unclassified use permit has ceased to exist or has been suspended for one year or more.

(c) That the site plan, variance, conditional use permit or unclassified use permit is being, or recently has been, exercised contrary to the terms or conditions of such approval, or in violation of any statute, ordinance, law or regulation.

(d) That the approved site plan, variance, conditional use permit or unclassified use permit was so exercised as to be detrimental to the public safety or so as to constitute a public nuisance.

9223.2. **Expiration.** Any site plan, variance, conditional use permit or unclassified use permit granted becomes null and void if not exercised within the time specified in the approval of said site plan, variance, conditional use permit or unclassified use permit, or if no date is specified, within one (1) year from the date of approval of said site plan, variance, conditional use permit or unclassified use permit. In no case shall the Planning Commission or Zoning Administrator specify a time period exceeding three (3) years.

**PART 24 - PERMITS, LICENSES. ENFORCEMENT**

9224. **Certificate of Occupancy Permit.** (Repealed by Ordinance No. 903, dated July 5, 1966.)

9224.1. **No Conflicting Licenses or Permits Shall be Issued.** All departments, officials or public employees vested with the duty or authority to issue permits or licenses where required by law shall conform to the provisions of this Chapter. All such licenses where required by law shall conform to the provisions of this Chapter. No license or permit for uses, buildings or purposes where the same would be in conflict with the provisions of this Chapter shall be issued. Any such license or permit, if issued in conflict with the provisions hereof, shall be null and void.

ENVIRONMENTAL INFORMATION FORM  
(To Be Completed By Applicant)

Date Filed May 27, 1988

I. GENERAL INFORMATION

1. Name and address of Developer or Project Sponsor: Brookhurst Garden Limited Partnership  
180 E. Valley Blvd., San Gabriel, CA 91776  
Phone: (818)571-7856
2. Address of project: 12882-12902 Brookhurst Way  
12801-12857, 12791-12799 Brookhurst St.  
Assessor's Block and Lot Number: 089-661-03,04,05
3. Name and address of Project Coordinator: Felix Chen  
180 E. Valley Blvd., San Gabriel, CA 91776  
Phone: (818)571-7856
4. Existing zoning: C-2
5. Proposed zoning: C-2
6. Proposed use of site: Commercial Buildings for retail & restaurant

II. PROJECT DESCRIPTION

1. Site size: 308,825 S.F. (7.09 acres)
2. Building footprint(s): 116,180 S.F.
3. Number of floors in building(s): 2
4. Total floor area: 118,888 S.F.
5. Amount of off-street parking provided: 529
6. Proposed scheduling (phasing) of current development and any anticipated future development: single phase
7. If residential, include the number of units, unit sizes and type of household size expected:  
N.A.
8. If commercial, indicate the type and square footage of sales area:
- |            |                     |
|------------|---------------------|
| Retail     | <u>84,538 S.F.</u>  |
| Restaurant | <u>34,350 S.F.</u>  |
| TOTAL      | <u>118,888 S.F.</u> |

9. If industrial, indicate type, estimated employment per shift, and loading facilities: N.A.
- 
- 
10. If institutional, indicate the major function, estimated employment per shift and estimated occupancy: N.A.
- 
- 
11. If public works, indicate the kind, whether it is taking place within the existing public right-of-way, and whether it is replacing an existing system or facility: N.A.
- 
- 

12. Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

- | <u>YES</u> | <u>NO</u>    |  |
|------------|--------------|--|
| <u>   </u> | <u>  x  </u> | a. Change in existing topography (a substantial alteration of ground contours).                            |
| <u>   </u> | <u>  x  </u> | b. Change in scenic views or vistas from existing residential areas or public lands or roads.              |
| <u>   </u> | <u>  x  </u> | c. Change in pattern, scale or character of general area of project.                                       |
| <u>   </u> | <u>  x  </u> | d. Significant amount of solid waste or litter.  |
| <u>   </u> | <u>  x  </u> | e. Change in dust, ash, smoke, fumes or odors in vicinity.   |
| <u>   </u> | <u>  x  </u> | f. Change in stream or ground water quality or quantity, or alteration of existing drainage patterns.      |
| <u>   </u> | <u>  x  </u> | g. Substantial change in existing noise or vibration levels in the vicinity.                               |
| <u>   </u> | <u>  x  </u> | h. Site on filled land or on slope of 10 percent or more.  |
| <u>   </u> | <u>  x  </u> | i. Site on 100 year flood plain.   |
| <u>   </u> | <u>  x  </u> | j. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. |
| <u>   </u> | <u>  x  </u> | k. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).                |
| <u>   </u> | <u>  x  </u> | l. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.).                  |
| <u>   </u> | <u>  x  </u> | m. Relationship to a larger project or series of projects.   |

III. ENVIRONMENTAL SETTING

1. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures.

Flat land, vacant buildings, stable soil, no special aspects.  
The site was used as auto dealer. All existing buildings  
are being demolished.

2. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (approximate height, setback, etc.).

East: Brookhurst ST & one story commercial buildings  
South: Auto dealer & related uses  
West: Brookhurst Way & apartments  
North: Two story office building

VI. CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date May 27, 1988

*CF Chen*  
 (Signature)

Brookhurst Garden Limited Partnership  
 For By: Fu-Nan Chen, General Partner

DEVELOPMENT SERVICES DEPARTMENT  
PLANNING SERVICES DIVISION  
PLANNING SECTION

714/638-6831

APPLICATION FOR:

SITE PLAN (\$400) : ENVIRONMENTAL IMPACT REPORT  
REVIEW (20% OF EIR COST)  
 SITE PLAN AMENDMENT (\$600) :  
 VARIANCE (\$395) :  ENVIRONMENTAL IMPACT REPORT (\$150)  
NEGATIVE DECLARATION

NAME OF APPLICANT: Brookhurst Garden Limited Partnership TELEPHONE: (818)571-7856

MAILING ADDRESS: 180 E. Valley Blvd., San Gabriel, CA 91776

ZIP: \_\_\_\_\_

NAME OF RECORDED OWNER: Brookhurst Garden Limited Partnership TELEPHONE: (818)571-7856

MAILING ADDRESS: 180 E. Valley Blvd., San Gabriel, CA 91776

ZIP: \_\_\_\_\_

SUBJECT PROPERTY ADDRESS: 12801 Brookhurst St. Garden Grove, CA

SUBJECT PROPERTY LOCATION: NorthWest of Brookhurst St. & Garden Grove Blvd.

STATUS OF THE APPLICANT (CHECK ONE)

- RECORDED OWNER OF THE PROPERTY  
 PURCHASING OR ESCROW SUBJECT TO CASE APPROVAL  
 LESSEE  
 AUTHORIZED AGENT OF ONE OF THE ABOVE

IF YOU ARE NOT THE RECORDED OWNER OF THE PROPERTY, THE ATTACHED LETTER OF AUTHORIZATION, SIGNED BY THE OWNER, IS TO BE NOTARIZED AND SUBMITTED WITH THE APPLICATION.

SIGNATURE OF OWNER: *Chen* DATE: 5-27-88

NAME OF OWNER (Print): Fu-Nan Chen, General Partner Brookhurst Garden Limited Partnership

SIGNATURE OF APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME OF APPLICANT (Print): \_\_\_\_\_

ACCEPTANCE BY PLANNING STAFF: *Kathryn's Watt* DATE: 27 June 1988

KNOWLEDGMENT OF FEE PAYMENT: *Carol Lywill* DATE: 7-14-88



EXCERPT FROM ARTICLE IX OF THE MUNICIPAL CODE  
OF THE CITY OF GARDEN GROVE, CALIFORNIA

Section 9219.12. EFFECTIVE DATE OF ORDER GRANTING OR DENYING VARIANCE, CONDITIONAL USE PERMIT, UNCLASSIFIED USE PERMIT OR SITE PLAN. TIME FOR APPEAL. The order granting or denying a variance, conditional use permit, unclassified use permit or site plan shall become final and effective seven (7) days after the order, unless within such seven (7) day period an appeal in writing is filed with the City Clerk by either an applicant or opponent. The filing of such appeal within such time limit shall stay the effective date of the order until such time as the City Council has acted on the appeal as hereafter set forth in this Chapter.

Section 9221.3. FILING FEES. The fees shall be paid in accordance with a resolution adopted from time to time by the City Council.

NOTE: Evidence not presented to the Planning Commission or Zoning Administrator in connection with this case will not be considered by the City Council. All maps, petitions, plans, testimony, and other facts or opinions must have been heard by the Planning Commission or Zoning Administrator in order to be heard by the City Council.

Any new evidence which you desire to submit must be presented as part of a new application for which the normal filing fees will be charged. The new application will be heard by the Planning Commission or Zoning Administrator in the manner set forth in the Garden Grove Municipal Code.

Section 9223.1. SITE PLANS, VARIANCES OR PERMITS MAY BE REVOKED. The Planning Commission or Zoning Administrator, as the case may be, may after a public hearing held in the manner prescribed in Part 19 governing Variances, Conditional Use Permits and Unclassified Use Permits or as prescribed in Part 20 governing Site Plans, revoke or modify on any one or more of the following grounds any Site Plan, Variance, Conditional Use Permit or Unclassified Use Permit previously issued:

- a. That approval was obtained by fraud.
- b. That the use approved by a Variance, Conditional Use Permit or Unclassified Use Permit has ceased to exist or has been suspended for one year or more.
- c. That the Site Plan, Variance, Conditional Use Permit or Unclassified Use Permit is being, or recently has been exercised contrary to the terms or conditions of such approval, or in violation of any statute, ordinance, law or regulation.
- d. That the approved Site Plan, Variance, Conditional Use Permit or Unclassified Use Permit was so exercised as to be detrimental to the public safety or so as to constitute a public nuisance.

Section 9223.2 EXPIRATION. Any Site Plan, Variance, Conditional Use Permit or Unclassified Use Permit granted becomes null and void if not exercised within the time specified in the approval of said Site Plan, Variance, Conditional Use Permit, or Unclassified Use Permit, or if no date is specified, within one (1) year from the date of approval of said Site Plan, Variance, Conditional Use Permit or Unclassified Use Permit. In no case shall the Planning Commission or Zoning Administrator specify a time period exceeding three (3) years.

I HEREBY CERTIFY that I have read and understand the information contained in this application.

*CR Hue*

\_\_\_\_\_  
(Signature of Owner)

\_\_\_\_\_  
(Signature of Applicant)

Date 5-27-88

NOTE: If you are not the recorded owner of the property, this letter of authorization must be signed by the owner, notarized, and submitted with the application.

PUBLIC WORKS AND DEVELOPMENT DEPARTMENT  
Development Services Division

LETTER OF AUTHORIZATION  
TO BE NOTARIZED

TO: CITY OF GARDEN GROVE

APPLICATION FOR \_\_\_\_\_ CASE NO. \_\_\_\_\_

I, \_\_\_\_\_, owner of the below described property,  
do hereby appoint \_\_\_\_\_ my agent for the purpose of  
consummating the above application, and agree to accept and fulfill any and  
all requirements which may be imposed as conditions of approval.

LEGAL PROPERTY DESCRIPTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Signature of Owner)

DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT  
DEVELOPMENT SERVICES DIVISION

714/638-6831

APPLICATION FOR:

PLANNED UNIT DEVELOPMENT : ENVIRONMENTAL IMPACT REPORT  
(~~\$600~~) 200- : REVIEW (20% OF EIR COST)  
: :  
: :  
: : ENVIRONMENTAL IMPACT REPORT  
: : NEGATIVE DECLARATION (\$150)

NAME OF APPLICANT: Brookhurst Garden Limited Partnership TELEPHONE: (818) 571-7856

MAILING ADDRESS: 180 E. Valley Blvd., San Gabriel, CA 91776

ZIP: \_\_\_\_\_

NAME OF RECORDED OWNER: Brookhurst Garden Limited Partnership TELEPHONE: (818) 571-7856

MAILING ADDRESS: 180 E. Valley Blvd., San Gabriel, CA 91776

ZIP: \_\_\_\_\_

STATUS OF THE APPLICANT (CHECK ONE)

RECORDED OWNER OF THE PROPERTY

PURCHASING OR ESCROW SUBJECT TO CASE APPROVAL

LESSEE

AUTHORIZED AGENT OF ONE OF THE ABOVE

IF THE APPLICANT IS ANYONE OTHER THAN THE RECORDED OWNER OF THE PROPERTY, THE ATTACHED LETTER OF AUTHORIZATION, SIGNED BY THE OWNER, IS TO BE NOTARIZED AND SUBMITTED WITH THE APPLICATION.

IN TERMS OF COMPATIBILITY, BENEFIT TO THE COMMUNITY, LAND USE, AND THE CITY'S GENERAL PLAN, PLEASE COMPLETE THE FOLLOWING:

I. THE REQUEST ABOVE IS WARRANTED BECAUSE \_\_\_\_\_

It will assure a planned development in the Brookhurst Triangle.

\_\_\_\_\_  
\_\_\_\_\_

II. SUCH A CHANGE OF ZONE WILL BE IN THE INTEREST OF FURTHERANCE OF PUBLIC WELFARE BECAUSE \_\_\_\_\_

A well-planned development will increase the value of the properties in the area and assure a quality environment.

III. SUCH A CHANGE OF ZONE WILL NOT BE MATERIALLY DETRIMENTAL TO THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY THEREOF BECAUSE \_\_\_\_\_

The Property is currently zoned for General Commercial (C-2).

Same allowable uses will be requested in the Planned Unit Development.

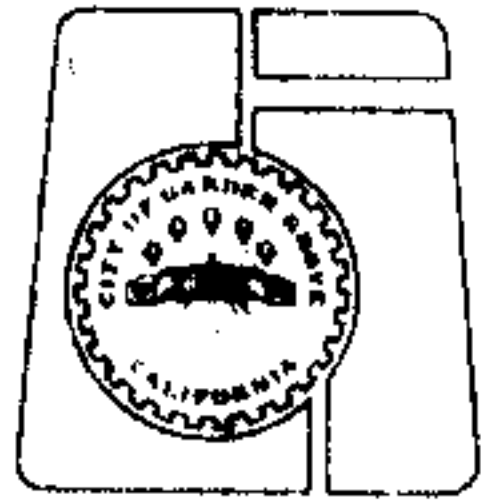
OWNER'S SIGNATURE: Cl Jne TITLE: General Partner

APPLICANT'S SIGNATURE: Cl Jne TITLE: General Partner

ACCEPTANCE BY LAND USE: Kathryn Watt DATE: \_\_\_\_\_

ACKNOWLEDGMENT OF FEE PAYMENT: Carol Squill DATE: 7-14-88

0750R/499A  
1/6/82



GARDEN GROVE  
CALIFORNIA 92640  
11291 ACACIA PARKWAY

# RECEIPT

DATE 27 MAY 19 88 No. **21910**

RECEIVED FROM WESTWOODS CONDO UNITS ASSOCIATION

ADDRESS 1706 WILLY RD. SAN CARLOS, CA 95070

THE SUM OF ONE THOUSAND ONE HUNDRED AND NO/100 DOLLARS DOLLARS \$ 1,090.00

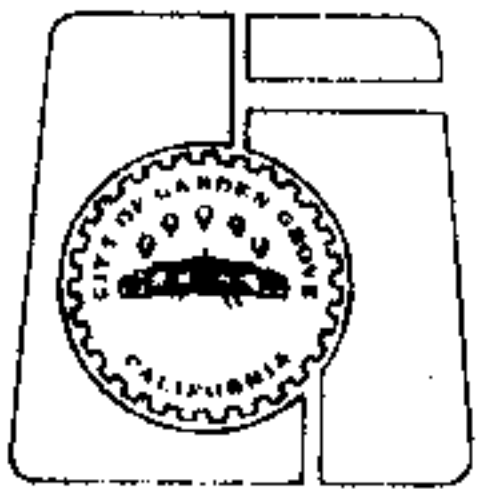
FOR SEC FUND FOR COMMERCIAL DEVELOPMENT SITEPL 400.00  
1700 LANA (540-) NEGDEC 150.00  
MISC 540.00

CASH  MONEY ORDER  CHECK  VALIDATION 1#4718A 5-31'88 CHECK 1,090.00

GENERAL LEDGER NO.  
ACCOUNT NUMBER

CITY OF GARDEN GROVE, CALIF. MBF  
BY [Signature] DEPARTMENT

FORM NO. 142-1-62



GARDEN GROVE  
CALIFORNIA 92640  
11291 ACACIA PARKWAY

# RECEIPT

DATE 13 July 19 88 No. **21883**

RECEIVED FROM WESTWOODS CONDO UNITS ASSOCIATION

ADDRESS 1706 WILLY RD. SAN CARLOS, CA 95070

THE SUM OF TWO HUNDRED DOLLARS DOLLARS \$ 200.00

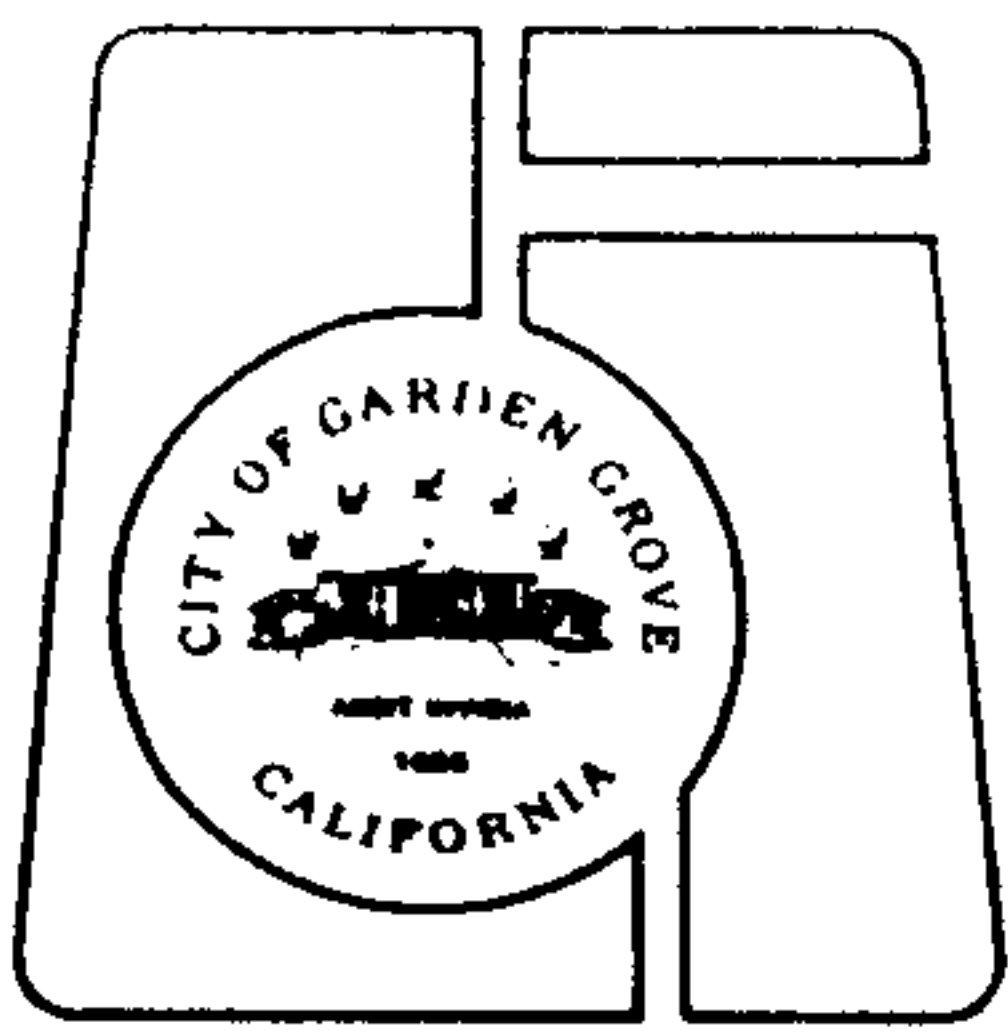
FOR SEC FUND FOR COMMERCIAL DEVELOPMENT

CASH  MONEY ORDER  CHECK  VALIDATION 1# 149A 7-14'88 CHECK 200.00 MISC 200.00

GENERAL LEDGER NO.  
ACCOUNT NUMBER

CITY OF GARDEN GROVE, CALIF. MBF  
BY [Signature] DEPARTMENT

FORM NO. 142-1-62



GARDEN GROVE

# CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

April 7, 1989

George Development Corporation  
ATTN: Mr. Brian Blaschke  
829 San Gabriel Blvd.  
San Gabriel, CA 91776

Dear Brian,

Enclosed please find a copy of a sample maintenance agreement and a copy of the Garden Grove Boulevard/Brookhurst Street Corridor Revitalization Study, also known as the Garden Grove Boulevard Study (GGBS). As I mentioned in our telephone conversation today, the maintenance agreement is one used by the City's Agency for Community Development and is usually part of a Disposition and Development Agreement between the City, the Agency and the developer. Any agreement that your company would enter into would be with the City only, and would not include the Agency. Please review this sample agreement, and if you have any questions or comments, please feel free to request a meeting with me and Jerry Blum, the Planning Division Manager. We will be happy to review the document with you and discuss what items would be most pertinent for the Brookhurst Gardens project.

I would like to recap our discussion concerning your request for the minimum size of restaurants on the second floor to be reduced from 3400 to 2200 square feet. Because the change in size is also a change in land-use and, staff believes, in intent of the project, the request would require a revision to the PUD. Such a revision would require advertised public hearings at the Planning Commission and City Council.

Staff has several concerns with the reduction in the minimum restaurant size. First, staff is under the impression that the second floor restaurants are to be large, dinner-house type restaurants which would attract an evening crowd, rather than a significant lunch crowd. In this way, the project would be active in the evenings as well as during the day. Staff is concerned that reducing the minimum size would encourage small restaurants which have a day-time peak use. In addition, by permitting smaller tenant spaces for restaurants, it might create more potential for additional retail space, instead of the proposed restaurant space.

Second, the parking requirement/management plan was based on the proposed land use of larger, dinner-house restaurants on the second floor. It was shown in the parking study that the demand for parking

for the restaurants would begin to occur at the same time the demand for parking for the retail businesses would begin to wane. The number of parking stalls required and proposed for the project centered upon this interaction. With smaller restaurants and perhaps more retailers, there may be an increase in the daytime parking demand, which could create a parking deficiency.

Finally, staff is of the opinion that because the project was presented at the neighborhood meeting and public hearings as containing large restaurants, it is also necessary to inform the public of a proposed change in the use and intent of the project.


At this point, staff would not be wholly supportive of this change in restaurant size. If you wanted to proceed, staff may require another parking study, and a representative listing of the types of restaurants which would occupy tenant spaces in this size range.

As we discussed, it may be beneficial for you and your leasing agent to meet with me and Jerry Blum to discuss the issue. I would suggest that a floor plan, restaurant survey and restaurant name (or type)/floor area listing be prepared to aid in the discussion. It may be possible to reach an amicable compromise whereby a certain number of restaurants could be permitted in certain size ranges and in certain areas of the center. This might assure the City of the dinner-house restaurants and evening activity, while permitting more flexibility for the project's restaurant leasing program as a whole.

If you have any further questions or comments, please do not hesitate to call at (714) 741 - 5327.

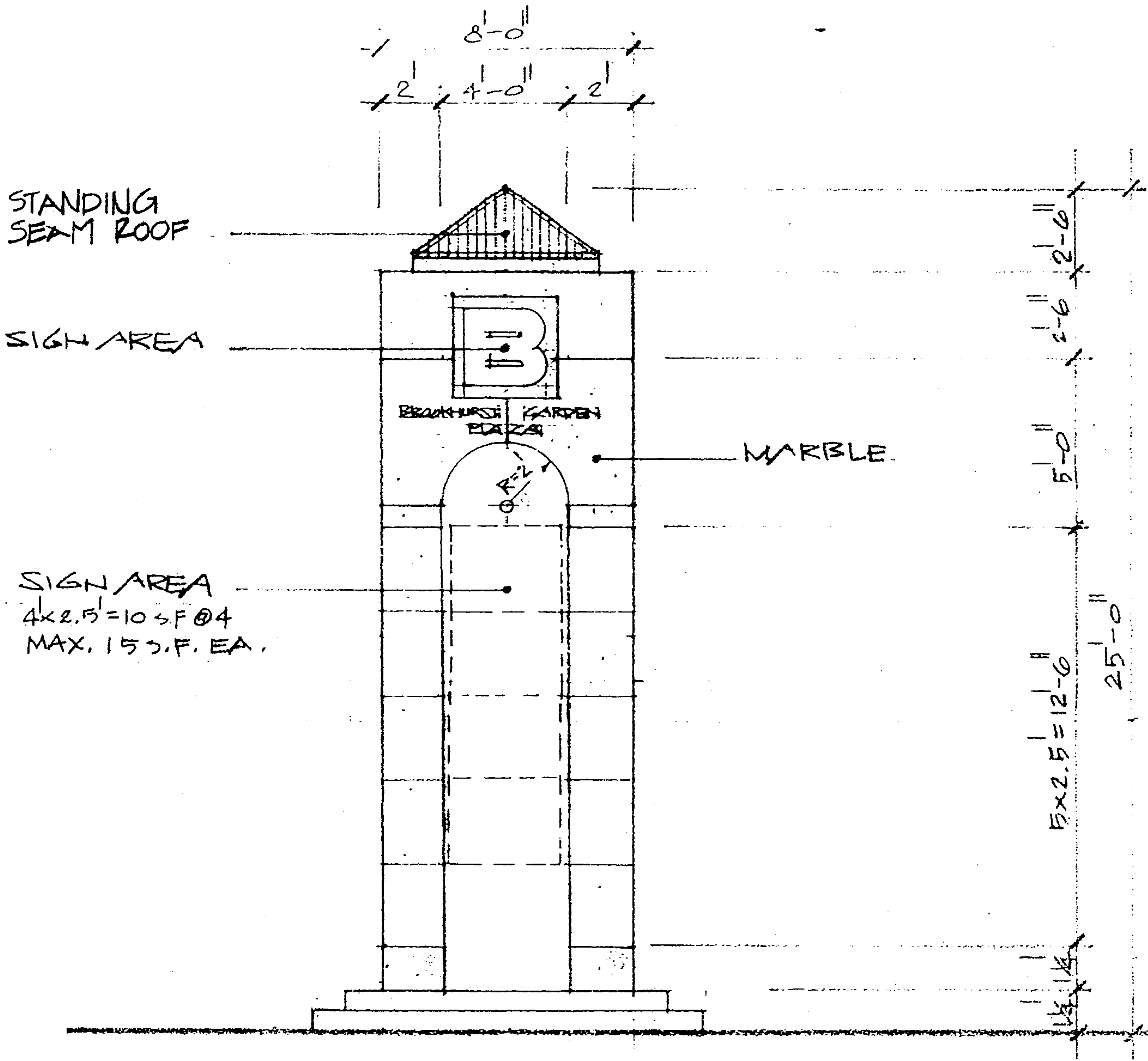
Sincerely,

PATRICK P. IMPORTUNA   
Assistant City Manager  
Development Services Director

  
BY: Kathryn Watt  
Associate Planner

Enclosures





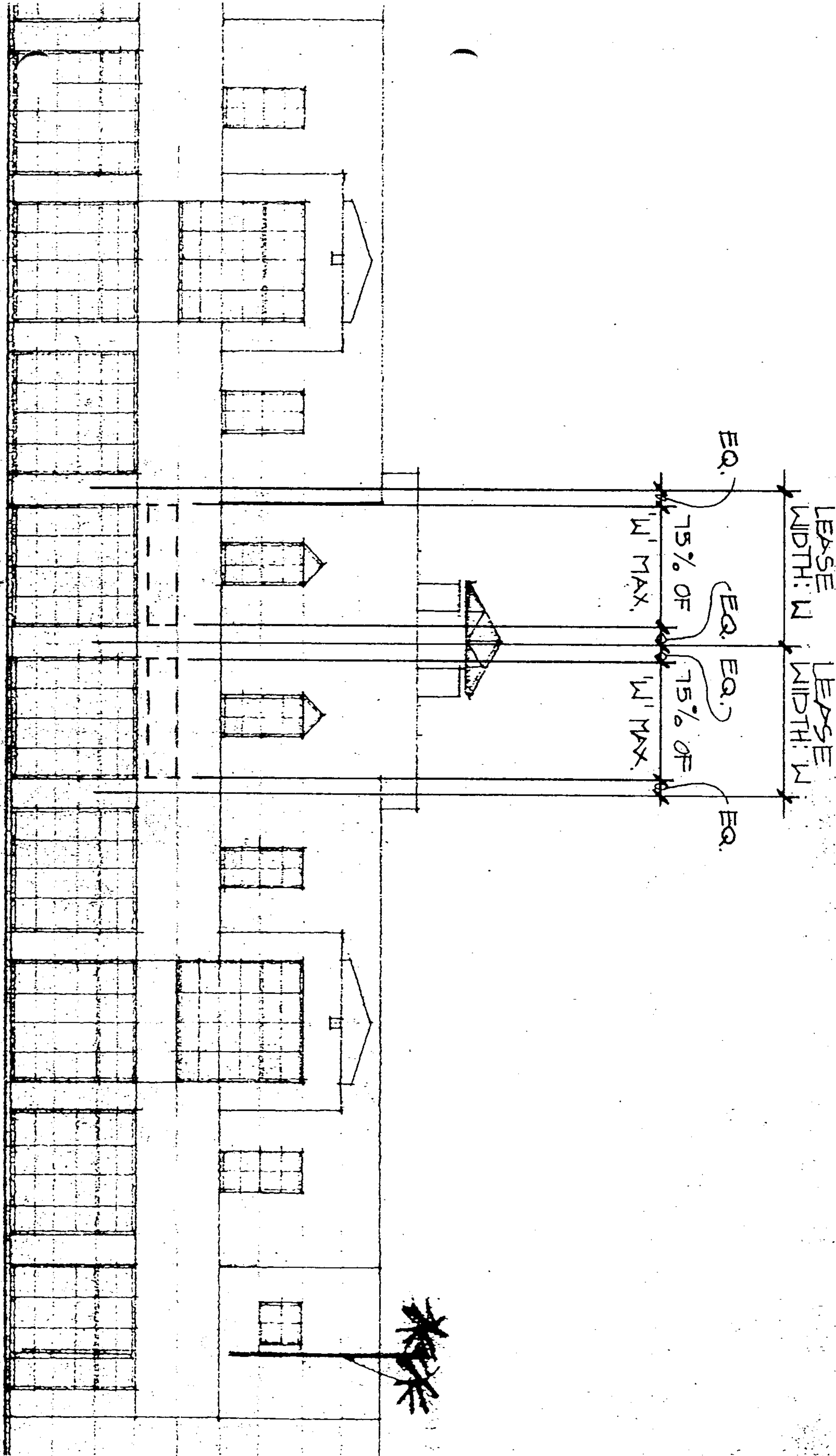
# THEME SIGN

SCALE
DATE <b>5/12/88</b>
DRAWN
CHECKED

<b>BROOKHURST GARDENS</b>	
Garden Grove	California
<b>SIMON LEE &amp; ASSOCIATES</b>	
Monterey Park, CA.	818-571-8000

JOB NUMBER <b>870129</b>
DETAIL NUMBER

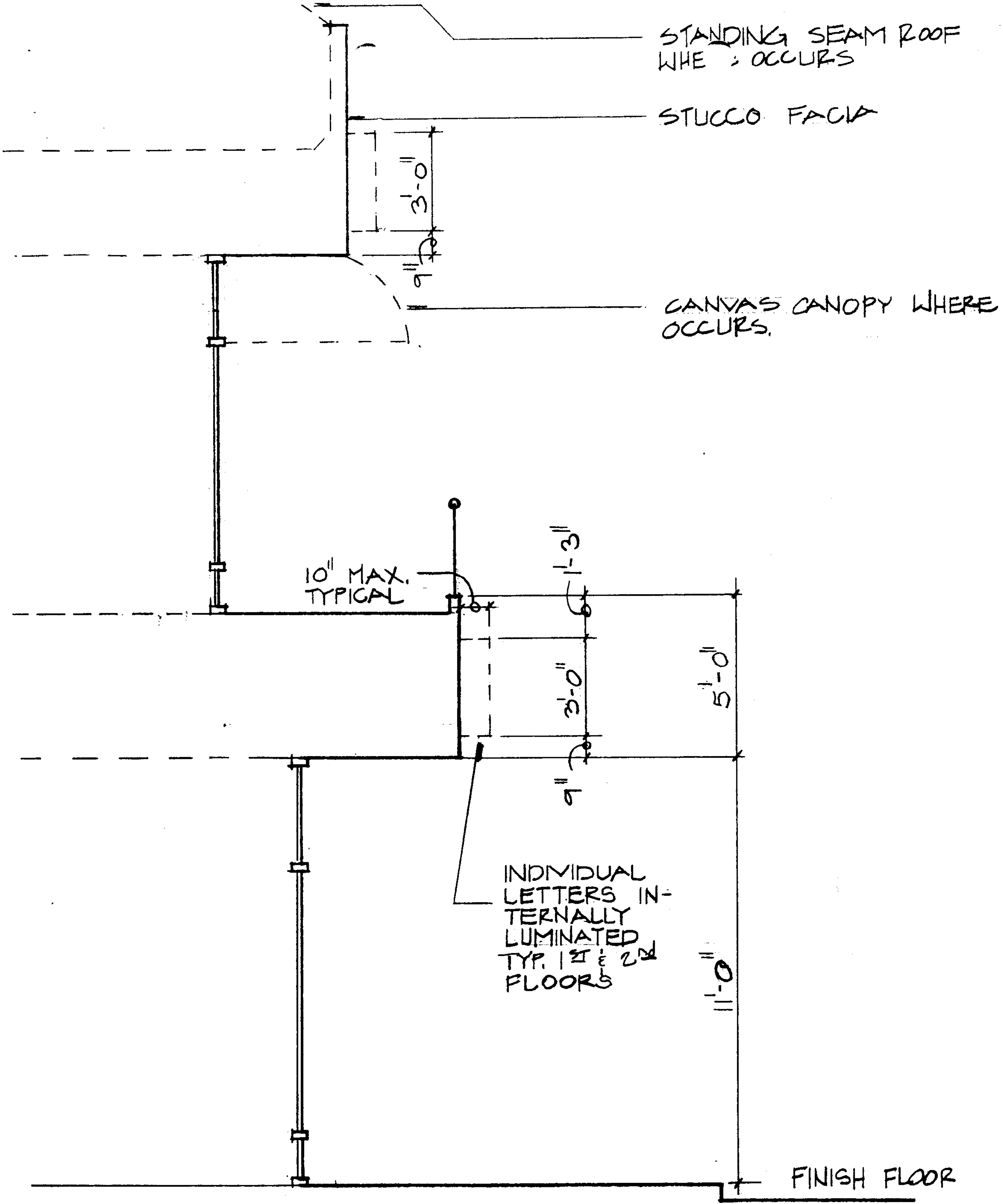
TYPICAL STOREFRONT ELEVATION



SCALE
DATE 5/12/88
DRAWN
CHECKED

**BROOKHURST GARDENS**  
 Garden Grove California  
**SIMON LEE & ASSOCIATES**  
 Monterey Park, CA. 818-571-8000

JOB NUMBER 870129
DETAIL NUMBER

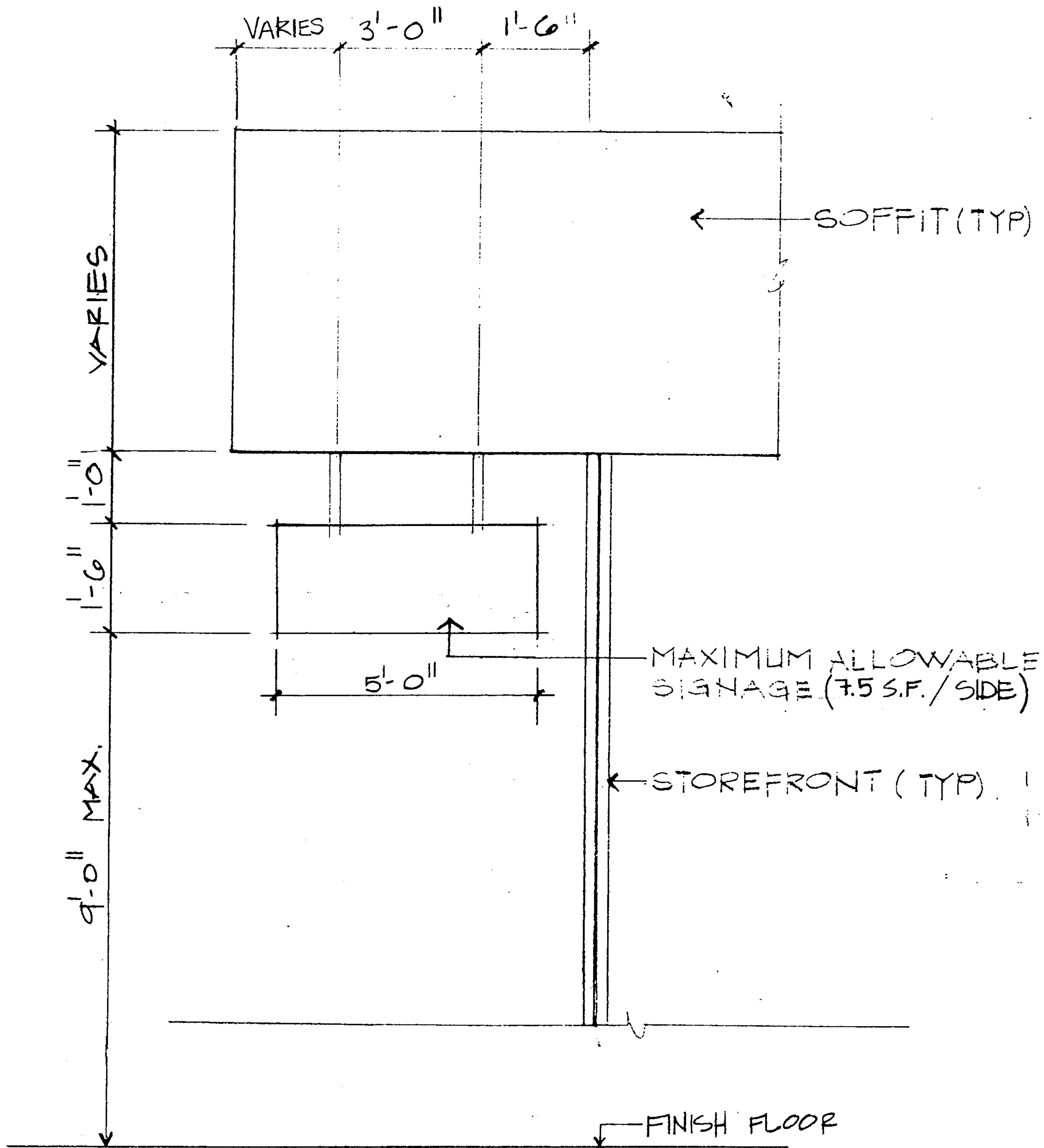


SCALE
DATE 5/12/88
DRAWN
CHECKED

**BROOKHURST GARDENS**  
Garden Grove California

**SIMON LEE & ASSOCIATES**  
Monterey Park, CA. 818-571-8000

JOB NUMBER 870129
DETAIL NUMBER

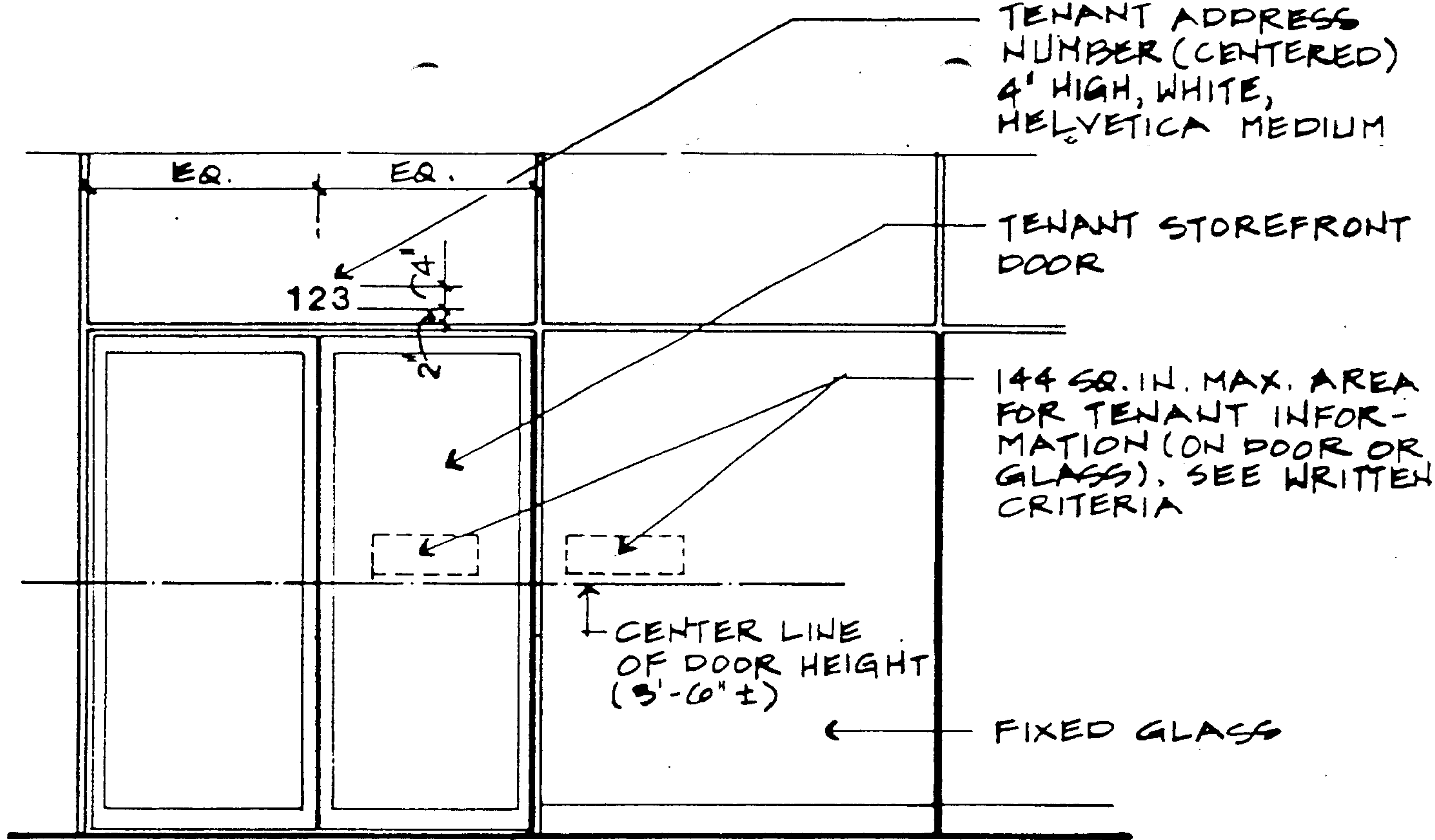


SCALE
DATE 5/12/88
DRAWN
CHECKED

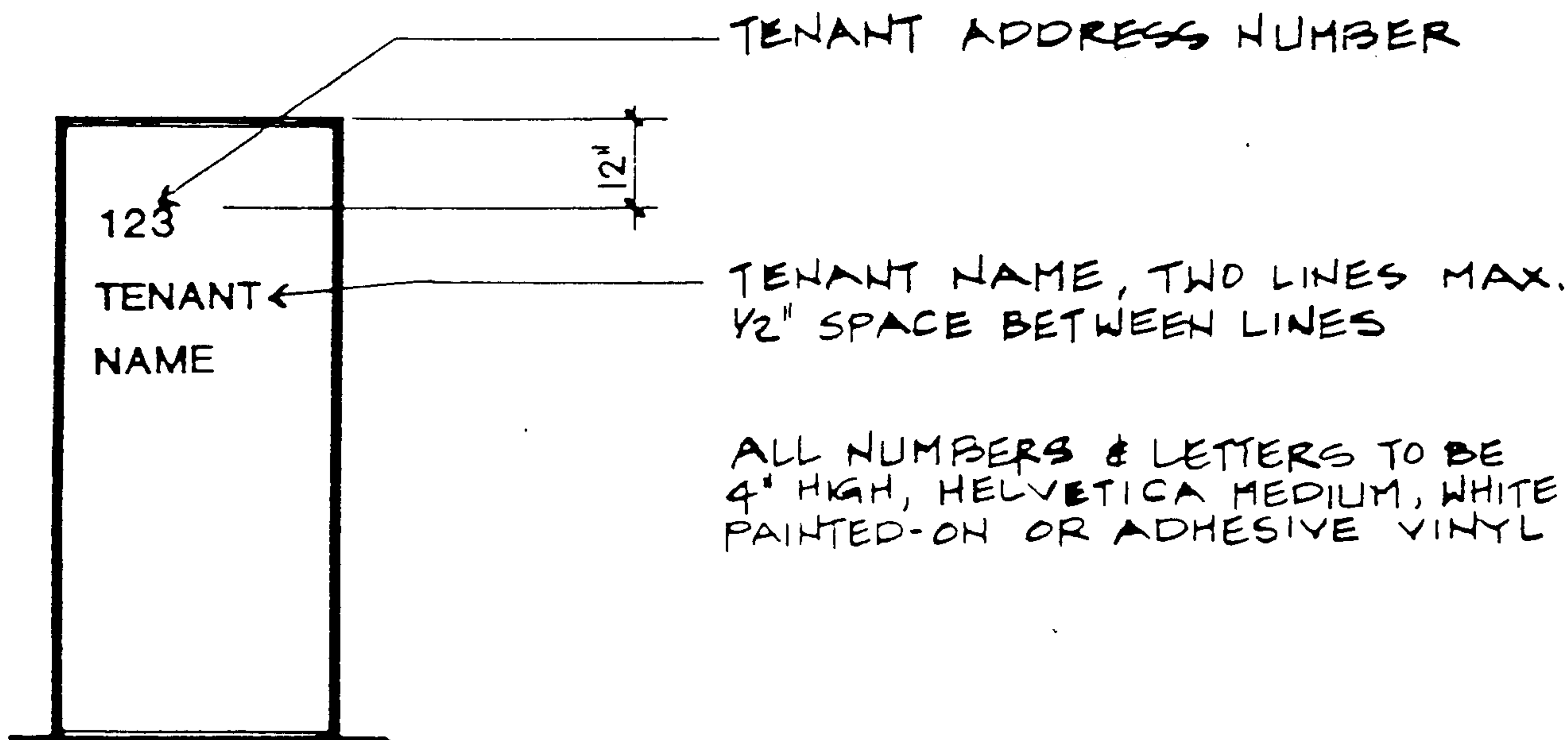
**BROOKHURST GARDENS**  
 Garden Grove California

**SIMON LEE & ASSOCIATES**  
 Monterey Park, CA. 818-571-8000

JOB NUMBER 870129
DETAIL NUMBER



TYPICAL STOREFRONT DOOR

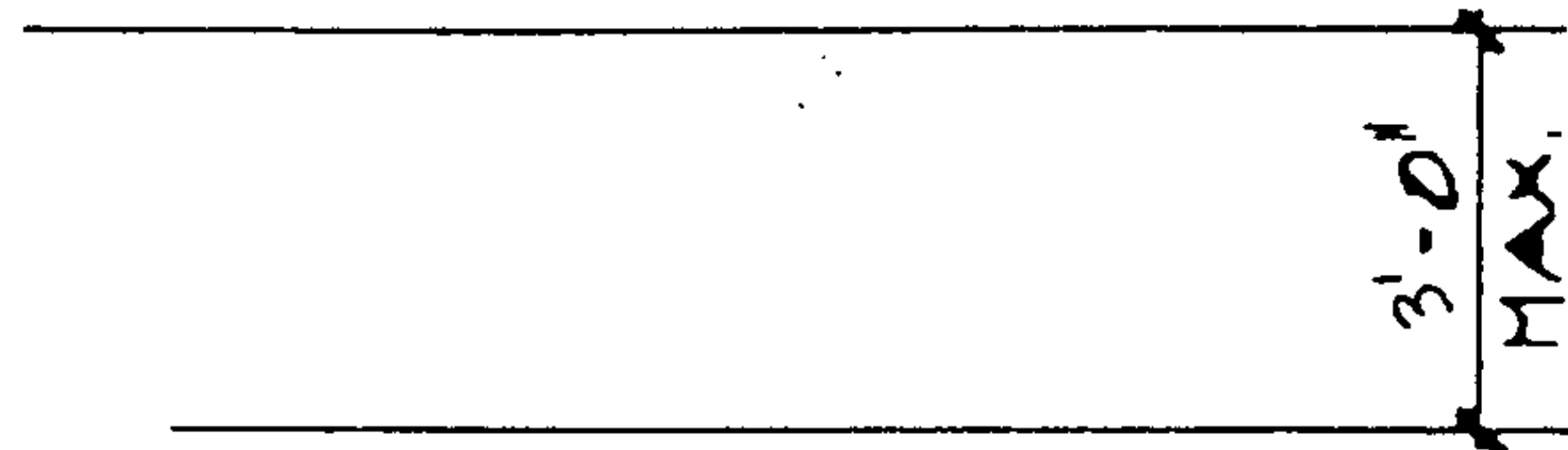


SIGN CRITERIA

TYPICAL RECEIVING DOOR

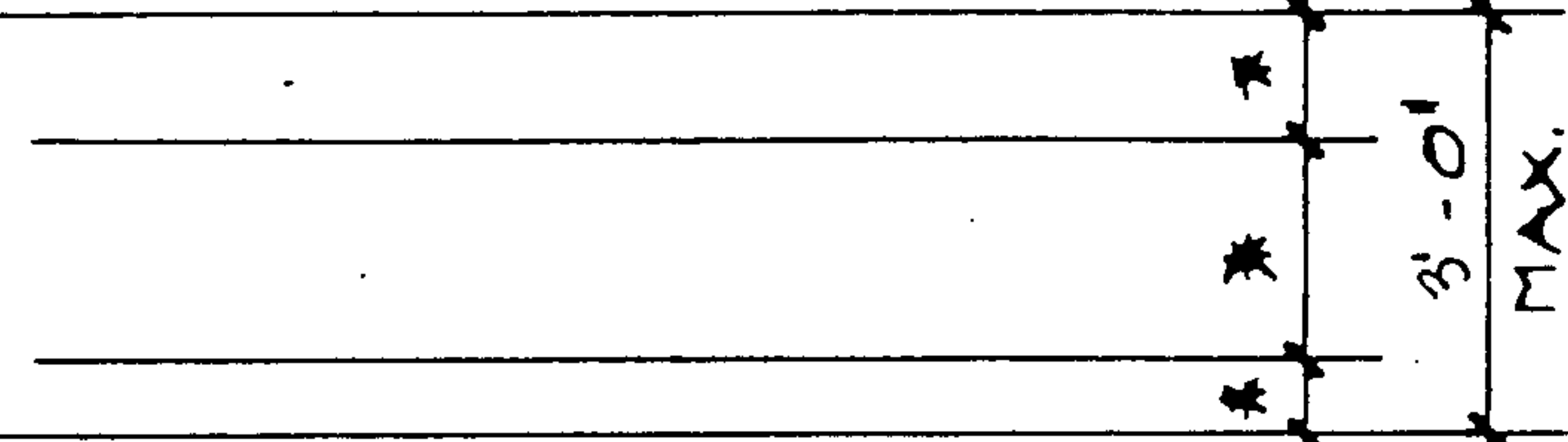
SCALE	<b>BROOKHURST GARDENS</b> Garden Grove California	JOB NUMBER <b>870129</b>
DATE <b>5/12/88</b>		DETAIL NUMBER
DRAWN	<b>SIMON LEE &amp; ASSOCIATES</b> Monterey Park, CA. 818-571-8000	
CHECKED		

# SIGN



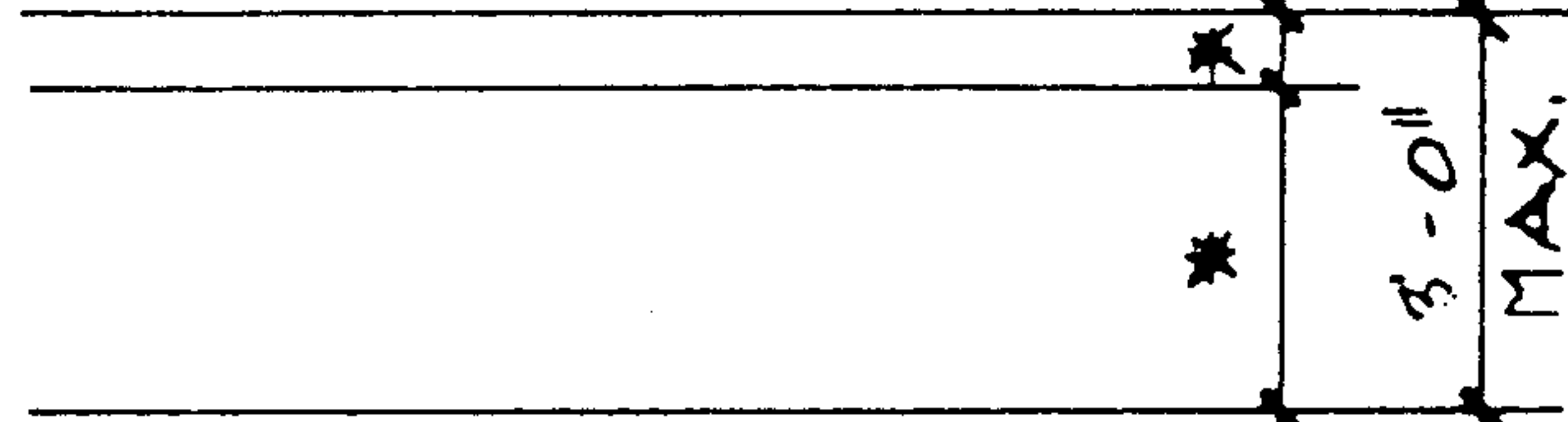
ALL UPPER CASE

# Sign



LOWER CASE W/ LARGER INITIAL OR  
LOWER CASE W/ UPPER CASE INITIAL

# SIGN



ALL UPPER CASE W/ LARGER INITIAL

\* AS REQUIRED FOR LETTER STYLE

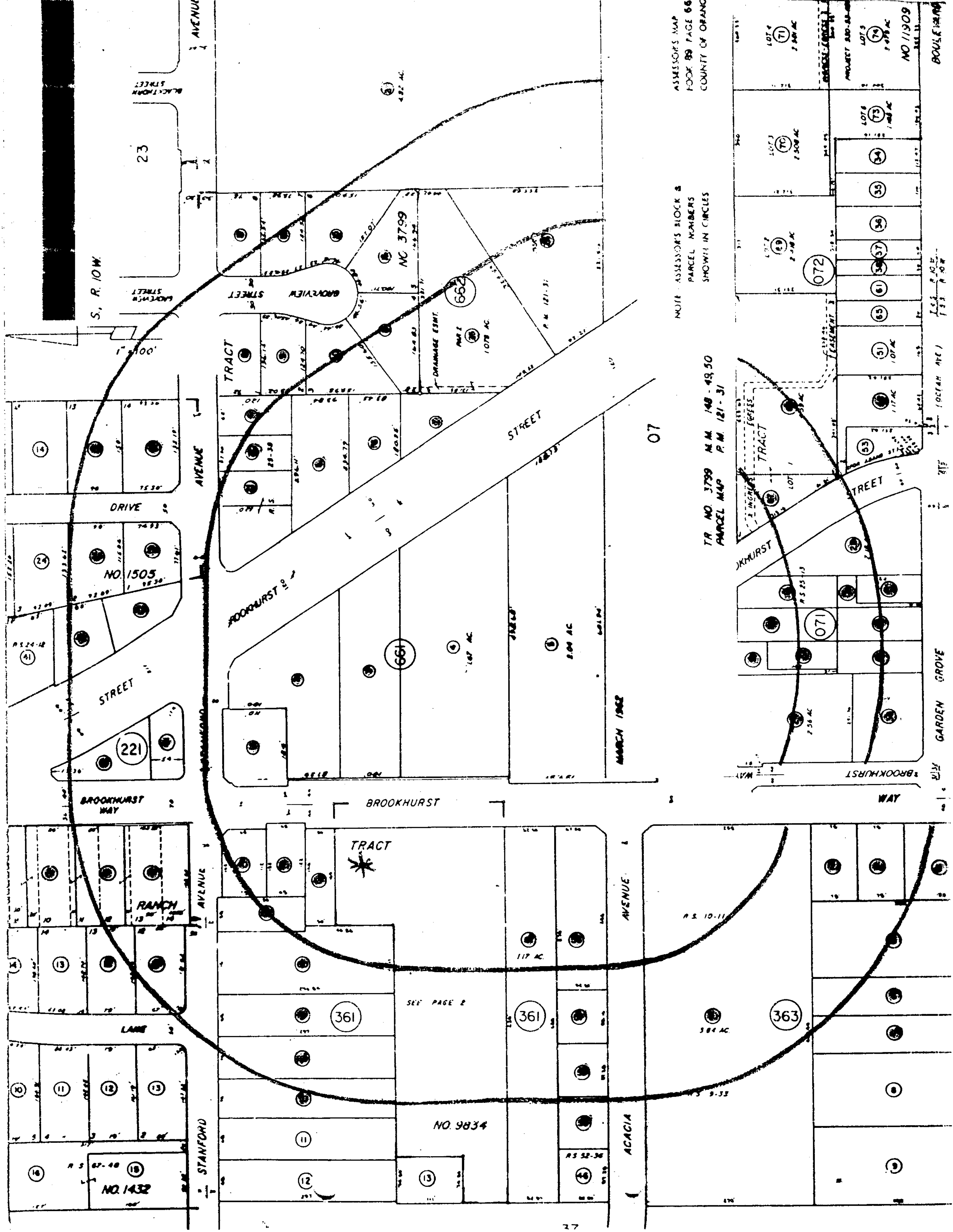
## FASCIA SIGN LETTER TYPE & DIMENSIONS

### SIGN CRITERIA

SCALE
DATE 5/12/88
DRAWN
CHECKED

<b>BROOKHURST GARDENS</b>	
Garden Grove	California
<b>SIMON LEE &amp; ASSOCIATES</b>	
Monterey Park, CA.	818-571-8000

JOB NUMBER 870129
DETAIL NUMBER



ASSESSOR'S MAP  
BOOK 89 PAGE 66  
COUNTY OF ORANGE

NOTE: ASSESSOR'S BLOCK &  
PARCEL NUMBERS  
SHOWN IN CIRCLES

TR. NO. 3799 M.M. 148-48.50  
PARCEL MAP P.M. 121-31

NO 11909  
BOULEVARD

W. GARDEN GROVE  
W. OCEAN AVE  
133 N.W.

S. R. 10W.

23

BLACKHORN STREET  
LOCKER STREET

TRACT

BROOKHURST

STREET

07

DRIVE

NO. 1505

STREET

221

BROOKHURST WAY

BROOKHURST

TRACT

RANCH

LANE

NO. 1432

STANFORD AVENUE

361

NO. 9834

13

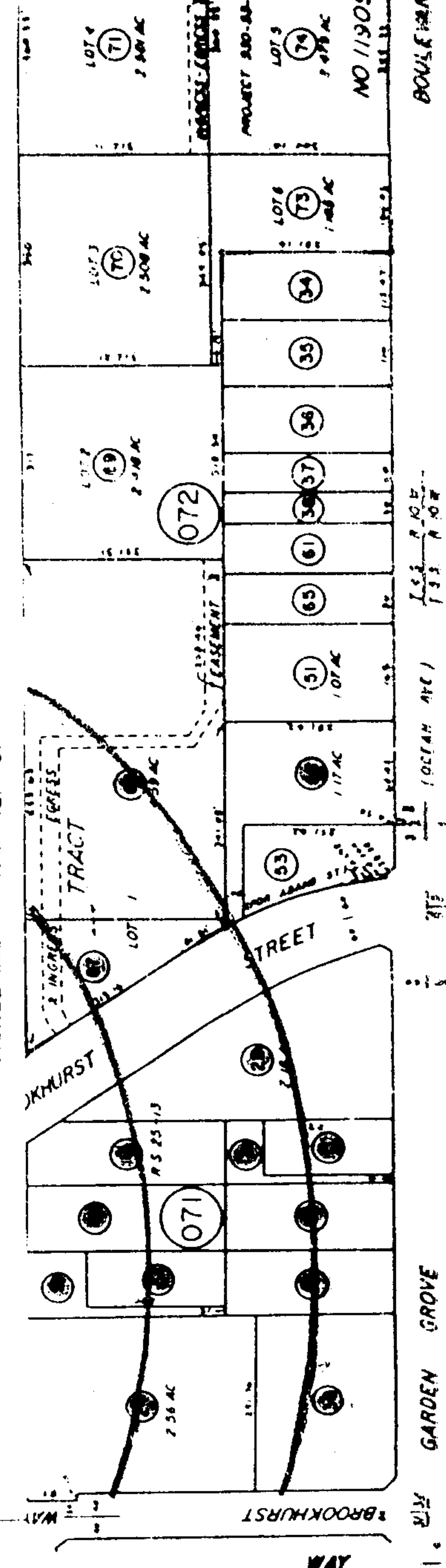
361

AVENUE

ACACIA

P.S. 10-11

363



072

071

BROOKHURST TRACT

STREET

WAY





**ORANGE COAST TITLE COMPANY**

640 North Tustin Avenue  
Santa Ana, California 92705  
(714) 558-2836

-----PRELIMINARY REPORT-----

GEORGE REALTY  
180 E. Valley Blvd.  
San Gabriel, California 91776

Date April 5, 1988

Attention: Brian

Your No. Brookhurst  
Our No. 140880-5

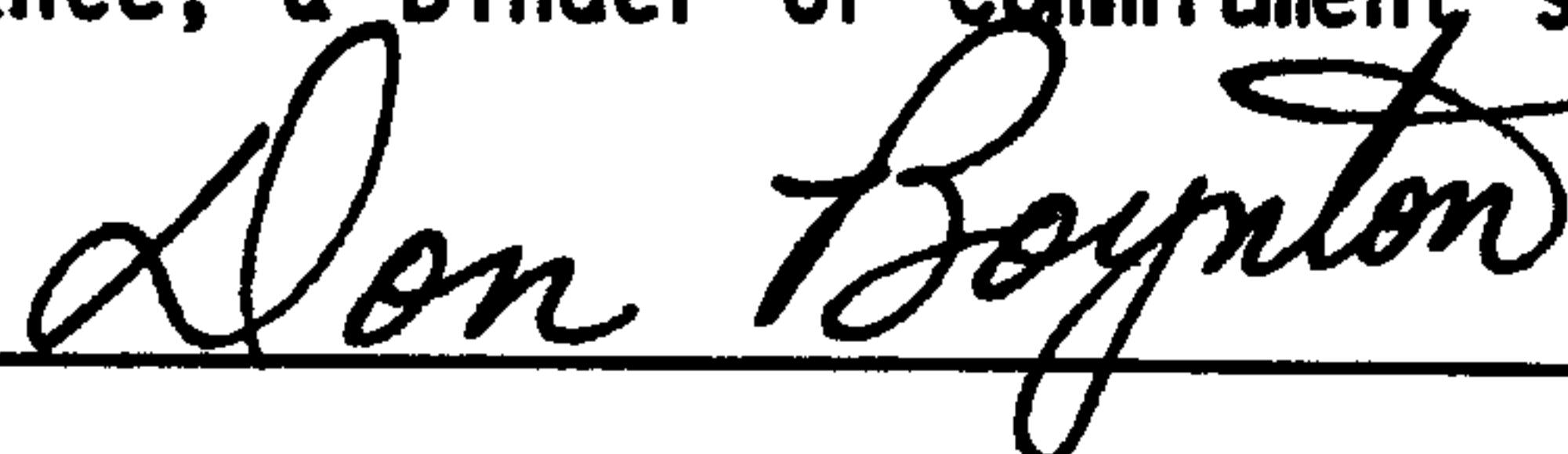
---

Dated as of April 11, 1988 at 7:30 A.M.

In response to the above referenced application for a policy of title insurance, the insurer hereby reports that it is prepared to issue, or cause to be issued, as the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Schedule 1 and Schedule 1 (continued) attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.



DON BOYNTON  
Title Officer

The form of policy of title insurance contemplated by this report is:

SUBDIVISION GUARANTEE.

The estate or interest in the land hereinafter described or referred to covered by this Report is: a fee

Title to said estate or interest at the date hereof is vested in:

BROOKHURST GARDEN LIMITED PARTNERSHIP, a California Limited Partnership.

The land referred to in this Report is situated in the State of California, County of Orange and is described as follows:

PARCEL 1: The Northerly 165.00 feet of the South 15 acres of the West half of the Southwest quarter of the Southwest quarter of Section 32, Township 4 South, Range 10 West, San Bernardino Base and Meridian.

EXCEPTING therefrom that portion lying Northeasterly of the Southwesterly line of the land described as Parcel A in a deed to the County of Orange, recorded May 7, 1956, in Book 3501, Page 27, of Official Records.

PARCEL 2: The West half of the Southwest quarter of the Southwest quarter of Section 32, Township 4 South, Range 10 West, San Bernardino Base and Meridian, excepting therefrom the North 5 acres, also excepting therefrom that portion lying Northeasterly of the Southwesterly line of the land described as Parcel A in deed of the County of Orange, recorded May 7, 1956, in Book 3501, Page 27 of Official Records.

PARCEL 3: The Southerly 157.51 feet of the Southerly 322.51 feet of the South 15 acres of the West half of the Southwest quarter of the Southwest quarter of the Section 32, Township 4 South, Range 10 West, San Bernardino Base and Meridian.

Except therefrom that portion lying Northeasterly of the Southwesterly line of the land described as Parcel "A" in a deed to the County of Orange, recorded May 7, 1956, in Book 3501, Page 27 of Official Records.

PARCEL 4: That portion of the Southwest quarter of the Southwest quarter of Section 32, Township 4 South, Range 10 West, as shown on a map recorded in Book 51, Page 10 of Miscellaneous Maps, records of Orange County, California, described as follows:

Beginning at a point on the Westerly line of the Southwest quarter of said Section 32, distant North  $0^{\circ} 24' 10''$  West 280.00 feet from the Southwest corner of said Section 32; thence North  $0^{\circ} 24' 10''$  West 383.15 feet to the Northwest corner of the Southwest quarter of the Southwest quarter of Southeast quarter of said Section 32; thence North  $89^{\circ} 52' 37''$  East along the Northerly line of the Southwest quarter of the Southwest quarter of the Southwest quarter of said Section 32 a distance of 331.76 feet; thence South  $0^{\circ} 24' 10''$  East parallel with the Westerly line of said Section 32 a distance of 383.21 feet, thence South  $89^{\circ} 53' 15''$  West 331.76 feet to the point of beginning.

EXCEPT THEREFROM all oil, gas, minerals and other hydrocarbon substances lying below a depth of 500 feet without any right to enter upon the surface or the subsurface of said land above a depth of 500 feet, as provided in instruments of record.

PARCEL 5: Beginning at the Southwest corner of the North 5.00 acres of the West half of the Southwest quarter of the Southwest quarter of Section 32, Township 4 South, Range 10 West, S.B.B. & M. running thence North 0° 36' 05" West, along the West line of said North 5.00 acres 100.00 feet to a point; thence North 89° 52' 05" East, parallel to the South line of said North 5.00 acres, 419.77 feet to a point in the center line of that certain public highway commonly known as Wright Street as described in the deed recorded October 31, 1950, in Book 2095, Page 385 of Official Records, of Orange County, California; thence South 33° 34' 01" East along said center line, 119.83 feet to a point in the South line of said North 5.00 acres; thence South 89° 52' 05" West, along said South line, 494.97 feet to the point of beginning.

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

- A. General and Special Taxes for the fiscal year 1988-1989. A lien not yet payable.
- B. Second Installment General and Special Taxes for the fiscal year 1987-1988, \$2,603.75. Code Area 18-260, Assessors Parcel No. 089-661-03, Exemption (none).
- C. Supplemental taxes for the fiscal year 1987-1988 assessed pursuant to the provisions of Section 75, et seq. of the Revenue and Taxation Code of the State of California.

First Installment: \$860.62, due and payable by December 10, 1987; Paid.  
Second Installment: \$860.62, due and payable by April 11, 1988; Open.

- D. Second Installment General and Special Taxes for the fiscal year 1987-1988, \$5,117.78. Code Area 18-260, Assessors Parcel No. 089-661-04, Exemption .

As to Parcels 1 and 2.

- E. Second Installment General and Special Taxes for the fiscal year 1987-1988, \$5,112.58. Code Area 18-260, Assessors Parcel No. 089-661-05, Exemption (none).

As to Parcel 3.

- F. The following taxes have all been paid and are reported for proration purposes only. General and Special Taxes for the fiscal year 1987-1988. Total Amount \$13,467.86, First Installment \$6,733.93, Second Installment \$6,733.93. Code Area 18-260, Assessors Parcel No. 089-071-24, Exemption (none).

- G. Any additional amounts of general and special taxes which may be assessed by reason of:
- (a) Reappraisal of the property values as of March 1, 1975;
  - (b) Improvements added subsequent to March 1, 1975;
  - (c) Change of ownership subsequent to March 1, 1975;
  - (d) Any final judgment determining Article 13A as added to the Constitution of the State of California, being invalid, unconstitutional, or having been improperly applied.
- H. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq. of the Revenue and Taxation Code of the State of California.
1. The effect of a Record of Survey as recorded in Book 36, Page 20 of Official Records.
  2. An easement for roads, railroads and ditches and incidental purposes as provided in an instrument recorded in deed recorded August 11, 1873, in Book 25, Page 540, of Official Records, over the West 30 feet of said land.
  3. An easement for street and incidental purposes as provided in an instrument recorded in deed recorded in Book 2057, Page 314, of Official Records, within Wright Street (Brookhurst Street).
  4. An easement for street purposes and incidental purposes as provided in an instrument recorded in deed recorded in Book 3501, Page 27, of Official Records, along the Southwesterly 10 feet of the Northeasterly 50 feet within Wright Street (Brookhurst Street).
  5. An easement for public utilities and incidental purposes, as granted to Southern California Edison Company, a corporation, in deed recorded in Book 3917, Page 324, of Official Records, along the Northerly 6 feet of that portion of the West of the Southwest quarter of Section 32, Township Four South, Range Ten West, S.B.B. & M., described as follows:

Beginning at a point on the center line of Brookhurst Street, distant North 0° 24' 10" West 820.67 feet from the Southwest corner of said Section 32, all as shown on a Map filed in Book 36, Page 20 of Record of Surveys in the office of the County Recorder of Orange County, California; thence continuing North 0° 24' 10" West 165.00 feet to the Northerly line of land described in deed to Jessie Lawton Taylor, recorded March 25, 1918, in Book 318, Page 398 of Deeds; thence North 89° 53' 15" East 430.48 feet along said Northerly line to the Southwesterly line of land described as Parcel "A" in deed to the County of Orange, recorded May 7, 1956, in Book 3501, Page 27 of Official Records; thence South 33° 34' 15" East along said Southwesterly line a distance of 197.77 feet; thence South 89° 53' 15" West 538.68 feet to the point of beginning.

6. An easement for public utilities and incidental purposes, as granted to Southern California Edison Company, a corporation, in deed recorded in Book 4817, Page 324, of Official Records, along two strips of land each 10 feet in width lying within the Southwest quarter of the Southwest quarter of Section Thirty-two Township Four South, Range Ten West, the centerline of said strips being described as follows:

Strip #1: Beginning at a point on the Easterly line of Brookhurst Way, as now established, distant Northerly 195 feet from the Northerly line of Garden Grove Boulevard, as now established; thence Easterly and parallel with said Northerly line a distance of 331.

Strip #2: Beginning at a point on the Northerly line of said Garden Grove Boulevard distant Easterly thereon 331 feet from the Easterly line of said Brookhurst Way thence Northerly and parallel with said Easterly line a distance of 635 feet.

7. An easement for public utilities and incidental purposes, as granted to Southern California Edison Company, a corporation, in deed recorded in Book 5022, Page 34, of Official Records, along a portion of the West half (W 1/2) of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of Section 32, Township 4 South, Range 10 West as shown on a Sectionalized Survey Map recorded in Book 51, Page 10 of Miscellaneous Maps, records of said County more particularly described as follows:

Beginning at intersection of the North line of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of Section 32, with the East line of the West (W 1/2) of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of said Section 32; thence Northerly along said East line to the centerline of Brookhurst Street, formerly known as Wright Street as shown on a road deed to the County of Orange recorded May 7, 1956, in Book 3501, Page 27 of Official Records; thence North  $33^{\circ} 34' 15''$  West along said centerline to the Easterly prolongation of the South line of the land described on a Record of Survey Map recorded in Book 36, Page 20 of Record of Surveys, Records of said County, thence South  $89^{\circ} 53' 15''$  West along said South line to a line that is parallel with and distant 60 feet Southwesterly, measured at right angles, from said centerline, thence South  $33^{\circ} 34' 15''$  East along said parallel line to the North line of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of said Southwest quarter (SW 1/4), thence Easterly along said North line to the point of beginning.

8. An easement for street and highway and incidental purposes, as granted to the City of Garden Grove, in the deed recorded in Book 5126, Page 365, of Official Records, as described as follows:

PARCEL I: The West 40 feet of the North 165 feet of the South 985.67 feet of Section 32, Township 4 South, Range 10 West, as shown on a record of Survey Map filed in Book 36, Page 20 of Record of Surveys, Records of said County.

PARCEL II: A portion of the North 165 feet of the South 985.67 feet of the Southwest quarter of Section 32, Township 4 South, Range 10 West as shown on a Record of Survey map filed in Book 36, Page 20 of Record of Surveys, Records of said County, described as a strip of land 60 feet in width, measured at right angles, bounded on the Easterly side by the centerline of Brookhurst Street formerly known as Wright Street as described in a deed to the County of Orange recorded in Book 2057, Page 314 of Official Records of said County, lying between the North line and the South line of said North 165 feet.

9. An easement for street and highway and incidental purposes, as granted to the City of Garden Grove, in the deed recorded in Book 5297, Page 468, of Official Records, as described as follows:

The West 40 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 32, Township 4 South, Range 10 West, as shown on a Sectionalized Survey Map recorded in Book 51, Page 10 of Miscellaneous Maps, Records of said County.

Excepting therefrom the North 83 feet.

Also excepting therefrom the South 280 feet.

10. An easement for public utilities and incidental purposes, as granted to Southern California Edison Company, a corporation, in deed recorded as Instrument No. 86-134051, of Official Records, along a portion of said land.

11. An easement for public utilities and incidental purposes, as granted to Southern California Edison Company, a corporation, in deed recorded as Instrument No. 87-500501, of Official Records, as described as follows:

The Northerly two (2) feet of that portion of the Southwest quarter of the Southwest quarter of Section 32, Township 4 South, Range 10 West, as shown on a map recorded in Book 51, Page 10 of Miscellaneous Maps, Records of Orange County, California, described as follows:

BEGINNING at a point on the Westerly line of the Southwest quarter of said Section 32, distant North 0° 24' 10" West 280.00 feet from the Southwest corner of said Section 32; thence North 0° 24' 10" West 383.15 feet to the Northwest corner of the Southwest quarter of the Southeast quarter of said Section 32; thence North 89° 52' 37" East along the Northerly line of the Southwest quarter of the Southwest quarter of the Southwest quarter of said Section 32 a distance of 331.76 feet; thence South 0° 24' 10" East parallel with the Westerly line of said Section 32 a distance of 383.21 feet; thence South 89° 53' 15" West 331.76 feet to the point of beginning.

12. An easement for road and incidental purposes as reserved by Vene J. Barnes, a single man in the deed recorded in Book 2339, Page 240, of Official Records, along the Northeast 40 feet and the Westerly 30 feet of said land of Parcel 5.

13. An easement for roads and incidental purposes, as granted to the County of Orange, in the deed recorded in Book 2540, Page 594, of Official Records, along the Easterly 10 feet of the Westerly 40 feet of said Parcel 5.
14. An easement for public utilities and incidental purposes, as granted to Southern California Edison Company, a corporation, in deed recorded in Book 2433, Page 227, of Official Records, along the Westerly 10 feet of said Parcel 5.
15. A Deed of Trust to secure an indebtedness of \$200,000.00, and any other amounts payable under the terms thereof, recorded December 30, 1986, as Instrument No. 86-650578, Official Records.

Dated: December 23, 1986.  
Trustor: Brookhurst Garden Limited Partnership, a California Limited Partnership.  
Trustee: Dynasty Deed Services, Inc., a California corporation.  
Beneficiary: Velda M. Worthy, a widow.

DB:rh (MAR4)  
Policy Rates: TIM  
Enclosures: Plats

SCHEDULE B, SECTION II

SIGNATURE(S) FOR MAP TITLE SHEET

As of the date hereof the party(ies) whose signature(s) will be necessary under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of the final map or parcel map of said land and offering for dedication any streets, roads, avenues and other easements offered for dedication by such map are:

1. Brookhurst Garden Limited Partnership, a California Limited Partnership.
2. Velda M. Worthy, a widow, as beneficiary, or Dynasty Deed Services, Inc., a California corporation, as trustee, under a deed of trust, recorded December 30, 1986, as Instrument No. 86-650678, of Official Records of said Orange County.

The signature(s) of the following Party(ies) may be omitted if their respective interest(s) are shown on the map of said Tract, unless their signature(s) is required by the governing body pursuant to Section 66436(c) of the government Code.

1. County of Orange, successor by incorporation from Los Angeles County, holder of an easement for roads, railroads, ditches, and incidental purposes as shown in an instrument recorded in Book 25, Page 540, of Deeds of Los Angeles County.
2. County of Orange, holder of easements for street and highway and incidental purposes as shown in an instrument recorded in Book 2057, Page 314, and in Book 3501, Page 27, and in Book 2540, Page 594, both of Official Records of said Orange County.
3. Southern California Edison, holder of easements for street and highway and incidental purposes as shown in an instrument in Book 5022, Page 34, and in Book 5126, Page 365, and recorded April 3, 1986, as Instrument No. 86-134051, and recorded September 2, 1987, as Instrument No. 87-500501, of Official Records, and in Book 2433, Page 227, of Official Records.
4. The County of Garden Grove, holder of an easement for street and highway and incidental purposes as shown in an instrument recorded in Book 5297, Page 468, of Official Records of said Orange County.
5. Vene J. Barnes, holder of an easement for road and incidental purposes, as shown in an instrument recorded in Book 2339, Page 240, of Official Records, of said Orange County.



Order No. 140880-5

This report is based upon the record title as the date hereof. If the subject property is further conveyed or encumbered, the signatures of such interest holders will be required as parties necessary to execute the record map and effect proper dedications.

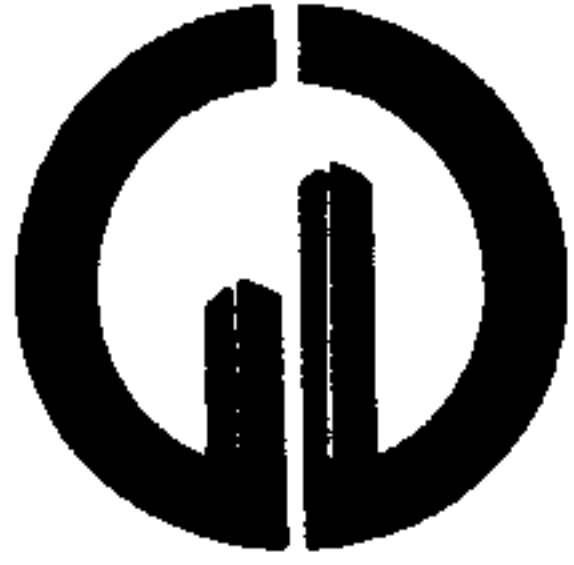
When the original map is ready for checking by the City Engineer and/or the County Surveyor, please forward an additional copy to this office.

During the period extending from March 1, 1988 to November 1, 1988 all due taxes must be paid in full. It will be necessary to obtain a tax bond for double the amount of taxes of the preceeding year, to guarantee payment of 1988 and 1989 taxes.

The amount of the tax bond is \$82,000.00.

Note: Be sure that the bond is signed by the same parties who sign the map title sheet as record owners, and All Signatures Must be Notarized.

\*\*\*\*\*Please contact this office prior to obtaining your bond to verify the above amount, if you have any questions.\*\*\*\*\*



# GEORGE DEVELOPMENT CORPORATION

829 S. San Gabriel Blvd., San Gabriel, CA 91776

TEL: (818) 286-3762 FAX: (818) 285-7979

DEV SERV DEPT:

27 MAR 89 9:46

MEMORANDUM - 7

*File*  
*POD-102-89*

To: Kathryn Watt c/o City of Garden Grove - Advanced Planning

From: George Development Corporation

Date: March 13, 1989

Re: Brookhurst Gardens Commercial Complex

A meeting was held at the offices of the City of Garden Grove Planning Department on Monday at 1:30 p.m., March 13, 1989 with the following people in attendance:

City: (G.G.)	Kathryn Watt Karl Hoi
Owner: (G.D.C.)	Lou Barowoj Brian Blaschke
Traffic Engineer: (T.S.E.)	Hui Lai
Special Consultant: (F.F.)	Frank Forbes

The purpose of this meeting was to review and coordinate issues regarding the plans.

## ITEMS DISCUSSED AND AGREED TO:

### Information Item - Itinerary

1. The proposed closure of Brookhurst Way to both North and South bound traffic by the City, conflicts with the resolution passed by the City Council.
2. Does the intersection of Brookhurst Street and Stanford Avenue come under the jurisdiction of CALTRANS? According to the GARDEN GROVE BOULEVARD REVITALIZATION STUDY it does.
3. Can G.D.C. eliminate the red curbs abounding our project?
4. Is irrigation required by the City within the new Medians being constructed by G.D.C.?
5. Clarification is necessary regarding the Offsite Improvement Fees being assessed G.D.C.
6. Kathryn will provide G.D.C. with the following items:
  - A. A letter stating the city's position regarding to reduction of the 3400 s.f. minimum restaurant size requirement to one that G.D.C. proposes; to reduce the requirement to 2200 s.f. size.
  - B. A sample Maintenance Agreement

### ACTION ITEM

### Information Item - Street Closure

1. Brian asked Karl if the rumored closure of the North and South bound traffic on Brookhurst Way is in fact true?
2. Karl stated that the rumored closure is true. Per the City Managers request. Karl said the city's position is "that the street should be closed and a cul-de-sac be installed. However, the opportunity for discussion is still open and I will relate your position to the City Manager". G.D.C. is concerned about the adverse impact of the closure we will have on the local community, i.e. restricted access to our project and for the surrounding residences.

**KARL**

Karl will write G.D.C. a letter prior to his leaving office advising G.D.C. of the City's decision on the street closure.

3. T.S.E. stated that the stacking depth was insufficient at the Stanford and Brookhurst intersection. Resulting in traffic backing up and spilling over into Brookhurst Street.

#### **Information Item - Intersection Jurisdiction**

1. G.D.C. wants to resolve the issue of jurisdiction at the intersection of Brookhurst Street and Stanford. Is it CAL TRANS or the City of Garden Grove, or both?
2. Karl stated that the intersection is definitely under the jurisdiction of the city of Garden Grove.

**ACTION ITEM**

#### **Information Item - Red Curbs**

1. Brian asked the City if the requirement for red curbs along Brookhurst Street could be eliminated.
2. Karl responded by citing a recent survey done by the City. Which concluded that if all on-street parking is eliminated, then the accident rate presently occurring would drop significantly. Subsequently, the City's position is to eliminate ALL street parking and phase in their new policy immediately. This item is not open to discussion.
3. T.S.E. noted for the record, that there are no existing red curbs along Brookhurst Way.
4. Brian asked if the City would allow street parking along Brookhurst Way?

**KARL / HUI**

5. Karl: however, the issue is open for discussion for Brookhurst Way, provided the street width is sufficient per design standards. T.S.E. will coordinate with the City Traffic Engineering Department to determine if its possible within the next week. T.S.E. to coordinate with the Civil Engineer.

**ACTION ITEM**

**Information Item - Median Improvements**

1. G.D.C. asked Karl what is the City's position regarding irrigation requirements within the offsite traffic median's being constructed by G.D.C.?

**BRIAN / GPA**

2. Karl answered "yes, irrigation is required," and suggested that G.D.C. contact Greg Brown at the city Landscaping yard (714)-741-5375 for information pertaining to the location of the existing irrigation and electrical lines nearest our street improvement. Brian to coordinate with Civil Engineer.

**HUI / BRIAN**

3. City Traffic Engineers will provide sample specifications and plans for streets, signs, irrigation, and plantings to G.D.C. Brian to coordinate with Civil, Electrical, and Mechanical consultants

4. G.D.C. to demo the existing traffic signal at the Brookhurst Street/Stanford intersection at nite. City does not require a permit for demo or installation of the new signals.

**BRIAN / GPA**

5. The City will require that the turn pocket lane on the median improvement be 10 foot wide. Also, a six foot width must be maintained. Brian to review with Civil engineer.

**ACTION ITEM**

**Information Items - Fee assessment for Improvements**

1. Lou asked Karl who pays the \$56,000 estimated offsite improvements fee?

2. Karl estimated that G.D.C. share of the \$56,000 will come to \$30,056 and must be deposited in cash, according to his cost breakdown.

**KARL**

3. Karl's department will supply G.D.C. with a detailed cost analysis, designed with plans and specs., ready for bid to G.D.C. to review and comment on if G.D.C. chooses to have the City do the work. Or G.D.C. can contract for the complete job to done by an independent contractor. It's G.D.C.'s choice. However, the City will reserve the right to inspect the work before accepting it.

4. Karl noted that if G.D.C.'s contractor does not necessarily have to be on the City's approved list. But, the contractor will have to provide information to the City for review prior to approval. Karl indicated it takes two days for contractor approval.

**Information Item - Note**

Effective of 3-27-89 Mr. Joe Schank will be the new City Traffic Engineer. He can be reached at (714)-741-5184. Karl Hoi's last day will be 5:00 p.m. 3-24-89. Karl stated for the record that Joe has been brought up to date on all the issues regarding Brookhurst Gardens Commercial Complex.

This memorandum will be assumed accurate unless the undersigned is informed otherwise within one week from date of this memorandum.



Brian Blaschke  
Project Manager,  
George Development Corporation

cc: Kathryn Watt  
Karl Hoi  
Hui Lai  
Frank Forbes  
File  
Dean Estes

AB3180 - reqs. all monitoring of mitigation measures, cont'd; Chevron  
will be req'd to pay for costs of monitoring

MARCH 13, 1989: Mtg w/ Brian Z., Frank A. ~~Atty~~ C. Hui Lai, & J. Barowick. Mtg  
at Brookhurst Garden

Karl notes that closure of Brookhurst Way @ Stanford in both directions  
came from City Mgr. per direction of Council, who's been receiving  
comments from citizens

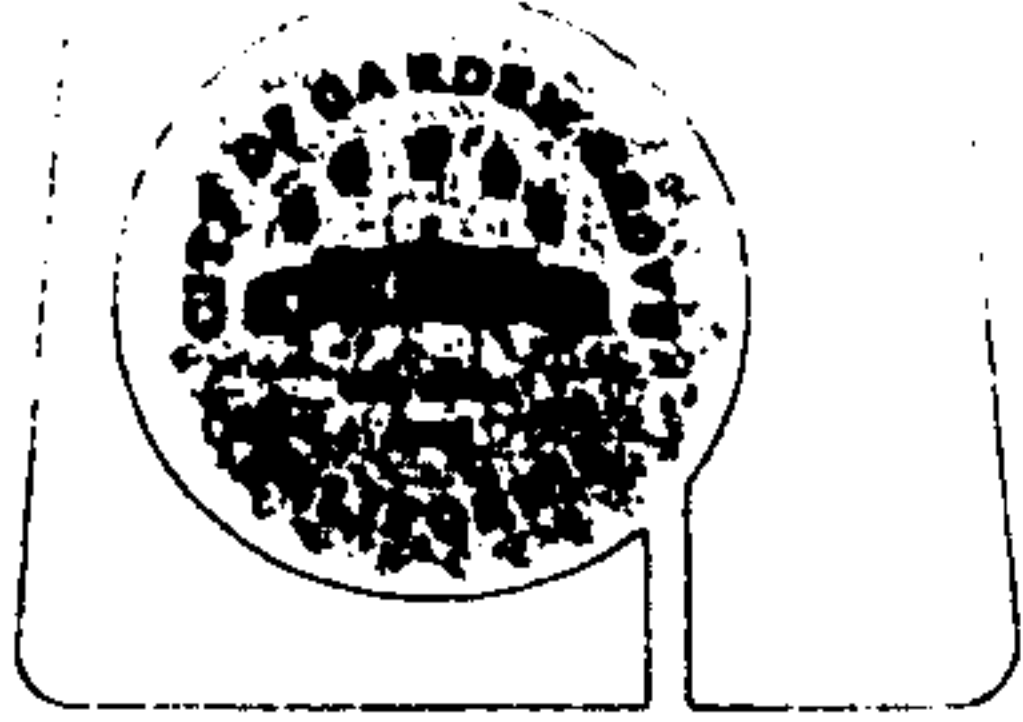
Irrigation for medians being installed on Bkhurst - need st. improvement  
plans for medians which permits on Laurel turning in; Karl  
will give landscape ~~mat~~ mat to spec.; call Greg Brown  
@ 5375 for std plant mat & directions for hookup to  
sp. irrigation system; Karl will mail set up std specs & plans

jurisdiction over Stanford & La Blvd - City, as apposed to Caltrans; all  
permits through City; no plans necessary for removal of  
light @ ~~Stanford~~ Bkhurst Way & Bkhurst, working w/ City

Fee on signal improvements - their fare share \$30,050 of improvements  
of intersection; City wants cash deposit & will take care of all  
plan implementation, design & construction; other option is for  
BGL to design their portions, etc.;

Questionable start of construction @ August w/ completion after first of year.  
City would like to coordinate - this time frame sounds ok

City does have to approve contractor re specs. & traffic control & workmanship  
needs, certificate of insurance & Cal bus. license; process ~ 3 days  
City inspects all work



GARDEN GROVE

CITY OF GARDEN GROVE, CALIFORNIA

11191 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

September 28, 1988

Mr. Frank Forbes  
George Development Company, Inc.  
829 So. San Gabriel Blvd.  
San Gabriel, CA 91776

Dear Frank:

RE: Brookhurst Gardens Commercial Project  
Garden Grove

As per our conversation last week the following list represents those uses which I feel are appropriate for the Brookhurst Gardens commercial project. Please review this list and see if you concur with it or have any changes of your own. It would be my intent to either use this list as a general guide for the future or, if you wish, we can go back to the Planning Commission and have them determine those uses to be appropriate for the site. At any rate, I think the list will serve to provide us both with a more comprehensive list of uses.

Professional Studios

(Excluding Performing Arts, i.e., Dance Studios, Martial Arts, etc.)

- |                   |   |
|-------------------|---|
| o Arts and Crafts | P |
| o Photography     | P |
| o Portrait        | P |

Personal Service

- |   |   |
|---|---|
| o Barber/Beauty Shop  | P |
| o Tailor  | I |
| o Clothes -- Retail Only<br>(No On-site Cleaning Plant or Machines Allowed) | C |
| o Shoe Repair   | P |

Tourist Services

- |                 |   |
|-----------------|---|
| o Travel Agency | P |
| o Ticket Agency | I |



Retail Trade

- o Antique Shops (No Thrift or Second Hand Stores Allowed) P
- o Department Stores, Variety, Dry Goods P
- o Drug Stores P
- o Jewelry, Cameras and Supplies, Luggage P
- o Toys P
- o Sporting Goods P
- o Hobby Shop P
- o Apparel: Clothing, Shoes and Accessories P
- o Gifts and Souvenirs P
- o Stationery and Office Supplies -- No Furniture P
- o Books, Magazines (No Adult) P
- o Furniture, Household Appliances P
- o Bicycle Sales P
- o Bicycle Repair I
- o Florists/Plant Shops P
- o Pets and Pet Supplies -- No Boarding/Grooming Allowed P

Food/Drug Sales and Service

- o Eating and Drinking Establishments  
(No Bars, Nightclubs, or Entertainment):
  - Restaurant (Sit Down - No Alcohol) P
  - Restaurant (With Alcoholic Beverages) C
- o Candy, Confectionary P
- o Ice Cream, Bakery (Retail Only) P
- o Meat Market P
- o Food Catering I
- o Delicatessan P
- o Markets  
(No Less Than 14,000 Square Feet in Size and Operated and Managed  
as One Business) C

Other Services

- o Mall Management Office P
- o Limited Print Shops (M.C. Section 9208) P

Although I have not listed them here, I am not suggesting any changes to the uses expressly prohibited under PUD-102-88. Also, the section on uses not specifically mentioned would remain in tact also which allows the Planning Commission to determine if any non-specified use would be allowed in this project.

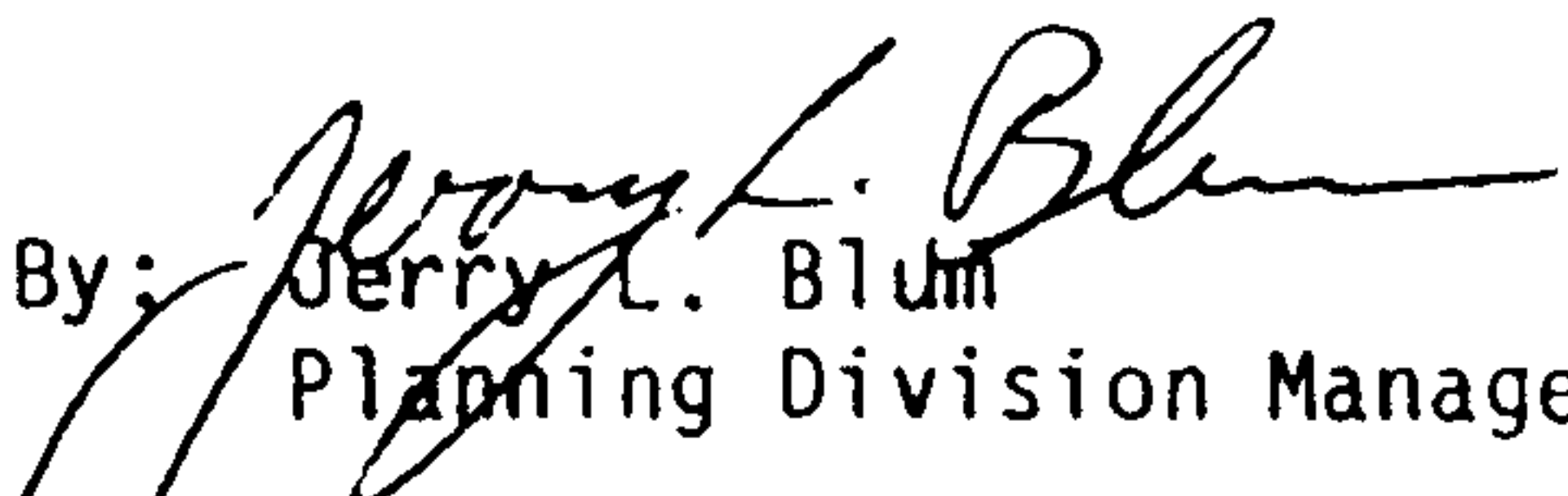
September 28, 1988

I hope this list adds some clarification and can be used in the future as a basis for use determinations.

I look forward to meeting with you and your planning group on October 4, 1988 at 2:00 p.m. at City Hall. Please contact me if you have any questions regarding any of the above items.

Sincerely

PATRICK P. IMPORTUNA, Director  
Development Services Department

By:   
Jerry L. Blum  
Planning Division Manager

cc: B. Blaschke, George Dev.

P = Permitted  
C = Conditional Use Permit  
I = Incidental to Another Permitted Use

**City of Garden Grove**

**INTER- DEPARTMENT MEMORANDUM**

To:	George L. Tindall	From:	Patrick P. Importuna	
Dept:	City Manager	Dept:	Development Services	
Subject:	CONSIDERATION OF A REQUESTED PLANNED UNIT DEVELOPMENT NO. PUD-102-88 AND PARCEL MAP NO. PM-88-329 FOR PROPERTY LOCATED AT 12765-12857 BROOKHURST STREET (BROOKHURST TRIANGLE).		Date:	August 24, 1988

OBJECTIVE

To hold a public hearing to receive and review all relevant documentation concerning Planned Unit Development No. PUD-102-88 and Parcel Map No. PM-88-329.

PROJECT DESCRIPTION

The applicant, Brookhurst Garden Ltd. Partnership, 180 Valley Boulevard, San Gabriel, California 91776, is requesting an amendment to the Municipal Code to rezone an approximately 7.1 acre site from the C-2 (General Commercial) zone to the PUD (Planned Unit Development) zone to construct a 118,180 square foot, two-story, retail and restaurant complex. The applicant is also requesting approval of a Tentative Parcel Map to consolidate three parcels of land into one.

BACKGROUND

The Planning Commission considered the request at a duly-advertised public hearing held on July 28, 1988. No persons spoke either in favor of or in opposition to the proposed project.

The Planning Commission recommended approval of PUD-102-88 and PM-88-329 in that it is consistent with the General Plan, would be compatible with surrounding land uses and zoning, and meets applicable Municipal Code requirements and developments standards including the recently completed Garden Grove Boulevard Study. The Parcel Map is also in compliance with the Subdivision Map Act.

RECOMMENDED ACTION

The City Council has ordered a public hearing to held on the request on September 6, 1988. At that time it is in order for the City Council to take further testimony and consider the request.

*Vern*

George L. Tindall  
August 24, 1988  
Page 2

Council action on the matter is final unless action is taken other than that recommended by the Planning Commission. In that case, the matter shall be returned to the Planning Commission for their reconsideration. If the PUD zoning reclassification is adopted by Council, the site plan shall govern the zoning requirements on the site. Should the Council affirm the Planning Commission's recommendation, a resolution and ordinance are attached for adoption.

PATRICK P. IMPORTUNA, Director   
Development Services Department

  
By: Patrick R. Richardson  
Current Planning Supervisor

Attachments: Planning Commission Resolution No. 3878  
Planning Commission Minute Excerpts of July 28, 1988  
Planning Commission Staff Report  
Draft Resolution  
Draft Ordinance

APPROVED FOR AGENDA LISTING

  
George L. Tindall  
City Manager

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-102-88 AND PARCEL MAP NO. PM-88-329 FOR LAND LOCATED ON THE WEST SIDE OF BROOKHURST STREET NORTH OF GARDEN GROVE BOULEVARD, PARCEL NOS. 089-661-03, 04 AND 05

WHEREAS, the subject case, initiated by Brookhurst Garden Ltd. Partnership, requests an amendment to the Municipal Code to rezone an approximately 7.1 acre site from the C-2 (General Commercial) zone to the PUD (Planned Unit Development) zone to construct a 118,180 square foot, two-story, retail and restaurant complex on three parcels, and to combine the three parcels into one.

WHEREAS, the City of Garden Grove has prepared a Negative Declaration, eliminating the requirement for an Environmental Impact Report because the proposed development will not have a significant adverse effect on the environment; and

WHEREAS, pursuant, to Resolution No. 3878, the Planning Commission recommended approval of PUD-102-88 and PM-88-329 on July 28, 1988; and

WHEREAS, pursuant to legal notice, a public hearing was held by the City Council on September 6, 1988, and all interested persons were given an opportunity to be heard; and

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

NOW, THEREFORE, BE IT RESOLVED:

1. Planned Unit Development No. PUD-102-88 and Parcel Map No. PM-88-329 are hereby approved pursuant to facts and reasons stated in Planning Commission Resolution No. 3878, a copy of which is attached hereto and incorporated herein by reference with the same force and effect as if set forth in full.

2. The City staff is hereby directed to prepare the necessary ordinance to incorporate this amendment into the Municipal Code.

3. The City Clerk is directed to forward a copy of this resolution to the applicant.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE" FOR THE REZONING OF PROPERTY LOCATED ON WEST SIDE OF BROOKHURST STREET, NORTH OF GARDEN GROVE BOULEVARD, PARCEL NOS. 089-661-03, 04 AND 05

The City Council of the City of Garden Grove does ordain as follows:

SECTION 1:

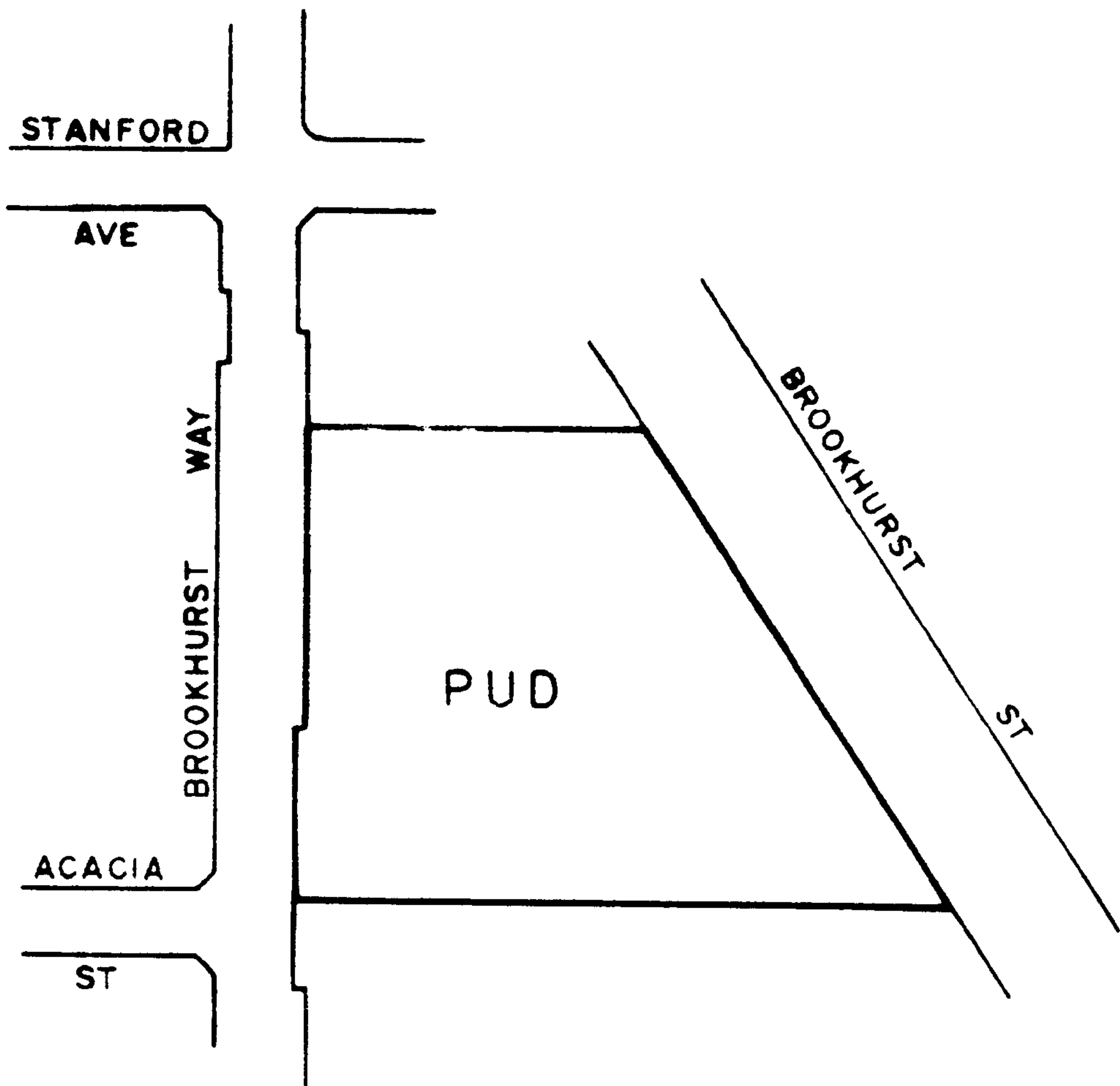
Section \_\_\_\_\_ is added to Article IX of the Garden Grove Municipal Code to read as follows:

Section \_\_\_\_\_

Planned Unit Development No. PUD-102-88 is hereby adopted and the property shown on the map attached hereto is rezoned to the PUD zone as shown thereon. Zone Map Part C-9 is amended accordingly.

SECTION 2:

This ordinance shall take effect thirty (30) days after adoption and shall within fifteen (15) days of adoption be published with the names of Councilmembers voting for and against the same in the Orange County News, a newspaper of general circulation, published and circulated in the City of Garden Grove.



REZONED TO PUD ZONE  
ZONE MAP PART C-9  
PUD - 102 - 88

17 OCT. 1988: mtg w/ Tom & Jim, etc re Brookhurst Gardens

1. interlocking pavers

2. curb only on access to N;

through circ. on property to South

curb only on access to property to east (on east Pt by market  
pkwy area) + stripe area for parking; <sup>(on S Pt to E property,</sup> no treatment necessary.)

3. palm tree entry -

4. colors - either ~~blue~~ rose dust w/ dove grey

or rose dust w/ meadowbrook

accent colors - architect's choice

5. elevations -

rear - okay. keep walkway closed up, but open rail @

balcony areas; on 1st floors - use metal gridding

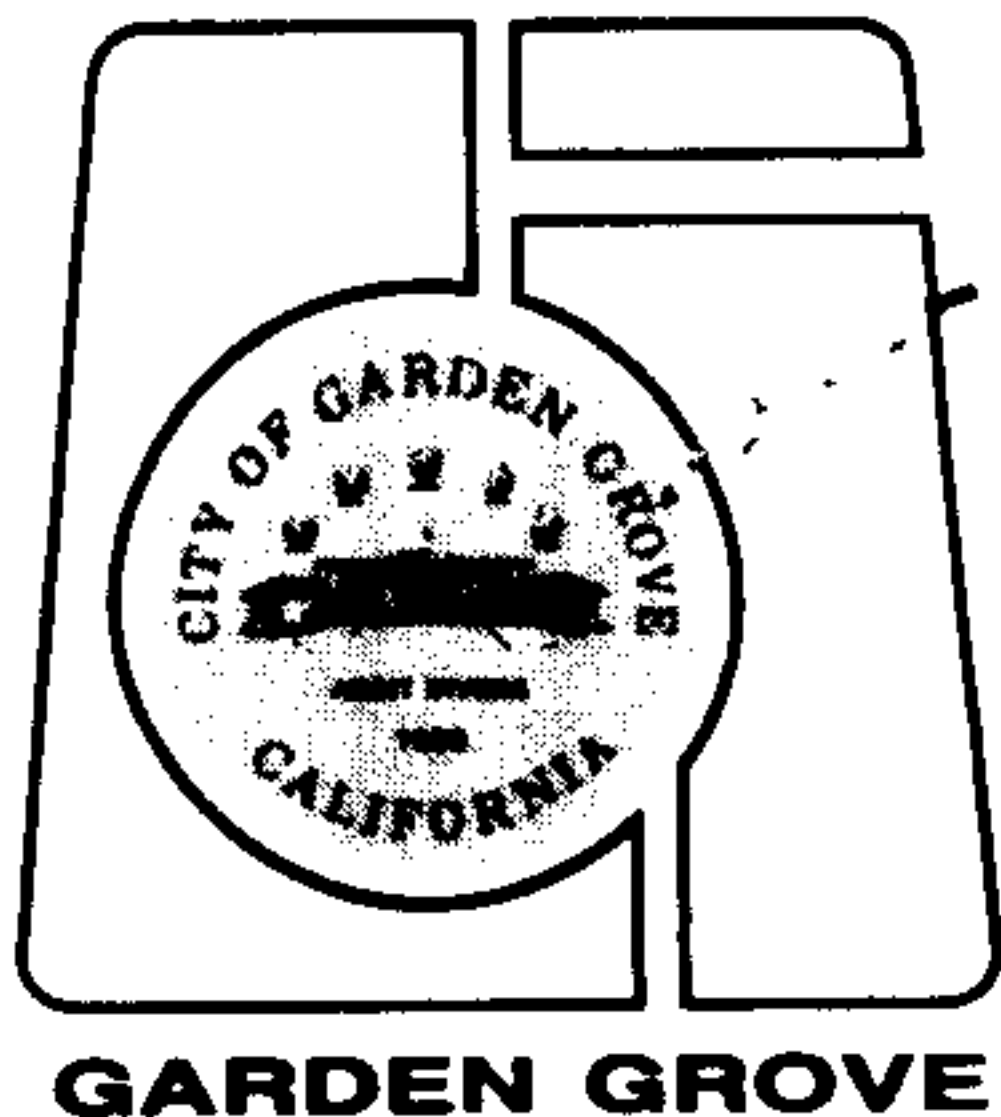
w/ diff colors, + maybe grow climbing vines on them

interiors + sides - fine

canopies/awnings - use either curved or straight or  
mixture

front - where wdg sets back on 2nd floor, uses  
metal railing to provide balcony effect.





# CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

July 22, 1988

CERTIFIED MAIL

Brookhurst Garden Limited Partnership  
180 Valley Blvd.  
San Gabriel, Ca 91776

SUBJECT: Case No. PUD-102-88 & PM-88-329  
Hearing before the Planning Commission  
Date and Time: July 28, 1988, 7 p.m.  
Place: City Council Chamber, Garden Grove Community Meeting  
Center, 11300 Stanford Avenue, Garden Grove, CA 92640

We are attaching for your information a copy of the staff report in connection with the subject public hearing.

If you have any questions concerning this report, please contact the Planning Division of the Development Services Department at (714) 741-5312.

Sincerely,

STEWART O. MILLER, Director  
Development Services Department

Enclosure

P 731 706 542  
RECEIPT FOR CERTIFIED MAIL  
NO INSURANCE COVERAGE PROVIDED

Brookhurst Garden Limited Partn  
180 Valley Blvd.  
San Gabriel, Ca 91776

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	7-27-88 PUD-102-88 Ken



GARDEN GROVE

# CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92642

July 14, 1988

CERTIFIED MAIL

Brookhurst Garden Limited Partnership  
180 Valley Blvd.  
San Gabriel, Ca 91776

Re: PUD-102-88 & PM-88-329

The Planning Commission of the City of Garden Grove will consider the above referenced application at its meeting at 7:00 P.M. on July 28, 1988.

The meeting will be held in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

If you are unable to attend this meeting, please have someone represent you.

Sincerely,

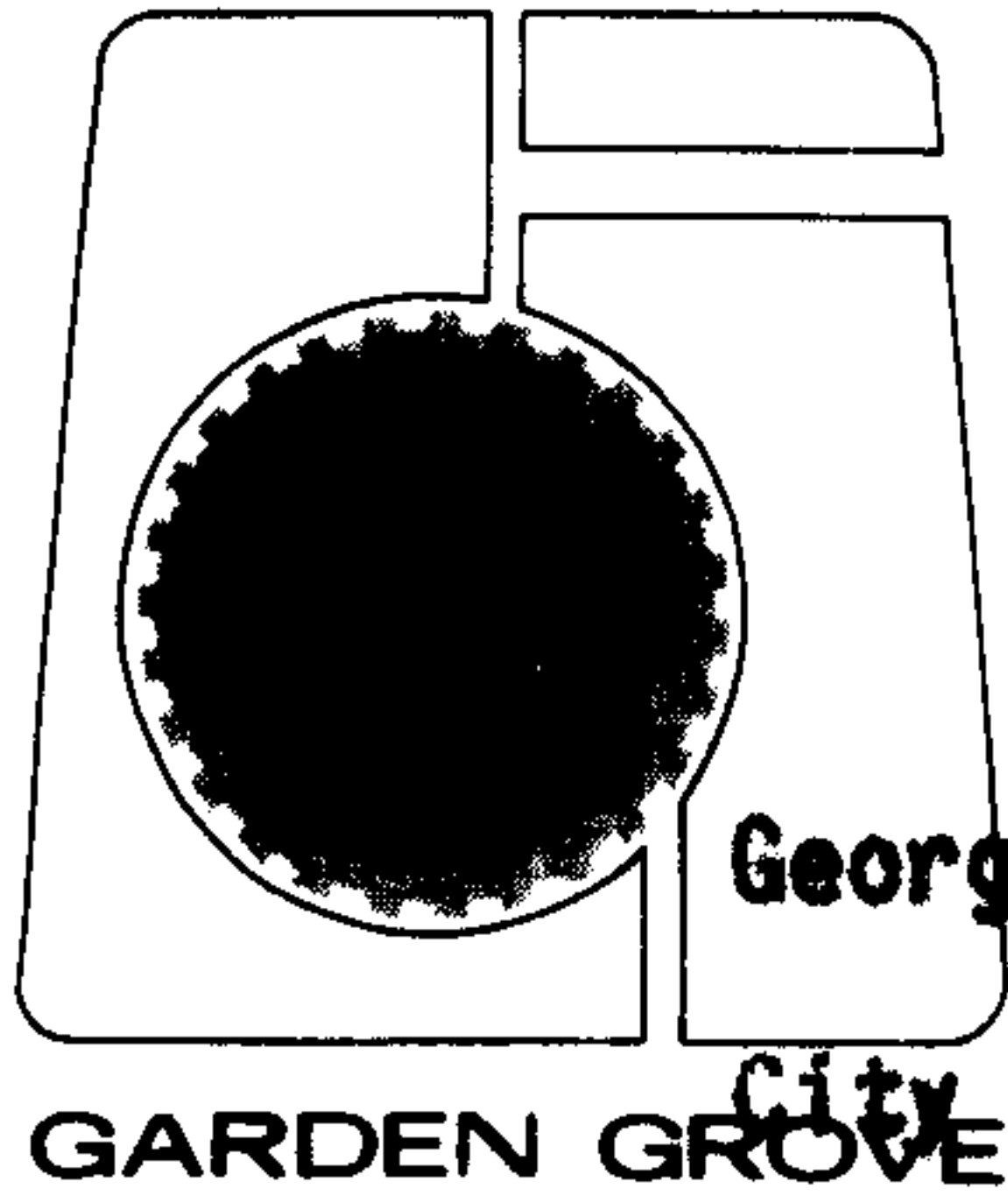
Stewart O. Miller, Director  
Development Services Department

Enclosure

P 731 786 543  
RECEIPT FOR CERTIFIED MAIL  
NO INSURANCE COVERAGE PROVIDED

Brookhurst Garden Limited Partn  
180 Valley Blvd.  
San Gabriel, Ca 91776

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	7-14-88
	PUD-102-88



# CITY OF GARDEN GROVE, CALIFORNIA

11391 ACACIA PARKWAY, GARDEN GROVE, CALIFORNIA 92640

**George L. Tindall**

City Manager

**Stewart O. Miller**

Development Services

NEIGHBORHOOD MEETING FOR PUD-102-88  
118,888 SQUARE FOOT RETAIL  
RESTAURANT COMPLEX PROPOSED FOR  
THE BROOKHURST TRIANGLE

July 14, 1988

C  
O  
P  
Y

On Wednesday, July 13, 1988 a neighborhood meeting was held in the Garden Grove "B" Room of the Community Meeting Center to inform residents and solicit comments from them regarding a proposed 118,888 square foot, two-story, retail/restaurant complex on a seven-acre portion of the Brookhurst Triangle site. The City notified property owners within a 500-foot radius of the project site and notified all the members of the Garden Grove Boulevard Study Committee. Staff was in attendance as well as representatives for the project applicant, traffic consultant and architect.

Approximately 12 persons were in attendance. Most of the concerns centered around traffic issues: volume of traffic, how it would be distributed, effect on residential streets, effect on nearby major intersections and improvements to the Brookhurst Way and Garden Grove Boulevard intersections. The Traffic Impact and Parking Analysis examined many of these issues within the scope of the project and suggested mitigation measures, with which the Public Works Department is in concurrence.

This proposed project will be presented to the Joint Economic Development Committee (JEDC) on Tuesday, July 19, 1988. Staff will be in attendance to answer questions and receive comments and suggestions.

STEWART O. MILLER, Director  
Development Services Department

By: Jerry L. Blum  
Planning Division Manager

KW:ps

July 13, 1988 Neighborhood Meeting

ATTENDANCE

NAME

ADDRESS

FELIX CAEN

726 E PEARL #F, SAN GABRIEL,  
CA 91776

DEBBY ANDERSON

12181 NEZSON ST G.G. 92640

RAY + ALTA BEAUDOIN

9842 STANFORD AV. GG 92641

Walter H. Allen

9942 Stanford Ave G.B. 92614

FRANK FORBES

822 VICTORIA DR, IRVING, CA 91006

HILL CAI

3100 MARYWOOD, ORANGE, 92661

Michael E. Rowe

12622 Susan Lane G.G. 92641

Stormi R. WEATHERS

12622 SUSAN LANE, GG 92641

Donald & Alice Stanback

12692 GROVEVIEW G.G. 92640

Ray Lowell

9291 Lathemia, S.G. 92641

Randy Ptasznik

9971 Quiet Path GG. 92641

Kevin Bressler

9972 Hidden Way G.G. 92641

THE CITY OF GARDEN GROVE WILL HOLD A NEIGHBORHOOD MEETING IN THE "B" ROOM OF THE COMMUNITY MEETING CENTER, 11300 STANFORD AVENUE, GARDEN GROVE, ON WEDNESDAY, JULY 13, 1988 AT 7 P.M. TO CONSIDER PLANNED UNIT DEVELOPMENT NO. PUD-102-88.

THE APPLICANT, BROOKHURST GARDEN LTD. PARTNERSHIP, 180 VALLEY BLVD., SAN GABRIEL, CA 91776 IS REQUESTING AN AMENDMENT TO THE MUNICIPAL CODE TO REZONE AN APPROX. 7.1 ACRE SITE FROM THE C-2 (GENERAL COMMERCIAL) ZONE TO THE PUD (PLANNED UNIT DEVELOPMENT) ZONE TO CONSTRUCT A 118,180 S.F., TWO-STORY, RETAIL AND RESTAURANT COMPLEX ON THREE PARCELS. THE SUBJECT SITE IS LOCATED NORTH OF GARDEN GROVE BOULEVARD ON THE WEST SIDE OF BROOKHURST ST. AND THE EAST SIDE OF BROOKHURST WAY AT 12765-12857 BROOKHURST ST.

FOR INFORMATION CALL 741-5512 OR INQUIRE IN ROOM 220.

**SENDER:** Complete items 1 and 2 if additional services are desired, and complete items 3 and 4. Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you with the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. 2.  Restricted Delivery  
↑(Extra charge)↑ ↑(Extra charge)↑

<p>3. Article Addressed to:</p> <p style="text-align: center;">Brookhurst Garden Limited Part 180 Valley Blvd. San Gabriel, Ca 91776</p>	<p>4. Article Number</p> <p>Type of Service:</p> <p><input type="checkbox"/> Registered <span style="margin-left: 100px;"><input type="checkbox"/> Insured</span></p> <p><input type="checkbox"/> Certified <span style="margin-left: 100px;"><input type="checkbox"/> COD</span></p> <p><input type="checkbox"/> Express Mail</p> <p>Always obtain signature of addressee or agent and <b>DATE DELIVERED.</b></p>
<p>5. Signature - Addressee</p> <p>X</p>	<p>8. Addressee's Address (ONLY if requested and fee paid)</p>
<p>6. Signature - Agent</p> <p>X</p> <p style="text-align: center;"><i>[Handwritten Signature]</i></p>	
<p>7. Date of Delivery</p> <p style="text-align: center;">7-26-8</p>	

PS Form 3811, Mar. 1967 **DOMESTIC RETURN RECEIPT**

**SENDER:** Complete items 1 and 2 if additional services are desired, and complete items 3 and 4. Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you with the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1.  Show to whom delivered, date, and addressee's address. 2.  Restricted Delivery  
↑(Extra charge)↑ ↑(Extra charge)↑

<p>3. Article Addressed to:</p> <p style="text-align: center;">Brookhurst Garden Limited Part 180 Valley Blvd. San Gabriel, Ca 91776</p>	<p>4. Article Number</p> <p style="text-align: center; font-size: 1.2em;">P 731 786 543</p> <p>Type of Service:</p> <p><input checked="" type="checkbox"/> Registered <span style="margin-left: 100px;"><input type="checkbox"/> Insured</span></p> <p><input type="checkbox"/> Certified <span style="margin-left: 100px;"><input type="checkbox"/> COD</span></p> <p><input type="checkbox"/> Express Mail</p> <p>Always obtain signature of addressee or agent and <b>DATE DELIVERED.</b></p>
<p>5. Signature - Addressee</p> <p>X</p>	<p>8. Addressee's Address (ONLY if requested and fee paid)</p>
<p>6. Signature - Agent</p> <p>X</p> <p style="text-align: center;"><i>[Handwritten Signature]</i></p>	
<p>7. Date of Delivery</p> <p style="text-align: center;">7-18-8</p>	

PS Form 3811, Mar. 1967 **DOMESTIC RETURN RECEIPT**

PUBLIC-NOTICE PARCEL	OWNER	ADDRESS	CITY	ZIP	CNT.
PUD-102-88	13336161 CHEN, TZU-CHIANG (CP)	420 MOUNTAIN VIEW ST	ORANGE, CA	92669	1
PUD-102-88	13336201 BUCHANAN, ALBERT WAYNE (EA)	9772 HIDDEN WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13336202 MATZ, MARK D (EA)	9762 HIDDEN WAY	GARDEN GROVE, CA	92645	1
PUD-102-88	13336203 WALDRON, KIMBERLY (WS)	9752 HIDDEN WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13336204 PACIFIC PROPERTIES (NO)	3857 BIRCH ST SUITE 618	NEWPORT BEACH, CA	92660	1
PUD-102-88	13336205 VILLASENOR, CRISTINA (EA)	9751 HIDDEN WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13336206 BOWMAN, PAUL (UM)	6612 JARDINES DR	HUNTINGTON BEACH, CA	92647	1
PUD-102-88	13336207 PTASZNIK, RANDALL A (EA)	9771 QUIET PATH	GARDEN GROVE, CA	92641	1
PUD-102-88	13336208 SALINAS, CARLOS C (CP)	9761 QUIET PATH	GARDEN GROVE, CA	92640	1
PUD-102-88	13336209 BROWN, SHIRLEY (WS)	P O BOX 72	GARDEN GROVE, CA	92642	1
PUD-102-88	13336210 MUSE, RICHARD L (JT)	9741 QUIET PATH	GARDEN GROVE, CA	92641	1
PUD-102-88	13336211 BRUNS, WILLIAM A (EA)	1305 23RD ST #2	SANTA MONICA, CA	90404	1
PUD-102-88	13336212 REISIG, STEVEN B (CP)	SUITE 100	FULLERTON, CA	92631	1
PUD-102-88	13336213 BARNARD, KENNETH W (UM)	1340 S HURON	SANTA ANA, CA	92704	1
PUD-102-88	13336214 SEIFERT, STANLEY L (JT)	9721 HIDDEN WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13336215 MARQUEZ, DAVID (SM)	9891 HIDDEN WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13336216 CRIFFITH, PAUL JON (EA)	5295 HIDDEN WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13336217 SOLIS, RONNIE JOE (JT)	9899 HIDDEN WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13336218 SMALLLEY, ROBERT K (UM)	9889 HIDDENWAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13336219 CUNNINGHAM, MILDRED JOAN (UW)	9885 HIDDEN WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13336220 VALDESPINO, THOMAS W (JT)	5881 HIDDEN WAY	ORANGE, CA	92641	1
PUD-102-88	13336221 TERNULLO, JANE ELLEN (EA)	9862 HIDDEN WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13336222 FREILICH, IRVING (CP)	SUITE 100	FULLERTON, CA	92631	1
PUD-102-88	13336223 LAMOTT, GERALD L (EA)	18952 MACARTHUR BLVD	IRVINE, CA	92715	1
PUD-102-88	13336224 MELODY, IRENE R (EA)	9882 HIDDEN WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13336225 MITCHELL, LORRIE R (UW)	9712 HIDDEN WAY	GARDEN GROVE, CA	92640	1
PUD-102-88	13336226 CORONA, DAVID SCOTT (EA)	9722 HIDDEN WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13336227 MAHADEVIA, AMBRISH (EA)	9742 HIDDEN WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13336228 NEELY, DEBORAH L (EA)	9732 HIDDEN WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13336229 HIDDEN VILLAGE HOMEOWNERS (CR)	2602 NEWPORT BLVD	NEWPORT BEACH, CA	92660	1
PUD-102-88	13336301 LA MADERA (PT)	15 BROOKHOLLOW DR	SANTA ANA, CAL	92705	1
PUD-102-88	13336302 LEE, SANG HAK (JT)	14762 DEVONSHIRE AVE	TUSTIN, CA	92680	1
PUD-102-88	13336303 LEE, SANG HAK (JT)	14762 DEVONSHIRE AVE	TUSTIN, CA	92680	1
PUD-102-88	13336304 DUTTON, C C (MS)	4911 BIRCH ST SUITE 100	NEWPORT BEACH, CA	92660	1
PUD-102-88	13336305 LEE, FRANK S (JT)	9743 GARDEN GROVE BL VD	GARDEN GROVE, CA	92644	1
PUD-102-88	13336306 CHAVEZ, JAIME (EA)	1000 S CITRON AVE	ANAHEIM, CA	92805	1
PUD-102-88	13336307 CLEMMONS, VODIE E (EA)	9891 GARDEN GROVE BL VD	GARDEN GROVE, CAL	92644	1
PUD-102-88	13336308 CLEMMONS, VODIE E (EA)	9891 GARDEN GROVE BL VD	GARDEN GROVE, CAL	92644	1
PUD-102-88	13336309 WHITE, BETTY L (NO)	P O BOX 215	GARDEN GROVE, CA	92642	1

\*\*\*

PUBLIC-NOTICE PARCEL	OWNER	ADDRESS	CITY	ZIP	CNT.
PUD-102-88	08907105 HAYMAN, GLADYS S (EA)	P O BOX 3294	SANTA MONICA, CA	90403	1
PUD-102-88	08907106 FRIEDLANDER, HERBERT T (SE)	12591 AGNES STANLEY ST	GARDEN GROVE, CA	92641	1
PUD-102-88	08907107 FRIEDLANDER, HERBERT T (MS)	13749 BEACH BLVD	WESTMINSTER, CA	92683	1
PUD-102-88	08907108 NELSON, JOHN C TR (NO)	1440 N HARBOR BLVD	FULLERTON, CA	92635	1
PUD-102-88	08907111 SO, CHONG IM (SW)	2671 N VISTA KNOLL R D	ORANGE, CA	92667	1
PUD-102-88	08907112 NELSON, JOHN C TR (NO)	1440 N HARBOR BLVD	FULLERTON, CA	92635	1
PUD-102-88	08907113 FRIEDLANDER, HERBERT T (MS)	13749 BEACH BLVD	WESTMINSTER, CA	92683	1
PUD-102-88	08907114 HAYMAN, GLADYS S (EA)	P O BOX 3294	SANTA MONICA, CA	90403	1
PUD-102-88	08907124 LAMB, GERALD T (JT)	17601 MORGAN LN	HUNTINGTON BEACH, CA	92647	1
PUD-102-88	08907125 NELSON, JOHN C TR (EA)	1440 N HARBOR BLVD	FULLERTON, CA	92635	1
PUD-102-88	08907234 GARDEN GROVE AGENCY FOR (XX)	11391 ACACIA PKWY	GARDEN GROVE, CA	92640	1
PUD-102-88	08907235 GARDEN GROVE AGENCY FOR (XX)	11391 ACACIA PKWY	GARDEN GROVE, CA	92640	1
PUD-102-88	08907236 GARDEN GROVE AGENCY FOR (XX)	11391 ACACIA PKWY	GARDEN GROVE, CA	92640	1
PUD-102-88	08907237 GARDEN GROVE AGENCY FOR (XX)	11391 ACACIA PKWY	GARDEN GROVE, CA	92640	1
PUD-102-88	08907238 GARDEN GROVE AGENCY FOR (XX)	11391 ACACIA PKWY	GARDEN GROVE, CA	92640	1
PUD-102-88	08907251 GARDEN GROVE AGENCY FOR (XX)	11391 ACACIA PKWY	GARDEN GROVE, CA	92640	1
PUD-102-88	08907253 MC MAHAN FURNITURE-EAST (PT)	2121 WILSHIRE BLVD	SANTA MONICA, CA	90401	1
PUD-102-88	08907261 GARDEN GROVE AGENCY FOR (XX)	11391 ACACIA PKWY	GARDEN GROVE, CA	92640	1
PUD-102-88	08907265 GARDEN GROVE AGENCY FOR (XX)	11391 ACACIA PKWY	GARDEN GROVE, CA	92640	1
PUD-102-88	08907266 FAR & MER TR CO OF LB TR (EA)	3525 NORTHCLIFF DR	FALLBROOK, CA	92028	1
PUD-102-88	08907267 DOAN, THOMAS W TR ET AL (EA)	1920 E WARNER AVE	SANTA ANA, CA	92705	1
PUD-102-88	08907268 DOAN, THOMAS W TR ET AL (EA)	1920 E WARNER AVE	SANTA ANA, CA	92705	1
PUD-102-88	08907269 DOAN, THOMAS W TR ET AL (EA)	1920 E WARNER AVE	SANTA ANA, CA	92705	1
PUD-102-88	08907270 DOAN, THOMAS W TR ET AL (EA)	1920 E WARNER AVE	SANTA ANA, CA	92705	1
PUD-102-88	08907271 DOAN, THOMAS W TR ET AL (EA)	1920 E WARNER SUITE 3A	SANTA ANA, CA	92705	1
PUD-102-88	08907273 DOAN, THOMAS W TR ET AL (EA)	1920 E WARNER AVE	SANTA ANA, CA	92705	1
PUD-102-88	08922102 MOBIL OIL CORP (CR)	P O BOX 290	DALLAS, TX	75221	1
PUD-102-88	08922103 SLOAN, STEPHEN (NO)	P O BOX 290	DALLAS, TX	75221	1
PUD-102-88	08922219 KRESS, JEROME C (JT)	12611 FLETCHER DR	GARDEN GROVE, CA	92640	1
PUD-102-88	08922220 BREGENT, MAURICE (NO)	12621 FLETCHER DR	GARDEN GROVE, CAL	92640	1
PUD-102-88	08922221 RANGEL, CALLETANG M (EA)	12631 FLETCHER DR	GARDEN GROVE, CAL	92640	1
PUD-102-88	08922222 HETHCOAT, WILLIAM A (BL)	12651 FLETCHER DR	GARDEN GROVE, CAL	92640	1
PUD-102-88	08922223 ROSEN, RICHARD KENNETH (JT)	12681 FLETCHER DR	GARDEN GROVE, CA	92640	1
PUD-102-88	08922224 CICIOTTE, RAYMOND H (JT)	12691 FLETCHER DR	GARDEN GROVE, CAL	92640	1
PUD-102-88	08922225 KIM, JAE SON (SM)	12711 FLETCHER DR	GARDEN GROVE, CA	92640	1
PUD-102-88	08922226 MAURO, CHARLES (BL)	12721 FLETCHER DR	GARDEN GROVE, CAL	92640	1
PUD-102-88	08922230 NOSEK, PAUL B (MS)	12682 BROOKHURST ST	GARDEN GROVE, CAL	92640	1
PUD-102-88	08922231 SMOLIN, STAN (EA)	P O BOX 5128	GARDEN GROVE, CA	92645	1
PUD-102-88	08922233 MANDEL, LEONARD TR (EA)	BLDG D-104	SANTA ANA, CA	92701	1
PUD-102-88	08922240 GREENHALGH, FORREST C (EA)	9351 SHANNON AVE	GARDEN GROVE, CAL	92641	1
PUD-102-88	08922241 NOSEK, PAUL B (MS)	12682 BROOKHURST ST	GARDEN GROVE, CAL	92640	1
PUD-102-88	08922248 HOLTkamp, NORMAN C TR (EA)	12692 S BROOKHURST S T	GARDEN GROVE, CA	92640	1
PUD-102-88	08922249 TARCON FINANCIAL CORP (CR)	18062 IRVINE BLVD	TUSTIN, CA	92680	1
PUD-102-88	08922260 GROVE PROFESSIONAL PLAZA (PT)	SUITE 2	GARDEN GROVE, CA	92640	1
PUD-102-88	08922310 COLE, RICHARD F (JT)	12622 FLETCHER DR	GARDEN GROVE, CA	92640	1



PUBLIC-NOTICE PARCEL	OWNER	ADDRESS	CITY	ZIP	CNT.
PUD-102-88	13335203 POLITISKI, ROBERT C (EA)	1002 N BROADWAY ST	SANTA ANA, CAL	92701	1
PUD-102-88	13335204 MORRISON, MYRON ET AL TR (EA)	P O BOX 2747	PALM SPRINGS, CA	92263	1
PUD-102-88	13335205 MORRISON, MYRON ET AL TR (EA)	P O BOX 2747	PALM SPRINGS, CA	92263	1
PUD-102-88	13335206 NGUYEN, LAM THANH (EA)	12671 BROOKHURST WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13335207 JACOB, CARL S (SM)	P O BOX 1472	GARDEN GROVE, CA	92642	1
PUD-102-88	13335208 PEAKER, WILLIAM E (JT)	9602 W BALL RD SUITE B	ANAHEIM, CA	92804	1
PUD-102-88	13335209 DENHAM, JAMES A TR (EA)	12711 BROOKHURST WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13335210 CARRADINE, KEVIN CHARLES (HW)	12731 BROOKHURST WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13335211 CLASMEYER, RUTH M (WD)	9931 STANFORD AVE	GARDEN GROVE, CA	92641	1
PUD-102-88	13335212 WALKER, WALLACE W (EA)	524 WALLACE AVE	COEUR D'ALENE, ID	83814	1
PUD-102-88	13335213 SWANK, HARRY L (BL)	12702 SUSAN LN	GARDEN GROVE, CAL	92641	1
PUD-102-88	13335214 WEDGE, RAYMOND R (JT)	12682 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13335215 ANDERSON, ARTHUR SAM (EA)	12672 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13335216 GRIMM, R PAUL (JT)	12652 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13335217 CHRISTIE, PETER J (JT)	12642 SUSAN LN	GARDEN GROVE, CAL	92641	1
PUD-102-88	13335218 ROWE, MICHAEL E (JT)	12622 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13335219 BROWN, BOBBY L (BL)	9942 LENORE DR	GARDEN GROVE, CAL	92641	1
PUD-102-88	13335220 RAY, EARL E (EA)	12681 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13335301 NELSON, JACK (BL)	9872 LENORE DR	GARDEN GROVE, CAL	92641	1
PUD-102-88	13335302 BARKMEYER, JAMES (JT)	9882 LENORE DR	GARDEN GROVE, CA	92641	1
PUD-102-88	13335303 CARTER, JOHN D (BL)	9902 LENORE DR	GARDEN GROVE, CAL	92641	1
PUD-102-88	13335304 BRIGGS, LAWRENCE D (BL)	12621 SUSAN LN	GARDEN GROVE, CAL	92641	1
PUD-102-88	13335305 PORTER, CHARLES A (JT)	12631 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13335306 CURTEAN, IOAN (JT)	12641 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13335307 ANDERSON, MAZIE L (SE)	12651 SUSAN LN	GARDEN GROVE, CAL	92641	1
PUD-102-88	13335308 DADIVAS, ANTONIO B JR (JT)	12661 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13335309 SALWAY, JOSEPH E (JT)	12671 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13335310 RAY, DAVID E (BL)	12681 SUSAN LN	GARDEN GROVE, CAL	92641	1
PUD-102-88	13335311 URDANIVIA, ROBERTO J (JT)	12701 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13335312 POHL, DONALD W (JT)	12711 SUSAN LN	GARDEN GROVE, CAL	92641	1
PUD-102-88	13335313 PAPPAS, CHRISTOPHER (JT)	9901 STANFORD AVE	GARDEN GROVE, CA	92641	1
PUD-102-88	13335315 VAN BUREN, GEORGE E JR (BL)	9865 STANFORD AVE	GARDEN GROVE, CA	92641	1
PUD-102-88	13335316 LINDSEY, STEPHEN J (JT)	9871 STANFORD AVE	GARDEN GROVE, CA	92641	1
PUD-102-88	13336102 HWANG, SAN-HONG (JT)	12751 BROOKHURST WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13336103 NGUYEN, LONG (EA)	12761 BROOKHURST WAY	GARDEN GROVE, CA	92640	1
PUD-102-88	13336105 CHANDLER, DONALD F (BL)	9952 STANFORD	GARDEN GROVE, CAL	92641	1
PUD-102-88	13336108 ESPINDOSA, FRAULENE (WD)	9922 STANFORD ST	GARDEN GROVE, CA	92641	1
PUD-102-88	13336109 ROBERTSON, BRUCE M (JT)	9912 STANFORD AVE	GARDEN GROVE, CA	92640	1
PUD-102-88	13336110 FUJII, GEORGE H (JT)	9900 STANFORD ST	GARDEN GROVE, CAL	92641	1
PUD-102-88	13336111 SINGRIN, JOHN R (HW)	9872 STANFORD AVE	GARDEN GROVE, CA	92641	1
PUD-102-88	13336112 BROWN, JAMES A (SM)	9852 STANFORD AVE	GARDEN GROVE, CA	92641	1
PUD-102-88	13336113 BROWN, JAMES A (SM)	9852 STANFORD AVE	GARDEN GROVE, CA	92641	1
PUD-102-88	13336140 FERRERO, GEORGE G TR (NO)	4890 LINCOLNSHIRE AV	BUENA PARK, CAL	90621	1
PUD-102-88	13336146 ANDRONACO, JAMES R (CP)	SUITE 214	ORANGE, CA	92668	1
PUD-102-88	13336156 VIRGO, JOHN (BL)	12851 BROOKHURST WAY	GARDEN GROVE, CAL	92640	1
PUD-102-88	13336157 RASMUSSEN, R DOUGLAS (CP)	3 FORT SUMTER	IRVINE, CA	92720	1
PUD-102-88	13336158 STEWART, LEE ROY (JT)	9642 LENORE DR	GARDEN GROVE, CA	92641	1
PUD-102-88	13336159 RASMUSSEN, R DOUGLAS (CP)	3 FORT SUMTER	IRVINE, CA	92720	1

PUBLIC-NOTICE	PARCEL	OWNER	ADDRESS	CITY	ZIP	CNT
PUD-102-88	08922311	MC KERNAN, E JAMES (JT)	12642 FLETCHER DR	GARDEN GROVE, CA	92640	1
PUD-102-88	08922312	CROCKETT, JACK F (JT)	12652 FLETCHER DR	GARDEN GROVE, CA	92640	1
PUD-102-88	08922313	LOVELL, ROBERT A (JT)	12682 FLETCHER DR	GARDEN GROVE, CA	92640	1
PUD-102-88	08922314	ANGLIN, RANDAL H (JT)	12692 FLETCHER DR	GARDEN GROVE, CA	92640	1
PUD-102-88	08922315	KELLER, HARRY L (JT)	12712 FLETCHER DR	GARDEN GROVE, CA	92640	1
PUD-102-88	08922316	GERARD, LONNIE G (UM)	12722 FLETCHER DR	GARDEN GROVE, CA	92640	1
PUD-102-88	08923105	ANDREASEN, CARL H (BL)	12732 GROVEVIEW	GARDEN GROVE, CA	92640	1
PUD-102-88	08923106	BARRY, WILLIAM W (EA)	12722 GROVEVIEW ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923107	CHRISTIANSEN, GEORGE E (JT)	12702 GROVEVIEW	GARDEN GROVE, CA	92640	1
PUD-102-88	08923108	HANBACK, DONALD EDWARD TR (EA)	12692 GROVEVIEW ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923128	WRIGHT, ROBERT E (JT)	12622 GROVEVIEW ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923129	BINKLEY, THEODORE F (UM)	12652 GROVEVIEW ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923130	MC GUIRE, JACK E (BL)	12662 GROVEVIEW ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923131	CHRISTENSEN, ELVIRA C (NO)	P O BOX 1088	GARDEN GROVE, CA	92642	1
PUD-102-88	08923211	MC COWAN, DAVID A G (JT)	P O BOX 351	STANTON, CA	90680	1
PUD-102-88	08923212	BARNHART, GEOFFREY C (JT)	12641 GROVEVIEW ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923213	IGNATOWSKI, BRIAN R (JT)	12651 GROVEVIEW ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923214	COLSON, WILLARD H (JT)	12661 GROVEVIEW	GARDEN GROVE, CA	92640	1
PUD-102-88	08923215	NEFF, BILL D (JT)	12681 GROVEVIEW ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923216	TAKEGUMA, HIDEICHI TR (EA)	12691 GROVEVIEW ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923217	POST, R C (BL)	12701 GROVEVIEW	GARDEN GROVE, CA	92640	1
PUD-102-88	08923218	SOSEBEE, DANNY J (JT)	12721 GROVEVIEW ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923219	DEPT OF VETS AFFAIRS OF (NO)	12731 GROVEVIEW ST	GARDEN GROVE, CA	92641	1
PUD-102-88	08923302	SWITZER, SAMUEL M (JT)	10181 STANFORD AVE	GARDEN GROVE, CA	92640	1
PUD-102-88	08923303	RICE, EDNA E (WD)	12701 BLACKTHORN ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923304	DEPT OF VETS AFFAIRS OF (BL)	12691 BLACKTHORN ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923305	PREISSLER, FRANCIS J. (BL)	12681 BLACKTHORN	GARDEN GROVE, CA	92640	1
PUD-102-88	08923321	DAVID, MA LUISA A (EA)	12711 BLACKTHORN ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923322	DAVID, MA LUISA A (EA)	12711 BLACKTHORN ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08966103	BROOKHURST GARDEN LIMITED (PT)	180 E VALLEY BLVD	SAN GABRIEL, CA	91776	1
PUD-102-88	08966104	HSU, CHING SHIANG (JT)	278 W NADMI AVE	ARCADIA, CA	91006	1
PUD-102-88	08966105	HSU, CHING SHIANG (JT)	278 W NADMI AVE	ARCADIA, CA	91006	1
PUD-102-88	08966106	ROSENBLUM, ALLAN (CP)	3600 WILSHIRE BLVD	LOS ANGELES, CA	90010	1
PUD-102-88	08966204	MC GRATH, GERALD JOHN (CP)	12621 BLACKTHORN ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08966205	MAUTNER, FRED (EA)	5141 TYRONE AVE	SHERMAN OAKS, CA	91423	1
PUD-102-88	08966206	MAUTNER, FRED (EA)	5141 TYRONE AVE	SHERMAN OAKS, CA	91423	1
PUD-102-88	08966207	DWENBY, CAROL F TR (NO)	SUITE 103	BELLFLOWER, CA	90706	1
PUD-102-88	08966208	MOHLER, BYRON R (JT)	12741 GROVEVIEW	GARDEN GROVE, CA	92640	1
PUD-102-88	08966209	SUTTER, DONALD E (CP)	1595 WAKEFIELD AVE	ANAHEIM, CAL	92802	1
PUD-102-88	08966210	HAIGHT, STERLING R (JT)	27041 LA PAJA LN	MISSION VIEJO, CA	92691	1
PUD-102-88	08966211	CHENG, HUNTER CHAK ON (SM)	9452 DOWNING CIR	WESTMINSTER, CA	92683	1
PUD-102-88	08966214	SELECT DIVERSIFIED (PT)	111 S KRAEMER BLVD	BREA, CA	92621	1
PUD-102-88	08966217	LOCKWOOD, LARRY G (JT)	10382 STANFORD ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08966221	THOMPSON, JOHN P TR (EA)	2828 N HASKELL AVE	DALLAS, TX	75204	1
PUD-102-88	08966222	SCOTT, JOSEPH GREGORY (EA)	10102 STANFORD AVE	GARDEN GROVE, CA	92640	1
PUD-102-88	08966224	CORP OF THE PRESIDING (BL)	50 E NORTH TEMPLE ST	SALT LAKE CITY, UT	84150	1
PUD-102-88	08966225	ROSS, BETTE (EA)	P O BOX 7250	NEWPORT BEACH, CA	92663	1
PUD-102-88	08966226	ROSS, BETTE (EA)	12852 BROOKHURST ST	GARDEN GROVE, CA	92640	1
PUD-102-88	13335201	GONZALES, DIETER (MS)	9972 LENCORE DR	GARDEN GROVE, CA	92642	1
PUD-102-88	13335202	BAMBERG, ROBERT E (JT)	P O BOX 245	CRESTLINE, CA	92325	1

10/20/88

PAGE 1

PN-TEXT : PUD-102-88

USER PRISCILLA 07/06/88 50 10/20/88

1 THE CITY OF GARDEN GROVE WILL HOLD A NEIGHBORHOOD  
2 MEETING IN THE "B" ROOM OF THE COMMUNITY MEETING CENTER,  
3 11300 STANFORD AVENUE, GARDEN GROVE, ON WEDNESDAY,  
4 JULY 13, 1988 AT 7 P.M. TO CONSIDER PLANNED UNIT  
5 DEVELOPMENT NO. PUD-102-88.

6  
7 THE APPLICANT, BROOKHURST GARDEN LTD. PARTNERSHIP,  
8 180 VALLEY BLVD., SAN GABRIEL, CA 91776 IS REQUESTING  
9 AN AMENDMENT TO THE MUNICIPAL CODE TO REZONE AN APPROX.  
10 7.1 ACRE SITE FROM THE C-2 (GENERAL COMMERCIAL) ZONE TO  
11 THE PUD (PLANNED UNIT DEVELOPMENT) ZONE TO CONSTRUCT  
12 A 118,180 S.F., TWO-STORY, RETAIL AND RESTAURANT COMPLEX  
13 ON THREE PARCELS. THE SUBJECT SITE IS LOCATED NORTH OF  
14 GARDEN GROVE BOULEVARD ON THE WEST SIDE OF BROOKHURST  
15 ST. AND THE EAST SIDE OF BROOKHURST WAY AT 12765-12857  
16 BROOKHURST ST.

17  
18 FOR INFORMATION CALL 741-5312 OR INQUIRE IN ROOM 220.

End of list

>PTR-OFF

POD 102-88

subject site 089-661-03 → 06

089-662-04

↓  
11  
14  
17  
21  
22  
24  
↓  
26

223-10

↓  
16  
232-19  
↓  
19  
231-05  
↓  
08  
28  
↓  
31

071-05

↓  
08  
25  
11  
↓  
14  
(27 ✓  
28 ✓  
29 ✓  
24

089-071-30

⊙ BEST WAY  
10011 ~~04~~ Blvd

661-03

↓  
06  
221-02  
03  
222-19  
↓  
26  
60  
33  
40  
31  
30  
41  
48  
49

233-02

↓  
05  
21  
22  
072-67  
↓  
73  
34  
↓  
38  
61  
65  
51  
66  
53

Never mind  
10386

133-352-01

↓  
20  
353-01  
↓  
13  
15  
16

361-02

03  
40  
05  
08  
↓  
13  
61  
56  
↓  
59

133 - 361 - 46

362 - 01

↓

29

363 - 01

↓

09

PM-88-257

SP-125-88  
CASE NUMBER

DEVELOPMENT REVIEW  
AND COMMENT SHEET

RECEIVED

MAY 1988

Public Works Dept.

TO: Facilities Engineering

DATE OUT: 5/31

FROM: Berri Watt

RETURN BY: 6/13

APPLICANT: Brookhurst Garden Ltd Partnership

DATE IN: \_\_\_\_\_

REQUEST: Applicant is requesting parcel map approval to consolidate 3 lots and site plan approval for construction of 118,888 square foot retail and office complex

SITE LOCATION: Brookhurst Triangle

ADDRESS: 12801-12857 Brookhurst 12882-12902 Brookhurst Wy.

ASSESSOR PARCEL NOS.: 089-661-03-05

ANALYSIS

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

- ① Demo Permits Required
- ② Grading Plan Required
- ③ 10' Dedication Required (Brookhurst Way)
- ④ Missing Sidewalk and/or street improvements will be required  
A Bond of \$5000 will be required

CONDITIONS OF APPROVAL (Specific)

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

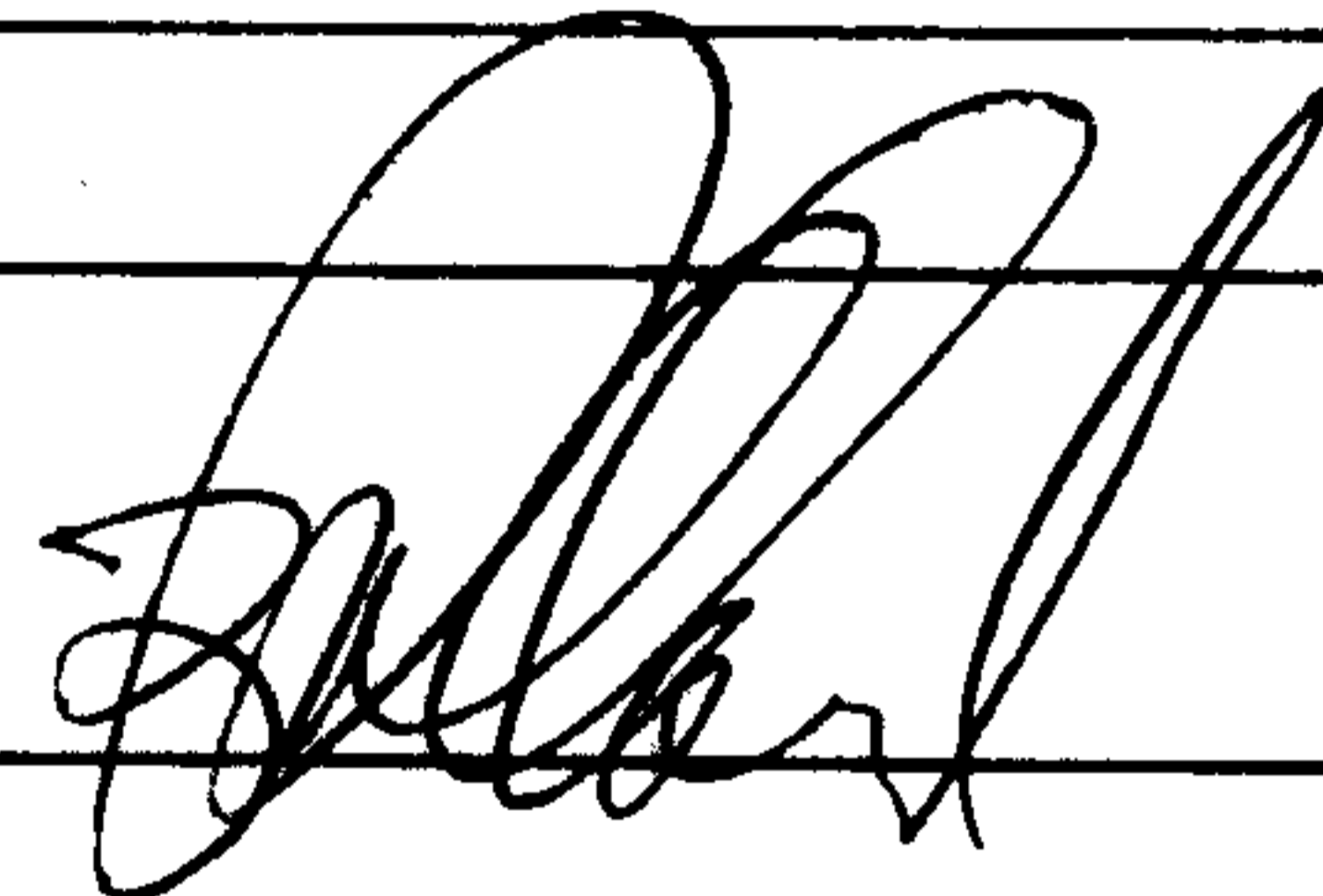
---

---

---

---

---

PREPARED BY:  DATE: 6-6-88 EXTENSION: \_\_\_\_\_

DIV. /DEPT. HEAD § DATE: \_\_\_\_\_ EXTENSION: \_\_\_\_\_  
6/8

(Use additional sheets if necessary)

PUBLIC-NOTICE PARCEL..	OWNER.....	ADDRESS.....	CITY.....	ZIP..	CNT..
PUD-102-86	08907105 HAYMAN, GLADYS S (EA)	P O BOX 3294	SANTA MONICA, CA	90403	1
PUD-102-86	08907106 FRIEDLANDER, HERBERT T (SE)	12591 AGNES STANLEY ST	GARDEN GROVE, CA	92641	1
PUD-102-86	08907107 FRIEDLANDER, HERBERT T (MS)	13749 BEACH BLVD	WESTMINSTER, CA	92683	1
PUD-102-86	08907108 NELSON, JOHN C TR (NO)	1440 N HARBOR BLVD	FULLERTON, CA	92635	1
PUD-102-86	08907111 SU, CHONG IM (SW)	2671 N VISTA KNOLL R D	ORANGE, CA	92667	1
PUD-102-86	08907112 NELSON, JOHN C TR (NO)	1440 N HARBOR BLVD	FULLERTON, CA	92635	1
PUD-102-86	08907113 FRIEDLANDER, HERBERT T (MS)	13749 BEACH BLVD	WESTMINSTER, CA	92683	1
PUD-102-86	08907114 HAYMAN, GLADYS S (EA)	P O BOX 3294	SANTA MONICA, CA	90403	1
PUD-102-86	08907124 LAMB, GERALD T (JT)	17601 MORGAN LN	HUNTINGTON BEACH, CA	92647	1
PUD-102-86	08907125 NELSON, JOHN C TR (EA)	1440 N HARBOR BLVD	FULLERTON, CA	92635	1
PUD-102-86	08907234 GARDEN GROVE AGENCY FOR (XX)	11391 ACACIA PKWY	GARDEN GROVE, CA	92640	1
PUD-102-86	08907235 GARDEN GROVE AGENCY FOR (XX)	11391 ACACIA PKWY	GARDEN GROVE, CA	92640	1
PUD-102-86	08907236 GARDEN GROVE AGENCY FOR (XX)	11391 ACACIA PKWY	GARDEN GROVE, CA	92640	1
PUD-102-86	08907237 GARDEN GROVE AGENCY FOR (XX)	11391 ACACIA PKWY	GARDEN GROVE, CA	92640	1
PUD-102-86	08907238 GARDEN GROVE AGENCY FOR (XX)	11391 ACACIA PKWY	GARDEN GROVE, CA	92640	1
PUD-102-86	08907251 GARDEN GROVE AGENCY FOR (XX)	11391 ACACIA PKWY	GARDEN GROVE, CA	92640	1
PUD-102-86	08907253 MC MAHAN FURNITURE-EAST (PT)	2121 WILSHIRE BLVD	SANTA MONICA, CA	90401	1
PUD-102-86	08907261 GARDEN GROVE AGENCY FOR (XX)	11391 ACACIA PKWY	GARDEN GROVE, CA	92640	1
PUD-102-86	08907265 GARDEN GROVE AGENCY FOR (XX)	11391 ACACIA PKWY	GARDEN GROVE, CA	92640	1
PUD-102-86	08907266 FAK & MER TR CU OF LB TR (EA)	3525 NORTHCLIFF DR	FALLBROOK, CA	92028	1
PUD-102-86	08907267 DOAN, THOMAS W TR ET AL (EA)	1920 E WARNER AVE	SANTA ANA, CA	92705	1
PUD-102-86	08907268 DOAN, THOMAS W TR ET AL (EA)	1920 E WARNER AVE	SANTA ANA, CA	92705	1
PUD-102-86	08907269 DOAN, THOMAS W TR ET AL (EA)	1920 E WARNER AVE	SANTA ANA, CA	92705	1
PUD-102-86	08907270 DOAN, THOMAS W TR ET AL (EA)	1920 E WARNER AVE	SANTA ANA, CA	92705	1
PUD-102-86	08907271 DOAN, THOMAS W TR ET AL (EA)	1920 E WARNER SUITE 3A	SANTA ANA, CA	92705	1
PUD-102-86	08907273 DOAN, THOMAS W TR ET AL (EA)	1920 E WARNER AVE	SANTA ANA, CA	92705	1
PUD-102-86	08922102 MOBIL OIL CORP (CR)	P O BOX 290	DALLAS, TX	75221	1
PUD-102-86	08922103 SLOAN, STEPHEN (NO)	P O BOX 290	DALLAS, TX	75221	1
PUD-102-86	08922219 KRESS, JEROME C (JT)	12611 FLETCHER DR	GARDEN GROVE, CA	92640	1
PUD-102-86	08922220 BREGENT, MAURICE (NO)	12621 FLETCHER DR	GARDEN GROVE, CAL	92640	1
PUD-102-86	08922221 RANGEL, CALLETANO M (EA)	12631 FLETCHER DR	GARDEN GROVE, CAL	92640	1
PUD-102-86	08922222 HETHCOAT, WILLIAM A (BL)	12651 FLETCHER DR	GARDEN GROVE, CAL	92640	1
PUD-102-86	08922223 ROSEN, RICHARD KENNETH (JT)	12681 FLETCHER DR	GARDEN GROVE, CA	92640	1
PUD-102-86	08922224 CICIUTTE, RAYMOND H (JT)	12691 FLETCHER DR	GARDEN GROVE, CAL	92640	1
PUD-102-86	08922225 KIM, JAE SON (SM)	12711 FLETCHER DR	GARDEN GROVE, CA	92640	1
PUD-102-86	08922226 MAURO, CHARLES (BL)	12721 FLETCHER DR	GARDEN GROVE, CAL	92640	1
PUD-102-86	08922230 NOSEK, PAUL B (MS)	12682 BROOKHURST ST	GARDEN GROVE, CAL	92640	1
PUD-102-86	08922231 SMOLIN, STAN (EA)	P O BOX 5128	GARDEN GROVE, CA	92645	1
PUD-102-86	08922233 MANDEL, LEONARD TR (EA)	BLDG D-104	SANTA ANA, CA	92701	1
PUD-102-86	08922240 GREENHALGH, FORREST C (EA)	9351 SHANNON AVE	GARDEN GROVE, CAL	92641	1
PUD-102-86	08922241 NOSEK, PAUL B (MS)	12682 BROOKHURST ST	GARDEN GROVE, CAL	92640	1
PUD-102-86	08922248 HOLTkamp, NORMAN C TR (EA)	12692 S BROOKHURST S T	GARDEN GROVE, CA	92640	1
PUD-102-86	08922249 TARCON FINANCIAL CORP (CR)	18062 IRVINE BLVD	TUSTIN, CA	92680	1
PUD-102-86	08922260 GROVE PROFESSIONAL PLAZA (PT)	SUITE 2	GARDEN GROVE, CA	92640	1
PUD-102-86	08922310 COLE, RICHARD F (JT)	12622 FLETCHER DR	GARDEN GROVE, CA	92640	1
PUD-102-86	08922311 MC KERNAN, E JAMES (JT)	12642 FLETCHER DR	GARDEN GROVE, CA	92640	1
PUD-102-86	08922312 CROCKETT, JACK F (JT)	12652 FLETCHER DR	GARDEN GROVE, CAL	92640	1
PUD-102-86	08922313 LOVELL, ROBERT A (JT)	12682 FLETCHER DR	GARDEN GROVE, CA	92640	1
PUD-102-86	08922314 ANGLIN, RANDAL H (JT)	12692 FLETCHER DR	GARDEN GROVE, CAL	92640	1



PUBLIC-NOTICE PARCEL..	OWNER.....	ADDRESS.....	CITY.....	ZIP..	CNT..	
PUD-102-88	08922315	KELLER, HARRY L (JT)	12712 FLETCHER DR	GARDEN GROVE, CAL	92640	1
PUD-102-88	08922316	GERARD, LONNIE G (UM)	12722 FLETCHER DR	GARDEN GROVE, CA	92640	1
PUD-102-88	08923105	ANDREASEN, CARL H (BL)	12732 GROVEVIEW ST	GARDEN GROVE, CAL	92640	1
PUD-102-88	08923106	BARRY, WILLIAM W (EA)	12722 GROVEVIEW ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923107	CHRISTIANSEN, GEORGE E (JT)	12702 GROVEVIEW ST	GARDEN GROVE, CAL	92640	1
PUD-102-88	08923108	HANBACK, DONALD EDWARD TR (EA)	12692 GROVEVIEW ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923128	WRIGHT, ROBERT E (JT)	12622 GROVEVIEW ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923129	BINKLEY, THEODORE F (UM)	12652 GROVEVIEW ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923130	MC GUIRE, JACK E (BL)	12662 GROVEVIEW ST	GARDEN GROVE, CAL	92640	1
PUD-102-88	08923131	CHRISTENSEN, ELVIRA C (NO)	P O BOX 1088	GARDEN GROVE, CA	92642	1
PUD-102-88	08923211	MC COWAN, DAVID A G (JT)	P O BOX 351	STANTON, CA	90680	1
PUD-102-88	08923212	BARNHART, GEUFFREY C (JT)	12641 GROVEVIEW ST	GARDEN GROVE, CAL	92640	1
PUD-102-88	08923213	IGNATOWSKI, BRIAN R (JT)	12651 GROVEVIEW ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923214	CULSON, WILLARD H (JT)	12661 GROVEVIEW ST	GARDEN GROVE, CAL	92640	1
PUD-102-88	08923215	NEFF, BILL D (JT)	12681 GROVEVIEW ST	GARDEN GROVE, CAL	92640	1
PUD-102-88	08923216	TAKEGUMA, HIDEICHI TR (EA)	12691 GROVEVIEW ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923217	POST, R C (BL)	12701 GROVEVIEW ST	GARDEN GROVE, CAL	92640	1
PUD-102-88	08923218	SOSEHEL, DANNY J (JT)	12721 GROVEVIEW ST	GARDEN GROVE, CAL	92640	1
PUD-102-88	08923219	DEPT OF VETS AFFAIRS OF (NO)	12731 GROVEVIEW ST	GARDEN GROVE, CA	92641	1
PUD-102-88	08923302	SWITZER, SAMUEL M (JT)	10181 STANFORD AVE	GARDEN GROVE, CAL	92640	1
PUD-102-88	08923303	RICE, EDNA E (WD)	12701 BLACKTHORN ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923304	DEPT OF VETS AFFAIRS OF (BL)	12691 BLACKTHORN ST	GARDEN GROVE, CAL	92640	1
PUD-102-88	08923305	PREISSLER, FRANCIS J. (RL)	12681 BLACKTHORN ST	GARDEN GROVE, CAL	92640	1
PUD-102-88	08923321	DAVID, MA LUISA A (EA)	12711 BLACKTHORN ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08923322	DAVID, MA LUISA A (EA)	12711 BLACKTHORN ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08966103	BROOKHURST GARDEN LIMITED (PT)	180 E VALLEY BLVD	SAN GABRIEL, CA	91776	1
PUD-102-88	08966104	HSU, CHING SHIANG (JT)	278 W NAOMI AVE	ARCADIA, CA	91006	1
PUD-102-88	08966105	HSU, CHING SHIANG (JT)	278 W NAOMI AVE	ARCADIA, CA	91006	1
PUD-102-88	08966106	KOSENBLUM, ALLAN (CP)	3600 WILSHIRE BLVD	LOS ANGELES, CA	90010	1
PUD-102-88	08966204	MC GRATH, GERALD JOHN (CP)	12621 BLACKTHORN ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08966205	MAUTNER, FRED (EA)	5141 TYRONE AVE	SHERMAN OAKS, CA	91423	1
PUD-102-88	08966206	MAUTNER, FRED (EA)	5141 TYRONE AVE	SHERMAN OAKS, CA	91423	1
PUD-102-88	08966207	OWENBY, CAROL F TR (NO)	SUITE 103	BELLFLOWER, CA	90706	1
PUD-102-88	08966208	MOHLER, BYRON R (JT)	12741 GROVEVIEW	GARDEN GROVE, CAL	92640	1
PUD-102-88	08966209	SUTTER, DONALD E (CP)	1595 WAKEFIELD AVE	ANAHEIM, CAL	92802	1
PUD-102-88	08966210	HAIGHT, STERLING R (JT)	27041 LA PAJA LN	MISSION VIEJO, CA	92691	1
PUD-102-88	08966211	CHENG, HUNTER CHAK ON (SM)	9452 DOWNING CIR	WESTMINSTER, CA	92683	1
PUD-102-88	08966214	SELECT DIVERSIFIED (PT)	111 S KRAEMER BLVD	BREA, CA	92621	1
PUD-102-88	08966217	LOCKWOOD, LARRY G (JT)	10382 STANFORD ST	GARDEN GROVE, CA	92640	1
PUD-102-88	08966221	THOMPSON, JOHN P TR (EA)	2828 N HASKELL AVE	DALLAS, TX	75204	1
PUD-102-88	08966222	SCOTT, JOSEPH GREGORY (EA)	10102 STANFORD AVE	GARDEN GROVE, CA	92640	1
PUD-102-88	08966224	CORP OF THE PRESIDING (BL)	50 E NORTH TEMPLE ST	SALT LAKE CITY, UT	84150	1
PUD-102-88	08966225	KOSS, BETTE (EA)	P O BOX 7250	NEWPORT BEACH, CA	92663	1
PUD-102-88	08966226	ROSS, BETTE (EA)	12852 BROOKHURST ST	GARDEN GROVE, CA	92640	1
PUD-102-88	13335201	GONZALES, DIETER (MS)	9972 LENORE DR	GARDEN GROVE, CA	92642	1
PUD-102-88	13335202	BAMBERG, ROBERT E (JT)	P O BOX 245	CRESTLINE, CA	92325	1
PUD-102-88	13335203	POLITISKI, ROBERT C (EA)	1002 N BROADWAY ST	SANTA ANA, CAL	92701	1
PUD-102-88	13335204	MORRISON, MYRON ET AL TR (EA)	P O BOX 2747	PALM SPRINGS, CA	92263	1
PUD-102-88	13335205	MORRISON, MYRON ET AL TR (EA)	P O BOX 2747	PALM SPRINGS, CA	92263	1
PUD-102-88	13335206	NGUYEN, LAM THANH (EA)	12671 BROOKHURST WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13335207	JACOB, CARL S (SM)	P O BOX 1472	GARDEN GROVE, CA	92642	1
PUD-102-88	13335208	PEAKER, WILLIAM E (JT)	9602 W BALL RD SUITE	ANAHEIM, CA	92804	1
PUD-102-88	13335209	DENHAM, JAMES A TR (EA)	12711 BROOKHURST WAY	GARDEN GROVE, CA	92641	1

18:24:37 13 JUL 1988

(2P-6PLI) PUD-102-88

ZIP... CNT...

PUBLIC-NOTICE PARCEL..	OWNER.....	ADDRESS.....	CITY.....	ZIP...	CNT...
13336210	MUSE, RICHARD L (JT)	9941 QUIET PATH	GARDEN GROVE, CA	92641	1
13336211	BRUNS, WILLIAM A (EA)	1305 23RD ST #2	SANTA MONICA, CA	90404	1
13336212	REISIG, STEVEN B (CP)	SUITE 100	FULLERTON, CA	92631	1
13336213	BARNARD, KENNETH W (UM)	1340 S HURON	SANTA ANA, CA	92704	1
13336214	SEIFERT, STANLEY L (JT)	9921 HIDDEN WAY	GARDEN GROVE, CA	92641	1
13336215	MAKQUEZ, DAVID (SM)	9891 HIDDEN WAY	GARDEN GROVE, CA	92641	1
13336216	GRIFFITH, PAUL JUN (EA)	9895 HIDDEN WAY	GARDEN GROVE, CA	92641	1
13336217	SOLIS, RONNIE JOE (JT)	9899 HIDDEN WAY	GARDEN GROVE, CA	92641	1
13336218	SMALLEY, ROBERT K (UM)	9889 HIDDENWAY	GARDEN GROVE, CA	92641	1
13336219	CUNNINGHAM, MILDRED JOAN (UW)	9885 HIDDEN WAY	ORANGE, CA	92641	1
13336220	VALDESPINO, THOMAS W (JT)	9881 HIDDEN WAY	GARDEN GROVE, CA	92641	1
13336221	TERNULLO, JANE ELLEN (EA)	9862 HIDDEN WAY	FULLERTON, CA	92631	1
13336222	FREILICH, IRVING (CP)	SUITE 100	IRVINE, CA	92715	1
13336223	LAMOTT, GERALD L (EA)	18952 MACARTHUR BLVD	GARDEN GROVE, CA	92641	1
13336224	MELODY, IRENE R (EA)	9882 HIDDEN WAY	GARDEN GROVE, CA	92640	1
13336225	MITCHELL, LORRIE R (UM)	9912 HIDDEN WAY	GARDEN GROVE, CA	92641	1
13336226	CORONA, DAVID SCOTT (EA)	9922 HIDDEN WAY	GARDEN GROVE, CA	92641	1
13336227	MAHADEVIA, AMBRISH (EA)	9942 HIDDEN WAY	GARDEN GROVE, CA	92641	1
13336228	NEELY, DEBORAH L (EA)	9932 HIDDEN WAY	GARDEN GROVE, CA	92660	1
13336229	HIDDEN VILLAGE HOMEOWNERS (CR)	2602 NEWPORT BLVD	NEWPORT BEACH, CA	92705	1
13336301	LA MADERA (PT)	15 BROOKHOLLOW DR	SANTA ANA, CA	92680	1
13336302	LEE, SANG HAK (JT)	14762 DEVONSHIRE AVE	TUSTIN, CA	92680	1
13336303	LEE, SANG HAK (JT)	14762 DEVONSHIRE AVE	TUSTIN, CA	92680	1
13336304	DUTTON, C C (MS)	4911 BIRCH ST SUITE	NEWPORT BEACH, CA	92660	1
13336305	LEE, FRANK S (JT)	100	GARDEN GROVE, CA	92644	1
13336306	CHAVEZ, JAIME (EA)	9943 GARDEN GROVE BL	GARDEN GROVE, CA	92644	1
13336307	CLEMMONS, VODIE E (EA)	VD	ANALAIM, CA	92805	1
13336308	CLEMMONS, VODIE E (EA)	1000 S CITRON AVE	GARDEN GROVE, CAL	92644	1
13336309	WHITE, BETTY L (NO)	9891 GARDEN GROVE HL	GARDEN GROVE, CAL	92644	1
		VD	GARDEN GROVE, CA	92642	1
		P O BOX 215			182

\*\*\*

PUBLIC-NOTICE	PARCEL..	OWNER.....	ADDRESS.....	CITY.....	ZIP..	CNT..
PUD-102-88	13355210	CARRADINE, KEVIN CHARLES (HW)	12731 BROOKHURST WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13355211	CLASMEYER, RUTH M (WD)	9931 STANFORD AVE	GARDEN GROVE, CA	92641	1
PUD-102-88	13355212	WALKER, WALLACE W (EA)	524 WALLACE AVE	COEURD'ALEME, ID	83814	1
PUD-102-88	13355213	SWANK, HARRY L (BL)	12702 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13355214	WEDGE, KAYMOND R (JT)	12682 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13355215	ANDERSON, ARTHUR SAM (EA)	12672 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13355216	GRIMM, R PAUL (JT)	12652 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13355217	CHRISTIE, PETER J (JT)	12642 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13355218	ROME, MICHAEL E (JT)	12622 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13355219	BROWN, BOBBY L (BL)	9942 LENORE DR	GARDEN GROVE, CA	92641	1
PUD-102-88	13355220	RAY, EARL E (EA)	12681 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13355301	NELSON, JACK (BL)	9872 LENORE DR	GARDEN GROVE, CA	92641	1
PUD-102-88	13355302	BARKMEYER, JAMES (JT)	9882 LENORE DR	GARDEN GROVE, CA	92641	1
PUD-102-88	13355303	CARTER, JOHN D (BL)	9902 LENORE DR	GARDEN GROVE, CA	92641	1
PUD-102-88	13355304	BRIGGS, LAWRENCE D (BL)	12621 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13355305	PORTER, CHARLES A (JT)	12631 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13355306	CURTEAN, IVAN (JT)	12641 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13355307	ANDERSON, MAZIE L (SE)	12651 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13355308	DADIVAS, ANTONIO B JR (JT)	12661 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13355309	SALWAY, JOSEPH E (JT)	12671 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13355310	RAY, DAVID E (BL)	12681 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13355311	URDANIVIA, ROBERTO J (JT)	12701 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13355312	POHL, DONALD W (JT)	12711 SUSAN LN	GARDEN GROVE, CA	92641	1
PUD-102-88	13355313	PAPPAS, CHRISTOPHER (JT)	9901 STANFORD AVE	GARDEN GROVE, CA	92641	1
PUD-102-88	13355315	VAN HUREN, GEORGE E JR (BL)	9865 STANFORD AVE	GARDEN GROVE, CA	92641	1
PUD-102-88	13355316	LINDSEY, STEPHEN J (JT)	9871 STANFORD AVE	GARDEN GROVE, CA	92641	1
PUD-102-88	13356102	HWANG, SAN-HONG (JT)	12751 BROOKHURST WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13356103	NGUYEN, LONG (EA)	12761 BROOKHURST WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13356105	CHANDLER, DONALD F (BL)	9952 STANFORD	GARDEN GROVE, CA	92641	1
PUD-102-88	13356108	ESPINOSA, FRAULENE (WD)	9922 STANFORD ST	GARDEN GROVE, CA	92641	1
PUD-102-88	13356109	ROBERTSON, BRUCE M (JT)	9912 STANFORD AVE	GARDEN GROVE, CA	92641	1
PUD-102-88	13356110	FUJII, GEORGE H (JT)	9900 STANFORD ST	GARDEN GROVE, CA	92641	1
PUD-102-88	13356111	SINGRIN, JOHN K (HW)	9872 STANFORD AVE	GARDEN GROVE, CA	92641	1
PUD-102-88	13356112	BROWN, JAMES A (SM)	9852 STANFORD AVE	GARDEN GROVE, CA	92641	1
PUD-102-88	13356113	BROWN, JAMES A (SM)	9852 STANFORD AVE	GARDEN GROVE, CA	92641	1
PUD-102-88	13356140	FERREIRO, GEORGE G TR (ND)	4890 LINCOLNSHIRE AV	BUENA PARK, CAL	90621	1
PUD-102-88	13356146	ANDRONACU, JAMES R (CP)	F SUITE 214	ORANGE, CA	92668	1
PUD-102-88	13356156	VIRGO, JOHN (BL)	12851 BROOKHURST WAY	GARDEN GROVE, CAL	92640	1
PUD-102-88	13356157	RASMUSSEN, R DOUGLAS (CP)	3 FORT SUMTER	IRVINE, CA	92720	1
PUD-102-88	13356158	STEWART, LEE ROY (JT)	9642 LENOKE DK	GARDEN GROVE, CA	92641	1
PUD-102-88	13356159	RASMUSSEN, R DOUGLAS (CP)	3 FORT SUMTER	IRVINE, CA	92720	1
PUD-102-88	13356161	CHEN, TZU-CHIANG (CP)	420 MOUNTAIN VIEW ST	ORANGE, CA	92669	1
PUD-102-88	13356201	BUCHANAN, ALBERT WAYNE (EA)	9972 HIDDEN WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13356202	MAITZ, MARK D (EA)	9962 HIDDEN WAY	GARDEN GROVE, CA	92645	1
PUD-102-88	13356203	WALDRON, KIMBERLY (WS)	9952 HIDDEN WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13356204	PACIFIC PROPERTIES (ND)	3857 BIRCH ST SUITE 618	NEWPORT BEACH, CA	92660	1
PUD-102-88	13356205	VILLASENOR, CRISTINA (EA)	9951 HIDDEN WAY	GARDEN GROVE, CA	92641	1
PUD-102-88	13356206	BOWMAN, PAUL (UM)	6612 JARDINES DR	HUNTINGTON BEACH, CA	92647	1
PUD-102-88	13356207	PTASZNIK, RANDALL A (EA)	9971 QUIET PATH	GARDEN GROVE, CA	92641	1
PUD-102-88	13356208	SALINAS, CARLOS C (CP)	9961 QUIET PATH	GARDEN GROVE, CA	92640	1
PUD-102-88	13356209	BROWN, SHIRLEY (WS)	P O BOX 72	GARDEN GROVE, CA	92642	1

THE GARDEN GROVE PLANNING COMMISSION WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBER, 11300 STANFORD AVE., GARDEN GROVE ON THURSDAY, JULY 28, 1988 AT 7 PM TO CONSIDER PLANNED UNIT DEVELOPMENT NO. PUD-102-88 AND PARCEL MAP NO. PM-88-329. THE APPLICANT, BROOKHURST GARDEN LTD. PARTNERSHIP, 180 VALLEY BLVD., SAN GABRIEL, CA 91776 IS REQUESTING AN AMENDMENT TO THE MUNICIPAL CODE TO REZONE AN APPROX. 7.1 ACRE SITE FROM THE C-2 (GENERAL COMMERCIAL) ZONE TO THE PUD (PLANNED UNIT DEVELOPMENT) ZONE TO CONSTRUCT A 118,180 S.F., TWO-STORY, RETAIL AND RESTAURANT COMPLEX ON THREE PARCELS. THE SUBJECT SITE IS LOCATED NORTH OF GARDEN GROVE BOULEVARD ON THE WEST SIDE OF BROOKHURST ST. AND THE EAST SIDE OF BROOKHURST WAY AT 12765-12857 BROOKHURST ST. THE CITY OF GARDEN GROVE HAS PREPARED A NEGATIVE DECLARATION BECAUSE THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT PURSUANT TO CEQA GUIDELINES. FOR INFO CALL 741-5313 OR ROOM 220.

# NOTICE

POD-102-88

Debby Anderson  
12181 Nelson Street  
Garden Grove, CA 92640

Bill Anthony  
San Roque, Inc.  
5375 Industrial  
Huntington Beach, CA 92649

Bert Ashland  
13191 Gilbert Street  
Garden Grove, CA 92644

Ray Beaudoin  
9842 Stanford Avenue  
Garden Grove, CA 92641

Young Tae Beck  
Server Star Realty  
9636 Garden Grove Blvd., #6  
Garden Grove, CA 92644

Ho Y. Chung  
6342 Beach Boulevard  
Buena Park, CA 90621

Carol Elliott  
13372 Galway  
Garden Grove, CA 92644

John Emenev  
13341 Galway  
Garden Grove, CA 92644

Harry Longway  
AAMCO Transmissions  
9541 Garden Grove Blvd.  
Garden Grove, CA 92644

Julie McCluney  
9177 Garden Grove Blvd.  
Garden Grove, CA 92644

Gerald Margolin  
12581 Manley  
Garden Grove, CA 92645

The Rev. Paul J. Park  
Korean Community Baptist Church  
P.O. Box 1086  
Garden Grove, CA 92640

John Perrot  
13312 Brookhurst Street  
Garden Grove, CA 92643

Ray Powell  
9271 Catherine  
Garden Grove, CA 92641

Manuel Prado  
12442 Poplar  
Garden Grove, CA 92645

Peter Pyo  
8550 Garden Grove Bl. #210  
Garden Grove, CA 92644

Ki Myung Rhee  
981 S. Western Ave., #401  
Los Angeles, CA 90006

Don Gordon  
9282 Stanford Avenue  
Garden Grove, CA 92641

John Higgins  
9782 Russell Avenue  
Garden Grove, CA 92644

Jung I. Hong  
11752 Garden Grove Blvd. Ste. 100  
Garden Grove, CA 92643

Georgia James  
B&G Appliances  
9938 Garden Grove Blvd.  
Garden Grove, CA 92644

Michael Kim  
c/o Century Travel Service  
9652 Garden Grove Boulevard  
Garden Grove, CA 92644

Tom Kim  
Korean Chamber of Commerce  
9832 Garden Grove Blvd.  
Garden Grove, CA 92640

Young C. Kim  
12755 Brookhurst St.#116  
Garden Grove, CA 92640

Don Lang  
13227 Garden Grove Boulevard  
Garden Grove, CA 92643

Mark Rosen  
11731 Bluejay  
Garden Grove, CA 92641

Robert Rubenstein  
12635 Main Street  
Garden Grove, CA 92640

David Solomon  
8381 Garden Grove Blvd. #1  
Garden Grove, CA 92644

Young Ik Suh  
9636 Garden Grove Blvd.  
Garden Grove, CA 92644

Luu Trankiem  
Vietnamese Chamber of Commerce  
9872 Chapman Ave. #216  
Garden Grove, CA 92641

Superior Court

OF THE  
STATE OF CALIFORNIA  
In and for the County of Orange

NOTICE OF PUBLIC HEARING  
Planning Commission

State of California  
County of Orange

ELBERTA M. KOLBER

That I am and at all times herein mentioned was a citizen of the United States, over the age of twenty one years, and that I am not a party to, nor interested in the above entitled matter; that I am the principal clerk of the printer of the

ORANGE COUNTY NEWS

a newspaper of general circulation, published in the City of

GARDEN GROVE, CA

County of Orange and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said County of Orange for a period exceeding one year, that the notice, of which the annexed is a printed copy has been published in the regular and entire issue of said newspaper, and not in any supplement thereof, on the following dates to wit

July 15, 1988

I certify (or declare) under penalty of perjury that the foregoing is true and correct

Dated at

GARDEN GROVE, CA

California this day of 19

15th July 88

Signature

LEGAL NOTICE  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE will hold PUBLIC HEARING in the COUNCIL CHAMBER of the COMMUNITY MEETING CENTER, 11300 Stanford Avenue, Garden Grove, California, on Thursday, July 28, 1988 at 7:00 p.m. to receive and consider all evidence and reports relative to the application described below:

SITE PLAN NO. SP-122-88

The applicant, MICHAEL BOND, 18971 Flagstaff Lane, Huntington Beach, California 92646, is requesting Site Plan Approval to construct two apartment units on an approx. 11,000 S.F. site located in the R-2 (Limited Multiple Residential) Zone. The subject site is located on the north side of Dakota Avenue, east of Brookhurst Street at 10051 Dakota Avenue.

The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to CEQA guidelines.

SITE PLAN NO. SP-123-88

The applicant, SAM FURCA, 12871 Lucille Avenue, Garden Grove, California 92641, is requesting Site Plan Approval to construct a one-story, 480 square foot addition to an existing 880 square foot structure and a new, two-story, 1,235 square foot unit on an approx. 11,400 square foot site located in the R-2 (Limited Multiple Residential) Zone. The subject site is located on the west side of Lucille Avenue between Garden Grove Boulevard and Stanton Avenue at 12871 Lucille Avenue.

The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to CEQA guidelines.

SITE PLAN NO. SP-126-88

The applicant, GEORGE SIDERIS, 8515 Lindante Drive, Whittier, California 90603, is requesting Site Plan Approval to construct a 6,282 S.F. addition to an existing 14,242 S.F. retail center on an approx. 63,725 S.F. site located in the C-1 (Limited Commercial) Zone. The subject site is located on the southeast corner of Chapman Avenue and West Street at 12012 Chapman Avenue.

The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to CEQA guidelines.

SITE PLAN NO. SP-128-88

The applicant, LANCE POLSTER & ASSOCIATES, 2092 S. Coast Highway, Laguna Beach, California 92651, is requesting Site Plan Approval to construct a 576 S.F. addition to an existing 5,375 S.F. fast food restaurant on an approx. 38,230 S.F. site located in the TC (Tourist Commercial) Zone in the Harbor Corridor Specific Plan. The subject site is located on the east side of Harbor Boulevard, south of Chapman Avenue at 12032 Harbor Boulevard.

The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to CEQA guidelines.

SITE PLAN NO. SP-129-88

The applicant, BROOKHURST GARDEN LIMITED PARTNERSHIP, 180 Valley Boulevard, San Gabriel, California 91776, is requesting an amendment to the Municipal Code to rezone an approx. 7.1 acre site from the C-2 (General Commercial) Zone to the PUD (Planned Unit Development) Zone to construct a 118,180 S.F., two-story, retail and restaurant complex on three parcels. The subject site is located north of Garden Grove Boulevard on the west side of Brookhurst Street and the east side of Brookhurst Way at 12765- 12857 Brookhurst Street.

The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to CEQA guidelines.

AMENDMENT NO. A-123-88

The City of Garden Grove is proposing to amend the Municipal Code, Article IX, pertaining to development standards for residentially zoned properties.

The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to California Environmental Quality Act guidelines.

SITE PLAN NO. SP-127-88

The applicant, INDEPENDENT DEVELOPMENT COMPANY, 2727 Newport Boulevard #200, Newport Beach, California 92663, is requesting Site Plan Approval to construct an approximately 5,000 square foot retail building on an approx. 20,000 S.F. site located in the B.C.C. (Brookhurst/Chapman Commercial) Zone of the Brookhurst/Chapman Specific Plan. The subject site is located at the northwest corner of Brookhurst Street and Chapman Avenue at 11971 Brookhurst Street.

The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to CEQA guidelines.

ALL INTERESTED PARTIES are invited to attend said HEARING and express opinions or submit evidence for or against the proposal as outlined above.

Petitions and letters are not considered direct evidence. The decision of the Planning Commission may not rest solely on them.

Further information on the above may be obtained at the Department of Development Services, City of Garden Grove, or by telephone: (714) 741-5312.

Date: July 11, 1988

Pub. July 15, 1988

Orange County News No. 131368

Superior Court

STATE OF CALIFORNIA  
In and for the County of Orange

NOTICE OF PUBLIC HEARING  
Planning Commission

State of California  
County of Orange

ELBERTA M. KOLBER

That I am and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that I am not a party to, nor interested in the above entitled matter, that I am the principal clerk of the printer of the

ORANGE COUNTY NEWS

a newspaper of general circulation published in the City of

GARDEN GROVE, CA

County of Orange and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said County of Orange for a period exceeding one year, that the notice, of which the annexed is a printed copy, has been published in the regular and entire issue of said newspaper, and not in any supplement thereof, on the following dates, to wit:

July 15, 1988

I certify or declare under penalty of perjury that the foregoing is true and correct.

Dated at

GARDEN GROVE, CA

California, this day of 1988

15th July 88

Signature

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE will hold PUBLIC HEARING in the COUNCIL CHAMBER of the COMMUNITY MEETING CENTER, 11300 Stanford Avenue, Garden Grove, California, on Thursday, July 28, 1988 at 7:00 p.m. to receive and consider all evidence and reports relative to the application described below:

SITE PLAN NO. SP-122-88

The applicant, MICHAEL BOND, 18971 Flagstaff Lane, Huntington Beach, California 92648, is requesting Site Plan Approval to construct two apartment units on an approx. 11,000 S.F. site located in the R-2 (Limited Multiple Residential) Zone. The subject site is located on the north side of Dakota Avenue, east of Brookhurst Street at 10051 Dakota Avenue.

The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to CEQA guidelines.

SITE PLAN NO. SP-123-88

The applicant, SAM FURCA, 12871 Lucille Avenue, Garden Grove, California 92641, is requesting Site Plan Approval to construct a one-story, 480 square foot addition to an existing 880 square foot structure and a new, two-story, 1,235 square foot unit on an approx. 11,400 square foot site located in the R-2 (Limited Multiple Residential) Zone. The subject site is located on the west side of Lucille Avenue between Garden Grove Boulevard and Stanton Avenue at 12871 Lucille Avenue.

The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to CEQA guidelines.

SITE PLAN NO. SP-128-88

The applicant, GEORGE SIDERIS, 8515 Lindante Drive, Whittier, California 90603, is requesting Site Plan Approval to construct a 6,282 S.F. addition to an existing 14,242 S.F. retail center on an approx. 63,725 S.F. site located in the C-1 (Limited Commercial) Zone. The subject site is located on the southeast corner of Chapman Avenue and West Street at 12012 Chapman Avenue.

The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to CEQA guidelines.

SITE PLAN NO. SP-128-88

The applicant, LANCE POLSTER & ASSOCIATES, 2092 S. Coast Highway, Laguna Beach, California 92651, is requesting Site Plan Approval to construct a 578 S.F. addition to an existing 5,375 S.F. fast food restaurant on an approx. 38,230 S.F. site located in the TC (Tourist Commercial) Zone in the Harbor Corridor Specific Plan. The subject site is located on the east side of Harbor Boulevard, south of Chapman Avenue at 12032 Harbor Boulevard.

The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to CEQA guidelines.

PLANNED UNIT DEVELOPMENT NO. PUD-108-88 AND PARCEL MAP NO. PM-88-329

The applicant, BROOKHURST GARDEN LIMITED PARTNERSHIP, 180 Valley Boulevard, San Gabriel, California 91776, is requesting an amendment to the Municipal Code to rezone an approx. 7.1 acre site from the C-2 (General Commercial) Zone to the PUD (Planned Unit Development) Zone to construct a 118,180 S.F., two-story, retail and restaurant complex on three parcels. The subject site is located north of Garden Grove Boulevard on the west side of Brookhurst Street and the east side of Brookhurst Way at 12785- 12857 Brookhurst Street.

The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to CEQA guidelines.

AMENDMENT NO. A-123-88

The City of Garden Grove is proposing to amend the Municipal Code, Article IX, pertaining to development standards for residentially zoned properties.

The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to California Environmental Quality Act guidelines.

SITE PLAN NO. SP-127-88

The applicant, INDEPENDENT DEVELOPMENT COMPANY, 2727 Newport Boulevard #200, Newport Beach, California 92663, is requesting Site Plan Approval to construct an approximately 5,000 square foot retail building on an approx. 20,000 S.F. site located in the B.C.C. (Brookhurst/Chapman Commercial) Zone of the Brookhurst/Chapman Specific Plan. The subject site is located at the northwest corner of Brookhurst Street and Chapman Avenue at 11971 Brookhurst Street.

The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to CEQA guidelines.

ALL INTERESTED PARTIES are invited to attend said HEARING and express opinions or submit evidence for or against the proposal as outlined above.

Petitions and letters are not considered direct evidence. The decision of the Planning Commission may not rest solely on them.

Further information on the above may be obtained at the Department of Development Services, City of Garden Grove, or by telephone: (714) 741-5312.

Date: July 11, 1988

Pub. July 15, 1988

Orange County News No. 131368





# GEORGE DEVELOPMENT CORPORATION

829 S. San Gabriel Blvd., San Gabriel, CA 91776

TEL: (818) 286-3762 FAX: (818) 285-7979

9/15/90

**Frank Schuma**

Director of Development Services Department

City of Garden Grove

11391 Acacia Parkway

P.O. Box 3070

Garden Grove, CA 92642

RE: Planned Unit Development No. PUD-102-88 located at:  
The west side of Brookhurst Street, south of Stanford  
Avenue in Garden Grove.

Dear Mr. Schuma:

Please use this letter as my request for a time extension on  
PUD-102-88.

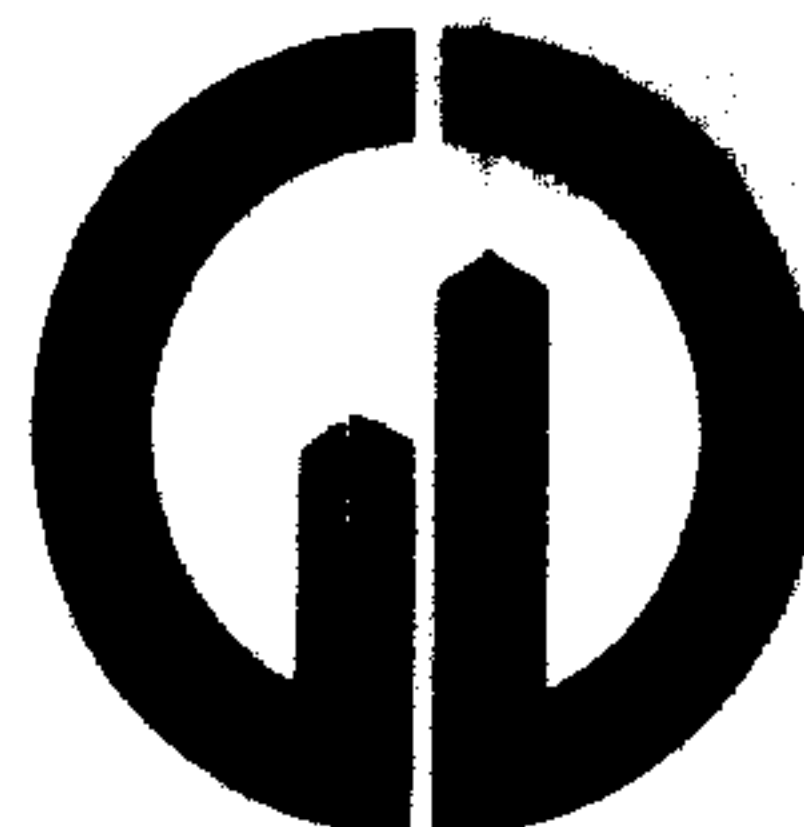
We are actively marketing this project and expect to obtain  
building permits in the near future.

Please call me if you need any additional information.

Very Truly Yours

Ludwig Barowoj

Director of Development



**GEORGE  
DEVELOPMENT  
CORPORATION**

**LUDWIG BAROWOJ**  
DIRECTOR OF DEVELOPMENT

TEL: (818) 286-3762  
FAX: (818) 285-7979  
829 S. SAN GABRIEL BLVD.  
SAN GABRIEL, CA 91776

10/17/90

KARL

Attached is the letter we  
spoke about Extending PUD-102-88  
IN ADDITION, I pulled a grossing  
Permit today -  
I Hope you had a good vacation.  
Please Call me when you return.

Thank.  
lll

COUNCILMEMBERS: COUNCILMAN DONOVAN, COUNCILMAN KRIEGER, COUNCILMAN LITRELL,  
MAYOR PRO TEM DINSEN, MAYOR WILLIAMS

---

- 6.d. PLANNED UNIT DEVELOPMENT NO. PUD-102-88 AND PARCEL MAP NO. PM-88-329, initiated by Brookhurst Garden Ltd. Partnership, requesting an Amendment to the Municipal Code to rezone an approximately 7.1 acre site from the C-2 (General Commercial) zone to the PUD (Planned Unit Development) zone to construct a 118,180 square foot, two-story, retail and restaurant complex on three parcels. The subject site is located north of Garden Grove Boulevard on the west side of Brookhurst Street and the east side of Brookhurst Way at 12765-12857 Brookhurst Street. The City of Garden Grove has prepared a Negative Declaration because the project will not have a significant adverse effect on the environment pursuant to CEQA Guidelines. (F: 116.PUD-102-88)

The City Planning Commission, pursuant to Resolution No. 3878, recommended approval of PUD-102-88 and PM-88-329 on July 28, 1988, and public hearing on the case was ordered by the City Council to be held this date.

ACTION: Hearing held.

- 6.d.1. RESOLUTION NO. 7052-88, for adoption, by title only, entitled

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-102-88 AND PARCEL MAP NO. PM-88-329 FOR LAND LOCATED ON THE WEST SIDE OF BROOKHURST STREET NORTH OF GARDEN GROVE BOULEVARD, PARCEL NOS. 089-661-03, 04 and 05

ACTION: Full reading waived. Resolution adopted.

(3 Ayes. Krieger and Littrell absent.)

- 6.d.2. ORDINANCE NO. 2075, for introduction and first reading, by title only, entitled

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE AMENDING GARDEN GROVE MUNICIPAL CODE AND PARTICULARLY ARTICLE IX THEREOF ENTITLED "LAND USE" FOR THE REZONING OF PROPERTY LOCATED ON WEST SIDE OF BROOKHURST STREET, NORTH OF GARDEN GROVE BOULEVARD, PARCEL NOS. 089-661-03, 04 AND 05

ACTION: Full reading waived. Ordinance passed to second reading.

(3 Ayes. Krieger and Littrell absent.)

## BROOKHURST GARDEN COMMERCIAL COMPLEX

Council → ① hours of Pick-up ② Maint. Studs including trash P.U.  
③ 1/4 hr. ④ Min size for ~~restaurants~~ ⑤

### SITE PLAN:

7.1 Acre site consisting of three parcels, consolidated  
Zoned C-2, General Commercial; GP of Comm'l  
Proposing to rezone to P.U.D. (Commercial), primarily so  
types + intensity of uses can be controlled + monitored  
Proposing a 2-story, 118,900 SQ. FT. shopping center-  
restaurant complex

Composed of 4 separate buildings, connected by walkways +  
plazas on ground + second floor.

Access to 2nd floor via escalators, elevators + stairways  
~ 84,550 SQ. FT. for retail uses, a specialty market +  
2nd floor mall management office. Market sim. to  
small-scale Farmer's or Irvine Ranch

~ 34,350 SQ. FT. for restaurant, primarily sit-down,  
dinner-type on 2nd floor.

Plaza areas to contain fountains, benches, l/s planters, etc.

Plan shows how this project to integrate w/ future ones

- BLDG 150 FT  
FROM BKHST +  
- 75 FT. FROM  
BKHST WAY

### CIRC/PKG:

Major entry on Brookhurst - 2 lanes in / 2 out w/ median  
separating lanes of travel.

Separate rt. lane only exit on Bkhst

2 entries on Brookhurst Way for minor access + some  
service access

On-site circulation provides pts. of access for <sup>future</sup> integration  
of this site w/ those properties to N + S  
AND future dev. ment of auto dealer site

Areas on site designated specifically for deliveries - mostly  
small trucks - not semis - screened w/ ls

→ Traffic Study looks @ parking -

529 PKG SPACES based on shared pkg/mixed use concept

Nb. of spaces based upon max. wkday + wkend est'd peak hour  
demands of 566 + 544 (dev. ment short 37, or 6.5%)

Urban Land Institute notes mixed-use can clear pkg demand  
up to 40%

w/ 1090 reduction factor, max. pkg. would be 510 spaces, so dev. ment over by 19. Project supplies 94% of max. est'd peak hour pkg demand

### → Traffic Study

conducted to det. pot'l impacts of traffic generated by project; estimate volume of (no. of trips/day), distribution, intersection capacity, suggests mitigation measures.

Projected ADT is 7,590; most generated @ pm peak hour, & a significant portion prob'ly will consist of trips diverted from traffic already on adjacent roads.

45% of traffic will access project from Brookhurst, w/ may. of

1 ~~traffic from Brookhurst, GG Blvd, & Stanford~~

~~Stanford~~

22% from N-bound on Brookhurst Way, 33% from S-bound Brookhurst Way

Concern w/ ability of intersections to handle add'l traffic.

Ex. + generated traffic will remain w/in existing levels

of service @ Brookhurst + GG Blvd

Brookhurst + Stanford

GG Blvd + Brookhurst Way / Kerry

No signal warranted @ Brookhurst Way + Stanford

Mitigation measures (some):

1. Center left-turn lane on Brookhurst Way betw. GG Blvd + Stanford.

2. Close Brookhurst Way to N-bound traffic @ intersection of

Brookhurst St + remove signal

3. Left-turn pocket on Brookhurst St. to main entry (w/in a full landscaped median)

4. Improve signal @ GG Blvd + Brookhurst Way / Kerry to 3-phase

5.

w/ 109% reduction factor, max. pkg. would be 510 spaces, so dev. ment over by 19. Project supplies 94% of max. est'd peak hour pkg demand

### → Traffic Study

conducted to det. pot'l impacts of traffic generated by project; estimate volume of (no. of trips/day), distribution, intersection capacity, suggests mitigation measures.

Projected ADT is 7,590; most generated @ pm peak hour, & a significant portion prob'ly will consist of trips diverted from traffic already on adjacent roads.

45% of traffic will access project from Brookhurst, w/ ~~map of~~ 1 ~~traffic coming to Bkfst from S on N, GG Blvd on W-bound~~ ~~traffic on Stanford~~

22% from N-bound on Bkfst Way, 33% from S-bound Bkfst Way

Concern w/ability of intersections to handle add'l traffic.

Ex. + generated traffic will remain w/in existing levels

of service @ Bkfst + GG Blvd

Bkfst + Stanford

GG Blvd + Bkfst Way / Kerry

No signal warranted @ Bkfst Way + Stanford

Mitigation Measures (some):

1. Center left-turn lane on Bkfst Way betw. GG Blvd + Stanford.
2. Close Bkfst Way to N-bound traffic @ intersection of Bkfst St. + remove signal
3. Left-turn pocket on Bkfst St. to main entry (w/in a soil landscaped median)
4. Improve signal @ GG Blvd + Bkfst Way / Kerry to 3-phase
- 5.

BLDG DESIGN: 2-story, 36 FT high with arch'l towers + projections extending to 44 FT, w/ 52 FT highest @ main entry

Bldg of stucco in white + rosey-beige, accented w/ red on steel trusses, handrails

Glass skylights, much arch'l detail + bldg movement  
much detail to rear of bldg.

LANDSCAPING: palms lining BKHST + entry drive, w/ palms in large planters in plaza areas

turf + berm along street setbacks

canopy trees in pkg lots + comb. of taller conifers + canopy trees on Bkhst Way to reduce scale of bldg on this side, close to resid'l

11% of entire site landscaped

SIGNAGE: 25 FT. high center l.d. / major tenant theme sign @ Bkhst entry  
signs to be individ'l channel letters

std. cond. of signs must be in English ~~as~~ other language used; 50% equal percentage

PROJ. STATS: Bldg Footprint / coverage 37.8% of lot area

Parking 51.2%

Setback ( 135 FT. from Bkhst Way; 150 FT. from Bkhst curb  
75 FT from curb w side of

BLVD STUDY: preserved plan calls for 4-8 story, comm'l/office intensive  
development

Area 4 (Bkhst Δ) - gen'l comm'l + retail w/ City-wide + reg'l  
orientation; offices; restaurants + hotels

- pedestrian plaza + walkway

meets 4/5 guidelines

PUD \* no nightclubs, live entertainment; auto uses, etc.  
control maintenance, signage

• Gentleman

• Groveview 4 houses down from Stanford

• Susan Lane from Park way onto Stanford

2 east. • Improvement to Park way + G.G. Blvd.

• Want middle lane have a Park way



PROHIBITED USES - typical, heavy C-Z uses + office uses  
no office uses in anticipation of office  
development @ corner  
no heavy C-Z uses to maintain festive,  
retail atmosphere

#### VIII. CONDITIONS OF APPROVAL

- reciprocal access agreements for future development
- full median on Brookhurst w/ left turn in pocket
- no left turn out on Brookhurst St.
- [- dedication on Brookhurst Way - paper only]
  
- signage; equivalent English + foreign language
- trash compactors (large, for restaurants + market)
- maintenance agreement
- decorative roof treatment

COMMISSIONER QS: CURT, JERRY, FRN: - signage

CURT Q: turning movements left into project?

WAGNER Q: any signal, there? Karl Hoy: NO

signal @ BKHST WAY? Karl Hoy: applicant will be req'd to mitigate w/ phasing of signal

CURT Q: exact volume of N-bound traffic on Bkhst St?  
 Karl notes peak hr. demand on S-bound Bkhst during non-op turn of center; off-peak of St. → not subst'l in its parts

MARGOLIN Q: how does this comply w/ BLVD STUDY?

JERRY B A: intent is complied with, except for height

CURT Q: Wasn't 4-8 story preferred for area? A local pt?

JERRY B A: desire was for larger project, but not feasible market-wise, esp. w/ owner's empty bldg; notes applicant's desire to acquire full site

HUÑES: asks about reciprocal access on southern PL

→ JERRY B: replies to add an asterisk on that PL

CURT Q: maneuvers out of center onto Brookhurst to go south-bound only, & seem to impact signal?

KARL HOY: prefer to keep traffic on Bkhst St until Bkhst Way  
 TIL indicates that LOS @ intersection will remain same

City-plans: 3 lanes on GG Blvd; modify Bkhst/GG inter-section to be modified

CURT Q: add'l mitigation measures w/ future anticipated development

KARL: improving std plan of intersection (critical) i.e. widening, etc; as projects come in City will be requiring dedications & improvement @ corners here  
 CC has approved these

WAGNER Q: what about PM peak hour? & left turns in?

KARL: most PM peak hour traffic is n-bound, not S-bound, but yes, left turns will be a prob.

CALTRANS stds applied & signal not warranted  
 left turns should not be a real prob.

POPE: N-S not equal in any means? asking about machine traffic counts? (refers to Appendix)

i.e. 24-hr. volume: S-bound 31,000  
 N-bound 17,000

KARL: not 50-50; notes count taken S of 4th Blvd & maybe such vols. acctd. for by turning movements onto Bkfst from 4th Blvd (S-bound) & turning movements off of Bkfst St. prior to this project area; again re-inforces that counts taken So of Blvd

NEESLE: how do we mitigate that peak hr. for restaurants @ this complex (4.00-6.30 PM)

KARLH: we do not see this as prob. because left turns in not during peak volume of S-bound traffic on Bkfst Way.

COET: now, about Bkfst Way; perhaps moving it by 8090 4100 new VTD @ on Bkfst.

KARLH: don't see saturation @ Stanford & Bkfst Way & stop signs not a prob.; no signed yet warranted notes 2-way left turn lane on Bkfst Way

COET: nearly doubling traffic @ BKHST WAY & STANFORD not warrant signal?

KARL: not @ this time; if in future, traffic warrants signed or widening of lanes, would go to Traffic

FAVOR: (1) FRANK FORBES - well-aware of Blvd Study & attended all sessions; tried to meet all reqs & guidelines of Blvd Study, City preferences, etc; presents other speakers; glad to answer general questions @ this time; indicates desire to discuss permitted uses & some cond. of approval later

SIMON LEE - willing to answer questions;

MANNY: escalators open? YES

DICK LYON - feels it's exciting project; treat project as festive marketplace & found demand for it, made recs. regarding size of project & uses; restaurants a major draw - notes opportunity to incr per capita expenditure on food & beverage; tremend us & viable access, etc "not tourist"

WAGNER Q: will these restaurants be ethnic?

DICK LYON: El Morito, fish restaurant, very thematic

WAGNER Q: prospective tenants or speculations?

CVET: restaurants willing to locate on 2nd floor?

DICK LYON: its commonplace; retail uses primarily on first floor; in a very urban environment restaurants will easily locate on 2nd or 3rd floor; has no local example; but notes other festival marketplaces have restaurants ~~which~~ <sup>which</sup> are successful & on 2nd floor, esp. for festival marketplaces

CVET P: continues to press

POPE: specialty market?

DICK LYON: misunderstands question as "market" in general as opposed to specific market

NUESSE: feels project is good & concept of 2nd floor restaurants is well-tested & depends on ambience of center

CVET: feels difficult to compare this small project w/ So. Coast Plaza & others

HUI LAI (traffic engineer) -

has Commissioners turn to p 7 of T.T.E. which delineates est'd generated traffic w/ AM & PM hours, also notes ~~view~~ table of daily traffic not entirely helpful w/o view of peak

notes from this project, PM peak hr. worse @ 15 trips inbound

directs to p. 12 - notes 140 cars heading N-bound on Bkfst St. & making left turn; notes traffic signal would help to stagger these cars, so 45 cycles in & out, so about 3-4 cars / signal cycle making left turn into project site

addressing Bkfst Way - 113 turn left in (S-bound) + ~90 left-out; ~300 cars adding in & out on Bkfst Way; during <sup>PM</sup> peak hr., Bkfst Way carries 511 in <sup>PM</sup> peak hr & add to that 300 cars in PM peak hr so 811 / hour when 2-lane can carry 1600 both ways: will run under full capacity; only 50-60% full capacity

notes prefer to not widen Bkfst Way, as it is 50-100 ft. wide street; notes continuous left turn lane

CURT: notes he has clearly delineated concerns;

HOI LAI: likes to look @ project @ worst possible case

CURT: asks about LOS 'D' @ Bkfst + GG Blvd

HOI LAI notes 'D' is acceptable urban <sup>street</sup> level of service  
ex. is .82 w/ generated at .85 need to get to about 1.00 for level E; notes mitigating measure of adding rt. turn arrow w/ opp left-turn arrow

CURT: asks about perceived traffic @ LOS 'E'

FORBES: had 7 letters of interest re restaurant; notes it's a chicken + egg type thing; brokers want to see approved project before will lease

PRINGLE: asks whether any space leased or is it all or speculation?

FORBES: not @ this point yet. How about travel agencies?

BLUM: not listed as permitted use

PRINGLE: will take into consideration

min. size of 2nd-floor restaurants, due to smaller family-type restaurants

WAGNER: agree

liquor sales in specialty market

strolling musicians in restaurants on specific occasions

BLUM: city, by law, cannot permit some entertainment + not others; we realize it's an issue + felt it best to restrict the use, rather than permit; notes perhaps future generation of police probs.

NUESSE: outside entertainment

FORBES: would like that

MARGOLIN: agrees w/ Blum re protection, but notes car dealers permitted to have banners + pennants on certain days of year or nos. of days entertainment allowed

BLUM: we are exploring that issue; can postpone this issue or limit entertainment til later

BLUM: notes staffs arise for outdoor live entertainment, due to festival atmosphere; int. probs due to laws

FORBES: prohibitions on professional offices; possibility of such offices. Want to build something we're all proud of

NUNES: time estimate?

FORBES: approx. 1 1/2 - 2 yrs to opening time

MARGOLIN: know answer, but want to hear it, that it's a multipurpose, good for everybody festival place

FORBES: yes, not having specific ethnic restaurants, etc.; appeal to entire community

MARGOLIN: a mix of diverse retail & restaurant businesses to appeal to every group

OPPOSITION:

COMMISSION DISCUSSION

POPE: impressed w/ & in favor of project

NUNES: notes it a pity that auto dealer parcels not available

commend developer on very professional approach on development & putting team together feels it's not a min. project & is a map & a very high quality project

thinks back to S.F. & Girardelli square & festival atmosphere of musicians

trying to surmount issues of live entertainment & preserving larger, sit-down restaurants tailor make cond. for restaurants 90 of restaurants @ 7 sizes

happy w/ fountains, plazas, & sees places for art in public places

WAGNER: notes that P.C. approved 2nd floor restaurant on Main & Alameda

Wonderful, excellent project; in favor concurs w/ Nunes, restaurants must have entertainment suggests 3500 \$ min

MUESSLE:

feels concerning developed w/ 1000 restaurant  
exterior live entertainment quad, perhaps  
regulate by no. of days  
feels up to developer to make this successful  
etc may not be 50 Coast Plaza, but need to be  
progressive + try our best  
feels its creditable project + in favor  
try to limit Seton Symposium

MARGOLIN:

very excited about project  
notes have friends in Korean community +  
residential areas around it.  
nervous about live entertainment + feels it  
won't become a sluge project + crime if  
permit l.e. in restaurants  
as far as restaurants on 2nd floor, applicant done  
study + his economics  
v.l. maybe only on limited no. of days  
grad Karl Thy here + presented City's report  
on traffic  
notes both traffic engineers in agreement +  
was close, so feels confident  
personally, doesn't want to see O.P. uses  
ruins ideas on 90 days for restaurants etc  
totally in favor  
maybe travel agency

PRINGLE:

feels putting cart before horse  
personally feel this isn't what BLVD STUDY calls for  
is re 4-6 story bldgs + altho maybe not feasible  
should be adhered to  
notes P.C. never had BLV  
feels quad + workable project for many pt  
not on 2 major access points; volume of traffic  
+ left turn movements a prob, even tho well-  
explained; concurs w/ Margolin that any project  
will inc traffic  
feels we'd piecemeal + must be cognizant of  
future projects + their impacts

NUESSELE: feels licensing developed w/ 1000 \$ restaurant  
exteriors live entertainment quad, perhaps  
regulate by no. of days  
feels up to developer to make this successful  
GLC may not be 50-Coast Plaza, but need to be  
progressive + try our best  
feels its creditable project + in favor  
try to limit Sehon Symposium

MARGOLIN: very excited about project  
notes have friends in Korean community +  
residential areas around it.  
nervous about live entertainment + feels it  
won't become a sludge project + crime if  
permit l.e. in restaurants  
as far as restaurants on 2nd floor, applicant done  
study + his economics  
v.l. maybe only on limited no. of days  
glad Karl Thy here + presented City's report  
on traffic  
notes with traffic engineers in agreement +  
near close, so feels confident  
personally, doesn't want to see O-P uses  
nuisance ideas on 90 ages for restaurants etc  
totally in favor  
maybe travel agency

PRINGLE: feels putting cart before horse  
personally feel this isn't what BLVD STUDY calls for  
in re 4-6 story bldgs + altho maybe not feasible  
should be adhered to  
notes P.C. never had BLV  
feels quad + workable project for many pt  
not on 2 major access points; volume of traffic  
+ left turn movements a prob, even tho well-  
explained; concurs w/ Margolin that any project  
will inc traffic  
feels will piece-meal + must be cognizant of  
future projects + their impacts



PRINGLE: tenant mix a concern, esp. re restaurants on 2nd floor; concerned that no letters of interest + no spaces leased, etc.

NUNES: questioning that Pringle calling for something more intensive + yet concerned about traffic

PRINGLE: yes, but thinks it should be comprehensive development where 1 part put in + 4 yrs later need to re-evaluate

MARGOLIN: notes he was member of BLVD STUDY + 4-B stay wldg desirable + was 1 of 3 alt. plans prot. he's head of study was that owners not involved + this could s  
feas. proposal could work + difficult to force owners to build what some study group suggests

~~MARGOLIN~~

SCUDPER: COND S: deactivating roof treatment  
COND T: add'l reciprocal access, instructing staff to amend exhibit A  
COND U: l.e. not permitted until applicant submits plan re noise levels, etc + bring back to P.C.

PRINGLE COND. V: out-turn only KH: not necessary because of median

WAGNER COND. W: 3500 sq min. restaurant on 2nd floor notes BLVD STUDY not a SPECIFIC PLAN

MARGOLIN: MOVES TO APPROVE PUD-102-88 • incl. travel agencies  
PM-88-329 • alcohol sales

2ND : WAGNER

supplemental to market, but to come back to PC as CVP, subject to CVP

5-1  
yes no (Pringle)

PM-88-257

SP-125-88

CASE NUMBER

DEVELOPMENT REVIEW  
AND COMMENT SHEET

RECEIVED  
MAY 19 1988  
Public Works Dept.

TO: Traffic Engineering DATE OUT: 5/31

FROM: Berri Watt RETURN BY: 6/13

APPLICANT: Brookhurst Garden Ltd Partnership DATE IN: \_\_\_\_\_

REQUEST: Applicant is requesting parcel map approval to consolidate 3 lots and site plan approval for construction of 118,888 square foot retail and office complex

SITE LOCATION: Brookhurst Triangle

ADDRESS: 12801-12857 Brookhurst 12882-12902 Brookhurst Wly.

ASSESSOR PARCEL NOS.: 089-661-03-05

ANALYSIS

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

See attached sheet. A&Q

CONDITIONS OF APPROVAL (Specific)

*See Attached sheet ABW*

PREPARED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ EXTENSION: \_\_\_\_\_

DIV./DEPT. HEAD \_\_\_\_\_ DATE: \_\_\_\_\_ EXTENSION: \_\_\_\_\_

(Use additional sheets if necessary)

DEVELOPMENT REVIEW AND COMMENT SHEET  
(TRAFFIC ENGINEERING)

CONDITIONS OF APPROVAL

FOR PM-88-239  
SP-125-88

STREET LIGHTING

are required  are not required

shall be installed on:  existing wood pole(s)  new marblelite pole(s)  steel davit pole(s)  with overhead wiring  underground wiring

location/spacing \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNING/STRIPING

all compact parking stalls shall be individually marked  all handicap parking stalls shall be marked and signed in accordance with CVC 22511.8(a)  all curbs not associated with a parking stall shall be painted red to prohibit parking  the northerly, the southerly, the easterly, the westerly driveway(s) shall be signed for right/left turns only  all curbs on the property's ~~north, south,~~ east, west street frontage shall be painted red and signed to prohibit parking  additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DRIVEWAYS/GATES

driveway approach(es) shall be the flared depressed type per Orange County Standard Plan 210  driveway throat shall be a minimum of 20 feet in length  driveway throat shall be a minimum of \_\_\_\_\_ in width  no driveway shall be located closer than 35 feet to or from the ECR or BCR  proposed gate facility shall be located a minimum of 35 feet, 55 feet, 85 feet from the property line on \_\_\_\_\_ street and 35 feet, 55 feet, 85 feet from the property line on \_\_\_\_\_ street  plan as submitted does not include any gates  additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TRAFFIC SIGNALS/PUBLIC IMPROVEMENTS

developer shall be required to furnish and install a new \_\_\_ phase fully actuated traffic signal  developer shall be required to relocate/modify existing traffic signal equipment  developer shall be required to submit a completed traffic signal improvement plan in association with the required relocation/modification of traffic signals

additional comments: The developer shall be required to pay for the removal of the Brookhurst Way Brookhurst Street Traffic signal as recommended in T.I.R. DEVELOPER SHALL BE REQUIRED TO CONSTRUCT A PERMANENT CLOSURE OF THE N/B BROOKHURST WAY LANES AT BROOKHURST. S/B LANES SHALL REMAIN OPEN. DEVELOPER SHALL BE REQUIRED TO CONSTRUCT FULL RAISED LANDSCAPED MEDIAN IMPROVEMENTS ON BROOKHURST BETWEEN PROJECT'S NORTH AND SOUTH PROPERTY LINE. DEVELOPER SHALL BE REQUIRED TO SUBMIT ALL DESIGN/IMPROVEMENT PLANS FOR THE ABOVE ON-SITE CIRCULATION MENTIONED PUBLIC IMPROVEMENTS

all internal alleyways servicing back to back parking shall be a minimum of 25 feet in width  additional comments: \_\_\_\_\_

LANDSCAPING

all landscaping along street frontage adjacent to driveway(s) shall be of the low-height variety to assure and to provide safe sight clearance  additional comments: \_\_\_\_\_

RIGHT OF WAY/EASEMENTS

developer shall be required to dedicate to the City of \_\_\_\_\_ an additional \_\_\_\_\_ feet of right of way on \_\_\_\_\_ street  additional comments: \_\_\_\_\_

BONDS/CASH DEPOSIT

developer shall be required to post a bond or deposit cash with the City in the amount of \$ \_\_\_\_\_ to cover the cost of \_\_\_\_\_

comments prepared by: Rod Dreiman date: 6/6/88 ext: 5193

comments prepared by: JIM KOENINGS date: 6/7/88 ext: 5192

division/dept approval: Kad Guy date: 6/29/88 ext: 5193

ADDITIONAL COMMENTS: ~~Complete raised islands shall be installed with 6' pocket on Brookhurst~~

2/12/88

The outbound driveway onto Brookhurst shall be revised to reflect only one outbound lane approximately 14' or 15' wide. This is due to the raised median island that will be installed by the developer which will only permit right turns in and out only.

Reciprocal access agreements shall be provided at this time to include the two proposed joint driveways which are proposed to connect to adjacent future developments.

all mitigation measures presented in the T.I.P. dated May 1988, shall be implemented and installed by the developer in ~~conjunction with~~ in conjunction with this site plan.

Pm-88-237  
SP-125-88  
CASE NUMBER

DEVELOPMENT REVIEW  
AND COMMENT SHEET

TO: Fire DATE OUT: 5/31

FROM: Berri Watt RETURN BY: 6/13

APPLICANT: Brookhurst Garden Ltd Partnership DATE IN: \_\_\_\_\_

REQUEST: Applicant is requesting parcel map approval to consolidate 3 lots and site plan approval for construction of 118,888 square foot retail and office complex

SITE LOCATION: Brookhurst Triangle

ADDRESS: 12801-12857 Brookhurst 12882-12902 Brookhurst Wly.

ASSESSOR PARCEL NOS.: 089-661-03-05

ANALYSIS

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

CONDITIONS OF APPROVAL (Specific)

**SEE COMMENT SHEETS**

PREPARED BY:

*Ed Fah*

DATE:

*6-7-88*

EXTENSION:

*5630*

DIV./DEPT. HEAD

DATE:

EXTENSION:

(Use additional sheets if necessary)





# GARDEN GROVE FIRE DEPARTMENT

11301 Acacia Parkway \* Garden Grove, CA 92640 \* 714-741-5600

Date 6-7-88  
Plan check # SP 125-88

Address: 12801-12857 BROOKHURST

Project BROOKHURST GARDEN COMM COMPLEX Phone ( )

Business Name/Developer: \_\_\_\_\_ Phone ( )

Total Square Foot 118,888 Stories 2  Sprinklered  Tenant Improvement

Code abbreviations: Uniform Fire Code - UFC, Uniform Building Code - UBC, National Fire Protection Association - NFPA, Title 19 (California Administrative Code) - T-19

Approval of plans is based on the following **CIRCLED** items being added or modified:

① All requirements on this report shall be contained on the cover sheet of all subsequent submitted plans. Fire Department final inspection required. Schedule all inspections a minimum of **24 hours** in advance.

2. Access for fire apparatus is not adequate. Provide CURB CUTS AS SHOWN \_\_\_\_\_ UFC Sec. 10.207

③ Access gate(s) shall be openable with a Fire Department Knox box key (Allow 8 weeks for delivery). UFC Sec. 10.209

\*

④ Hydrant(s) shall be provided and located \_\_\_\_\_

NOTE: BUILDINGS UNDER CONSTRUCTION SHALL HAVE ALL FIRE HYDRANTS OPERABLE AND ACCESSIBLE PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS ON SITE. ACCESS ROADS TO ALL FIRE HYDRANTS SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. UFC Sec. 10.312 and Sec. 87.103

⑤ Extinguisher locations and ratings to be determined by the fire inspector. UFC Sec. 10

⑥ Fire sprinkler system(s) per NFPA Standard -13- shall provided.

⑦ Fire sprinkler system(s) and all control valves, including exterior, shall be supervised to a UL listed central alarm station PRIOR TO FIRE DEPARTMENT FINAL. UFC Sec 10.309/10.310.

~~8.~~ Class \_\_\_\_\_ standpipe system shall be provided to protect \_\_\_\_\_. UFC Sec 10.311.

~~9.~~ Automatic extinguishing system(s) shall be installed per NFPA Standard 17 and UFC Sec 10.314 to protect cooking equipment and exhaust system.

~~10.~~ Plans of \_\_\_\_\_ shall be approved by the Fire Department **PRIOR** to installation.

~~11.~~ Storage, dispensing, or use of any flammable or combustible liquids, flammable gases and hazardous chemicals shall comply with UFC Sec. 79.

~~12.~~ Building(s) not approved for high-piled combustible stock. Storage in closely packed piles shall not exceed 15 feet in height, 12 feet on pallets or in racks and 6 feet for tires, plastics and some flammable liquids. If high stock piling is to be done, comply with UFC Sec 81.

⑬ Address shall be visible from the street (in contrasting colors) UFC Sec 10.208 Show legal address(es) on site plan, title sheet and sheet \_\_\_\_\_

⑭ Proof of appropriate contractors license will be required prior to field inspection.



COMMENTS:

\* 4. HYDRANTS ON SP ARE APPROXIMATE  
LOCATIONS.

RELOCATE IF NECESSARY ALL  
HYDRANTS AS SHOWN OR NEAR  
DRIVEWAYS.

~~SHOW~~  
SURVEY HYDRANT LOCATIONS  
AND SHOW ON SP.

SP-88-257

DEVELOPMENT REVIEW  
AND COMMENT SHEET

SP-125-88  
CASE NUMBER

TO: Police DATE OUT: 5/31

FROM: Terri Watt RETURN BY: 6/13

APPLICANT: Brookhurst Garden Ltd Partnership DATE IN: \_\_\_\_\_

REQUEST: Applicant is requesting parcel map approval to consolidate 3 lots and site plan approval for construction of 118,888 square foot retail and office complex

SITE LOCATION: Brookhurst Triangle

ADDRESS: 12801-12857 Brookhurst 12882-12902 Brookhurst Wly.

ASSESSOR PARCEL NOS.: 089-661-03-05

ANALYSIS

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

This area of the city has a 45% higher than average rate for all arrests and some part one crimes which include: burglary, robbery, murder, assault, rape and auto theft.

I would recommend the Brookhurst St. Exits allow right turns only (south). This project has the potential of generating a high traffic flow. Brookhurst St. is a major thoroughfare with a high volume of traffic flowing in both north and south directions. Vehicles exiting this project to proceed N/B would have to cross 3 lanes of S/B Brookhurst St. which I would consider quite hazardous. This could be accomplished by modifying the two Brookhurst St. exits to direct exiting traffic S/B and posting right turn only (over) sign. Another option would be the construction of a center divd left turn island for N/B Brookhurst St.

CONDITIONS OF APPROVAL (Specific)

All conditions of the Police Department shall be met. See the Garden Grove Police Department's security provisions Check list prior to beginning construction drawings.

ADDITIONAL PLANS AND/OR A MEETING <sup>SHOULD BE</sup> HELD TO DISCUSS POTENTIAL CONCERNS RE. ABILITY TO ADEQUATELY CONDUCT PREVENTATIVE PATROL OR SECURE POSSIBLE "INNER" BUSINESSES CONTAINED WITHIN BUILDINGS A, B, C, OR D.

PREPARED BY: Lt. Woods DATE: 6-14-88 EXTENSION: 5872

DIV./DEPT. HEAD JA DATE: 6-14-88 EXTENSION: 5867

(Use additional sheets if necessary)

# GARDEN GROVE FIRE DEPARTMENT

11301 Acacia Parkway, Garden Grove, CA 92640 714-741-5600

## PLAN REVIEW REQUIREMENTS

Address 12801 BROOKHURST Date 4/24/89  
Project NEW COMM. CENTER Plan check # 3288  
Business Name/Developer SIMON LEE, & ASSOC. Phone (818) 571-8000  
Total Square Foot 18,800 Stories 2  Sprinklered  Tenant Improvement Reviewed By: E. Sub

Code abbreviations: Uniform Fire Code = UFC, Uniform Building Code = UBC, National Fire Protection Association = NFPA, Title 19 (California Administrative Code) = T-19

Approval of plans is based on the following CIRCLED items being ~~added~~ modified:

1. All requirements on this report shall be contained on the cover sheet of all subsequent submitted plans. Fire Department final inspection required. Schedule all inspections a minimum of 24 hours in advance.

2. Access for fire apparatus is not adequate. Provide CURB MODIFICATIONS AND CURBENT ENTRANCE ISLAND MODIFICATION NEEDED SHOWS ON SITE PLAN. UFC Sec. 10.207 HYDRANTS

3. Access gate(s) shall be openable with a Fire Department Knox box key (Allow 8 weeks for delivery). UFC Sec. 10.209

SEE P2 4. Hydrant(s) shall be provided and located RELOCATE ONSITE / RELOCATE  
NOTE: BUILDINGS UNDER CONSTRUCTION SHALL HAVE ALL FIRE HYDRANTS OPERABLE AND ACCESSIBLE PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS ON SITE. ACCESS ROADS TO ALL FIRE HYDRANTS SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. UFC Sec. 10.312 and Sec. 87.103

5. Extinguisher locations and ratings to be determined by the fire inspector. UFC Article 10

6. Fire sprinkler system(s) per NFPA Standard -13- shall provided and plans approved PRIOR to installation.

7. Fire sprinkler system(s) and all control valves, including exterior, shall be supervised to a UL listed central alarm station PRIOR TO FIRE DEPARTMENT FINAL. UFC Sec. 10.309/10.310.

8. Class \_\_\_\_\_ standpipe system shall be provided to protect \_\_\_\_\_. UFC Sec. 10.311.

9. Automatic extinguishing system(s) shall be installed per NFPA Standard 17 and UFC Sec. 10.314 to protect cooking equipment and exhaust system.

10. Fire alarm system(s) per \_\_\_\_\_ shall provided and plans approved PRIOR to installation.

11. Plans of \_\_\_\_\_ shall be approved by the Fire Department PRIOR to installation.

12. Storage, dispensing, or use of any flammable or combustible liquids, flammable gases and hazardous chemicals shall comply with UFC Article 79.

13. Building(s) not approved for high-piled combustible stock. Storage in closely packed piles shall not exceed 15 feet in height, 12 feet on pallets or in racks and 6 feet for tires, plastics and some flammable liquids. If high stock piling is to be done, comply with UFC Article 81.

14. Address shall be visible from the street (in contrasting colors) UFC Sec. 10.208 Show legal address(es) on site plan, title sheet and sheet \_\_\_\_\_.

15. Proof of appropriate contractors license will be required prior to field inspection.

# GARDEN GROVE FIRE DEPARTMENT

11301 Acacia Parkway, Garden Grove, CA 92640 714-741-5600

## PLAN REVIEW REQUIREMENTS

COMMENTS:


#4 FIRE HYDRANT LOCATION SHOWN ON SITE PLAN APPROXIMATE LOCATION ONLY. ALL FIRE HYDRANT AND SPRINKLER CONNECTIONS TO BE APPROVED BY FIRE DEPT.

PLAN CORRECTION SHEET  
CITY OF GARDEN GROVE

Case Number PUD-102-88 Use Zone PUD  
 Job Address 12501 BROOKHURST ST.  
 Job Location BETW BROOKHURST ST, BROOKHURST WAY + GGG BLVD  
 Assessor's Parcel Number(s) \_\_\_\_\_  
 Owner BROOKHURST GARDEN LTD. PARTNERSHIP  
 (Name) (Address) (Phone)  
 Applicant SIMON LEE, AIA + ASSOC. 3165 W. GARNEY AVE, SUITE 203 (818) 571-5000  
 (Name) (Address) (Phone) MONTEREY PARK

PLANNING REVIEW COMMENTS

PAGE 4 / 2

Sheet No.	Comments	Shown	Required	Correction Cleared
T-2	ADD ON GEN. NOTES - ITEM II "ALL CHANGES IN SITE DESIGN, BLDG DESIGN, BLDG FINISH MAT'LS, LANDSCAPE DESIGN + MAT'LS MUST RECEIVE PRIOR APPROVAL FROM PLANNING DIVISION."		✓	
AI-1	DECORATIVE PAVING TO REAR BETW BLDGS 1+2 - TO LINE UP W/ PED. CORRIDOR - SEE PLAN		✓	
AZ.1	IS THE CORRIDOR FOR <u>MERCHANT ACCESS ONLY</u> <sup>sign on door leg'd</sup> <del>REQ'D BY DFC, ORC?</del> CLARIFY		✓	
	SUITES 107 + 108 HAVE ONLY SINGLE-DOOR ENTRY INSTEAD OF DOUBLE. WHY? PLS. CLARIFY		✓	
	WILL SUITE 109 HAVE CUSTOMER ACCESS FROM DOUBLE + SINGLE DOORS? PLS CLARIFY		✓	
AZ.2	WILL REAR DOOR OF SUITES BE FOR MERCHANTS ONLY? PLS. CLARIFY		✓	
	ARE "REAR" STAIRS - NOS. 1, 2, 3, 4 + 5 FOR CUSTOMERS + MERCHANTS?		✓	
AZ.5	ARE SINGLE DOORS (RED CIRCLED ON PLANS) FOR MERCHANT + CLIENT ACCESS. PLS CLARIFY.		✓	
AZ.8	THE Z CORRIDORS - FOR CLIENT ACCESS? REAR DOORS OF RESTAURANT - CLIENT ACCESS? WHY?		✓	
	WOULD IT BE EASIER IF REST. HAD DIRECT ACCESS TO ELEVATOR + SIGN. LOBBY?		✓	
A3.1 - 3.9	SOMEWHERE ON THESE SHEETS - COLOR - MUST BE CALLED OUT ON THE ITEMIZED LIST. IN ADDITION, IT WOULD BE HELPFUL IF A COLOR CHIP BOARD WERE PROVIDED KEYED TO THE PLANS w/  - ROSE, WHITE		✓	
A3.8	PLS IDENTIFY MAT'L'S NOT CALLED OUT - SEE PLANS + '?' ON THIS SHEET		✓	
AG.2, AG.1	BOLLARD ON BOUND PLANTED WHICH AREA IS PLANTED + WHICH AREA IS BENCH. PLS CLARIFY		✓	
AG.1 - 6.3	ANY OUTDOOR FURNITURE? w/ BENCHES? BOLLARDS? PLS. SHOW MANUFACTURER'S PICTURES ON ATTACHED SHEET - (SEP. FROM PLANS)		✓	

Date Received \_\_\_\_\_  
 Checked By K. WAIT  
 Date 6/01/89

Date Returned 6/02/89  
 To Whom D. VICTORIA

\*Permit issuance is dependant upon clearance of all planning conditions and corrections.  
 No permits may be issued until all plans have been signed off by the Planning Section.

PLAN CORRECTION SHEET  
CITY OF GARDEN GROVE

Case Number PUD-102-88 Use Zone PUD  
 Job Address 12801 BROOKHURST ST.  
 Job Location \_\_\_\_\_  
 Assessor's Parcel Number(s) \_\_\_\_\_  
 Owner \_\_\_\_\_  
 (Name) (Address) (Phone)  
 Applicant SIMON LEE, AIA + ASSOC.  
 (Name) (Address) (Phone)

PLANNING REVIEW COMMENTS

PAGE 2/2

Sheet No.	Comments	Shown	Required	Correction Cleared
	<u>GENERAL NOTES:</u>			
	• LANDSCAPE PLANS WERE NOT INCLUDED, PLS. ATTACH W/NEXT PLAN CHECK SUBMITTAL. PLANS SHOULD INCLUDE:		✓	
	- IRRIGATION PLAN			
	- LIGHTING PLAN - PAVEMENT DETAIL - COURTYARDS, MAT'LS + COLORS SIDEWALKS, + DRIVEWAYS			
	- DETAILS ON ANY POTTED PLANTS IN COURTYARDS, ETC			
	- FOUNTAINS			
	- OUTDOOR FURNITURE			
	• I DIDN'T SEE ANY PUBLIC RESTROOMS ON THE FLOOR PLANS. ?? IT WOULD BE WISE TO PROVIDE THEM		✓	
	• ATTACH SIGN PROGRAM + RESOLUTION W/ CONDS OF APPROVAL TO NEXT PLAN CHECK SUBMITTAL			
	• NEED TRASH ENCL/BIN + TRASH COMPACTOR DETAIL INDICATE RAMP AREAS FOR BIN PICK-UP		✓	
	• PLEASE BE SURE ALL "PAPERWORK" REQS. COMPLETED PRIOR TO ISSUANCE OF PERMITS			
	- PARCEL MAP RECORDED			
	- MEDIAN IMPROVEMENT PLANS APPROVED			
	- STREET IMPROVEMENT PLANS APPROVED			
	- MAINTENANCE AGREEMENT W/ CITY			
	- SAMPLE LEASE AGREEMENT TO CITY			
	- RECORD RECIPROCAL ACCESS AGREEMENT			
	- RECORD ALL CONDS OF APPROVAL OF PLANNING COMMISSION RES. 3878			

Date Received \_\_\_\_\_  
 Checked By K. WAST  
 Date 6/01/89

Date Returned 6/02/89  
 To Whom D. VICTORIA

\*Permit issuance is dependant upon clearance of all planning conditions and corrections. No permits may be issued until all plans have been signed off by the Planning Section.



**PLAN CORRECTION SHEET  
CITY OF GARDEN GROVE**

Case Number PUD-102-88 Use Zone PUD  
 Job Address 12501 BROOKHURST ST.  
 Job Location BETW BROOKHURST ST, BROOKHURST WAY + G.G. BLVD  
 Assessor's Parcel Number(s) \_\_\_\_\_  
 Owner BROOKHURST GARDEN LTD. PARTNERSHIP  
 (Name) \_\_\_\_\_ (Address) \_\_\_\_\_ (Phone) \_\_\_\_\_  
 Applicant SIMON LEE AIA + ASSOC. 3605 W. GARNEY AVE, SUITE 203 (618) 571-8000  
 (Name) \_\_\_\_\_ (Address) MONTEREY PARK (Phone) \_\_\_\_\_

**PLANNING REVIEW COMMENTS**

PAGE 4 / 2

Sheet No.	Comments	Shown	Required	Correction Cleared
T-2	ADD ON GEN. NOTES - ITEM 11 "ALL CHANGES IN SITE DESIGN, BLDG. DESIGN, BLDG FINISH MAT'L'S, LANDSCAPE DESIGN + MAT'L'S MUST RECEIVE PRIOR APPROVAL FROM PLANNING DIVISION."		✓	OK SEE NOTE ON T-2
AI-1	DECORATIVE PAVING @ REAR BETW BLDGS 1+2 - TO LINE UP W/ PED. CORRIDOR - SEE PLAN		✓	
AZ.1	IS THE CORRIDOR FOR <u>MERCHANT ACCESS ONLY</u> ? <u>sign on door leg'd</u> <del>REQ'D BY OTC, OBC?</del> CLARIFY		✓	MERCHANT ACCESS ONLY
	SUITES 107 + 108 HAVE ONLY SINGLE-DOOR ENTRY INSTEAD OF DOUBLE. WHY? PLS. CLARIFY CONTROL TRAFFIC		✓	
	WILL SUITE 109 HAVE CUSTOMER ACCESS FROM DOUBLE + SINGLE DOORS? PLS. CLARIFY BOTH		✓	
AZ.2	WILL REAR DOOR OF SUITES BE FOR MERCHANTS ONLY? PLS. CLARIFY YES SERVICE ACCESS		✓	
	ARE "REAR" STAIRS - NOS. 1, 2, 3, 4 + 5 FOR CUSTOMERS + MERCHANTS?		✓	
AZ.5	ARE SINGLE DOORS (RED CIRCLED ON PLANS) FOR MERCHANT + CLIENT ACCESS. PLS CLARIFY. EMERGENCY EXIT + MERCHANT ACCESS		✓	
AZ.8	THE 2 CORRIDORS - FOR CLIENT ACCESS? " " REAR DOORS OF RESTAURANT - CLIENT ACCESS? WHY?		✓	
	WOULD IT BE EASIER IF REST. HAD DIRECT ACCESS TO ELEVATOR + STAIR LOBBY? CAN BE PROVIDED IN FUTURE		✓	
A3.1 - 3.9	SOMEWHERE ON THESE SHEETS - <u>COLOR</u> - MUST BE CALLED OUT ON THE ITEMIZED LIST. IN ADDITION, IT WOULD BE HELPFUL IF A COLOR CHIP BOARD WERE PROVIDED KEYED TO THE PLANS @ <u>ROSE WHITE COLOR BOARD</u>		✓	SUBMITTED @ LAST MEETING + ALL ELEV.
A3.8	PLS IDENTIFY MAT'L'S NOT CALLED OUT - SEE PLANS + '?' ON THIS SHEET		✓	HAVE EXT. FINISH SCHED. + COLORS KEYED TO LEGEND
AG.2, AG.1	UNCLEAR ON ROUND PLANTER, WHICH AREA IS PLANTED + WHICH AREA IS BENCH. PLS CLARIFY		✓	
AG.1 - 6.3	ANY OUTDOOR FURNITURE? + BENCHES? BOLLARDS? PLS. SHOW MANUFACTURER'S PICTURES ON ATTACHED SHEET (SEP. FROM PLANS)		SEE ATTACHED COPIES	

Date Received \_\_\_\_\_  
 Checked By K. WAIT  
 Date 6/01/89

Date Returned 6/02/89  
 To Whom D. VICTORIA

\*Permit issuance is dependant upon clearance of all planning conditions and corrections. No permits may be issued until all plans have been signed off by the Planning Section.

PLAN CORRECTION SHEET  
CITY OF GARDEN GROVE

Case Number PUD-102-88 Use Zone PUD  
 Job Address 12801 BROOKHURST ST.  
 Job Location \_\_\_\_\_  
 Assessor's Parcel Number(s) \_\_\_\_\_  
 Owner \_\_\_\_\_  
 (Name) (Address) (Phone)  
 Applicant SIMON LEE AIA + ASSOC.  
 (Name) (Address) (Phone)

PLANNING REVIEW COMMENTS

PAGE 2/2

Sheet No.	Comments	Shown	Required	Correction Cleared
	<u>GENERAL NOTES:</u>			
	• LANDSCAPE PLANS WERE NOT INCLUDED, PLS. ATTACH W/NEXT PLAN CHECK SUBMITTAL. PLANS SHOULD INCLUDE: - IRRIGATION PLAN - LIGHTING PLAN - PAVEMENT DETAIL - COURTYARDS, MAT'LS + COLORS SIDEWALKS, + DRIVEWAYS		✓	
	• DETAILS ON ANY POTTED PLANTS IN COURTYARDS, ETC			
	• FOUNTAINS			
	• OUTDOOR FURNITURE			
	• I DIDN'T SEE ANY PUBLIC RESTROOMS ON THE FLOOR PLANS. ?? IT WOULD BE WISE TO PROVIDE THEM		✓	
	• ATTACH SIGN PROGRAM + RESOLUTION W/ CONDS OF APPROVAL TO NEXT PLAN CHECK SUBMITTAL			
	• NEED TRASH ENCL/BIN + TRASH COMPACTOR DETAIL INDICATE RAMP AREAS FOR BIN PICK-UP		✓	
	• PLEASE BE SURE ALL "PAPERWORK" REQS. COMPLETED PRIOR TO ISSUANCE OF PERMITS			
	- PARCEL MAP RECORDED			
	- MEDIAN IMPROVEMENT PLANS APPROVED			
	- STREET IMPROVEMENT PLANS APPROVED			
	- MAINTENANCE AGREEMENT W/CITY			
	- SAMPLE LEASE AGREEMENT TO CITY			
	- RECORD RECIPROCAL ACCESS AGREEMENT			
	- RECORD ALL CONDS OF APPROVAL OF PLANNING COMMISSION RES. 3878			

Date Received \_\_\_\_\_  
 Checked By K. WAST  
 Date 6/01/89

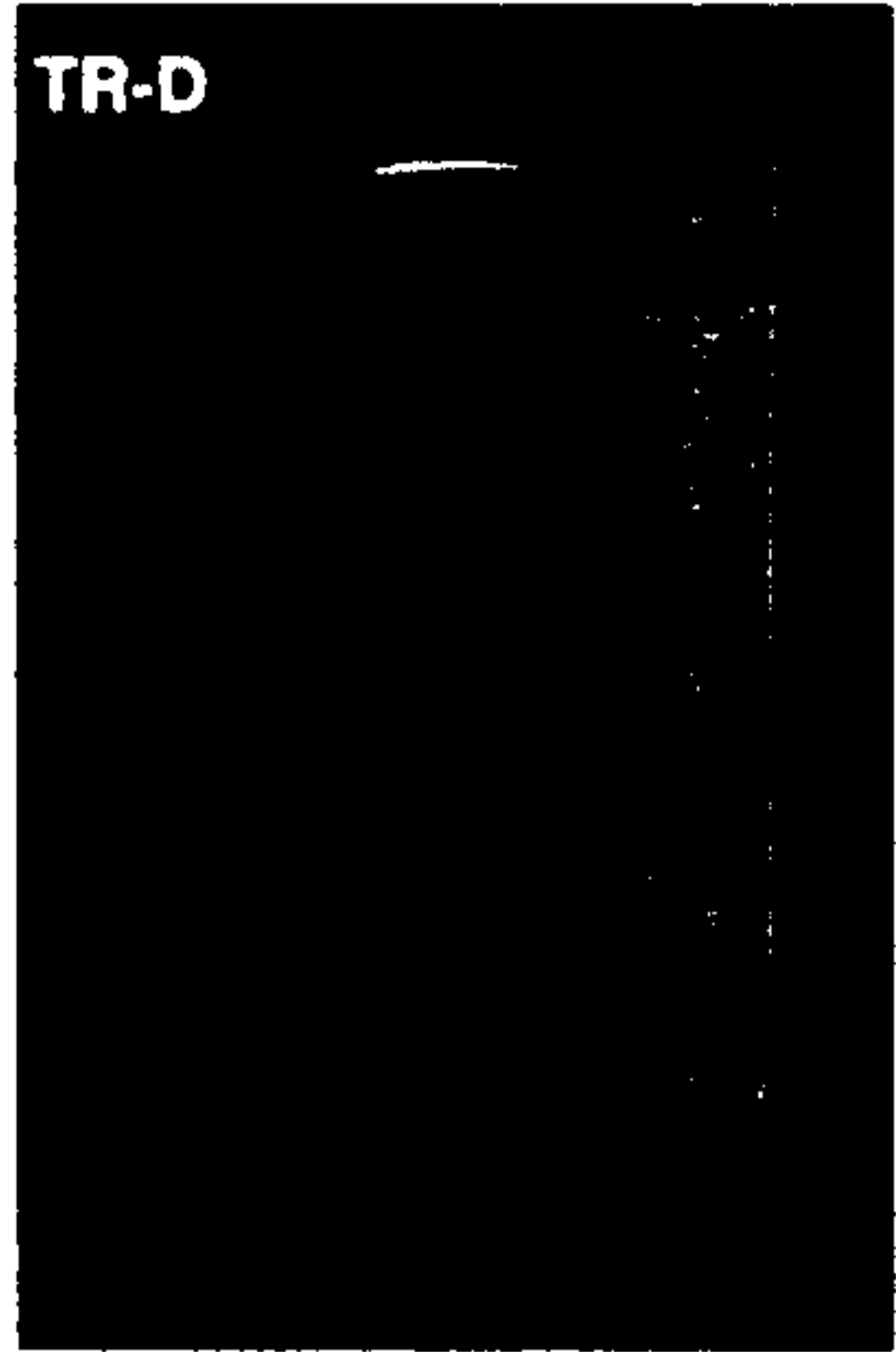
Date Returned 6/02/89  
 To Whom D. VICTORIA

\*Permit issuance is dependant upon clearance of all planning conditions and corrections. No permits may be issued until all plans have been signed off by the Planning Section.

Trash Receptacles

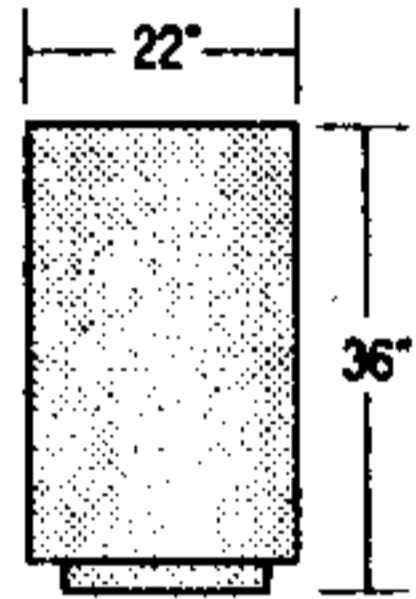
Ash Urns

Bollards

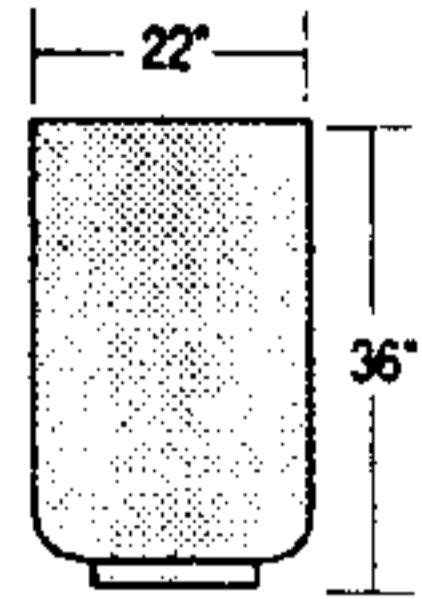


Mall

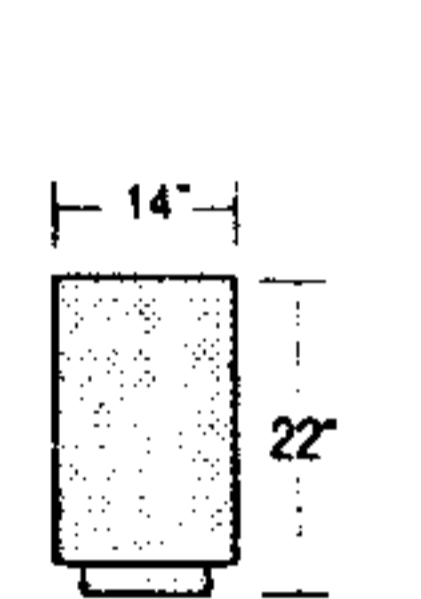
TR-A square  
TR-B round



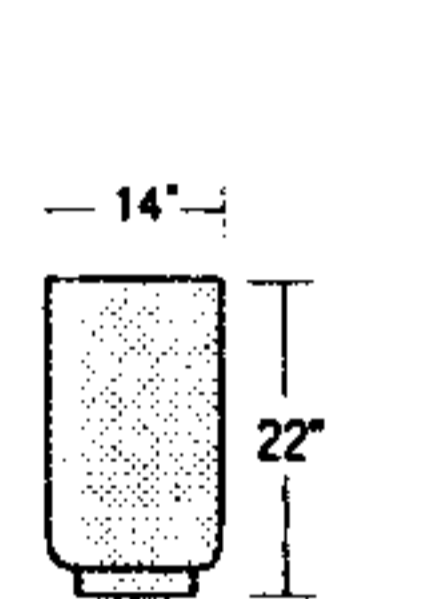
TR-C square  
TR-D round



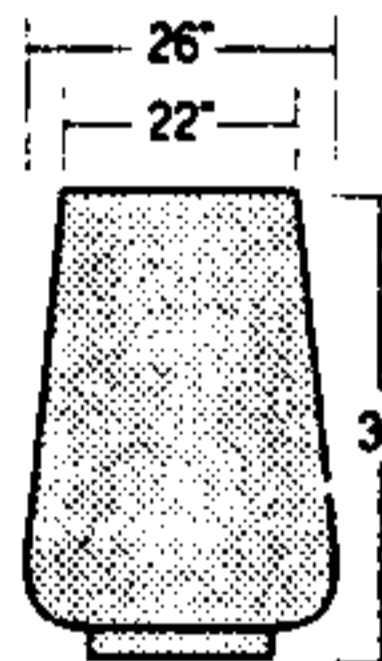
AU-A square  
AU-B round



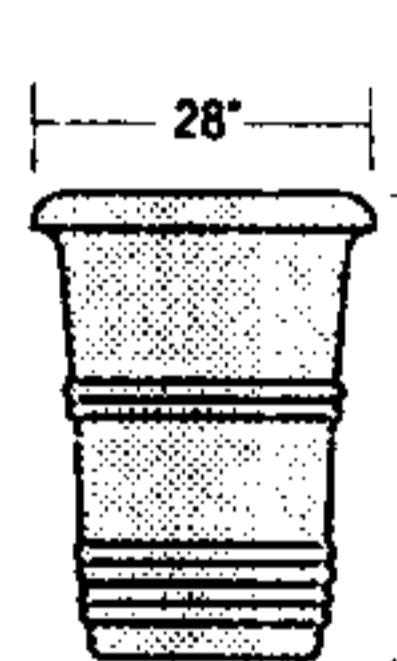
AU-C square  
AU-D round



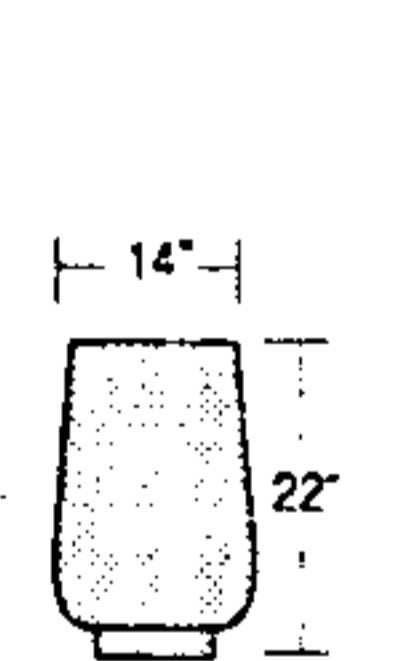
TR-F round



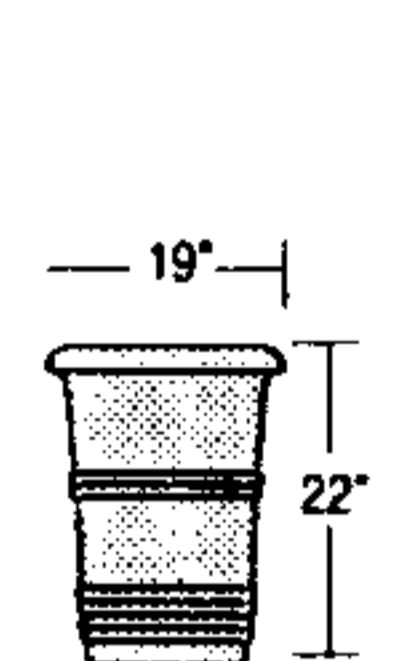
TR-R round



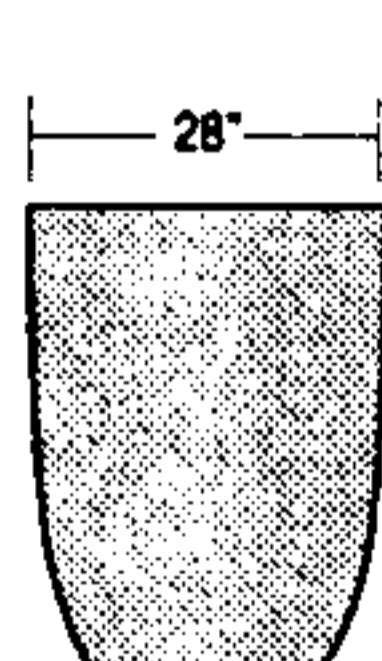
AU-F round



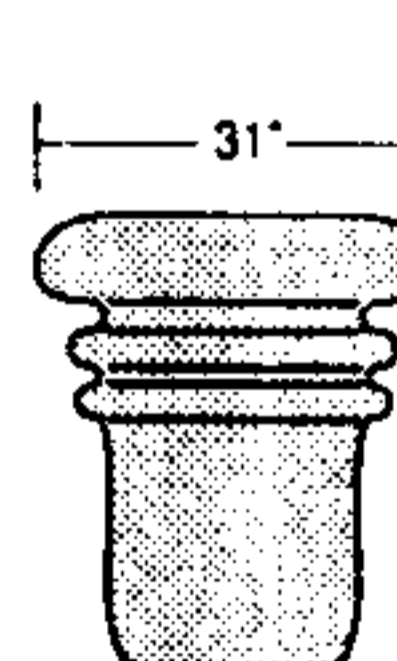
AU-R round



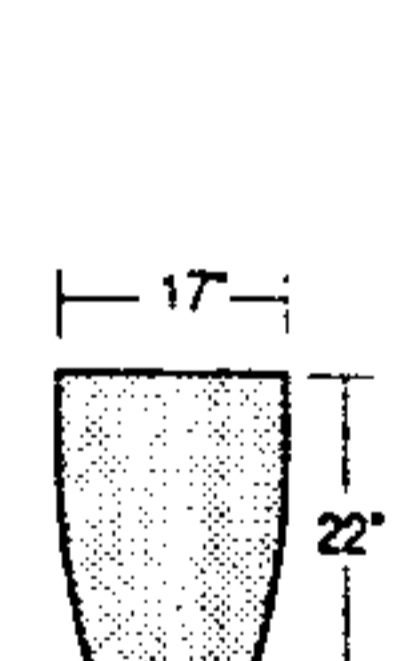
TR-S round



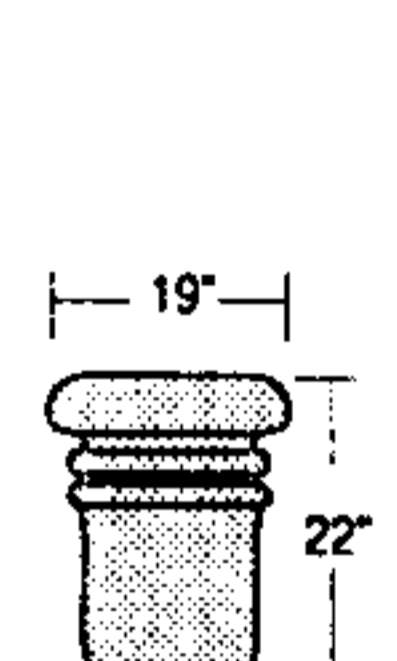
TR-V round



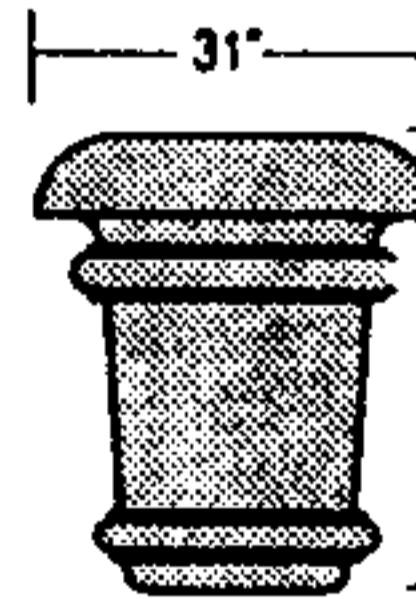
AU-S round



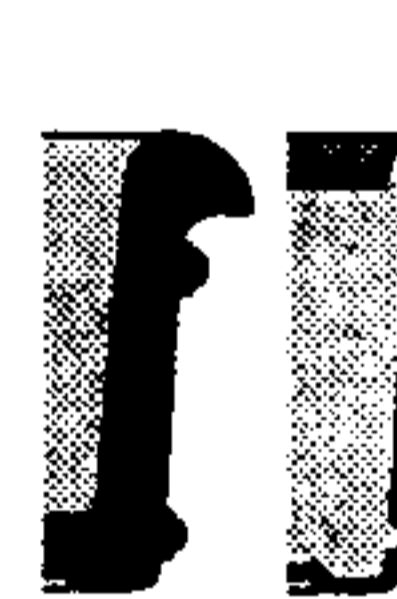
AU-V round



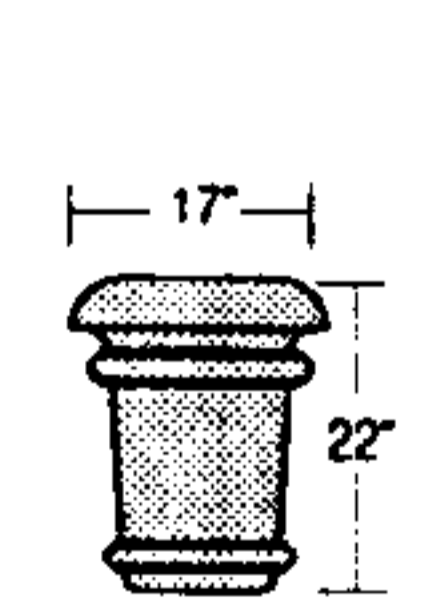
TR-X round  
TR-Y square



Cast Stone  
Glascrete™



AU-X round  
AU-Y square



Cast Stone  
Glascrete™

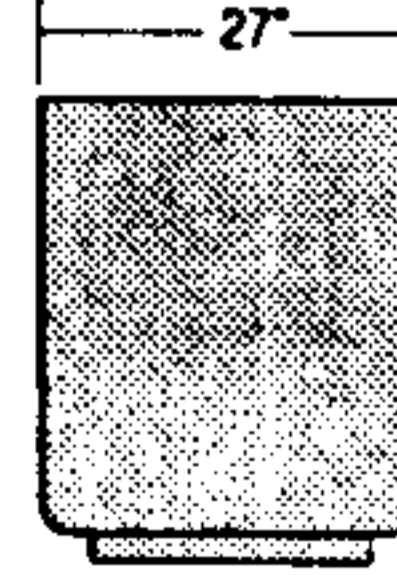


Street

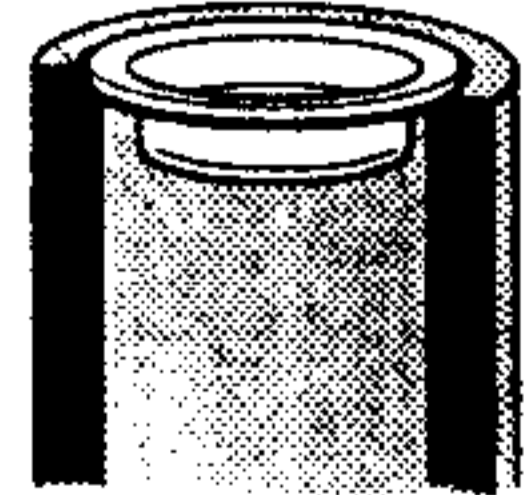
TR-D2 round



TR-D3 round

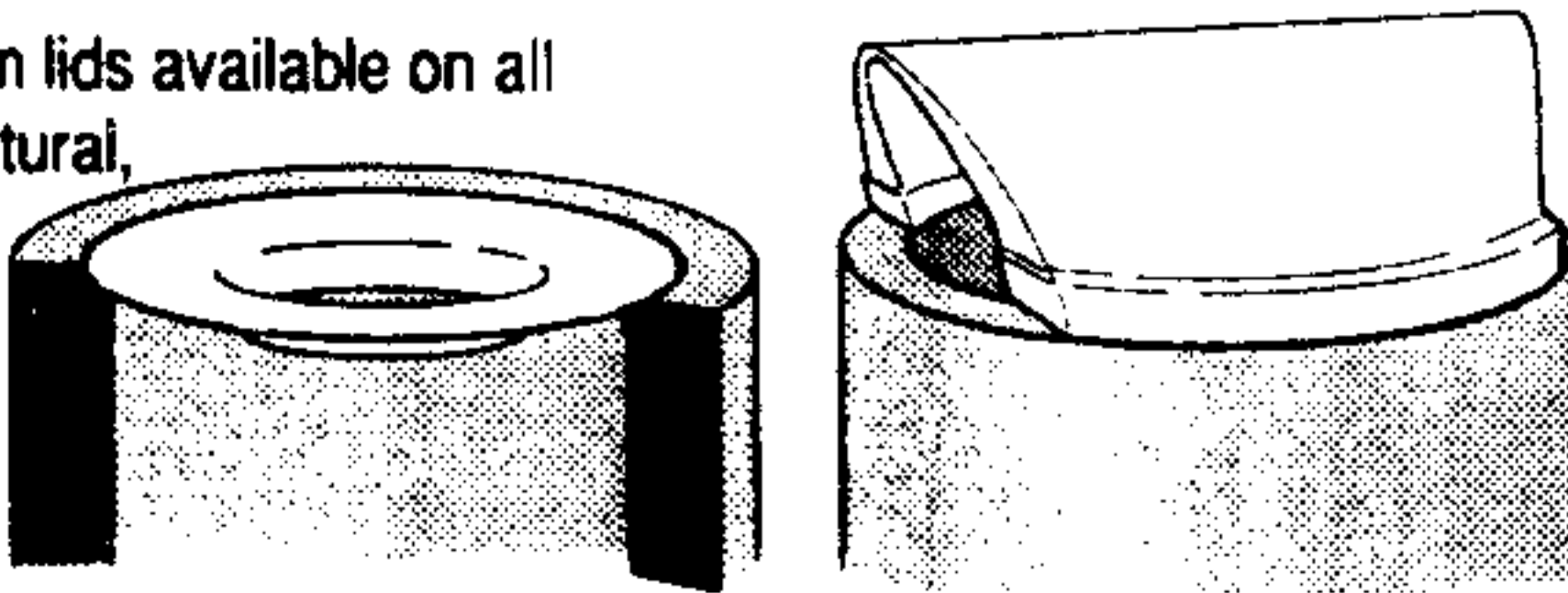


Ash Tray Option  
available in  
Natural,  
Black and  
Bronze



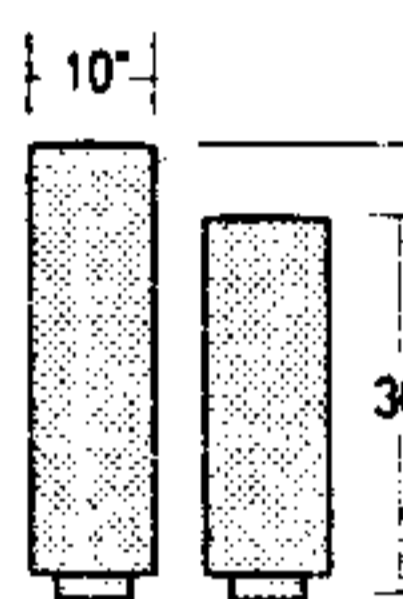
Lid options

Anodized aluminum lids available on all trash models in Natural, Black and Bronze. Dome lids are available on models TR-D2 and TR-D3. All receptacles - 20 gallon galvanized liner TR-D3 - 30 gallon galvanized liner

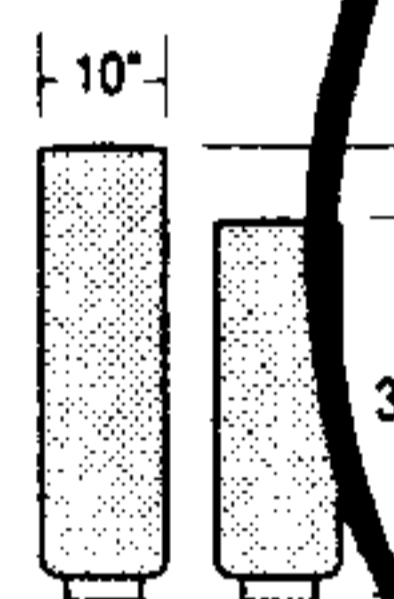


Parking Bollards

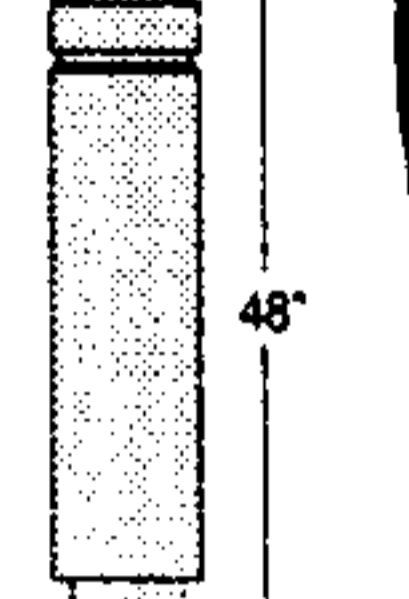
PB-A square  
PB-B round



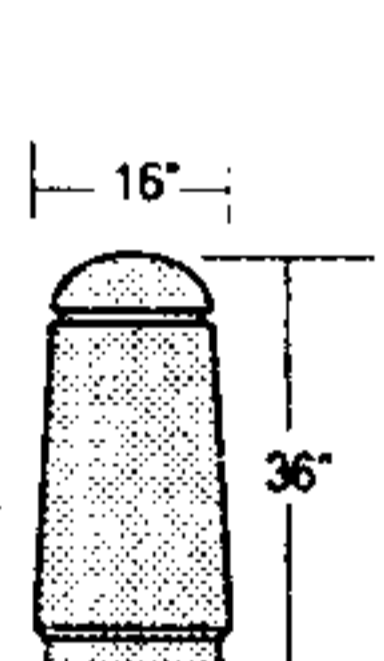
PB-C square  
PB-D round



PB-25 round



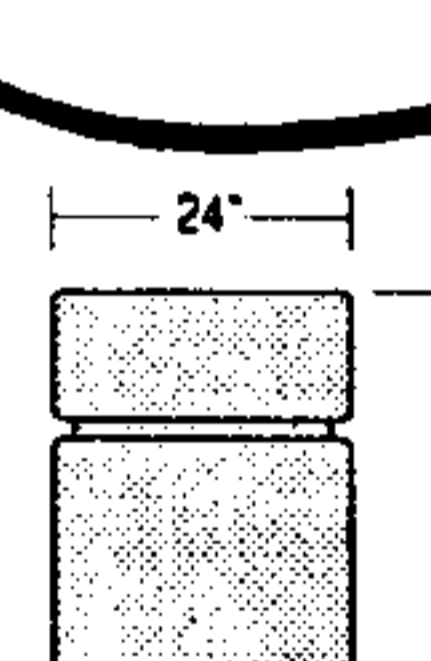
PB-E round



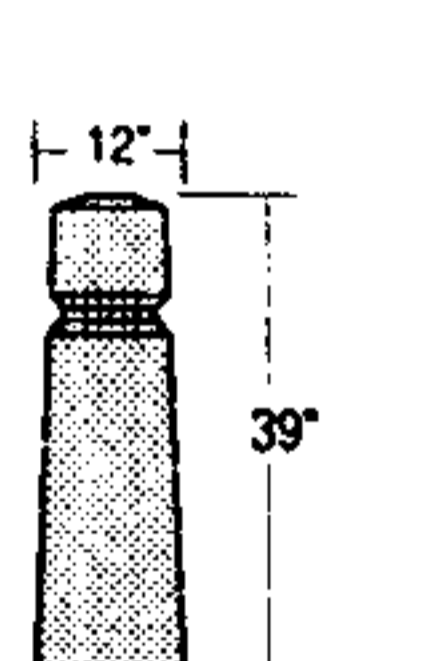
PB-F round



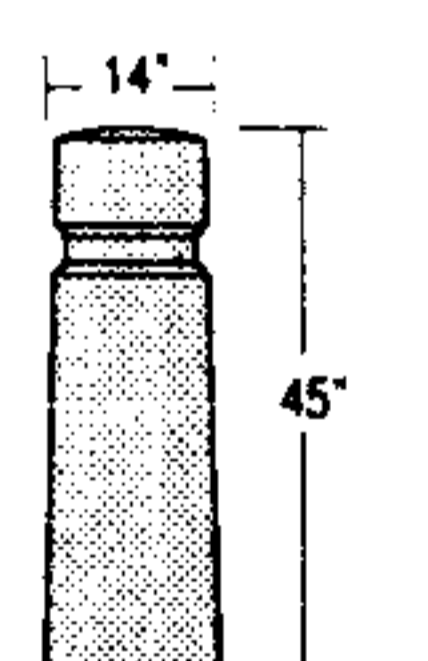
PB-35 round



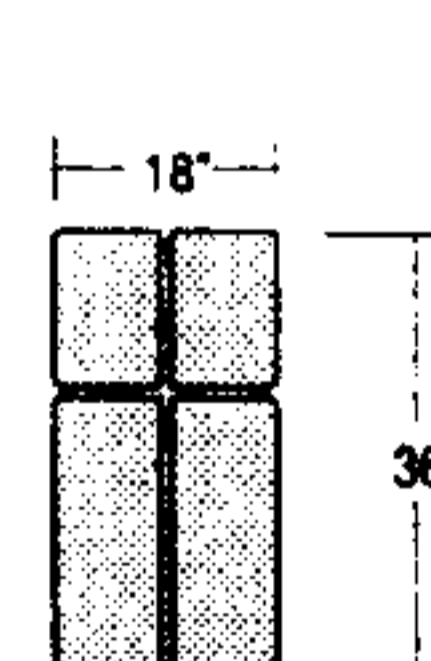
PB-H1 round



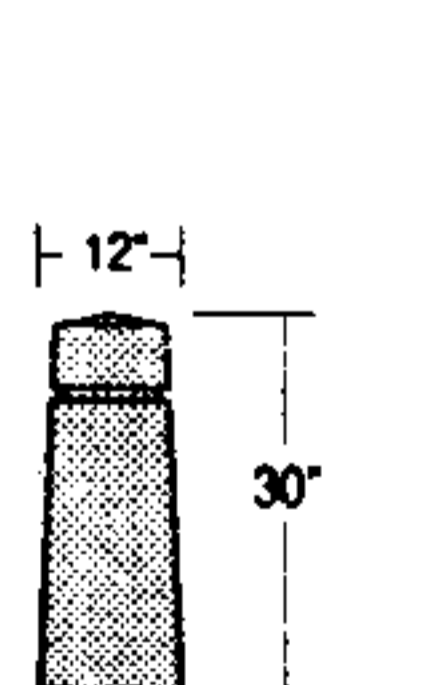
PB-H2 round



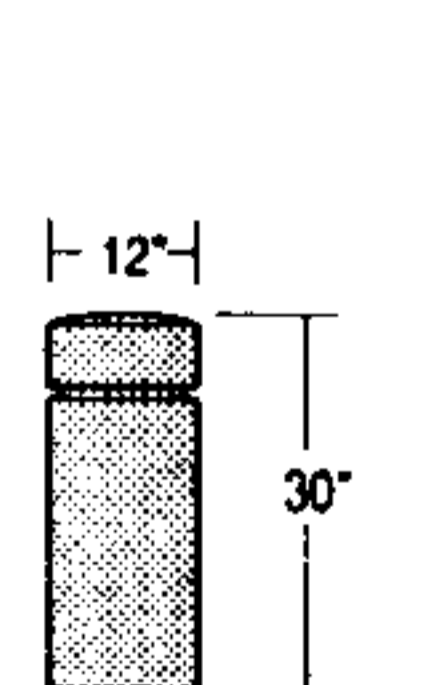
PB-38 round



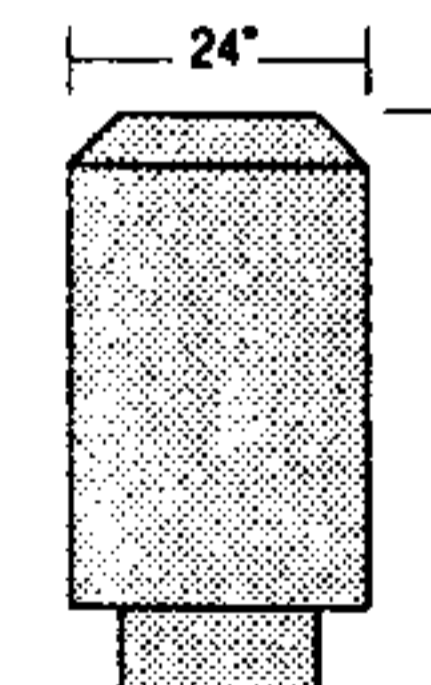
PB-H3 round



PB-H4 round

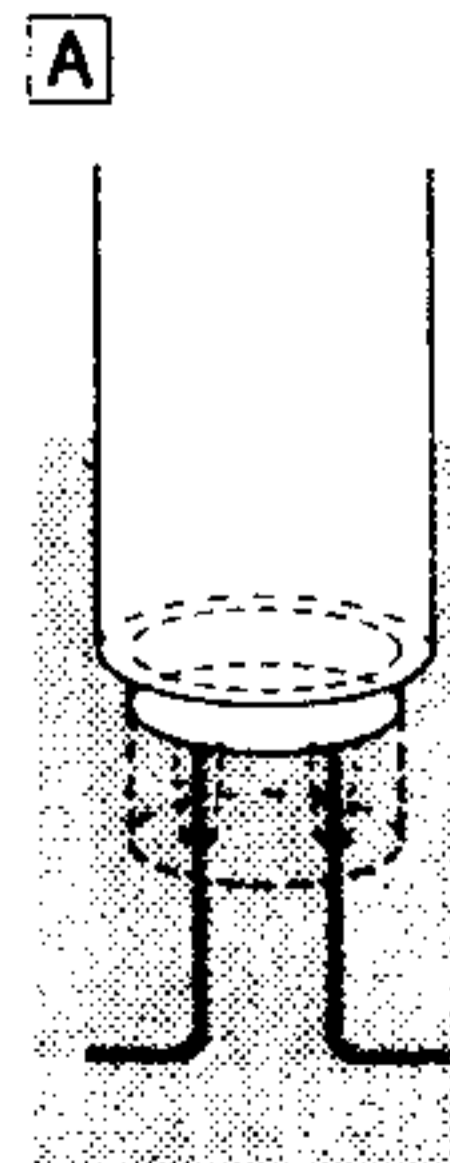


PB-50 round

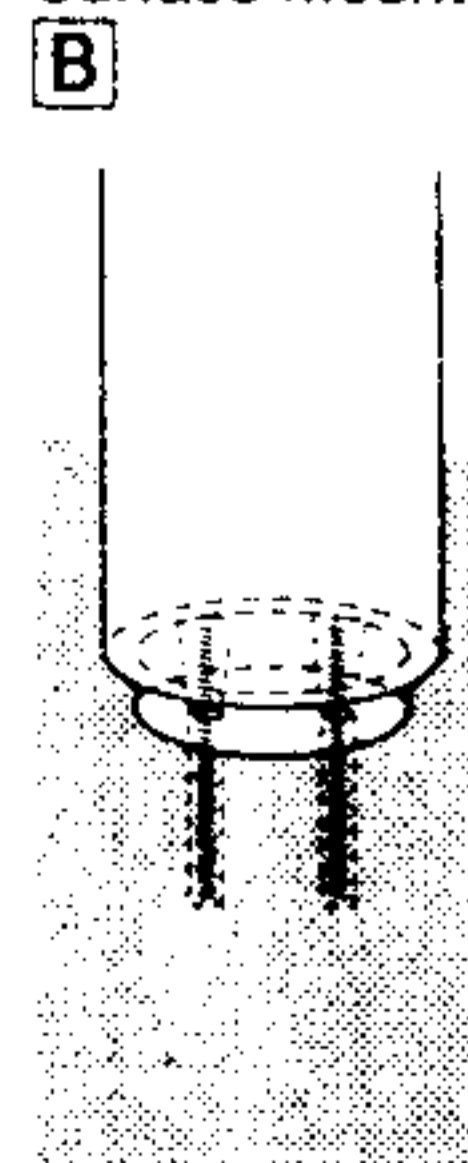


Installation Options

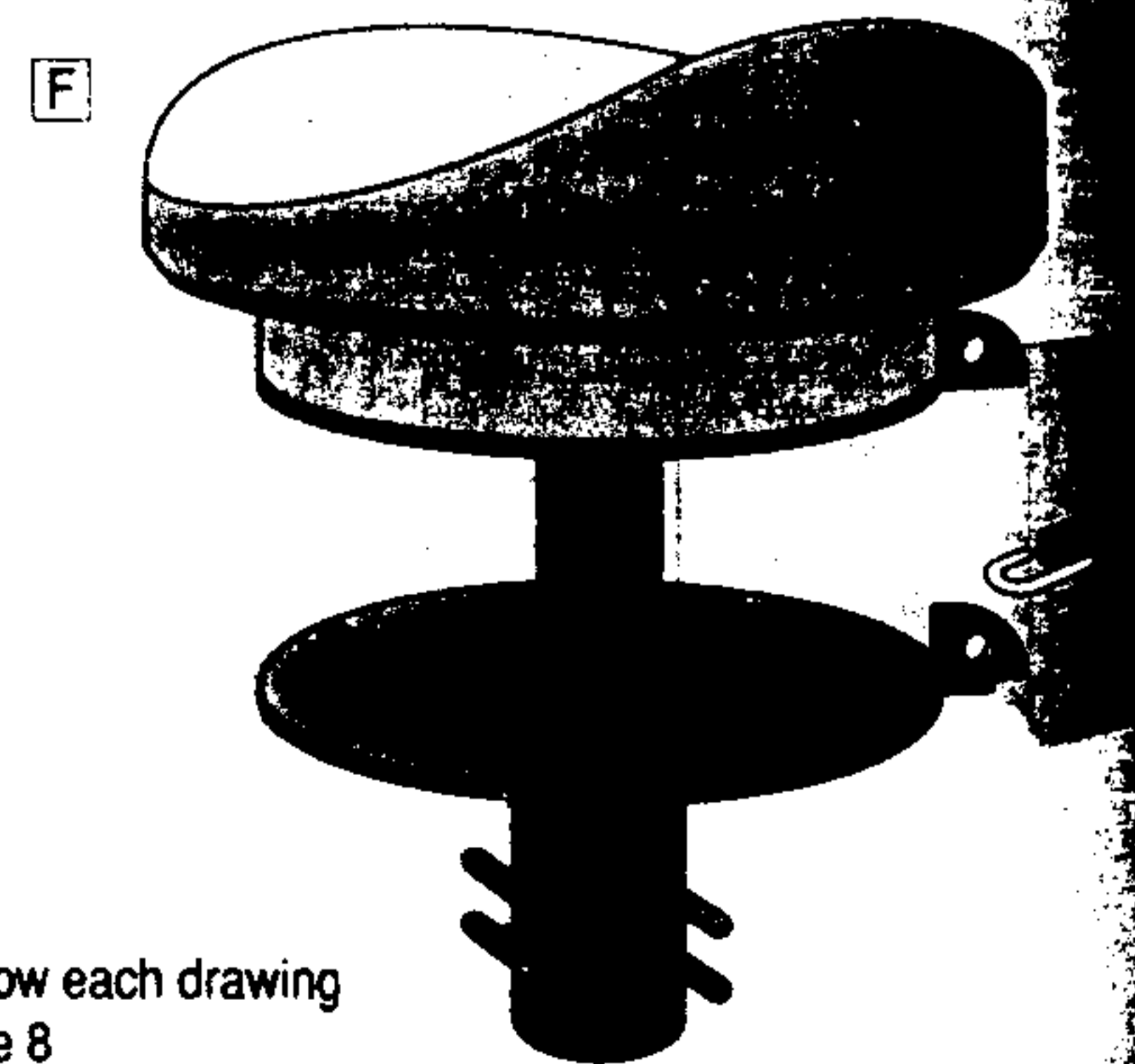
Subterranean Mount



Straight Dowel Surface Mount



Removeable (Glascrete™ only)

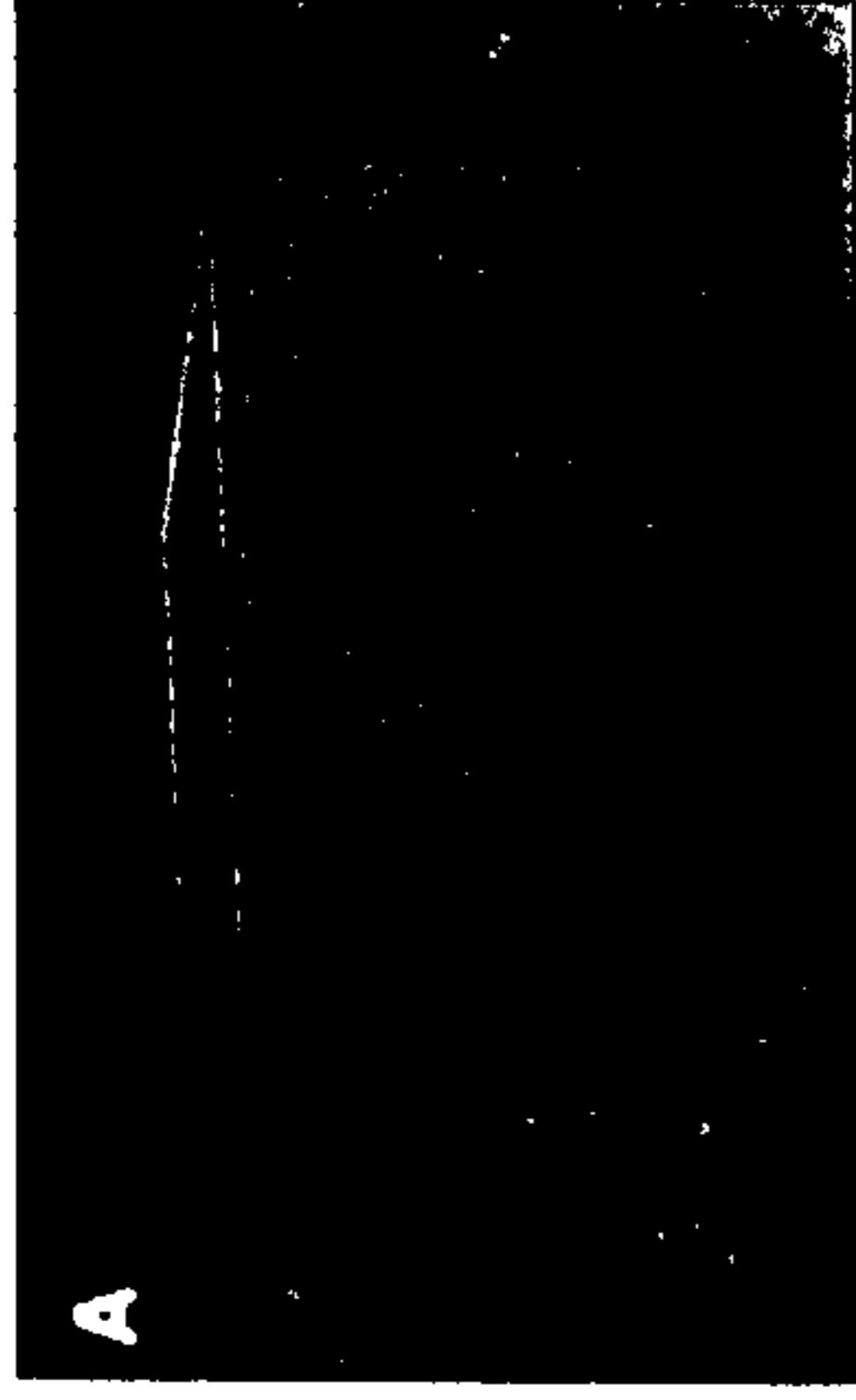


Installation Letter Options are listed below each drawing. Specify Ordering information is on page 8

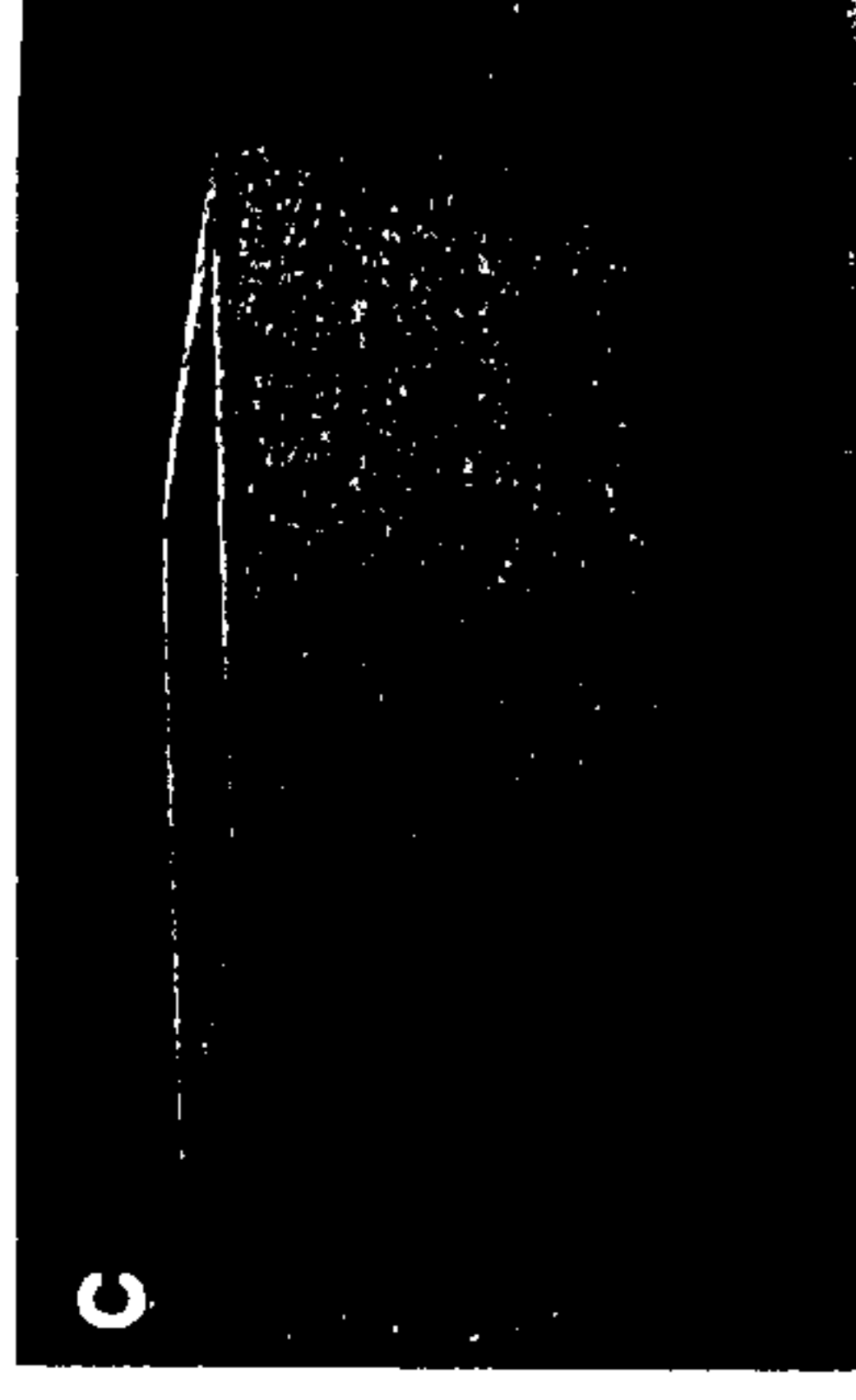
Planters

02876 DUR  
Buyline 5544

Design A  
square planter  
shown in  
Charcoal



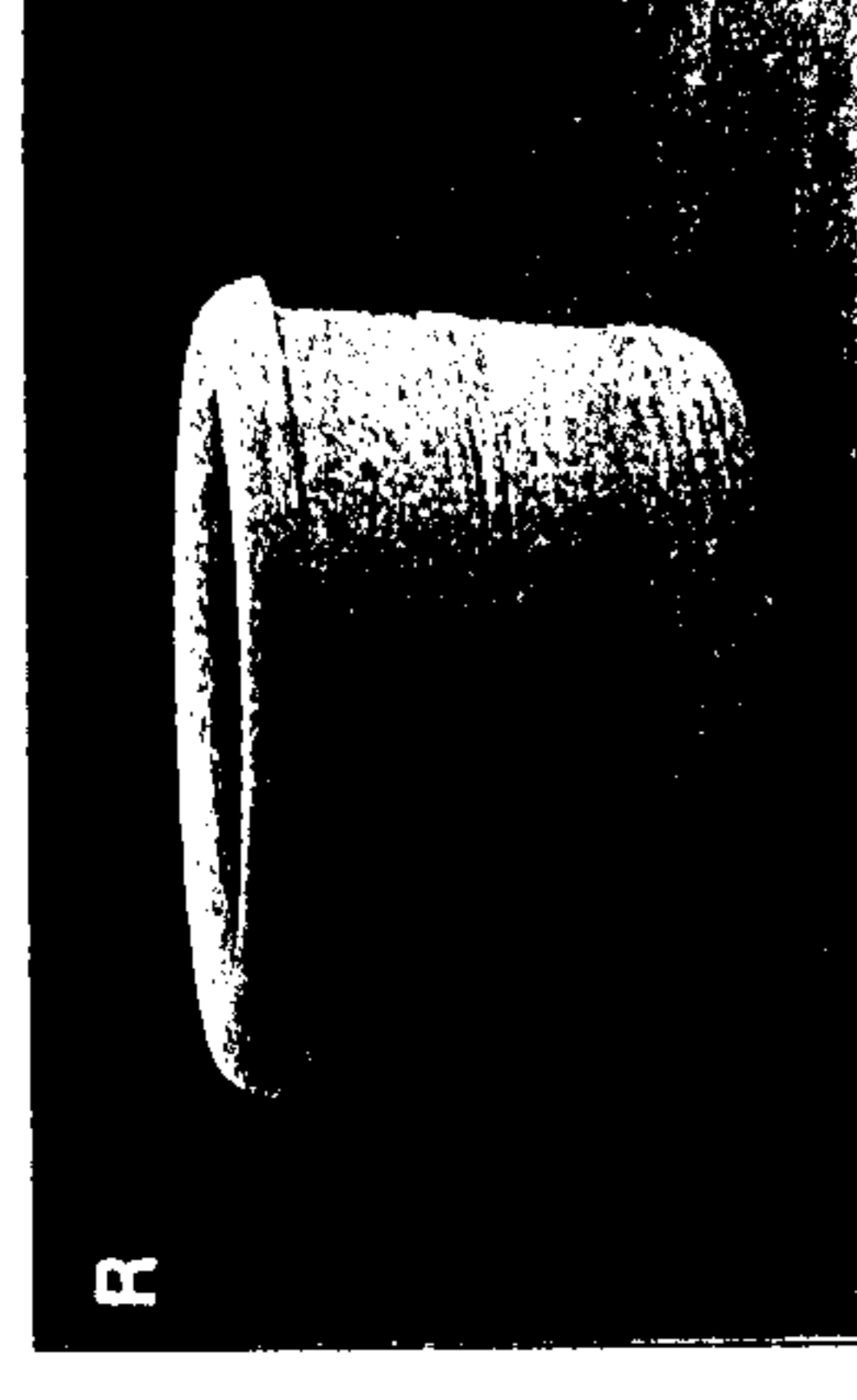
Design C  
square  
shown in  
Terra Cotta



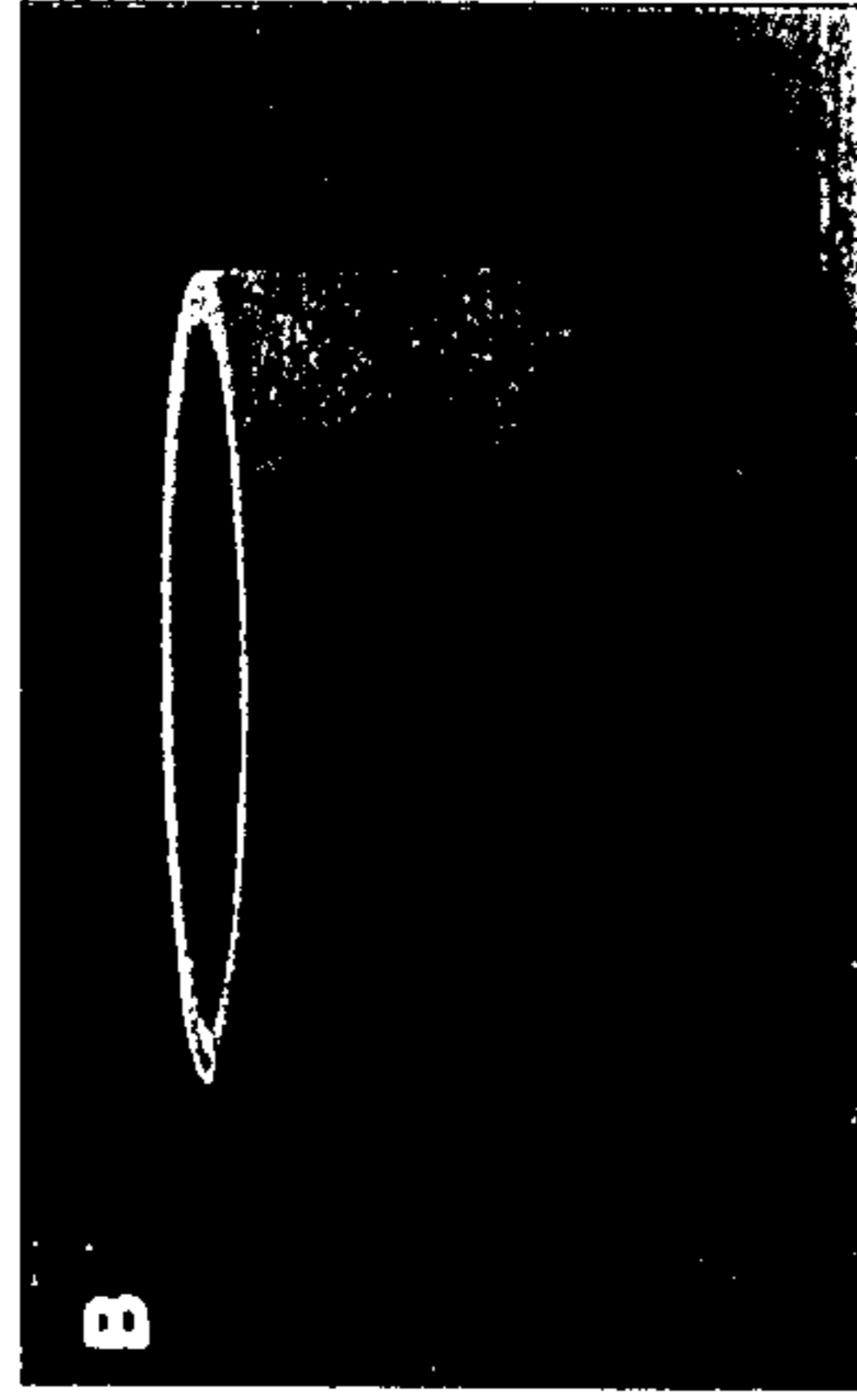
Design F  
round planter  
shown in  
Slate Gray



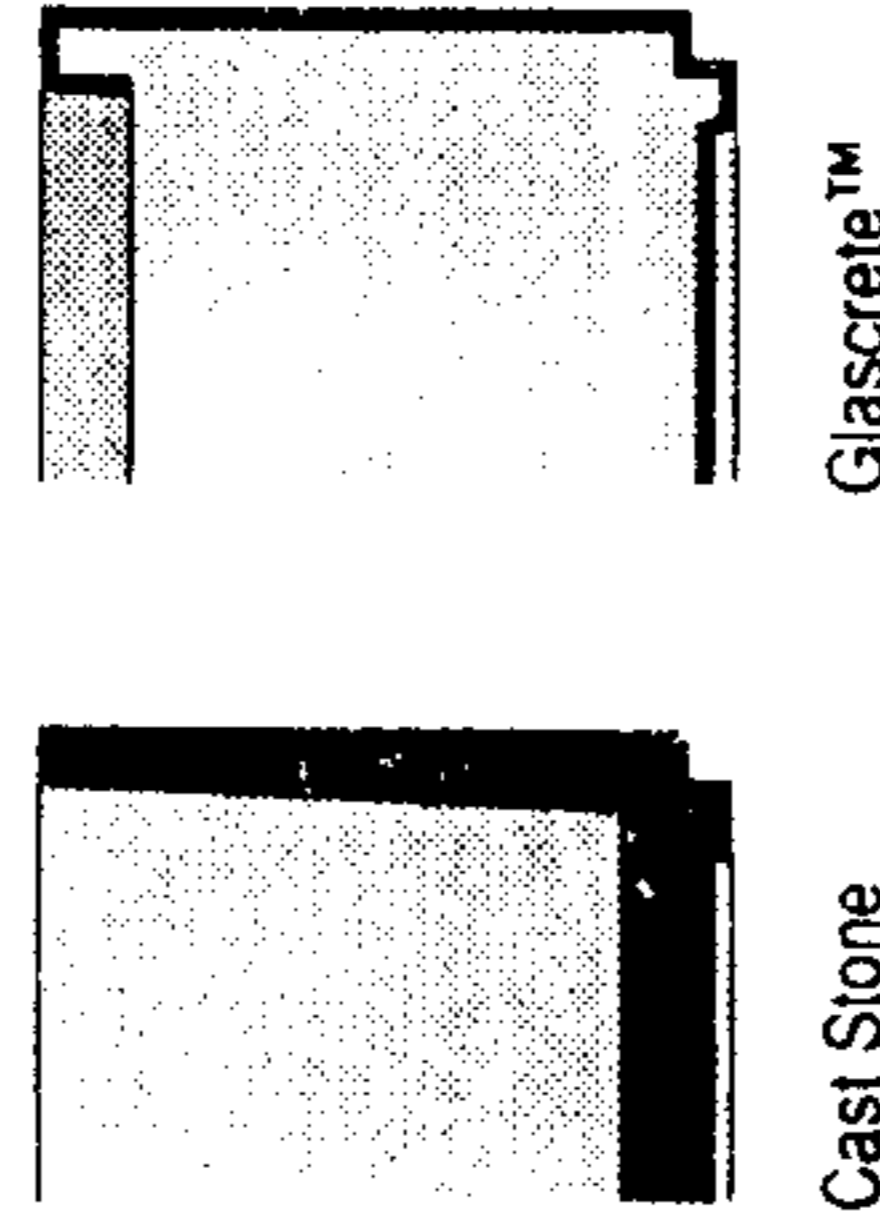
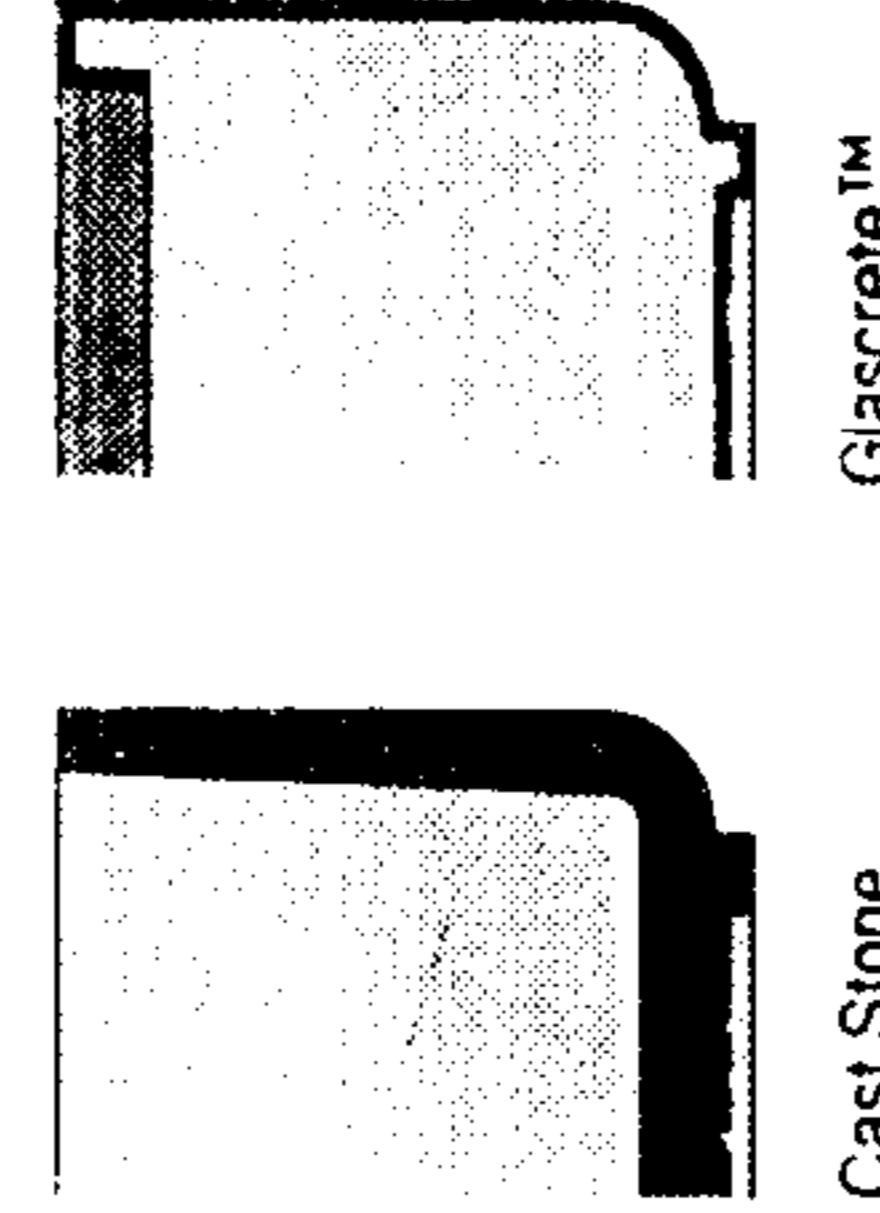
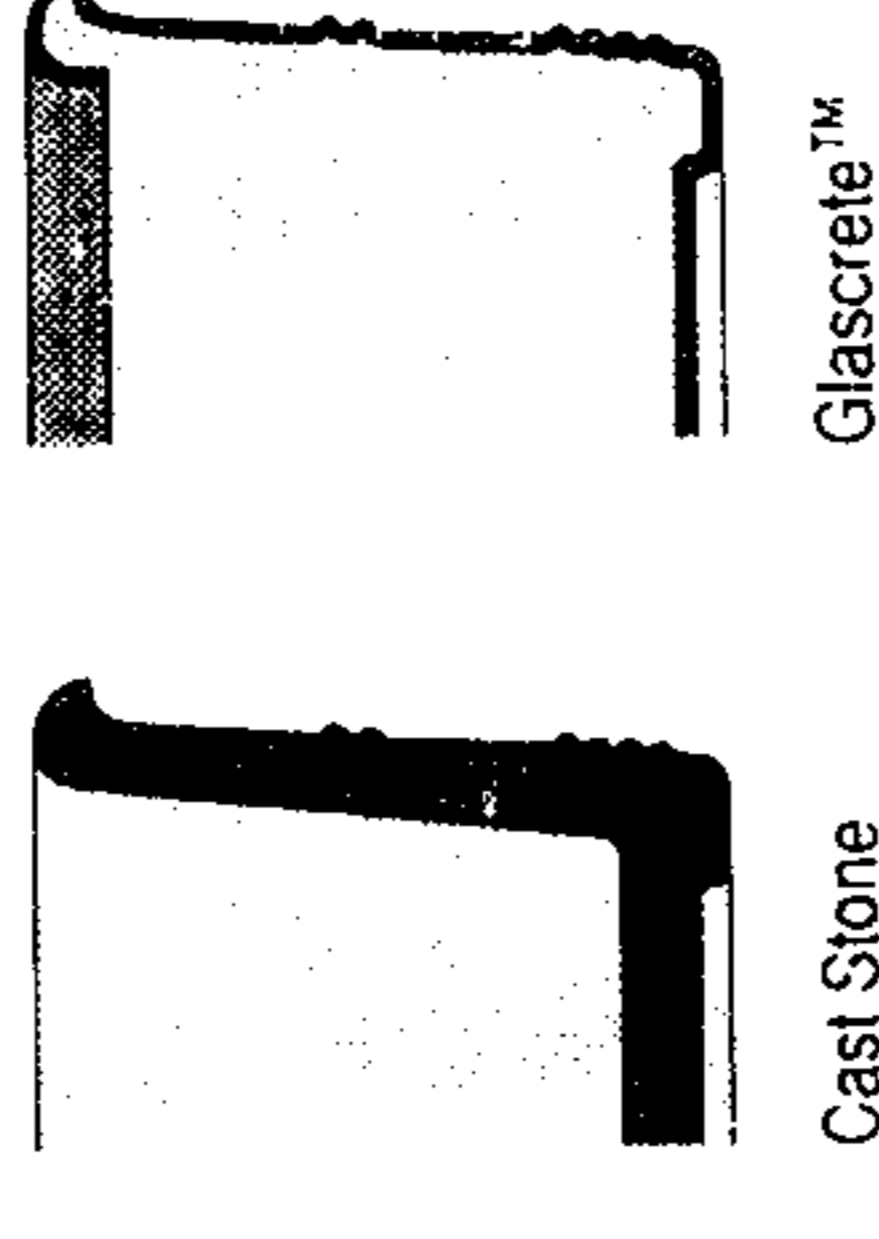
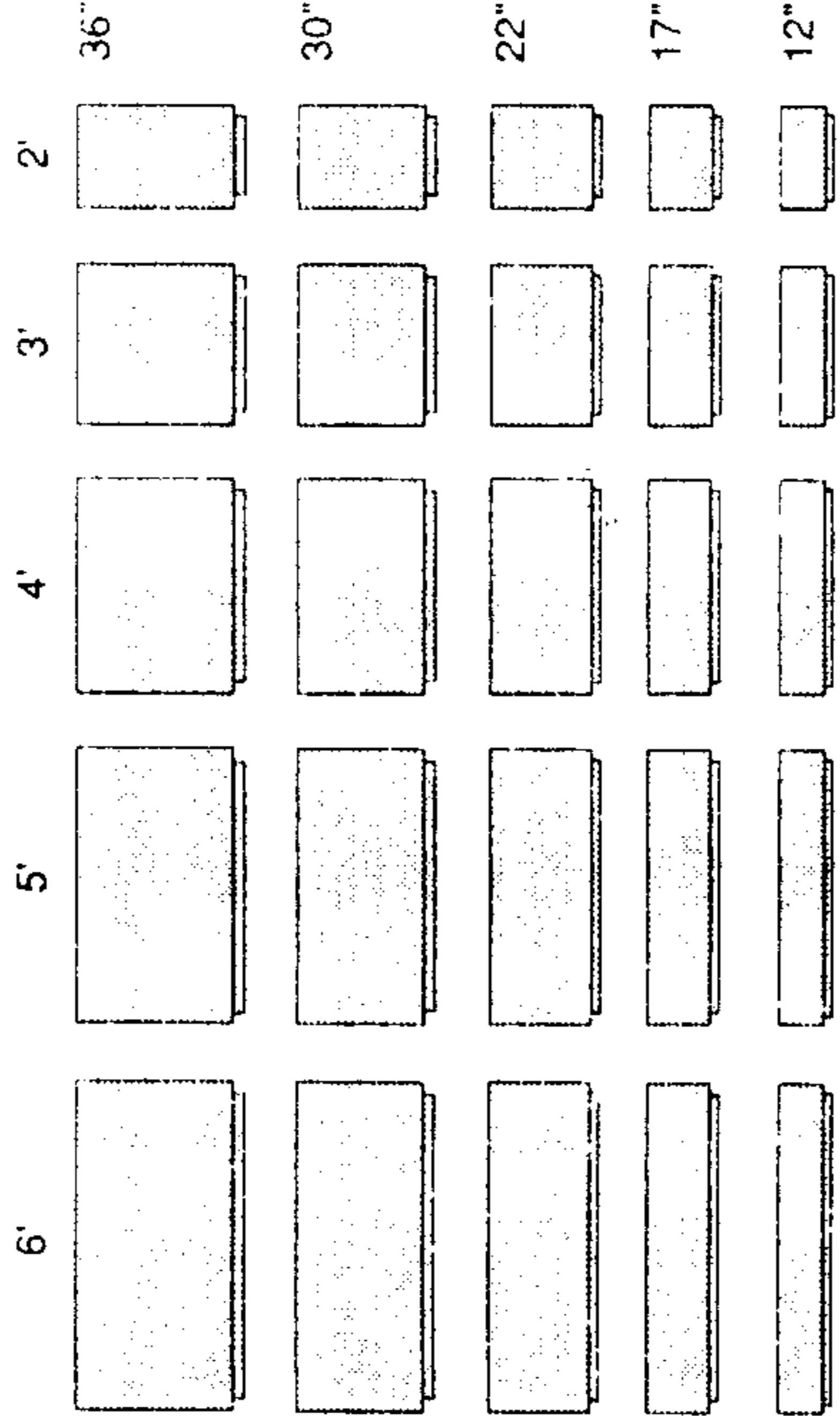
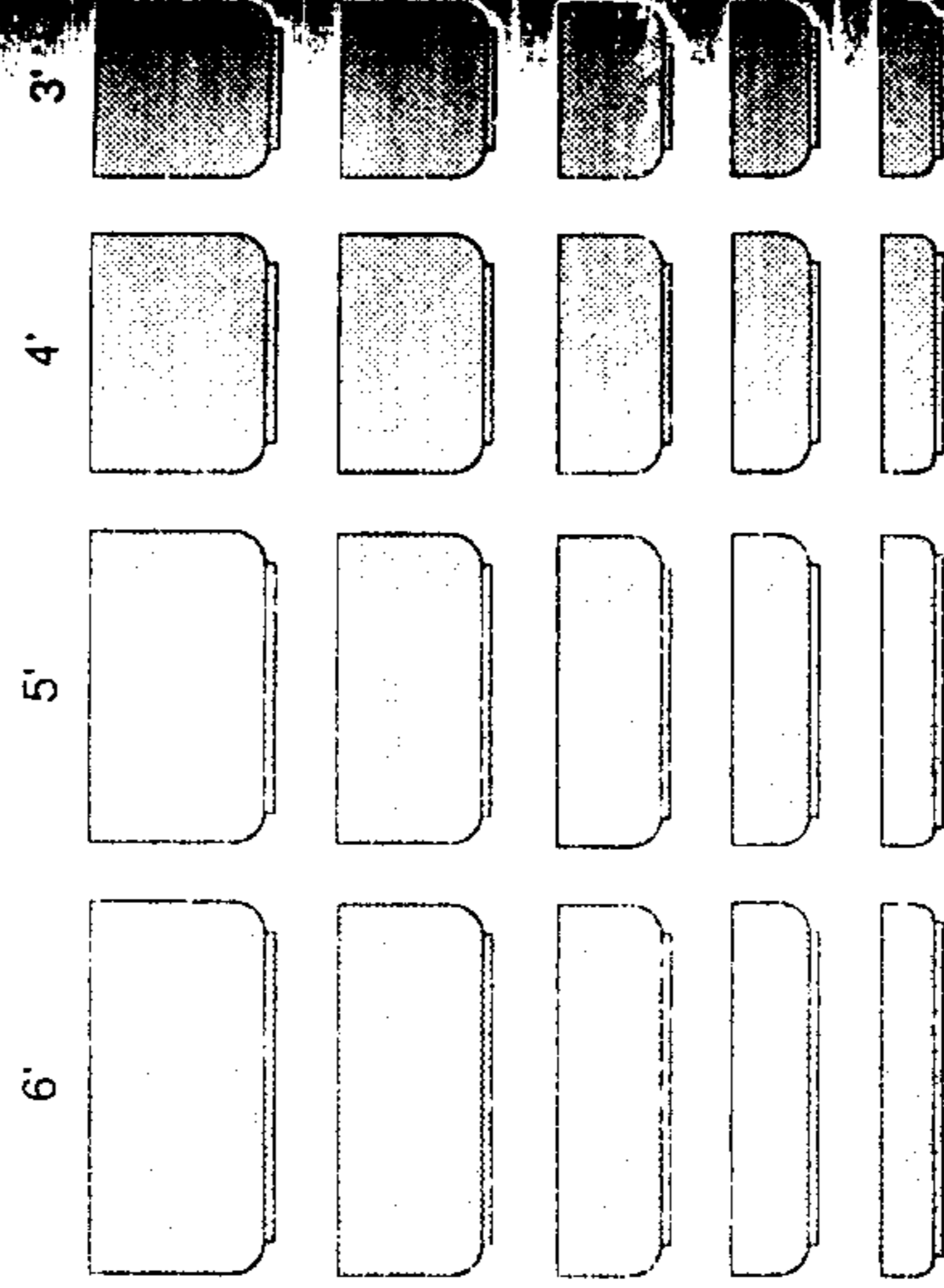
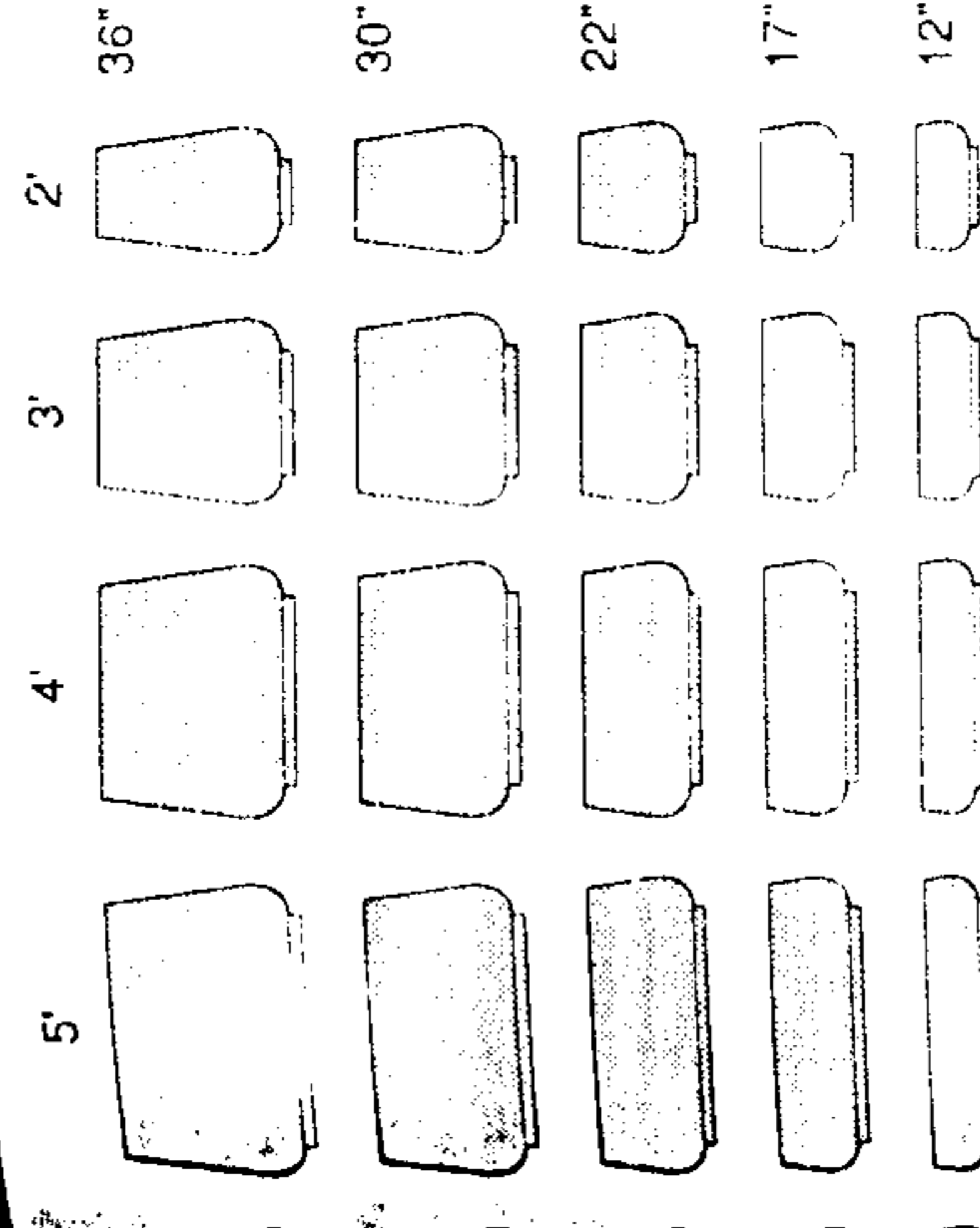
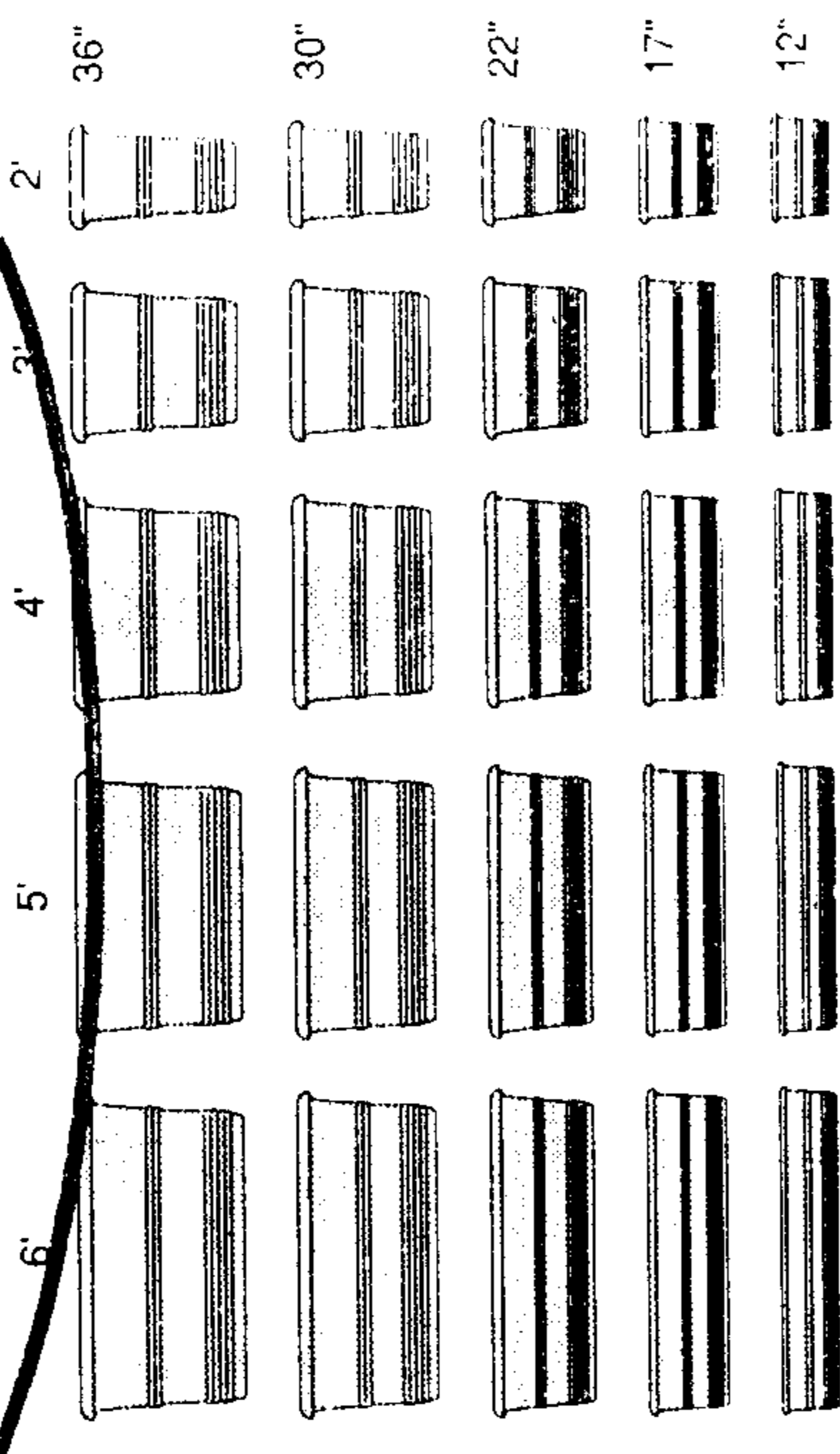
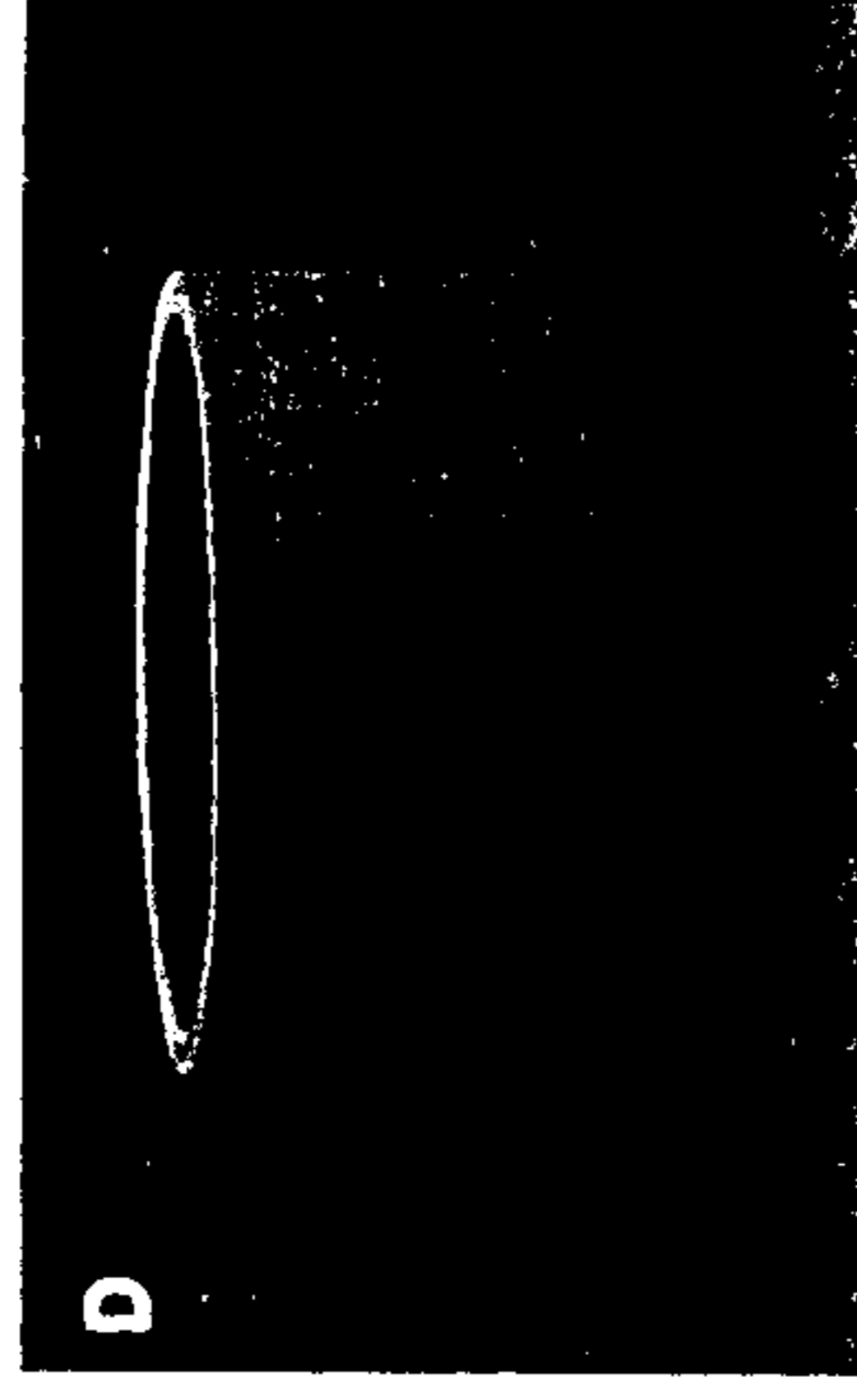
Design R  
Ribbed  
round planter  
shown in  
Mojave Sand



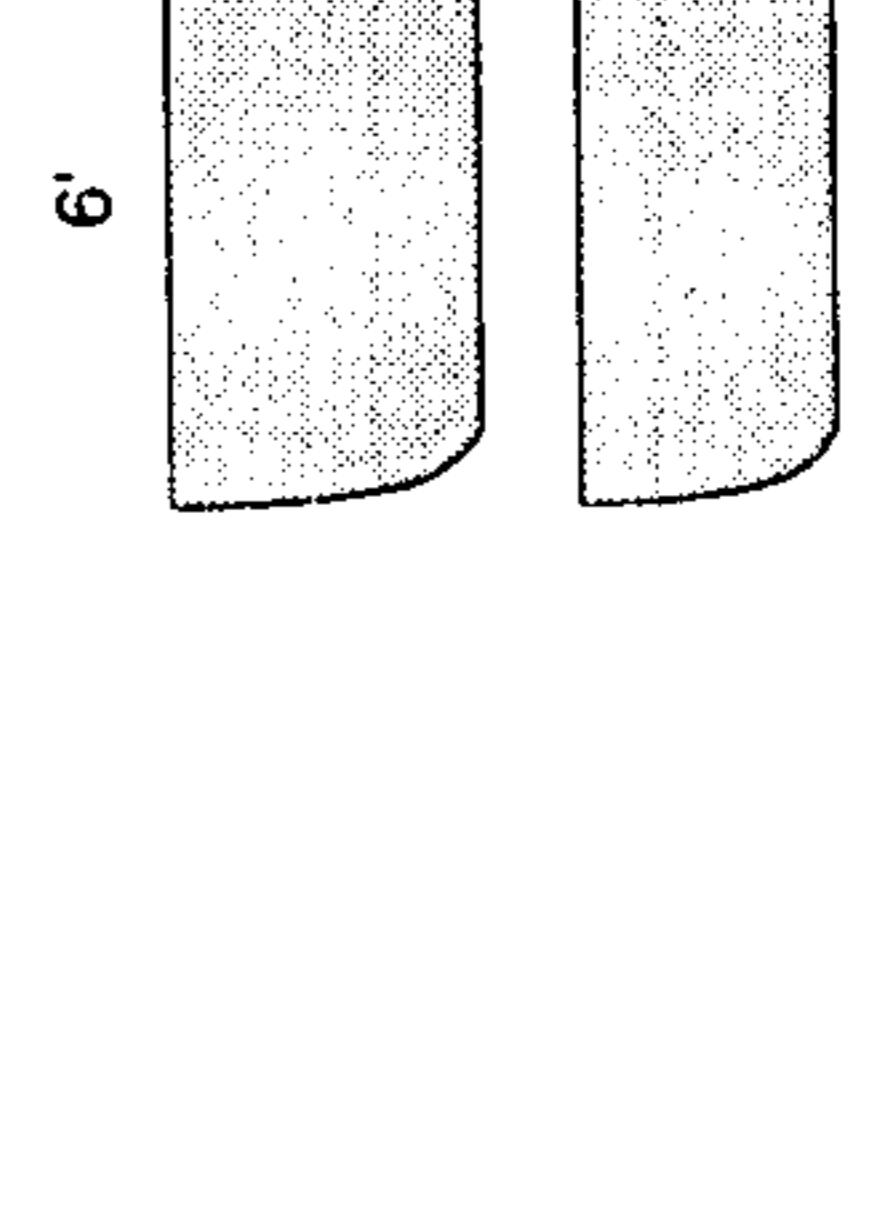
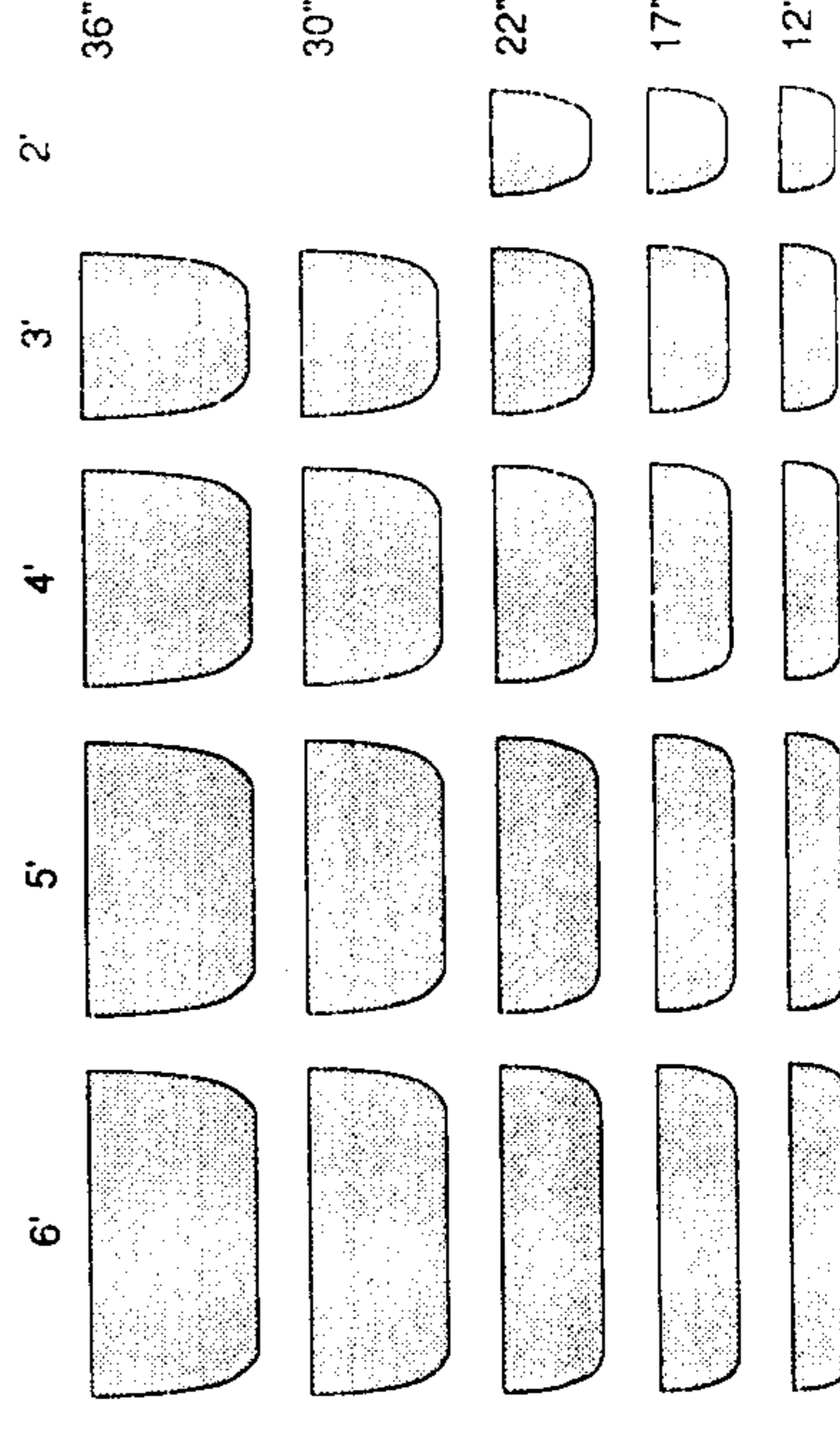
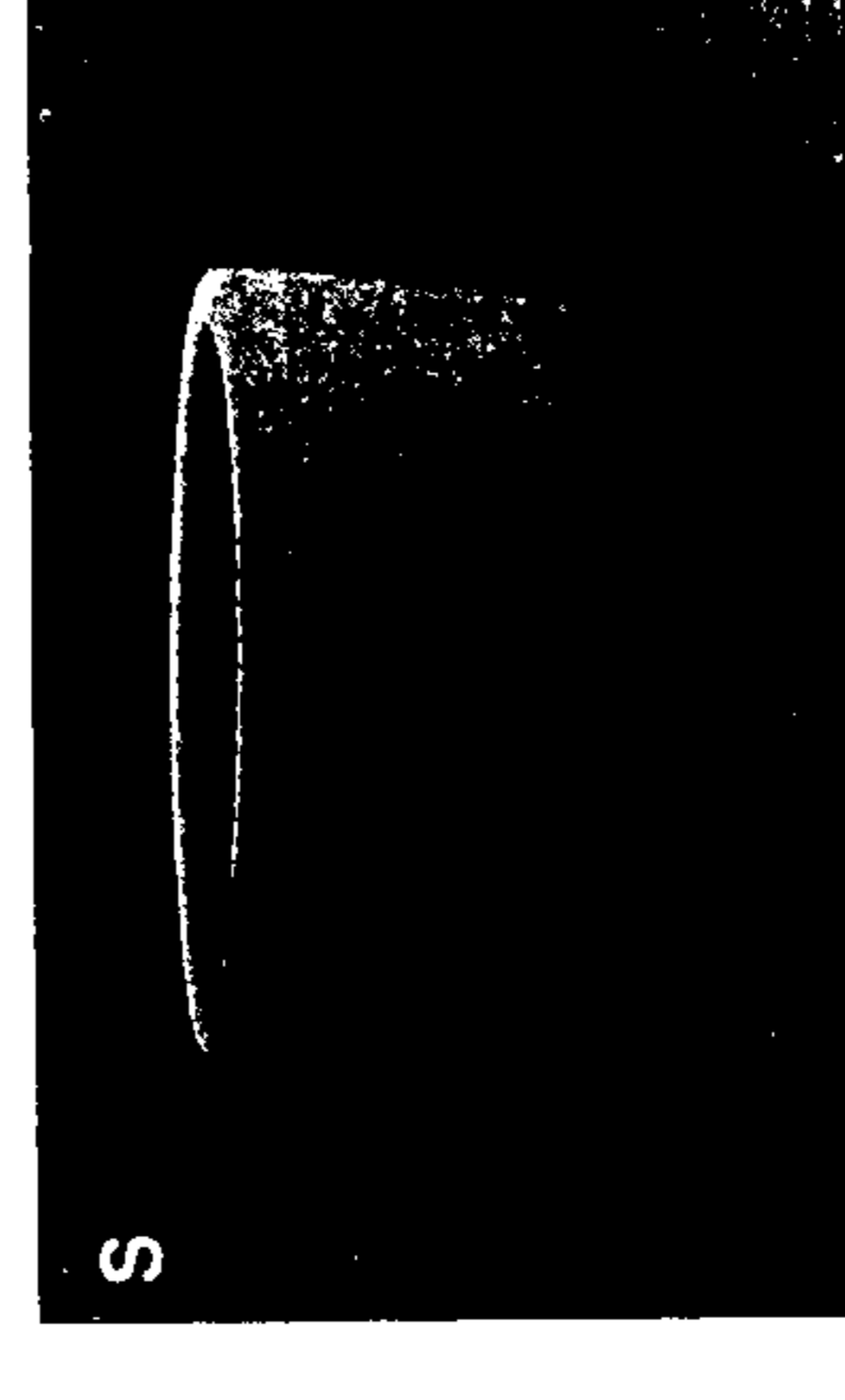
Design B  
round planter  
shown in Tan



Design D  
round planter  
shown in  
Sand Bluff



Design S  
Spanish  
round planter  
shown in  
Mexican Tile



Scale: 1/8" = 1 foot

Kroin Architectural Complements  
14 Story Street  
Cambridge, Massachusetts 02138

Telephone 617 492-4000  
Telex 951650

urniture

First designed in 1954, Kroin Garden Furniture includes indoor/outdoor seating, tables, umbrellas and accessories designed for moderate to heavy residential and commercial use. The wide variety of styles and construction details, provide the appropriate

combination of aesthetics and function for all site requirements. The epitome of easy-care maintenance and long service life, this series is particularly suited for use in cafes, hotels and food courts.

ture

Designed for the 1972 Olympics, Kroin Park Furniture has been acclaimed the world over for its flexibility. This comprehensive series includes a wide range of individual and modular seating designs capable of forming curved and linear configurations. The

construction characteristics of this series make it ideal for heavy commercial use. Its versatility is further enhanced through a variety of mounting options.

Mall & Landscape Furniture



# Kroin

# Park Furniture

02870/KRO  
BuyLine 2037

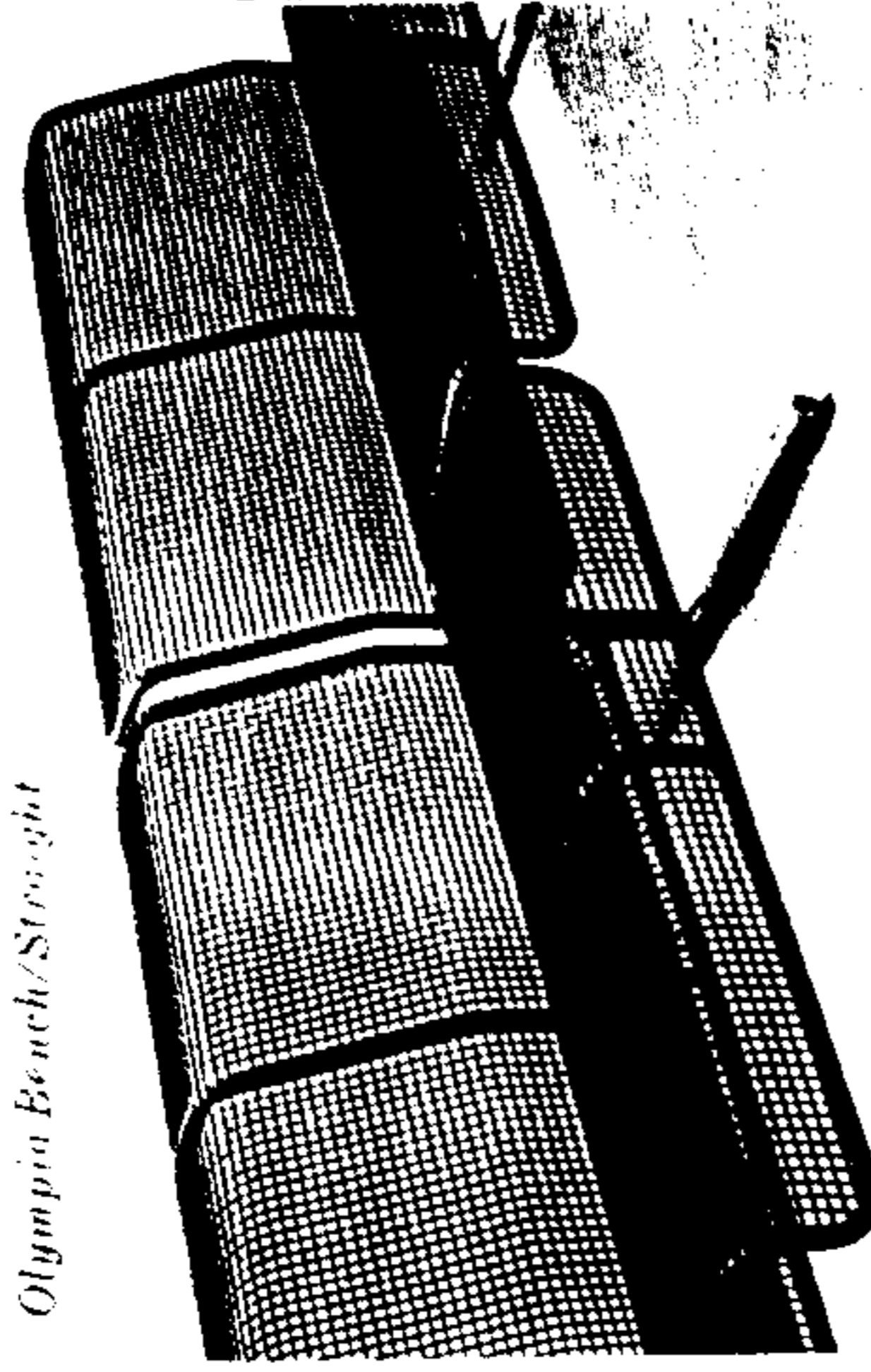
**Olympia: Modular Benches**  
Kroin Olympia seating is available in benches, each of which may be configured in extended seating arrangements. Modified versions of this series offer unlimited landscape contours and

and/or outside. Designs may be formed using together with all Add-on series. A collection of Olympia seating. In addition, it offers the convenience of bench seating and the privacy

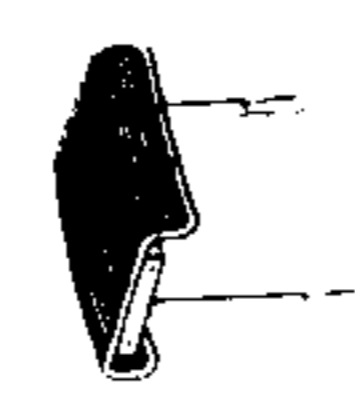
**Modified Olympia: Custom Modular Benches**  
Modified Olympia is specially designed to form seating arrangements with radii that exceed the specified limits permitted by standard Olympia seating. In addition, it offers the convenience of bench seating and the privacy

associated with single seats. It is designed to form inside and outside facing curves of custom radii. It was specifically developed to satisfy the seating limitations associated with existing sites.

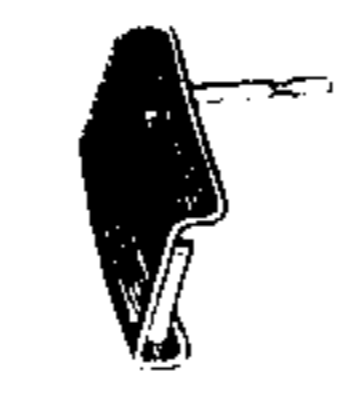
Olympia Bench/Straight



Olympia Basic 1 Seat Stool  
Curved 30°



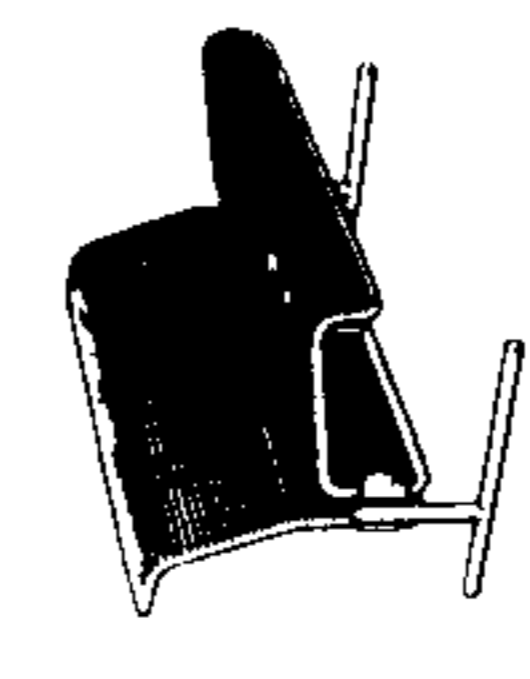
Olympia Add-on 1 Seat Stool  
Curved 30°



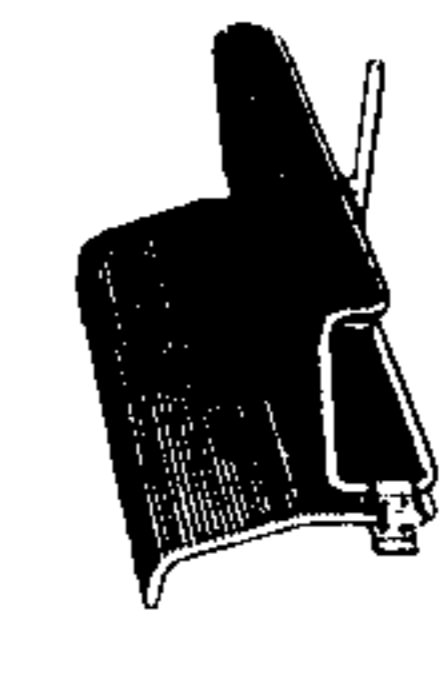
Olympia Basic 2 Seat Stool  
Straight



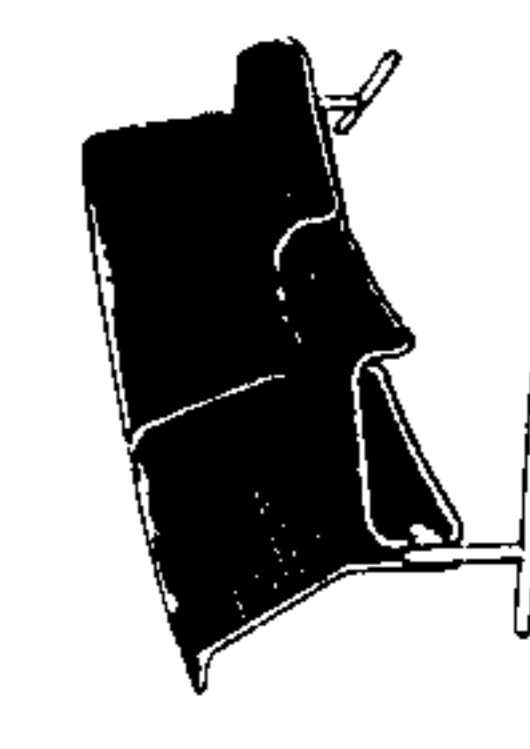
Olympia Basic 2 Seat Bench  
Straight



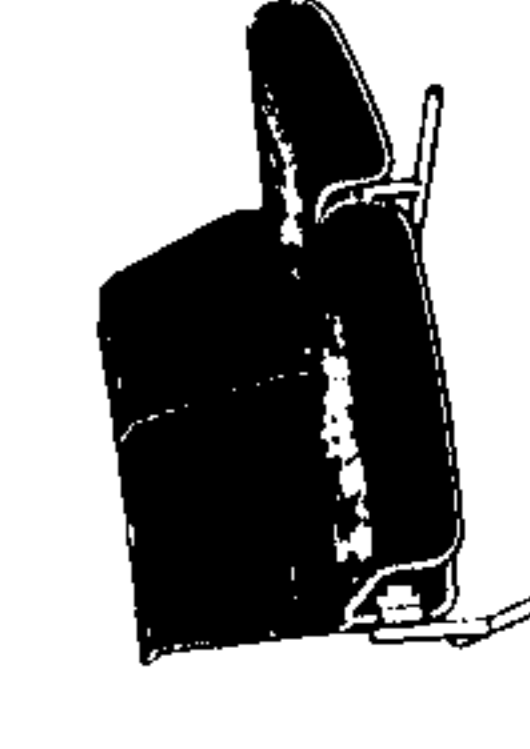
Olympia Add-on 2 Seat Bench  
Straight



Olympia Basic 2 Seat Bench  
Curved 60° Inside



Olympia Basic 2 Seat Bench  
Curved 60° Outside



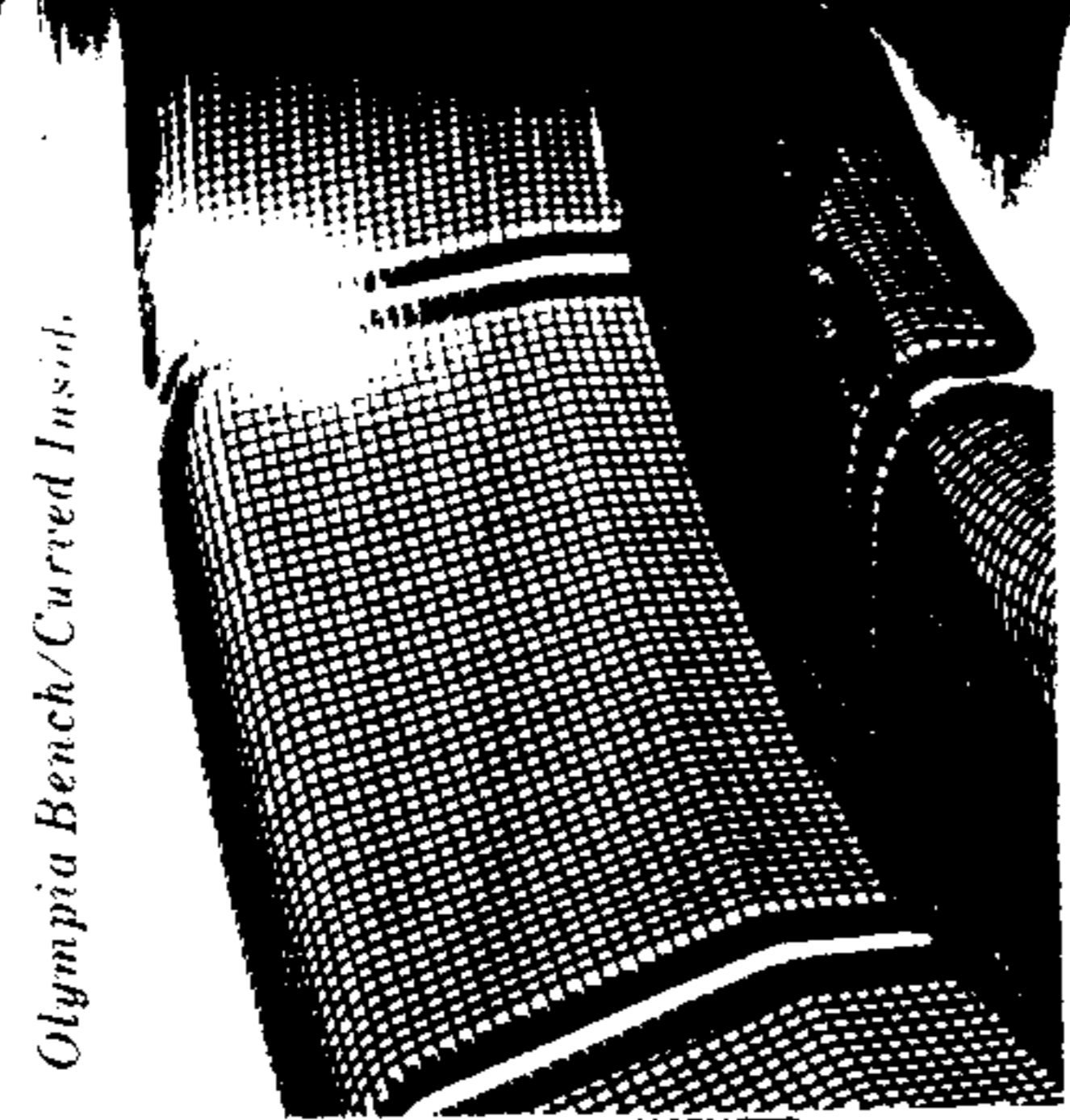
Olympia Arrangements: 2 Seat Benches



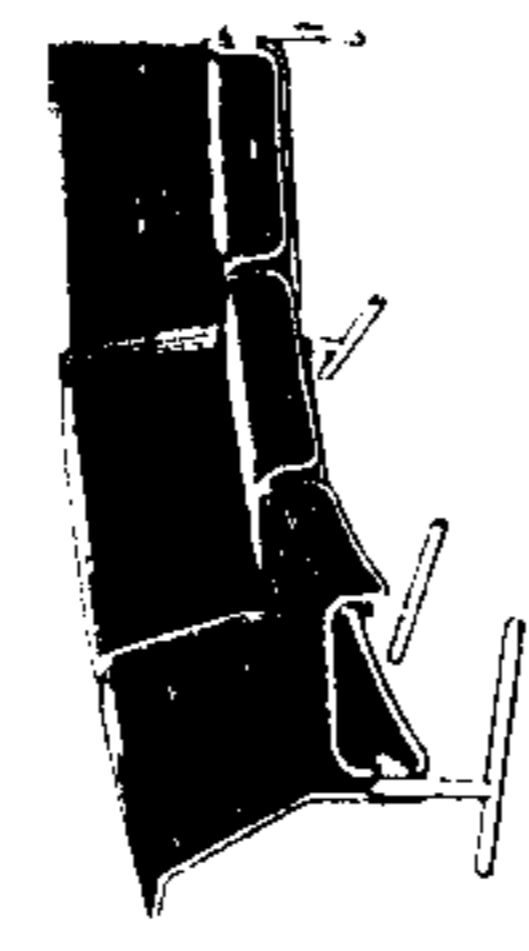
2 Seat Benches



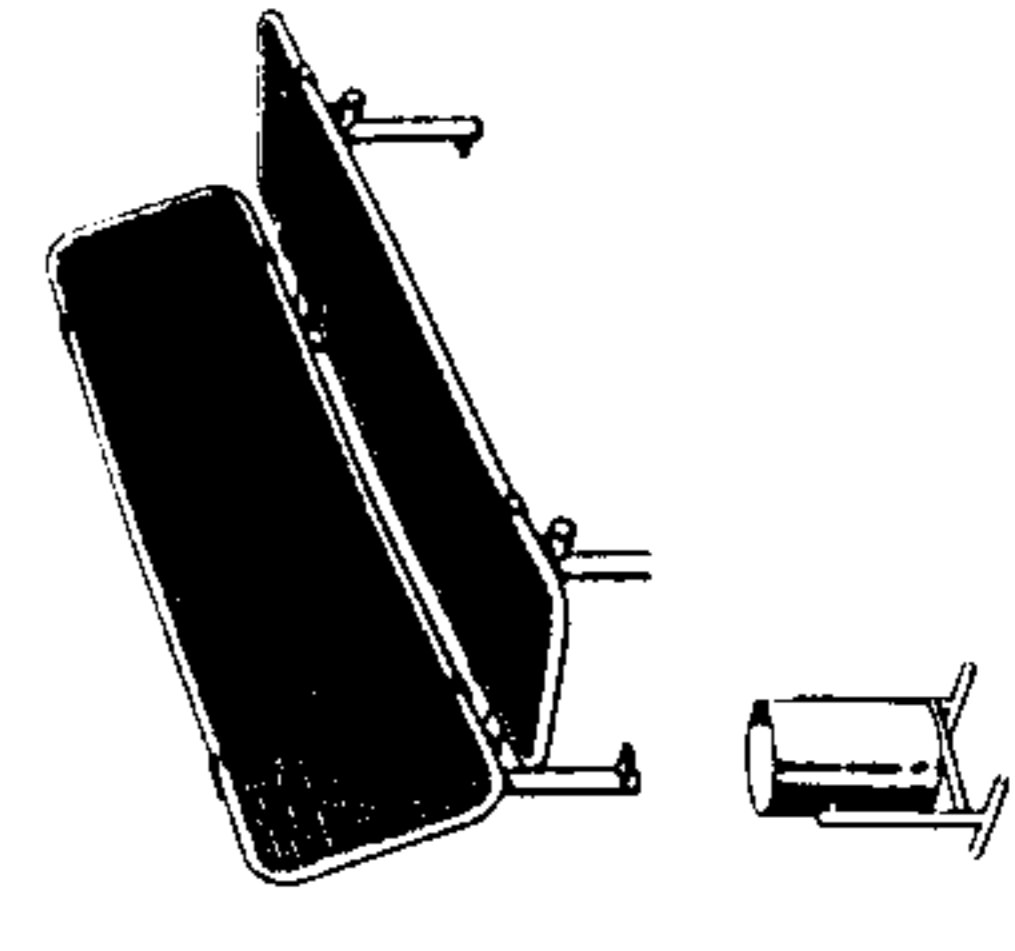
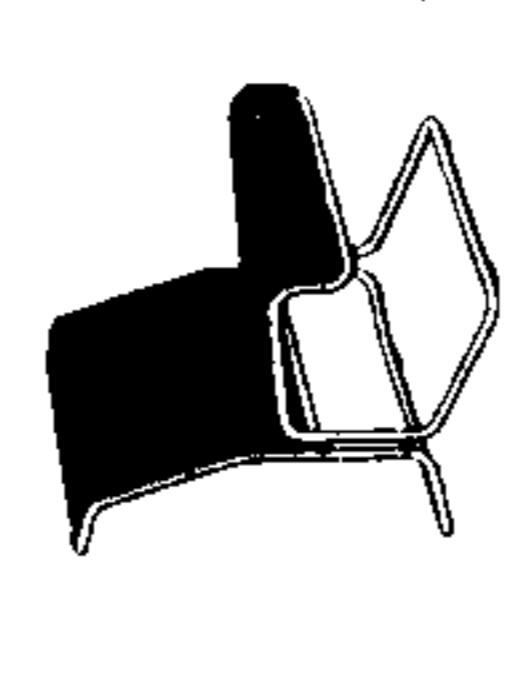
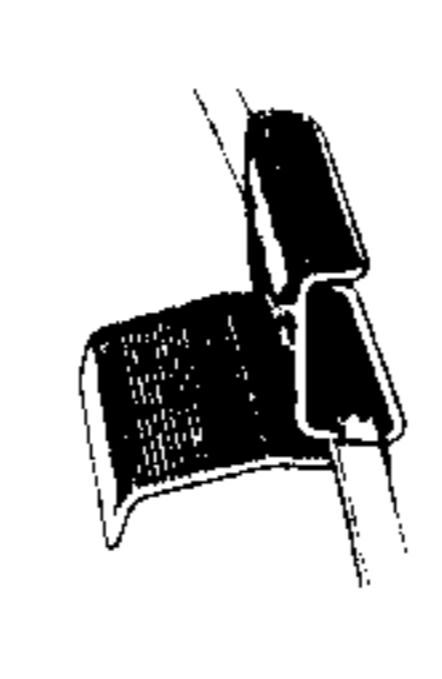
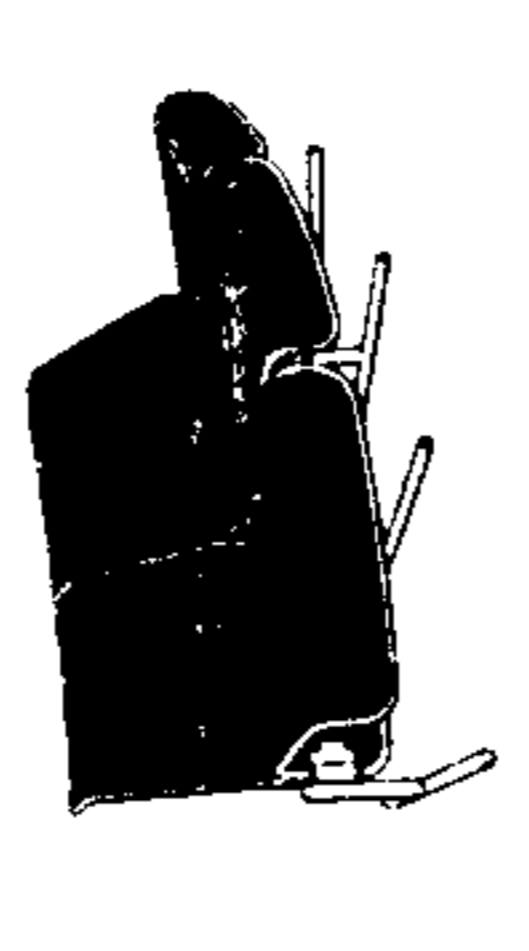
Olympia Bench/Curved Inside



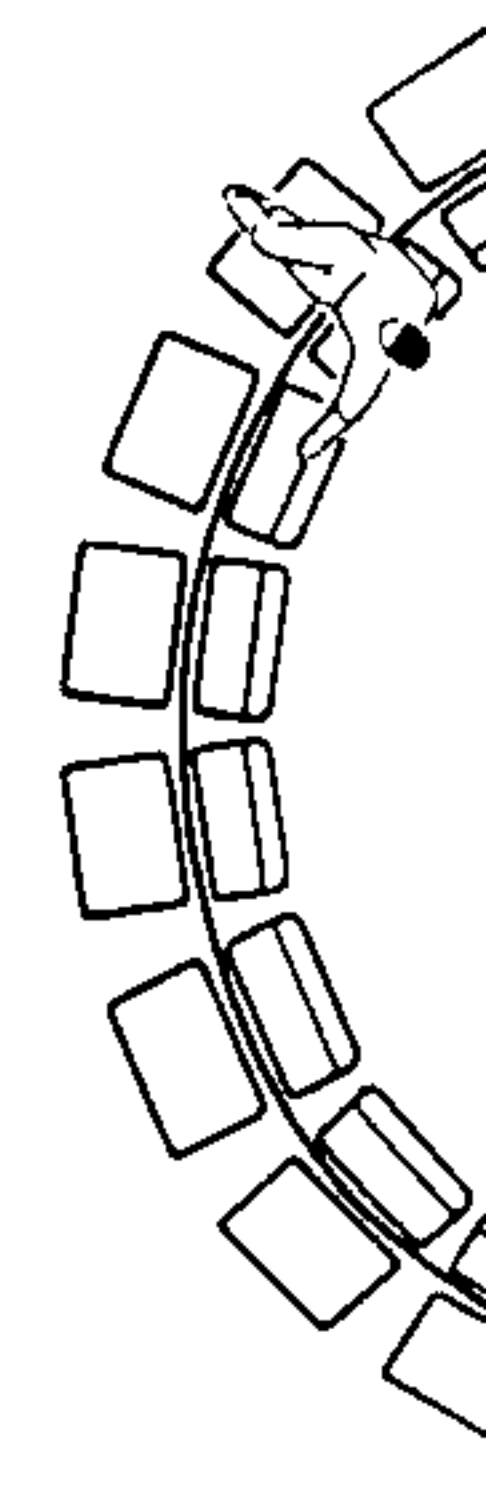
Bench



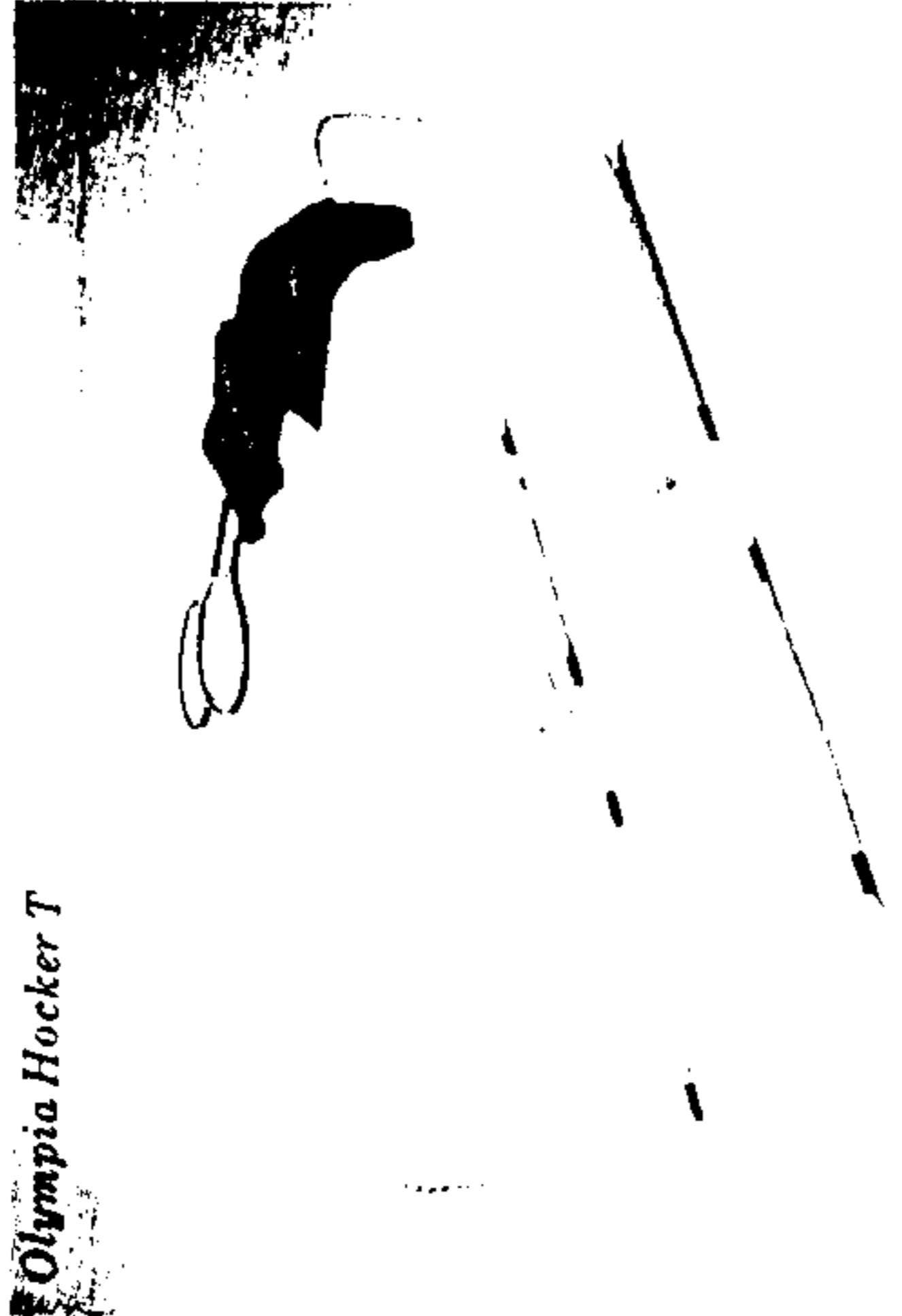
Bench



Modified Seating



Olympia Hocker T



D H SH IR OR  
31½" 29¾" 17¾" 43½" 75"

Available in Add-on Model.

D H SH IR OR  
31½" 29¾" 17¾" 48¾" 79¾"

Available in Add-on Model.

W D H SH IR OR  
22¾" 31½" 29¾" 17¾" As required.

W D H SH  
22¾" 31½" 29¾" 17¾"

May be ganged in series. Welded flange available for surface mounting.

W D H SH  
22¾" 24½" 17¾" 17¾"

May be ganged in series. Welded flange available for surface mounting.

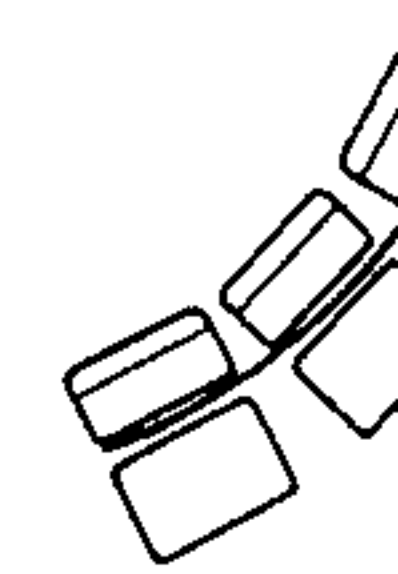
W D H SH  
78¾" 27¾" 32¼" 17¾"

Welded flange available for surface mounting.

W D H Ø Volume  
20½" 15½" 27¾" 14¾" 2 cubic feet.

Hot galvanized steel locking mechanism tilts for emptying. Key provided.

Modified Seating



# PUTRESCIBLE (WET) WASTE COMPACTION SYSTEMS

11172/MAR  
BuyLine 7048

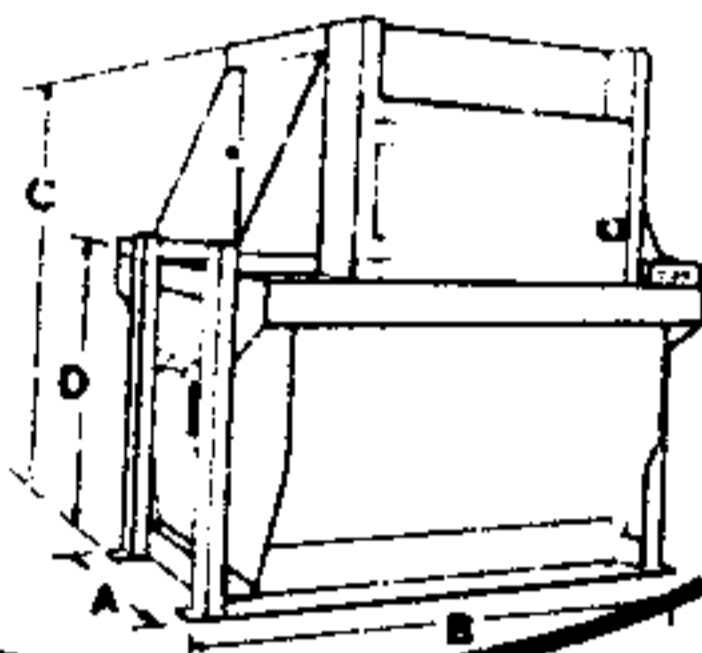
RETAIL STORES/SHOPPING CENTERS ★ DAIRIES ★ RESTAURANTS/CAFETERIAS ★ LABORATORIES ★ IN-FLIGHT KITCHENS ★ SUPERMARKETS  
★ FOOD PROCESSORS ★ THEME PARKS/RESORTS ★ HOSPITALS/INSTITUTIONS ★ HOTELS/MOTELS

Marathon Compactor Systems are specifically designed to compact and store wastes with high liquid content for later disposal at approved sites:

## VERT-I-PACK COMPACTORS

### Jet Pak 6

## VERT-I-PACK DIMENSIONAL DATA

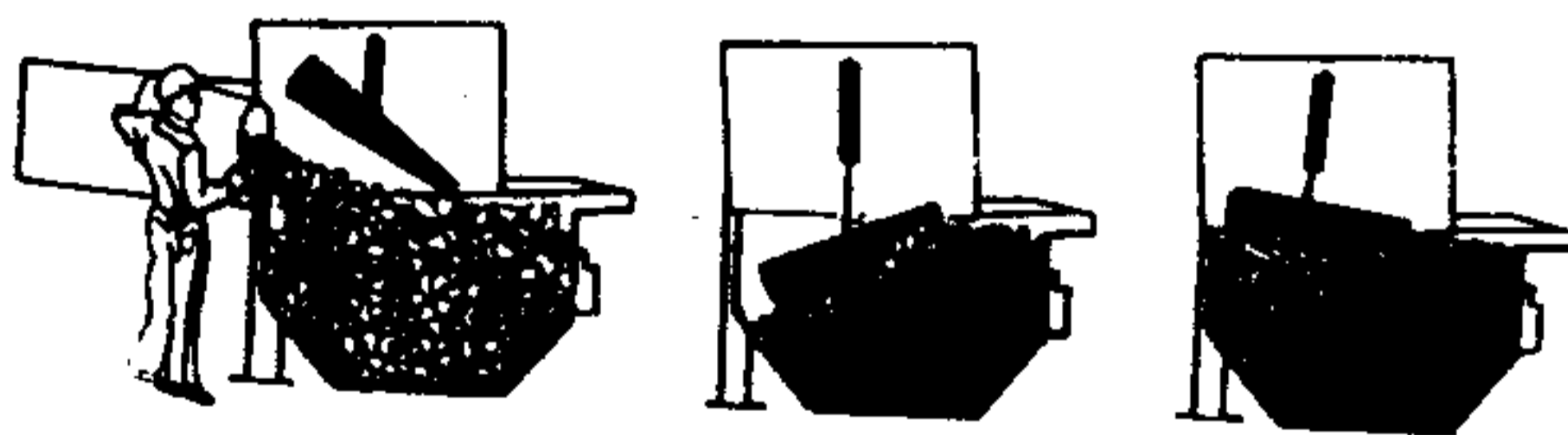


	O/A A (LENGTH)	O/A B (WIDTH)	O/A C (HEIGHT)	O/A D (FEED HT.)
10 YD. TRUCK COLLECTION TRUCK:	62½"	96"	86½"	46½"
15 YD.	80½"	96"	85"	45"
20 YD.**	80½"	96"	96¾"	56¾"
25 YD.	80½"	96"	83½"	43½"
30 YD.**	80½"	96"	95¼"	55¼"
35 YD.	90½"	96"	113¼"	73¼"
40 YD.	83¾"	91½"	101½"	61½"
45 YD.	83¾"	91½"	119½"	79½"
50 YD.	131"	82"	90½"	50½"

reduced by ½ cu. yd. for net container capacity.

**Marathon's VERT-I-Pack Compactors are preferred when . . .**

- ... space for a compaction system is limited.
- ... volume of wet wastes does not justify larger system.
- ... collection service is not available.



... key unlocks door—load refuse—close door—compaction cycle automatically—VIP crushes refuse with more than 13 tons of force. Ram automatically seals door creating a positive seal.

## VERT-I-PACK is the only compactor in its size class with features . . .

- ... "Sealed" door to eliminate refuse springback and wind-blown refuse.
- ... liquid level retention.
- ... self-cleaning feed door to keep out scavengers and animal's refuse.
- ... can be fed from inside a building for controlled disposal.
- ... variety of container types and sizes to suit the needs of your customer.
- ... low installation costs—only requires 120 V., 20 amp service.
- ... requires a reasonably level surface of any composition.

## Roll-off Compactor/Containers

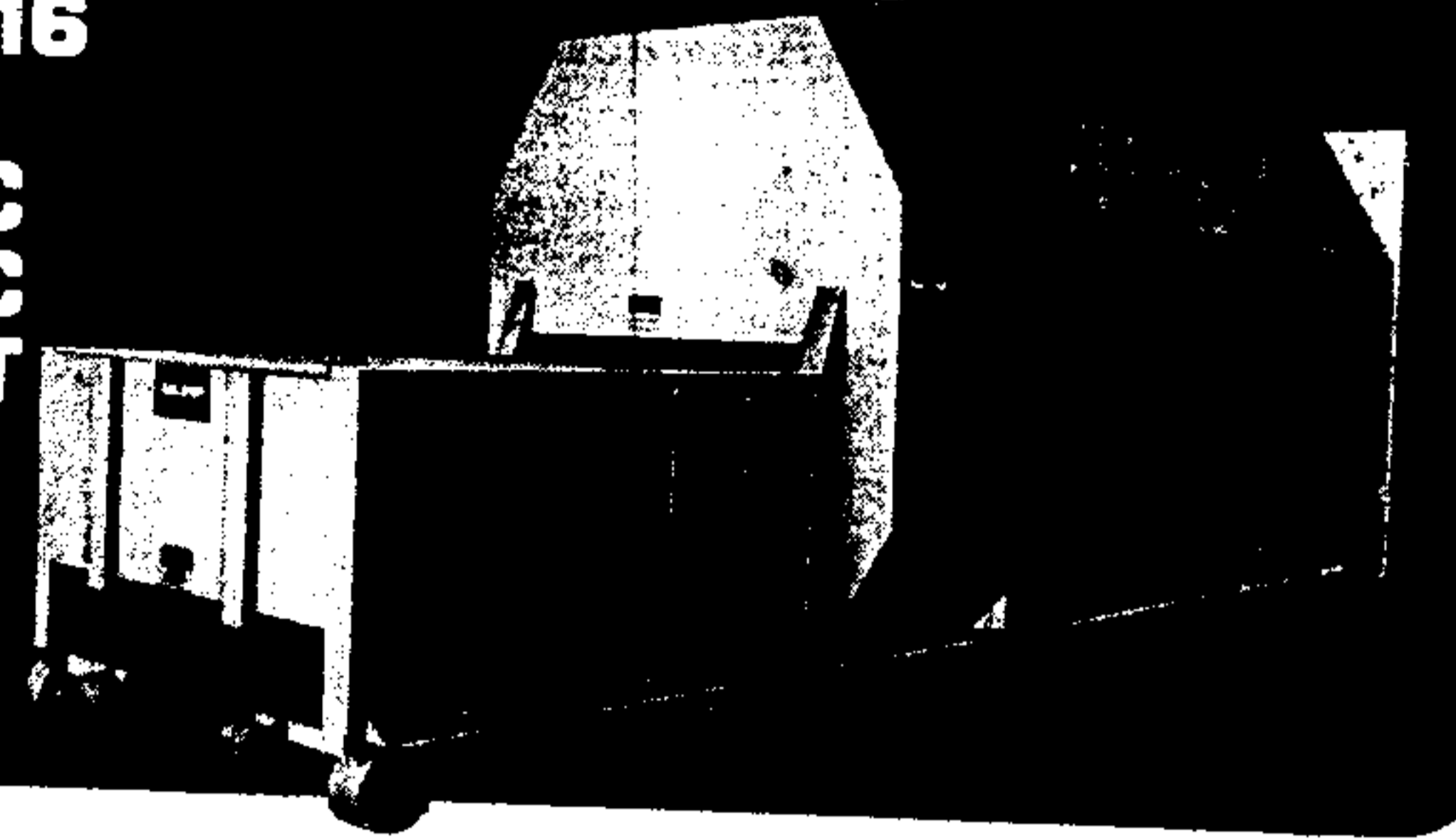
### Jet Pak® 16

### RJ-88SC

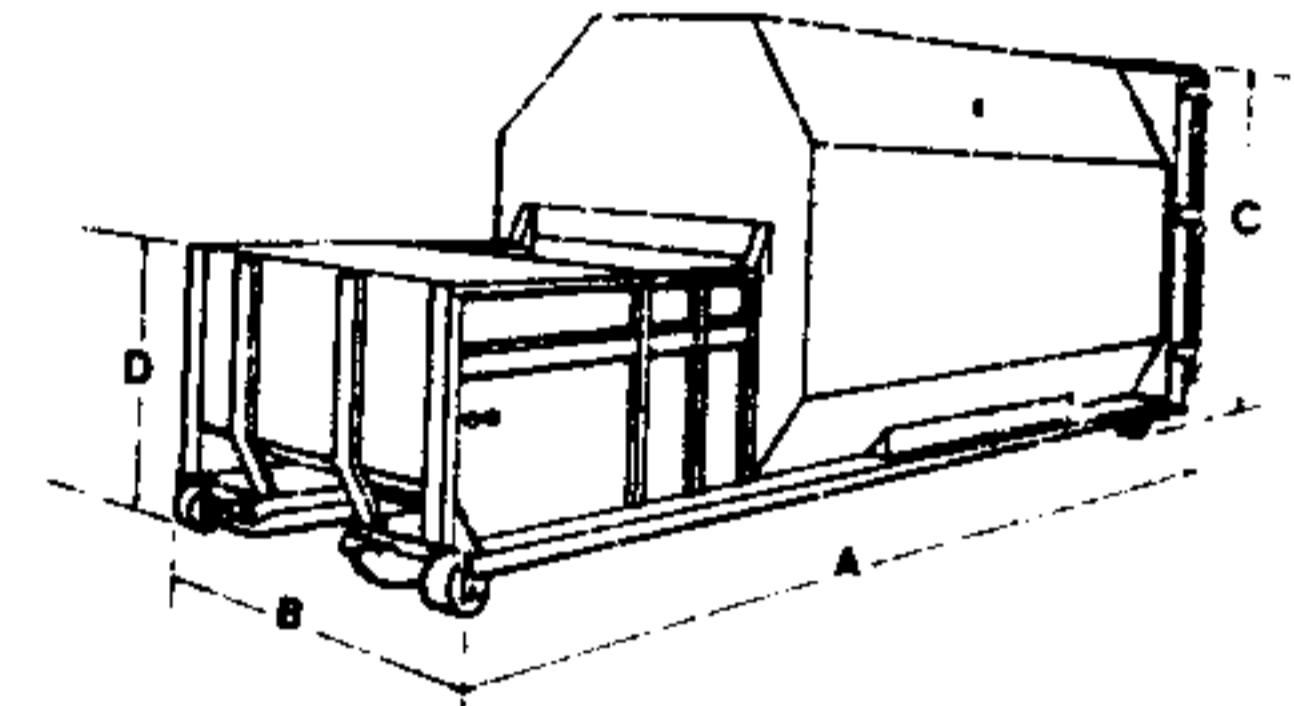
### RJ-100SC

### RJ-250SC

### RJ-250HT



## ROLL-OFF SELF CONTAINED DIMENSIONAL DATA



MODEL #	CAPACITY (CU. YD.)	A (Length)	B (Width)	C (Height)	D (Feed Height)
RJ-250SC	35	22'-10"	8'-0"	8'-8"	4'-4½"
RJ-100SC	31	22'-10"	8'-0"	9'-8"	4'-1½"
RJ-88SC	20	18'-5"	8'-0"	7'-4"	3'-6"
JP-16	17	15'-5"	8'-0"	6'-10"	3'-6"

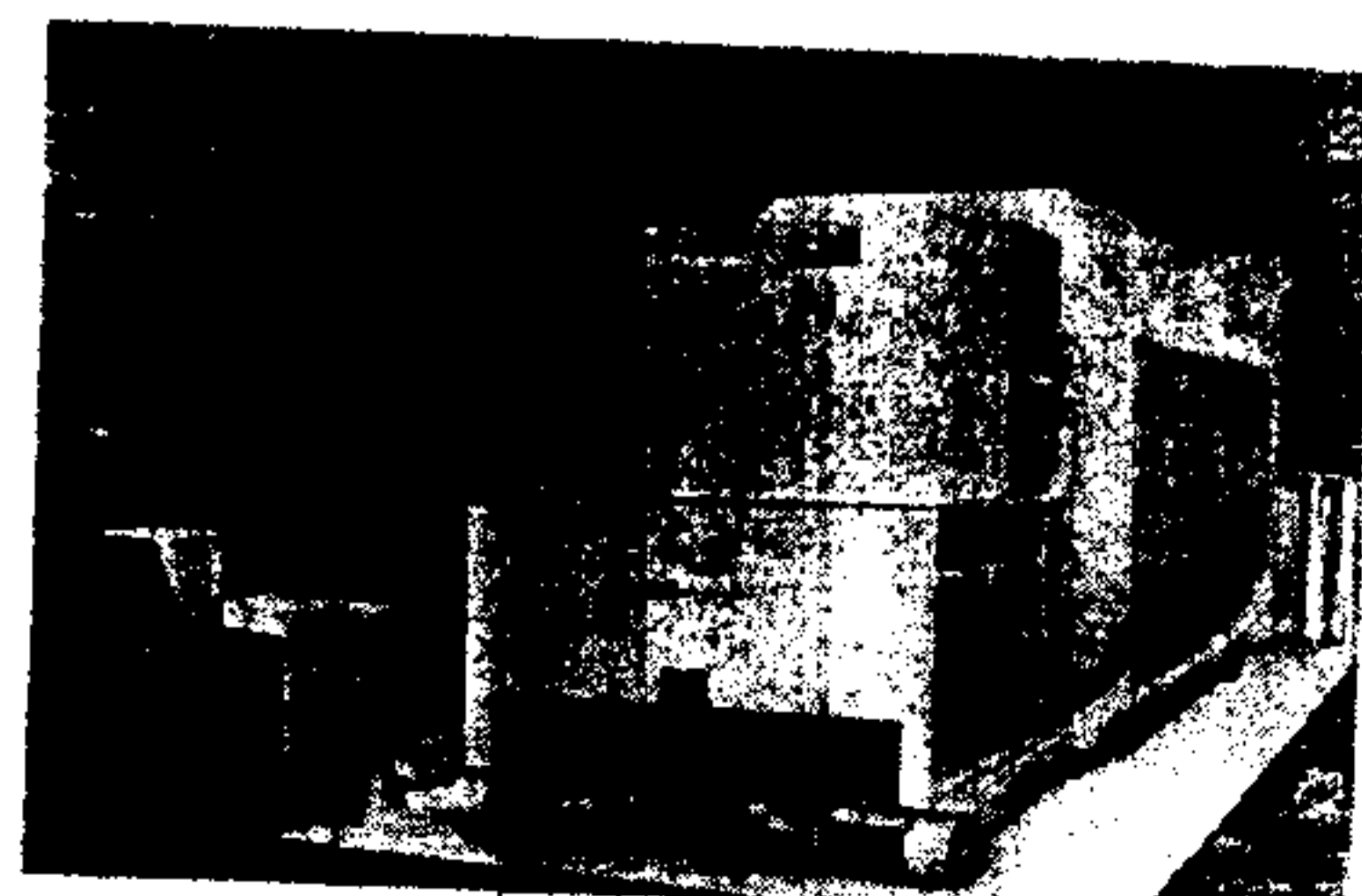
These units represent "state-of-the-art" for compacting large volumes of wet wastes. Capacities as large as 35 cu. yds. insure most satisfactory results even for mixed wastes [general purpose] applications.

The RJ-250SC is particularly well-suited where large boxes are discarded or waste is fed into the unit by means of a chute or conveyor.

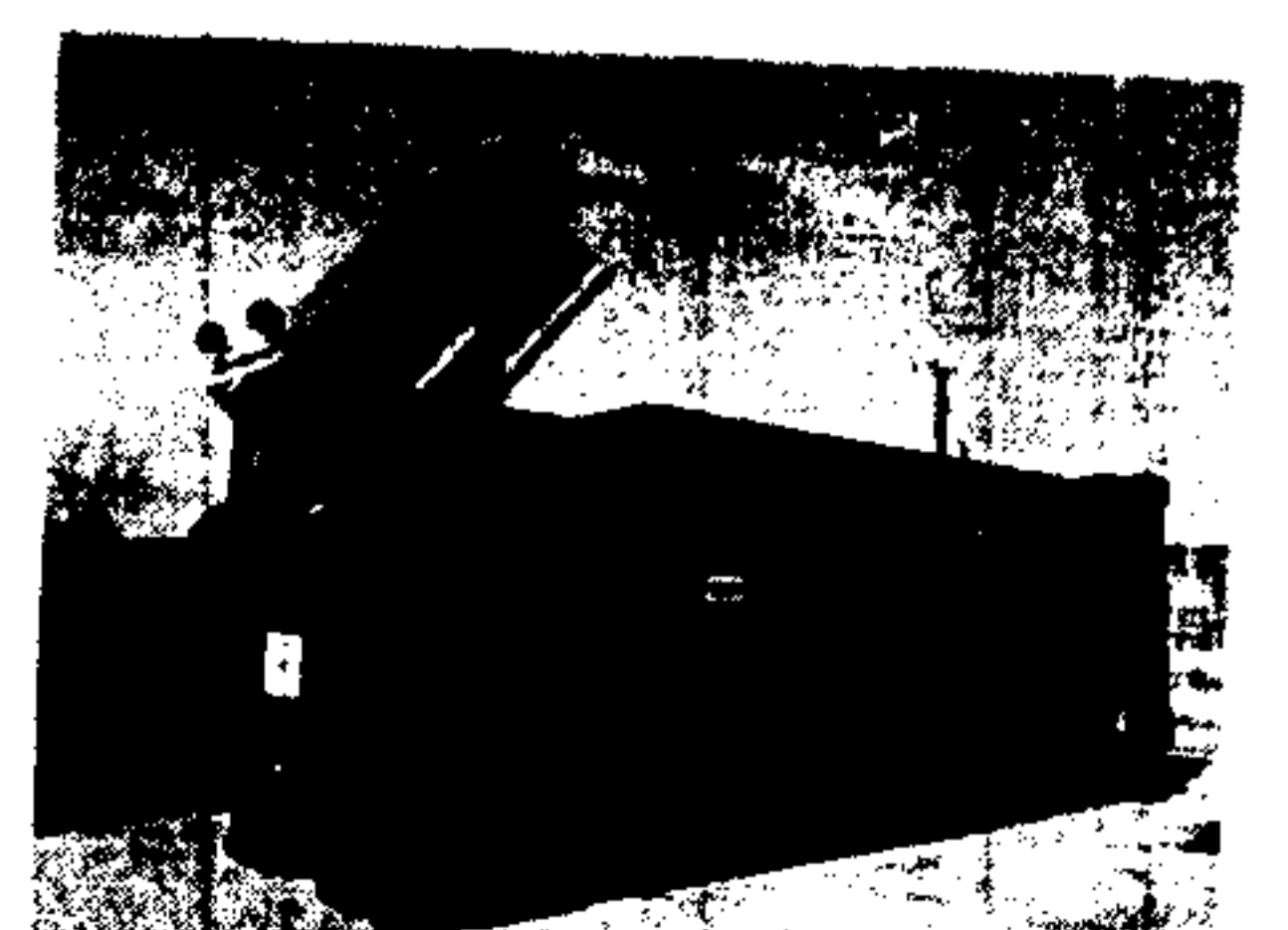
## The RJ-88SC, RJ-100SC & RJ-250SC all offer...

- ... stringent factory testing to assure water tightness.
- ... available ozone generator to control odors and pests.
- ... sealed connection between compactor and container to control leakage.
- ... "Qwik Clean Tank"™ with outside access to aid in cleaning and sanitizing.
- ... scavenger prevention of items such as "sharps".
- ... reduced installation costs—cut by half.
- ... easy loading from ground or dock level or inside building.
- ... available design modifications for difficult or unusual installation requirements.
- ... available hoppers to double or triple loading capacity.

## Marathon Jet Pak 16 and RJ-88SC are available where space and volume of waste are limited.



The exacting housekeeping standards of this leading mall developer are fulfilled with the RJ-100SC.



The RJ-250SC with INTEGRAL CART DUMPER SYSTEM assures efficient collection and compaction of solid wastes at this 230 unit apartment complex.

DM-88-257

SP-125-88

CASE NUMBER

DEVELOPMENT REVIEW  
AND COMMENT SHEET

RECEIVED

JUN - 1 1988

Economic Development

TO: Redevelopment Agency DATE OUT: 5/31

FROM: Berri Watt RETURN BY: 6/13

APPLICANT: Brookhurst Garden Ltd Partnership DATE IN: \_\_\_\_\_

REQUEST: Applicant is requesting Parcel map approval to consolidate 3 lots and site plan approval for construction of 118,888 square foot retail and office complex

SITE LOCATION: Brookhurst Triangle

ADDRESS: 12801-12857 Brookhurst 12882-12902 Brookhurst Wy.

ASSESSOR PARCEL NOS.: 089-661-03-05

ANALYSIS

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

The proposed project is not located in the redevelopment Community Project area. The Agency's financial analyst was contacted relative to this project to determine if 118,000 sq ft of retail at the proposed location would impact the retail market at Brookhurst/Chapman and Euclid/Garden Lane Blvd. Agency's financial analyst indicated that the proposed project seems oriented toward a specific retail market (Asian oriented) and as such would not impact the retail market project of creating a regional retail development within a 2 mile radius. It was also indicated

(over)



CONDITIONS OF APPROVAL (Specific)

that because the facility has not be designed as  
a "convenience" shopping facility, the proposed  
development should provide a regional draw.  
Overall, it was noted that such a regional  
draw and specific market orientation, the  
market's description may dictate that the  
proposed development will maintain healthy sales  
rate.

PREPARED BY: Dave Buln DATE: 6-21-88 EXTENSION: 5131

DIV./DEPT. HEAD \_\_\_\_\_ DATE: \_\_\_\_\_ EXTENSION: \_\_\_\_\_

(Use additional sheets if necessary)

PM-88-239

SP-125-88  
CASE NUMBER

DEVELOPMENT REVIEW  
AND COMMENT SHEET

RECEIVED

JUN 1 1988

RECEIVED

(N-12)

PUBLIC WORKS/WATER

Public Works Dept.

TO: Water Services

DATE OUT: 5/31

FROM: Terri Watt

RETURN BY: 6/13

APPLICANT: Brookhurst Garden Ltd Partnership DATE IN: \_\_\_\_\_

REQUEST: Applicant is requesting parcel map approval to consolidate 3 lots and site plan approval for construction of 118,888 square foot retail and office complex

SITE LOCATION: Brookhurst Triangle

ADDRESS: 12801-12857 Brookhurst 12882-12902 Brookhurst Wly.

ASSESSOR PARCEL NOS.: 089-661-03-05

ANALYSIS

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

1) ALL WATER IMPROVEMENTS/ABANDONMENTS SHALL BE AT DEVELOPERS EXPENSE.

2) DEVELOPER SHALL COORDINATE ONSITE WATER SYSTEM (IF NEEDED) WITH WATER SERVICES.

CONDITIONS OF APPROVAL (Specific)

- 1) ENTIRE DEVELOPMENT SHALL BE MASTER METERED W/ METERS LOCATED WITHIN THE BROOKHURST ST. OR BROOKHURST WAY STREET R/W.
- 2) ALL 1 1/2" OR LARGER WATER METERS SHALL HAVE AN APPROVED BACKFLOW DEVICE.

PREPARED BY:

Michael Martin

DATE:

6-9-88

EXTENSION:

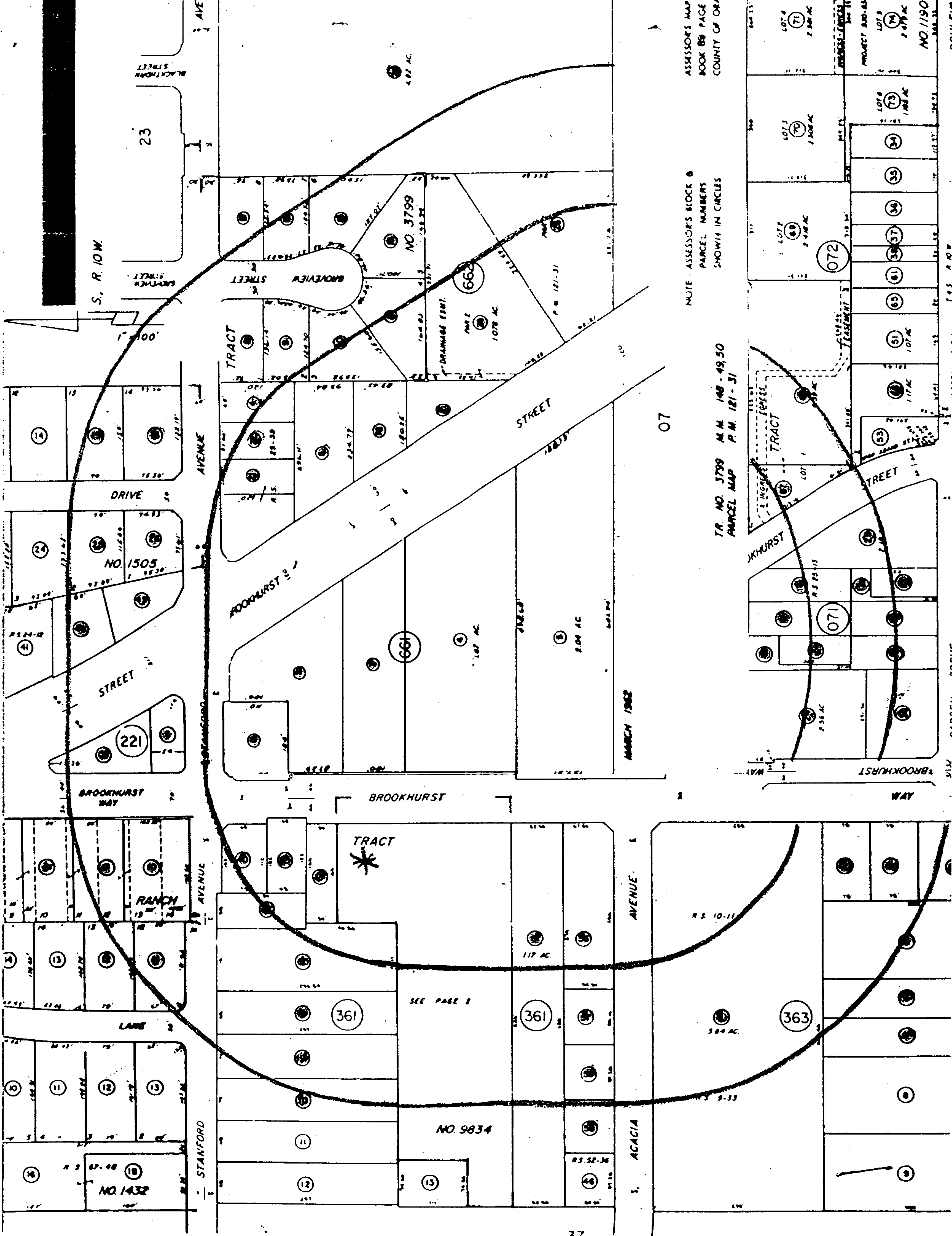
5395

DIV./DEPT. HEAD \_\_\_\_\_

DATE: \_\_\_\_\_

EXTENSION: \_\_\_\_\_

(Use additional sheets if necessary)



S. R. 10W.

23

BLACKTOWN STREET  
GREENWICH STREET

DRIVE

NO. 1505

221

BROOKHURST WAY

RANCH

LANE

NO. 1432

STANFORD AVENUE

TRACT

BROOKHURST

TRACT

SEE PAGE 2

NO. 9834

ACACIA AVENUE

STREET

07

MARCH 1962

ASSESSOR'S MAP  
BOOK 89 PAGE 6  
COUNTY OF ORAN

NOTE - ASSESSOR'S BLOCK &  
PARCEL NUMBERS  
SHOWN IN CIRCLES

TR. NO. 3799 M.M. 148-49,50  
PARCEL MAP P.M. 121-31

363

072

071

LOT 4 (71) 2.40 AC

LOT 7 (70) 2.40 AC

LOT 6 (69) 2.40 AC

LOT 5 (68) 2.40 AC

LOT 4 (67) 2.40 AC

LOT 3 (66) 2.40 AC

LOT 2 (65) 2.40 AC

LOT 1 (64) 2.40 AC

LOT 0 (63) 2.40 AC

LOT -1 (62) 2.40 AC

PROJECT AND-AS-4  
NO. 11909

LOT 8 (73) 1.00 AC

LOT 7 (72) 1.00 AC

LOT 6 (71) 1.00 AC

LOT 5 (70) 1.00 AC

LOT 4 (69) 1.00 AC

LOT 3 (68) 1.00 AC

LOT 2 (67) 1.00 AC

LOT 1 (66) 1.00 AC

LOT 0 (65) 1.00 AC

LOT -1 (64) 1.00 AC

LOT -2 (63) 1.00 AC

LOT -3 (62) 1.00 AC

LOT -4 (61) 1.00 AC

LOT -5 (60) 1.00 AC

Pm-88-237

SP-125-88  
CASE NUMBER

DEVELOPMENT REVIEW  
AND COMMENT SHEET

TO: Plan Check

DATE OUT: 5/31

FROM: Berri Watt

RETURN BY: 6/13

APPLICANT: Brookhurst Garden Ltd Partnership DATE IN: \_\_\_\_\_

REQUEST: Applicant is requesting parcel map approval to consolidate 3 lots and site plan approval for construction of 118,888 square foot retail and office complex

SITE LOCATION: Brookhurst Triangle

ADDRESS: 12801-12857 Brookhurst 12882-12902 Brookhurst Wy.

ASSESSOR PARCEL NOS.: 089-661-03-05

ANALYSIS

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information) (INFORMATION)

(I) CODES : OBC 85, UPC 85, UMC 85, NEC 87  
State Handicap & Energy Reg.  
Not in Flood Zone

(II) FEES : SCHOOL DISTRICT  
PARKWAY TREE ————— \$1,073.10  
DRAIN ASSESSMENT (DIST.C) — 7,800.00  
ART FEE

CONDITIONS OF APPROVAL (Specific)

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

PREPARED BY: DING VICTORIA DATE: 6-14-88 EXTENSION: 5320

DIV./DEPT. HEAD \_\_\_\_\_ DATE: \_\_\_\_\_ EXTENSION: \_\_\_\_\_

(Use additional sheets if necessary)

PM-88-237

SP-125-88  
CASE NUMBER

6 JUN 88 3:41

DEV. SERV. DEPT.

DEVELOPMENT REVIEW  
AND COMMENT SHEET

TO: Sanitary District DATE OUT: 5/31

FROM: Terri Watt X 5314 RETURN BY: 6/13

APPLICANT: Brookhurst Garden Ltd Partnership DATE IN: \_\_\_\_\_

REQUEST: Applicant is requesting parcel map approval to consolidate 3 lots and site plan approval for construction of 118,888 square foot retail and office complex

SITE LOCATION: Brookhurst Triangle

ADDRESS: 12801-12857 Brookhurst 12882-12902 Brookhurst Wly.

ASSESSOR PARCEL NOS.: 089-661-03-05

ANALYSIS

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT or for Planning information)

S.S.U.F.	\$ 5,783.32
INSPECTION	20.00
C.S.D.#3	11,888.80

CONDITIONS OF APPROVAL (Specific)

SITE PLAN DID NOT SHOW LOCATION  
OF TRASH ENCLOSURES.

PREPARED BY: KAREN FRELOSO DATE: 6.2.88 EXTENSION: 5034

DIV./DEPT. HEAD RON CATES DATE: " EXTENSION: "

(Use additional sheets if necessary)



Pm-88-237

SP-125-88

CASE NUMBER

DEVELOPMENT REVIEW  
AND COMMENT SHEET

TO: Jerry DATE OUT: 5/31

FROM: Kerri Watt RETURN BY: 6/13

APPLICANT: Brookhurst Garden Ltd Partnership DATE IN: \_\_\_\_\_

REQUEST: Applicant is requesting Parcel map approval to consolidate 3 lots and site plan approval for construction of 118,888 square foot retail and office complex

SITE LOCATION: Brookhurst Triangle

ADDRESS: 12801-12857 Brookhurst 12882-12902 Brookhurst Wy.

ASSESSOR PARCEL NOS.: 089-661-03-05

ANALYSIS

NO COMMENTS

COMMENTS/Analysis (Information to be included in STAFF REPORT on for  
Planning information)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CONDITIONS OF APPROVAL (Specific)

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

PREPARED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ EXTENSION: \_\_\_\_\_

DIV./DEPT. HEAD \_\_\_\_\_ DATE: \_\_\_\_\_ EXTENSION: \_\_\_\_\_

(Use additional sheets if necessary)

FILING INSTRUCTIONS  
FOR PUBLIC HEARINGS

FIRST: THE APPLICANT SHOULD CONTACT THE DEVELOPMENT SERVICES DEPARTMENT, ROOM 220, CITY HALL (TELEPHONE (714) 638-6831) TO DISCUSS THE REQUEST OR PROPOSAL PRIOR TO THE PREPARATION OF DETAILED PLANS.

SECOND: AFTER REVIEW BY THE DEVELOPMENT SERVICES DEPARTMENT, THE APPLICANT SHALL BRING THE EXHIBITS DESCRIBED BELOW TO THE DEVELOPMENT SERVICES DEPARTMENT, GARDEN GROVE CITY HALL, ROOM 220, 11391 ACACIA PARKWAY, GARDEN GROVE 92640, BETWEEN THE HOURS OF 8 A.M. AND 4 P.M. A PLANNER OF THE DEVELOPMENT SERVICES DEPARTMENT WILL CHECK YOUR EXHIBITS AND APPLICATION FORMS. IF ALL SUBMITTALS ARE IN ORDER, THE PLANNER WILL ACCEPT THE APPLICATION FOR FURTHER REVIEW OF THE PLANS AND DOCUMENTS.

As a permit granting Agency, this department is required to review permit applications to determine if they are complete and acceptable for filing. The applicant may then be notified in writing of his status. From the date of acceptance for filing, there is a 30-day time limit for written notification of any incompleteness.

Since it could become necessary to postpone the hearing date for an incomplete application, the applicant should work closely with the staff. The acceptance of an application as being complete does not guarantee its approval. It only indicates that there is adequate information to evaluate the project.

NO APPLICATION WILL BE ACCEPTED UNTIL ALL THE APPLICATION FORMS, REQUIREMENTS, INFORMATION, AND MAPS HAVE BEEN COMPLETED TO THE REQUIRED SPECIFICATIONS. ONCE THIS STEP IS COMPLETED TO THE REQUIRED SATISFACTION OF THE CITY, THE APPLICATION WILL BE ACCEPTED AND THE APPLICANT WILL BE NOTIFIED OF THE PUBLIC HEARING DATE. NOTE: THE PLANNER DOES NOT HAVE THE AUTHORITY TO "HOLD" AN INCOMPLETE APPLICATION NO MATTER HOW SLIGHT THE OMISSION.

THIRD: THE APPLICANT OR HIS AUTHORIZED AGENT MUST BE PRESENT AT THE PUBLIC HEARING.

EXHIBITS

All of the following exhibits and the requested information for each shall be completed. If any exhibit or any requested information is missing or inadequate, the entire application package will be returned to the applicant. No partial applications will be accepted or held by the Development Services Department.

The applicant must submit twenty-two (22) sets of plans at the time of application. Each set of plans, except for the colored exhibit, must be stapled together in the following order (top to bottom):

1. Area Map
2. Existing Facilities Plan
3. Plot Plan
4. Floor Plan
5. Elevations
6. Landscape Plan
7. Sign Program Plan (is applicable)

Plans must also be folded by the applicant to a size approximately 11 inches by 14 inches and in such manner as to show the title block. Plans which are not folded will not be accepted for further processing.

	<u>COMPLETE</u>	
YES	NO	

I. DETAILED DRAWINGS

\_\_\_\_\_  
A. AREA MAP (SEE ATTACHED EXAMPLE): TWENTY-TWO (22) COPIES DRAWN AT A SCALE OF 1" = 100' OR 1" = 200' REDUCED TO 8½" x 11" (MAXIMUM SIZE) AND INCLUDING THE FOLLOWING:

1. NORTH ARROW, SCALE, AND TITLE BLOCK (APPLICANT'S NAME AND DATE DRAWN).
2. SHOW ALL THE PROPERTIES WITHIN 300' OF THE SUBJECT PROPERTY, WITH THE SUBJECT PROPERTY CLEARLY DESIGNATED.
3. SHOW ASSESSOR'S BOOK, BLOCK, AND PARCEL NUMBERS FOR THE SUBJECT PROPERTY AND ALL PROPERTIES WITHIN 300'.
4. SHOW ALL STREETS AND THEIR NAMES.
5. SHOW ALL COUNTY AND MUNICIPAL BOUNDARIES.

COMPLETE  
YES NO

B. EXISTING FACILITIES PLAN (SEE ATTACHED EXAMPLE)  
30" x 42" (MAXIMUM SIZE)

TWENTY-TWO (22) COPIES DRAWN AT THE SAME SCALE AS THE SITE PLAN AND AT A SCALE LARGE ENOUGH TO CLEARLY INDICATE ALL THE FOLLOWING:

- al* NORTH ARROW, SCALE, AND TITLE BLOCK.
- al2* SHOW PROPERTY LINES OF THE SUBJECT PROPERTY AND DIMENSIONS OF EACH.
- al3* SHOW EXISTING BUILDING LOCATIONS DIMENSIONED TO SHOW BUILDING SIZES, SETBACKS, DISTANCES BETWEEN BUILDINGS, ETC.
- al4* SHOW AND LABEL EXISTING ADJACENT STREETS AND DRIVES, INCLUDING ANY NECESSARY DEDICATIONS AND MEDIANS DIMENSIONED TO SHOW WIDTHS AND DISTANCE FROM STREET CENTERLINES.
- N/A* *al5* SHOW ALL EXISTING SIGNS INCLUDING LOCATIONS, SIZE, HEIGHT AND TYPE.
- al6* SHOW ALL LABEL ALL EXISTING WATER, SEWER AND UTILITY LINES SERVING THE SUBJECT PROPERTY.
- al7* SHOW AND LABEL ALL EXISTING EASEMENTS (UTILITY, VEHICULAR ACCESS, PARKING, ETC.) AFFECTING THE SUBJECT PROPERTY, AND WHICH ARE DESCRIBED IN THE TITLE REPORT.
- al8* SHOW ALL ~~PROPOSED~~ EXISTING TREES LOCATED ON THE SITE. INDICATE TYPE (LATIN AND COMMON NAME) AND APPROXIMATE SIZE (CALIPHER AND HEIGHT).
- al9* SHOW ALL EXISTING PERIMETER FENCES AND WALLS LABELING EACH AS TO MATERIAL TYPE, HEIGHT, AND CONDITION.
- al10* SHOW ALL STRUCTURES, FENCES, AND WALLS LOCATED ON CONTIGUOUS PROPERTIES.

C. PLOT PLAN (SEE ATTACHED EXAMPLE) - 30" x 42" (MAXIMUM SIZE)

TWENTY-TWO (22) COPIES DRAWN AT A SCALE LARGE ENOUGH TO CLEARLY INDICATE ALL THE FOLLOWING:

- al1* NORTH ARROW, SCALE, AND TITLE BLOCK, INCLUDING THE NAME AND TELEPHONE NUMBER OF THE PERSON PREPARING THE PLAN.

COMPLETE  
YES \_\_\_\_\_ NO \_\_\_\_\_

C. PLOT PLAN (Continued)

- al* 2. SHOW PROPERTY LINES OF THE SUBJECT PROPERTY AND DIMENSIONS OF EACH.
- M* 3. SHOW PROPOSED BUILDING LOCATIONS, DIMENSIONED, TO SHOW BUILDING SIZES, SETBACKS, DISTANCE BETWEEN BUILDINGS, ETC.
- al* 4. SHOW AND LABEL PROPOSED STREETS AND DRIVES, INCLUDING ANY NECESSARY DEDICATIONS, AND DIMENSIONED TO SHOW WIDTHS AND DISTANCE FROM STREET CENTERLINES.
- 5<sup>th</sup> FLOOR PLAN*  
*al* 5. SHOW ALL PROPOSED PARKING SPACES AND AISLES, INCLUDING DIMENSIONS.
- al* 6. SHOW ALL PROPOSED SIGNS INCLUDING LOCATION AND DIMENSIONS.
- al* 7. SHOW ALL STRUCTURES ON CONTIGUOUS PROPERTIES.
- al* 8. SHOW ALL PROPOSED WALLS, FENCES, TREES AND HEDGES, AND LABEL EACH AS TO TYPE AND DIMENSIONS ON THE SUBJECT PROPERTY.
- al* 9. SHOW ALL LANDSCAPED AREAS AND DIMENSIONS OF EACH.
10. SHOW THE FOLLOWING INFORMATION IN TABULAR FORM:
- ca*. NET SIZE OF PARCEL.
- b*. TOTAL SQUARE FEET OF PARKING AREA, INCLUDING AREAS USED FOR INGRESS OR EGRESS, DRIVES, AISLES, STALLS, MANEUVERING, AND LANDSCAPING WITHIN PARKING AREA.
- c*. TOTAL LANDSCAPING AREA WITHIN PARKING AREA IN SQUARE FEET AND AS PERCENT OF TOTAL PARKING AREA.
- cd*. BUILDING HEIGHTS.
- ce*. TOTAL NUMBER OF PARKING SPACES ON THE SITE AND NUMBER OF COMPACT AND HANDICAPPED SPACES, AND PERCENTAGES OF EACH.

COMPLETE  
YES NO

C. PLOT PLAN (Continued)

11. FOR RESIDENTIAL PROJECTS, SHOW THE FOLLOWING  
~~INFORMATION IN TABULAR FORM:~~

- a. NUMBER OF UNITS.
- b. TOTAL BUILDING COVERAGE IN SQUARE FEET AND AS A PERCENT OF SITE AREA.
- c. TOTAL NUMBER OF COVERED AND GUEST PARKING SPACES, BOTH COMPACT AND REGULAR SIZE SPACES AND PERCENTAGES OF EACH.
- d. TOTAL SQUARE FEET OF ALL COMMON RECREATION AREAS.
- e. DENSITY AS SQUARE FEET PER UNIT.
- f. DENSITY AS NUMBER OF UNITS PER ACRE.
- g. ~~NUMBERS OF ONE- TWO- AND THREE-BEDROOM UNITS AND SQUARE FOOTAGES OF EACH TYPE.~~

12. FOR RESIDENTIAL PROJECTS, SHOW ALL COMMON RECREATION AREAS AND PRIVATE PATIO AREAS AND DIMENSIONS OF EACH.

13. FOR COMMERCIAL PROJECTS, INDICATE PROPOSED USES AND THE AMOUNT OF SQUARE FOOTAGE FOR EACH USE.

D. FLOOR PLANS (SEE ATTACHED EXAMPLE) - 30" x 42"  
(MAXIMUM SIZE)

TWENTY-TWO (22) COPIES OF THE FLOOR PLANS, FULLY DIMENSIONED, CONTAINING THE FOLLOWING INFORMATION:

- 1. TYPES: ONE OF EACH FLOOR OF EACH TYPE UNIT OR BUILDING PROPOSED.
- 2. SCALE: ANY STANDARD SCALE LARGE ENOUGH TO SHOW CLEARLY THE DETAILS OF THE FLOOR LAYOUT.
- 3. TITLE BLOCK.
- 4. EACH SEPARATE FLOOR PLAN SHALL INDICATE SQUARE FOOTAGE.
- 5. EACH RESIDENTIAL FLOOR PLAN SHALL SHOW FULLY DIMENSIONED PATIO/BALCONY AREAS.

COMPLETE  
YES NO

           *Ech*

ELEVATIONS (SEE ATTACHED SAMPLE) - 30" x 42" (MAXIMUM SIZE)

NOTE: AWNINGS ARE FABRIC

ELEVATIONS ARE REQUIRED. PLEASE SUBMIT TWENTY-TWO (22) COPIES OF ELEVATIONS CONTAINING THE FOLLOWING INFORMATION:

1. TYPES: ELEVATION OF THE FOUR (4) SIDES OF EACH BUILDING TYPE PROPOSED ON THE SITE.
2. SCALE: 1/4" = 1' -0" OR ANY SCALE LARGE ENOUGH TO SHOW CLEARLY THE DETAILS OF THE DEVELOPMENT.
3. ALL EXTERIOR BUILDING MATERIALS LABELED AND IDENTIFIED.
4. TITLE BLOCK.

\* NOTE: ALL PORTIONS OF THE ELEVATIONS SHALL BE PLAINLY VISIBLE, UNOBSTRUCTED BY CONCEPTUAL LANDSCAPING ITEMS (TREES, SHRUBS, ETC.) OR OTHER OPAQUE FEATURES. HOWEVER, THE APPLICANT MAY SUBMIT EITHER A SUPPLEMENTAL SHEET SHOWING BUILDING ELEVATIONS WITH LANDSCAPING, SIGNS OR OTHER ARCHITECTURAL FEATURES ADDED OR AN ARTISTS RENDERING OF THE PROPOSED PROJECT.

F. LANDSCAPE PLAN: A PRELIMINARY LANDSCAPE PLAN SHALL BE SUBMITTED. THIS PLAN SHALL INDICATE TYPE, SIZE AND LOCATION OF TREES, AND TYPE AND LOCATION OF SHRUBS AND GROUNDCOVERS.

*chg.*

SIGN PLAN: SCALE DRAWINGS SHOWING EACH FACE OF EVERY PROPOSED SIGN SHALL BE SUBMITTED, ALONG WITH EXTERIOR MATERIALS LABELED AND IDENTIFIED.

STOREFRONTS ON 1ST FLOOR w/AWNING - SIGN IMPRINTED ON AWNING

*OH*

TRANSPARENCIES: A REDUCED 8 1/2" x 11" TRANSPARENCY OF EXISTING FACILITIES PLAN, PLOT PLAN, FLOOR PLAN, ELEVATIONS, AND LANDSCAPE PLANS FOR THE OVERHEAD PROJECTOR MUST BE SUBMITTED.

I. COLORED EXHIBIT: ONE OF THE TWENTY-TWO (22) SETS OF PLANS SHALL CONTAIN COLORED EXHIBITS OF THE SITE PLAN AND ELEVATIONS. THE COLORED ELEVATIONS OR RENDERINGS SHALL BE REPRESENTATIVE OF THE FINAL COLOR PLAN FOR THE PROJECT. THE COLORED EXHIBIT SHALL NOT BE FOLDED.



COMPLETE  
YES      NO

II. OTHER EXHIBITS

THE APPLICANT SHALL SUBMIT ONE COPY OF EACH OF THE FOLLOWING FORMS AND DOCUMENTS:

✓      \_\_\_\_\_

A. EVIDENCE OF TITLE:

EVIDENCE OF TITLE, SECURED THROUGH A TITLE INSURANCE COMPANY VIA A PRELIMINARY TITLE REPORT, SHOWING CURRENT OWNERSHIP AND ENCUMBRANCES (MAJOR DEDICATIONS AND EASEMENTS) IS NEEDED TO SATISFY THE REQUIREMENT THAT THE RECORDED OWNER BE KNOWN AND CONSENTS TO THE FILING OF THE APPLICATION. THE REPORT MUST HAVE BEEN COMPLETED WITHIN SIX (6) MONTHS PRIOR TO FILING THE APPLICATION.

✓      \_\_\_\_\_

B. LETTER OF AUTHORIZATION (FORM ATTACHED TO APPLICATION)

THE LETTER OF AUTHORIZATION IS TO BE SUBMITTED ONLY IF THE APPLICANT IS NOT THE RECORDED OWNER OF THE PROPERTY. THE RECORDED OWNER MUST SIGN THE LETTER OF AUTHORIZATION AND HAVE IT NOTARIZED.

\_\_\_\_\_      \_\_\_\_\_

N/A ~~✓~~

LIST OF PROPERTY OWNERS:

THIS LIST IS TO BE SUBMITTED ONLY IN CASES WHERE PROPERTY THAT IS WITHIN 300 FEET OF THE SUBJECT PROPERTY FALLS OUTSIDE OF THE GARDEN GROVE CITY LIMITS. THE LIST SHOULD CONTAIN ONLY THOSE PROPERTY OWNERS AND ADDRESSES FOR THE PROPERTY OUTSIDE THE GARDEN GROVE CITY LIMITS. THESE PROPERTIES ARE TO BE SUBMITTED AS TYPED NAMES AND ADDRESSES ON GUMMED LABELS. (TWO SETS ARE REQUIRED.)

✓      \_\_\_\_\_

D. INITIAL STUDY OF ENVIRONMENTAL EFFECTS

THE INITIAL STUDY MUST BE ACCURATELY COMPLETED, TYPED AND SUBMITTED WITH THE APPLICATION.

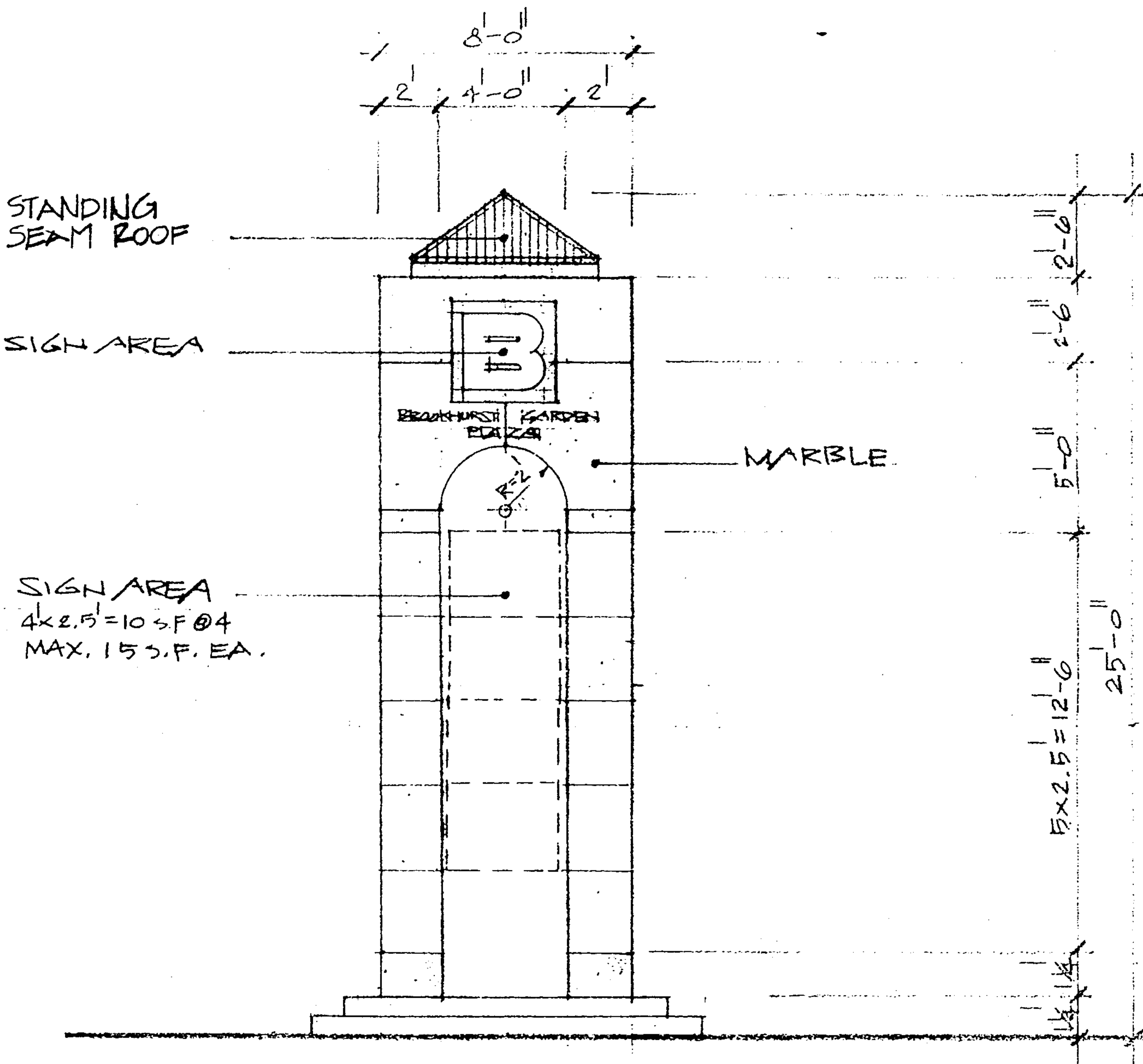
COMPLETE  
YES      NO

III. ADDITIONAL INFORMATION

THE FOLLOWING ITEMS ARE NEEDED IN ORDER TO ACCEPT YOUR APPLICATION AS COMPLETE.

- A. \_\_\_\_\_  
\_\_\_\_\_
- B. \_\_\_\_\_  
\_\_\_\_\_
- C. \_\_\_\_\_  
\_\_\_\_\_
- D. \_\_\_\_\_  
\_\_\_\_\_
- E. \_\_\_\_\_  
\_\_\_\_\_

0738R/499A  
11/13/84



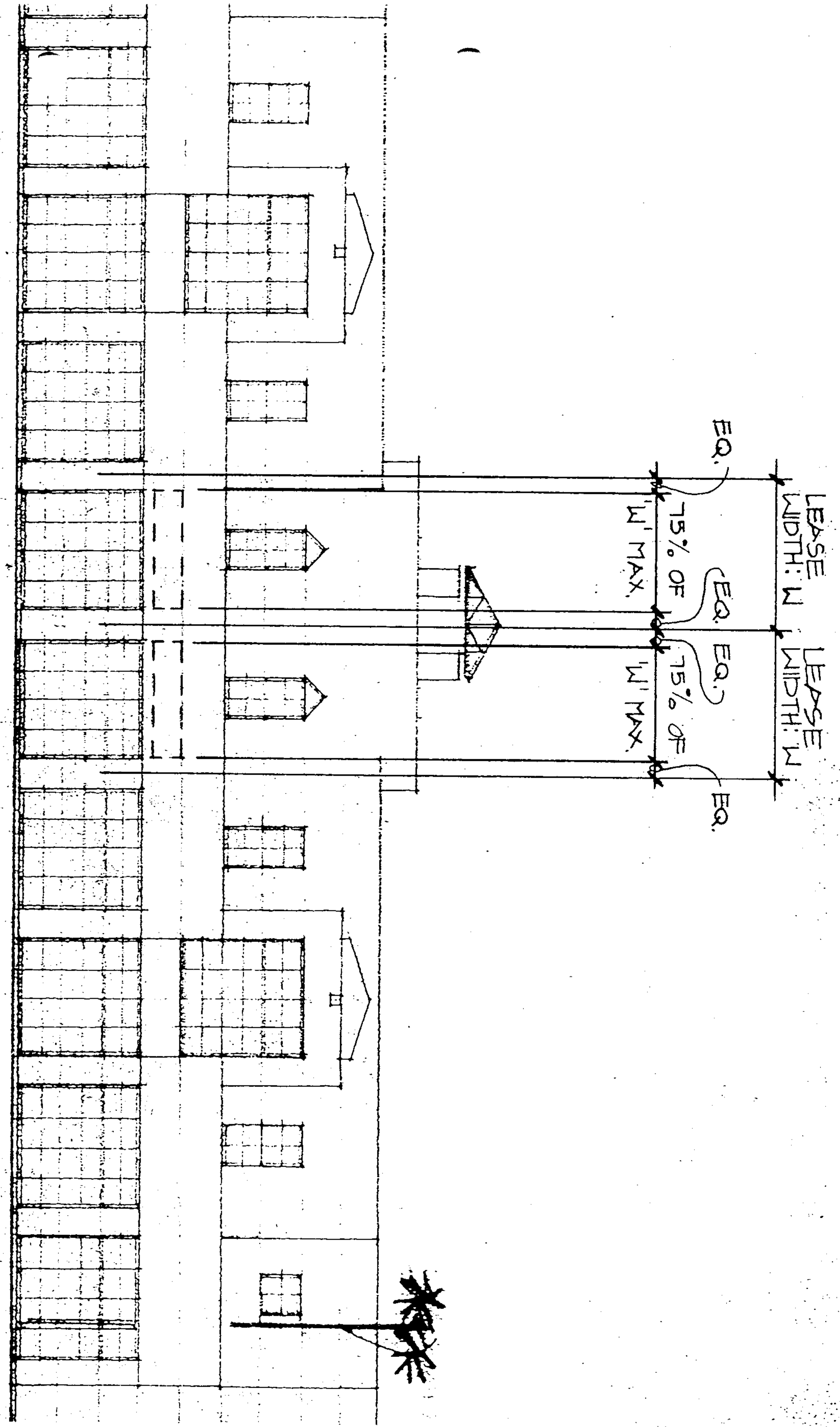
# THEME SIGN

SCALE
DATE <b>5/12/88</b>
DRAWN
CHECKED

<b>BROOKHURST GARDENS</b>	
Garden Grove	California
<b>SIMON LEE &amp; ASSOCIATES</b>	
Monterey Park, CA.	818-571-8000

JOB NUMBER <b>870129</b>
DETAIL NUMBER

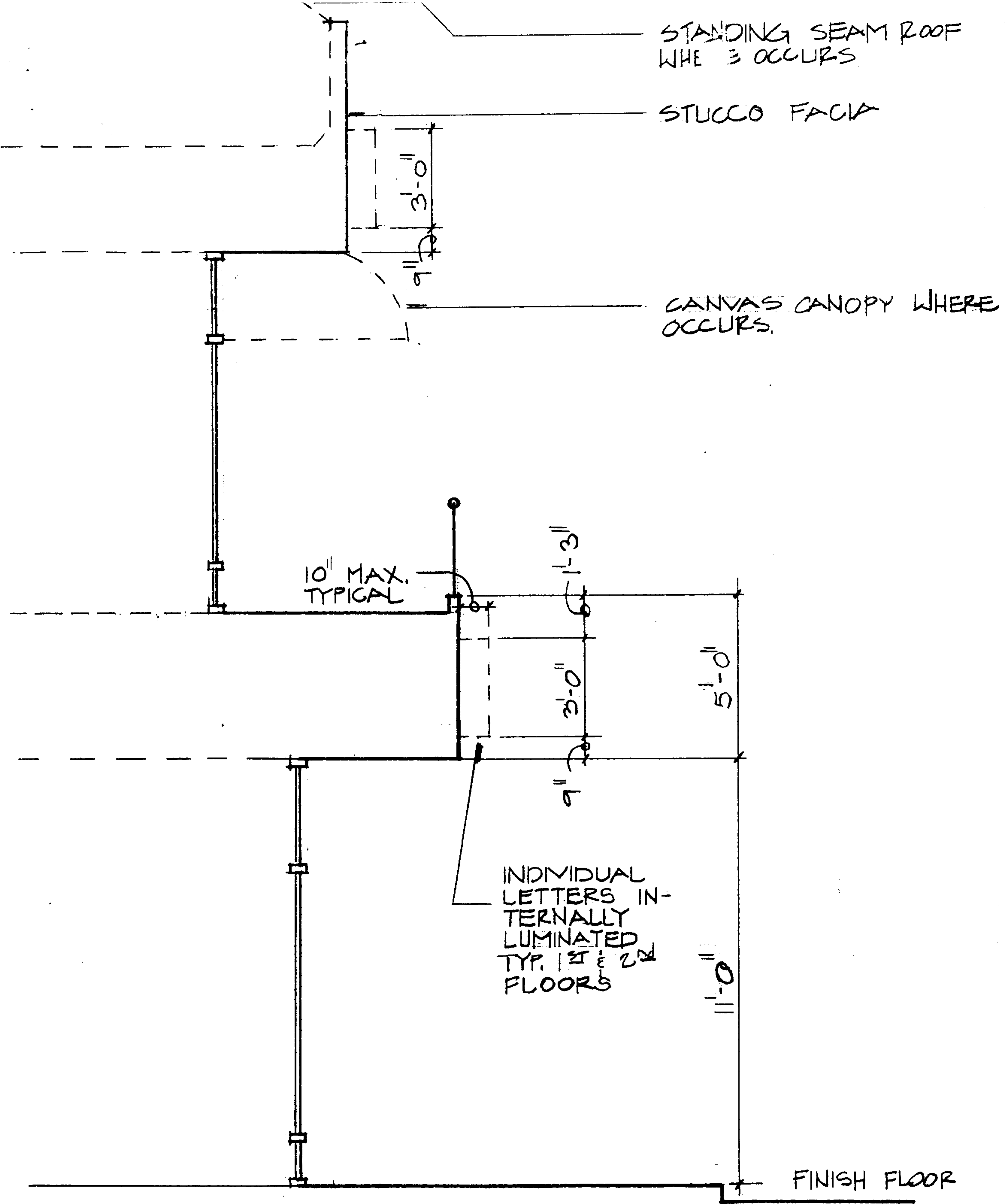
TYPICAL STOREFRONT ELEVATION



SCALE
DATE 5/12/88
DRAWN
CHECKED

**BROOKHURST GARDENS**  
 Garden Grove California  
**SIMON LEE & ASSOCIATES**  
 Monterey Park, CA. 818-571-8000

JOB NUMBER 870129
DETAIL NUMBER



STANDING SEAM ROOF  
WHERE 3 OCCURS

STUCCO FACIA

CANVAS CANOPY WHERE  
OCCURS.

10" MAX.  
TYPICAL

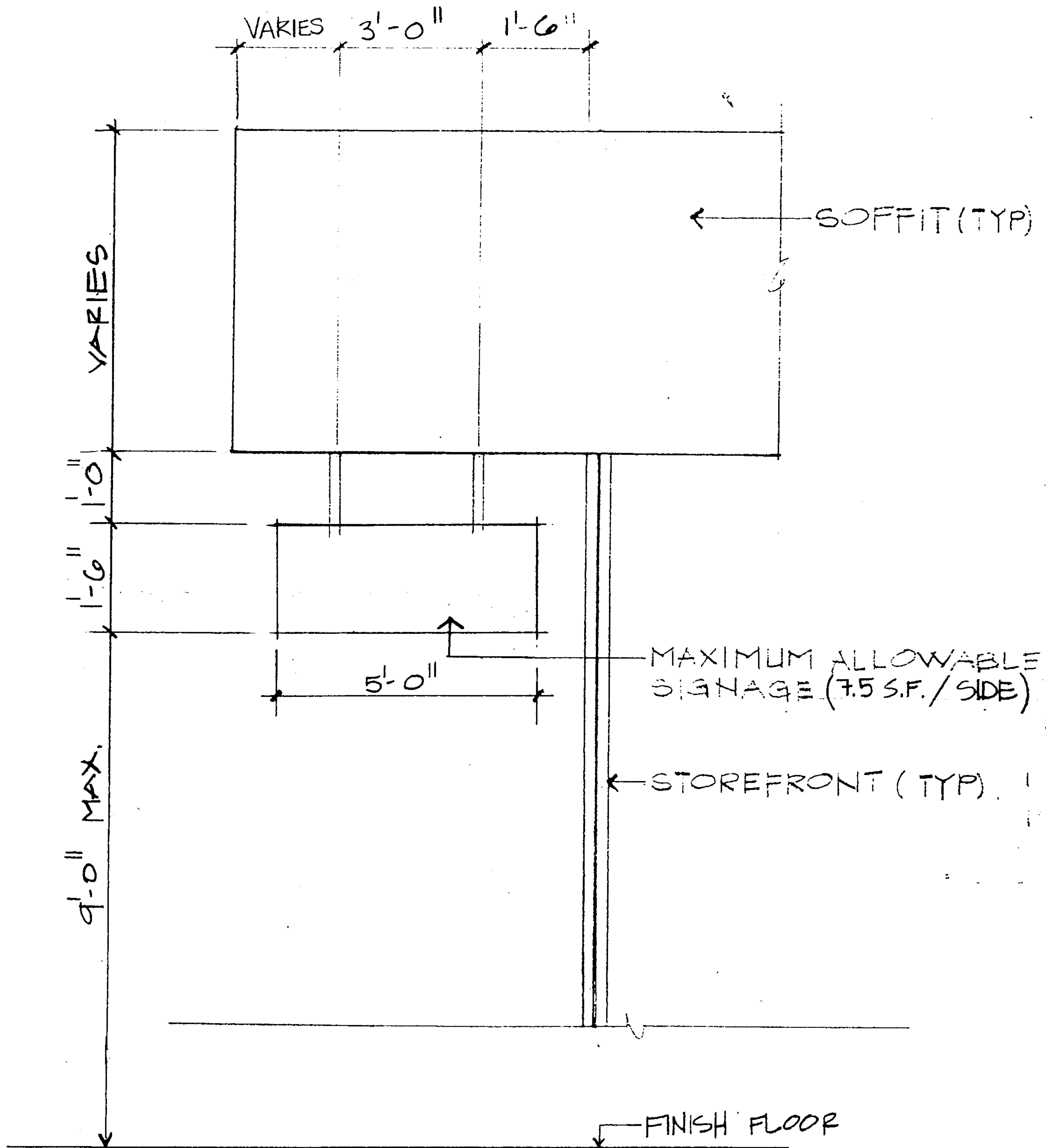
INDIVIDUAL  
LETTERS IN-  
TERNALLY  
LUMINATED  
TYP. 1ST & 2ND  
FLOORS

FINISH FLOOR

SCALE
DATE 5/12/88
DRAWN
CHECKED

**BROOKHURST GARDENS**  
 Garden Grove California  
**SIMON LEE & ASSOCIATES**  
 Monterey Park, CA. 818-571-8000

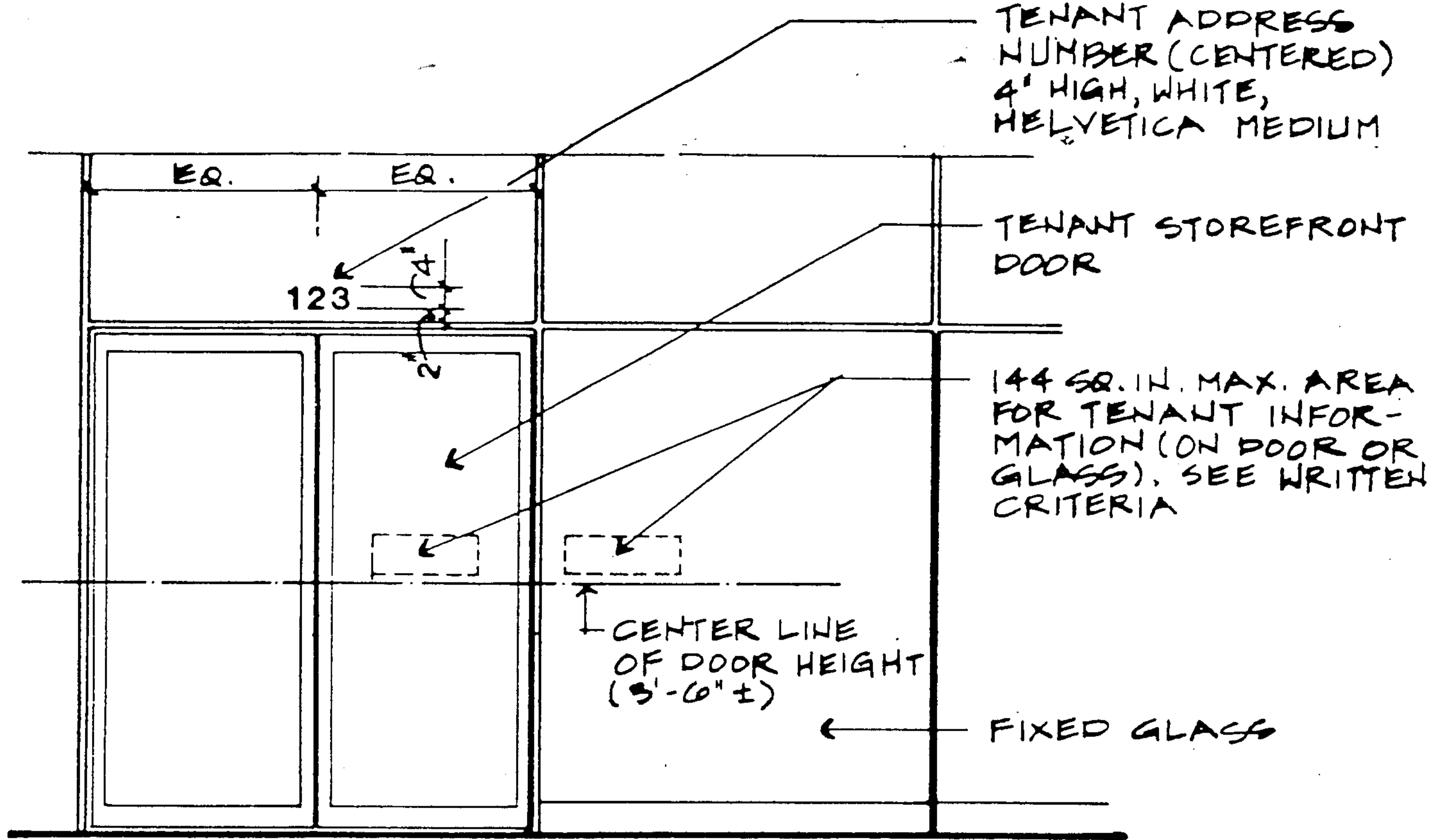
JOB NUMBER 870129
DETAIL NUMBER



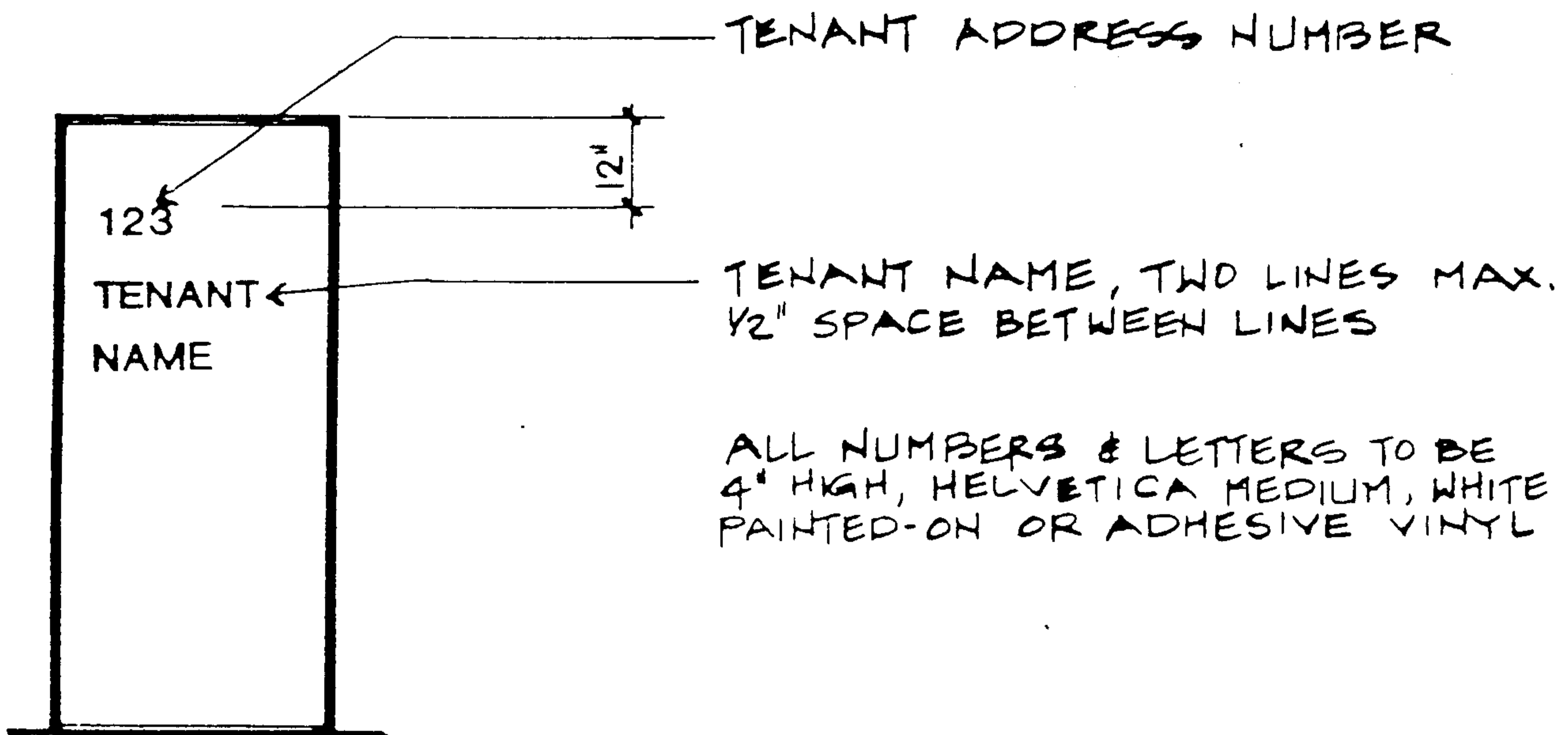
SCALE
DATE
5/12/88
DRAWN
CHECKED

**BROOKHURST GARDENS**  
 Garden Grove, California  
**SIMON LEE & ASSOCIATES**  
 Monterey Park, CA. 818-571-8000

JOB NUMBER
870129
DETAIL NUMBER



TYPICAL STOREFRONT DOOR



SIGN CRITERIA

TYPICAL RECEIVING DOOR

SCALE	<b>BROOKHURST GARDENS</b>	JOB NUMBER
DATE 5/12/88		870129
DRAWN	Garden Grove California	DETAIL NUMBER
CHECKED	<b>SIMON LEE &amp; ASSOCIATES</b>	
	Monterey Park, CA. 818-571-8000	

SIGN

ALL UPPER CASE

Sign

LOWER CASE W/ LARGER INITIAL OR  
LOWER CASE W/ UPPER CASE INITIAL

SIGN

ALL UPPER CASE W/ LARGER INITIAL

\* AS REQUIRED FOR LETTER STYLE

FASCIA SIGN LETTER TYPE & DIMENSIONS

SIGN CRITERIA

SCALE	<b>BROOKHURST GARDENS</b>	JOB NUMBER
DATE 5/12/88		870129
DRAWN	Garden Grove California	DETAIL NUMBER
CHECKED	<b>SIMON LEE &amp; ASSOCIATES</b>	
	Monterey Park, CA. 818-571-8000	



**Submitted to: Mr. Felix Chen  
George Realty Co., Inc  
180 E. Valley Blvd  
San Gabriel, CA 91776**

**Prepared by: TRAFFIC SAFETY ENGINEERS  
3100 Marywood Drive  
Orange, CA 92667**

**TRAFFIC IMPACT  
AND PARKING ANALYSES  
BROOKHURST GARDEN  
COMMERCIAL COMPLEX  
CITY OF GARDEN GROVE**

**May, 1988**

45



TRAFFIC SAFETY ENGINEERS

May 5, 1988

Mr. Felix Chen  
George Realty Co., Inc.  
180 E. Valley Blvd  
San Gabriel, CA 91776

Dear Mr. Chen:

This report summarizes our traffic impact and parking analyses of the proposed Brookhurst Garden Commercial Complex development project in Garden Grove.

Our findings indicate that the existing street systems surrounding the project site is capable of accommodating this project's anticipated traffic provided that the recommended mitigating measures are implemented. Also, the project site can more than adequately accommodate the required project parking demands without relying on Brookhurst Street and Brookhurst Way for street parking.

We trust that this analysis will be of immediate value to you and the City of Garden Grove. If you have any questions or need additional information, please call me at any time.

Respectfully submitted,

TRAFFIC SAFETY ENGINEERS

A handwritten signature in cursive script that reads 'C. Hui Lai'.

C. Hui Lai, P.E.  
Traffic Engineer

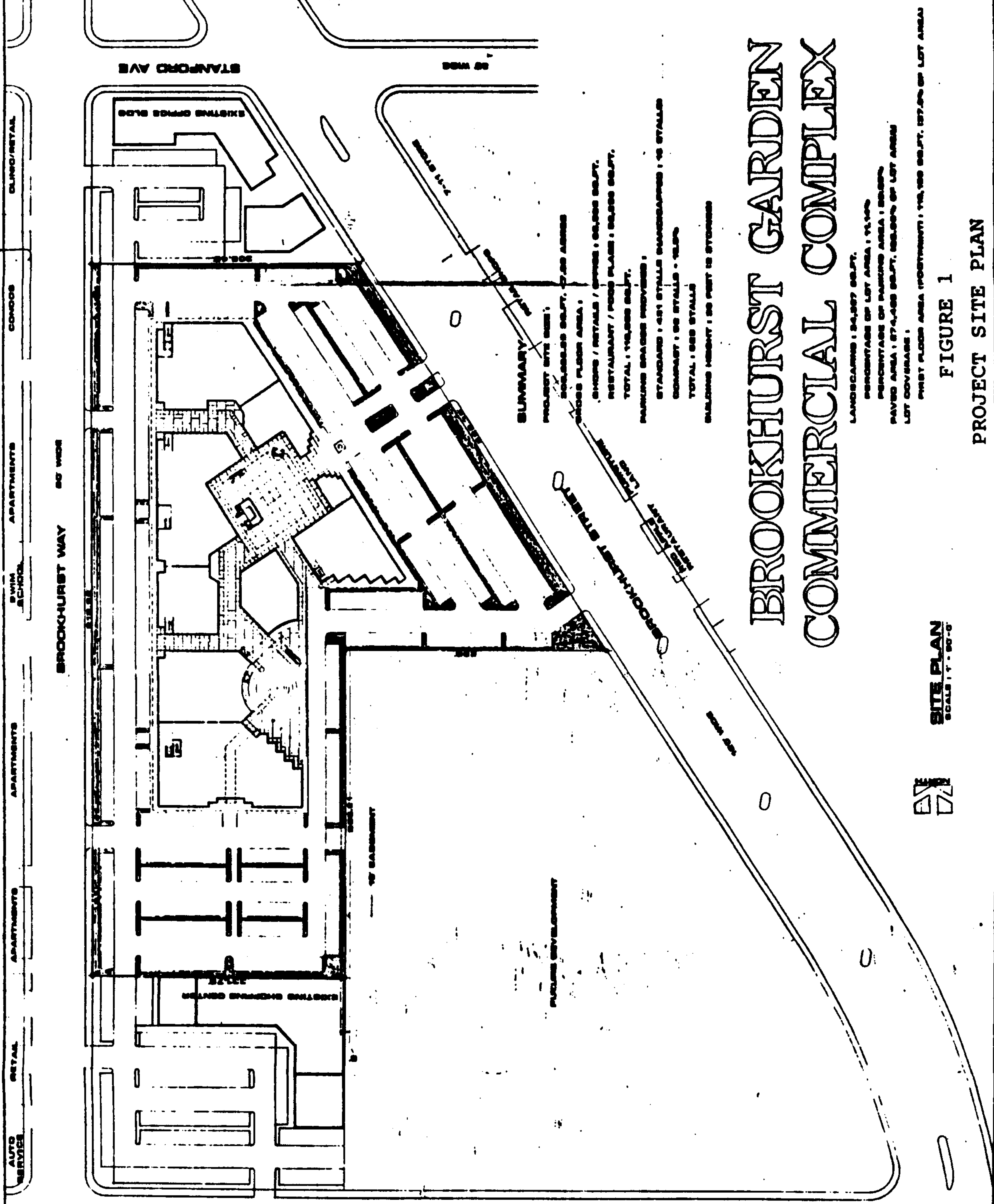
C.C. Mr. Karl Huy  
City Traffic Engineer  
Garden Grove



As part of the planning process, George Realty Co., Inc. has asked TRAFFIC SAFETY ENGINEERS to conduct a traffic impact analysis for the proposed Brookhurst Garden Commercial Complex development in Garden Grove. This traffic report contains project description; documentation of existing traffic and roadway conditions, traffic generated by the project, distribution of the project traffic to roadways outside the project site; an analysis of the extent to which the project traffic will alter the existing traffic patterns in the vicinity of the project site and recommendations of mitigating measures, if any, to improve traffic circulation.

1. PROJECT LOCATION AND DESCRIPTION

The proposed Brookhurst Garden Commercial Complex development will occupy approximately 7.1 acres of land situated between Brookhurst Street and Brookhurst Way, south of Stanford Avenue. The project site plan calls for a total of 118,888 square feet of floor area consisting of approximately 38,350 square feet for restaurant use and 80,538 square feet for retail shops. The site plan indicates that there will be four access driveways serving the development, a main entrance and a secondary driveway on Brookhurst Street and two secondary access driveways on Brookhurst Way. With these many access points, ample capacity to accommodate peak site traffic demands and quick response time for emergency access to any portions of the building are assured. A copy of the project site plan is shown in Figure 1.



# BROOKHURST GARDEN COMMERCIAL COMPLEX

**SUMMARY**  
 PROJECT SITE AREA: 24,287 SQ.FT.  
 UNPAVED FLOOR AREA: 7,000 SQ.FT.  
 STORES / RETAILS / OFFICES: 6,000 SQ.FT.  
 RESTAURANT / FOOD PLACE: 2,000 SQ.FT.  
 TOTAL: 11,000 SQ.FT.  
 PARKING SPACES PROVIDED:  
 STANDARD: 451 STALLS (UNDERGARAGES: 145 STALLS)  
 COMPACT: 50 STALLS - 1450  
 TOTAL: 501 STALLS  
 BUILDING HEIGHT: 50 FEET TO STORYTOP

LANDSCAPES: 24,287 SQ.FT.  
 PERCENTAGE OF LOT AREA: 11.14%  
 PERCENTAGE OF PARKING AREA: 28.8%  
 PAVED AREA: 274,400 SQ.FT. (88.0% OF LOT AREA)  
 LOT COVERAGE: 1  
 FIRST FLOOR AREA (POSTWARTH): 110,000 SQ.FT. (87.8% OF LOT AREA)

FIGURE 1

PROJECT SITE PLAN

**SITE PLAN**  
 SCALE: 1/8" = 1'-0"  
 2

## 2. SURROUNDING STREET CONDITIONS

Regional access to the project site is provided by the Garden Grove Freeway which travels in an east-west direction approximately 0.6 mile south of the project site. The major roadways that will be most utilized by the project development are Brookhurst Street, Brookhurst Way, and Garden Grove Boulevard. In the vicinity of the project site, the following roadway conditions exist.

Brookhurst Street: It is a north-south major arterial highway, carrying 48,900 vehicles daily. Brookhurst Street provides for three lanes of traffic in each direction, with a continuous two-way, left-turn lane at midblock roadway segments and separate left-turn pockets at major intersections. Development along Brookhurst Street consists primarily of commercial use. Its intersection with Garden Grove Boulevard is controlled by an eight-phase traffic signal with protected left-turn signal phasings for all intersection approaches. In addition, Brookhurst Street provides the project site a direct access connection to the Garden Grove Freeway.

Brookhurst Way: It is a two-lane "bypass" route off Brookhurst Street. Traffic volume along this facility is 5,500 vehicles per day. Its intersection with both Brookhurst Street and Garden Grove Boulevard are signalized.

The land uses on the east side of Brookhurst Way consist primarily of commercial use while residential development occupies most of the west side.

Garden Grove Boulevard: This major arterial highway provides for two lanes of travel for both eastbound and westbound traffic. Based on 1988 count data, the average traffic volume along this facility is 25,200 vehicles per day. Development along Garden Grove Boulevard consists primarily of commercial use. The intersection of Garden Grove Boulevard and Brookhurst Way/Kerry Street is controlled by a two-phase traffic signal. Field observation reveals a serious lack of signal indications for eastbound and westbound traffic on Garden Grove Boulevard, when arriving within the jog area between Brookhurst Way and Kerry Street.

### 3. TRAFFIC VOLUME SURVEY

Traffic volume counts play a key role in the planning, design and operation of a transportation system. They provide essential information for identifying locations where traffic engineering improvements are or will be needed as well as providing an important parameter when evaluating improvements and recommendations. For example:

- Pedestrian and school crossing decisions directly related to traffic volume.

- Stop sign and traffic signal warrants specify minimum traffic volumes.
- Accident rate and roadway capacity calculations are based on traffic volume information.
- Pavement design requires an estimate of the traffic load as an input to calculation used to derive the proper pavement thickness.
- Priorities for traffic engineering improvements are often established on the basis of cost and benefit to traffic flow utilizing traffic volume as one of the criteria.

As part of this study, the latest 24-hour daily traffic volume counts were collected on Garden Grove Boulevard, Brookhurst Street, Stanford Avenue and Brookhurst Way. Additionally, up-to-date peak-hour traffic turning movement counts were collected at the intersections of Garden Grove Boulevard/Brookhurst Street, Brookhurst Street/Stanford Avenue, Brookhurst Way/Stanford Avenue, and Garden Grove Boulevard/Brookhurst Way - Kerry Street. These up-to-date traffic volume data are needed to accurately assess traffic impacts through the utilization of intersection capacity analysis technique. In addition, they provide a tool for optimizing traffic signal timings as well as determining the need for traffic signalization at uncontrolled locations or left-turn signal phasings at existing signalized locations. Copies of these current traffic volume data at each of the key locations in the vicinity of the project site are contained in Appendix A.

#### 4. PROJECT TRAFFIC IMPACT

##### A. Trip Generation

In order to analyze the traffic impacts associated with the project, it is necessary to estimate the volume of traffic that would be generated. Significant research efforts have been made by Caltrans, the Institute of Transportation Engineers, and the Federal Highway Administration to establish the correlation between trips and land use. From this body of information, trip generation rates can be estimated with reasonable accuracy for various land uses.

Trip generation rates for all land uses are expressed in terms of either vehicle trip ends per person, vehicle trip ends per acre of land, or vehicle trip ends per 1,000 square feet of floor area. Vehicle trip ends are one-way vehicular movements either entering or exiting the development at the project driveways. The traffic generated by the project is determined by multiplying an appropriate trip generation rate with the quantity of land usage. For example, if a particular land use generates sixty inbound trip ends per 1,000 acres in the morning peak traffic hour, then sixty vehicles are expected to arrive in the morning peak traffic hour for each 1,000 acres of development.



TABLE A, below, summarizes traffic generation forecasts on an A.M. peak traffic hour, P.M. peak traffic hour, and a daily basis for the proposed Brookhurst Garden Commercial Complex development.

**TABLE A**  
**TRAFFIC GENERATION FORECASTS**  
**BROOKHURST GARDEN COMMERCIAL COMPLEX**

Land Use	Daily Traffic	AM Peak Hour			PM Peak Hour		
		Inbound	Outbound	Total	Inbound	Outbound	Total
<u>Generation Rate</u>							
Shopping Plaza (trips/TSF)	80.15	1.334	0.571	1.905	3.300	3.430	6.730
Restaurant (trips/TSF)	95.62	0.818	0.091	0.909	5.003	2.247	7.250
<u>Traffic Generated</u>							
Shopping Plaza (80.54 TSF)	6,456	108	46	154	266	276	542
Restaurant (38.35 TSF)	3,667	32	3	35	192	86	278
Total External Vehicle Trips	10,123	140	49	189	458	362	820
*Less 5% Internal Trips	- 506	- 7	- 3	-10	- 23	- 18	- 41
*Less 20% Pass-By Trips	- 2,024	-28	-10	-38	- 92	- 72	-164
Net Total external Vehicle Trips	7,593	105	36	141	343	272	615

TSF denotes 1,000 square feet of floor area.

Source of Generation Rates: Trip Generation, 4th Edition, Institute of Transportation Engineers, Land Use Code 820 (Shopping Center), and 831 (Quality Restaurant).

\* See explanations on the following page.

\* Although the land uses individually generate the amount of traffic as shown in Table A, some of the traffic generated by one land use on the project site is attracted by another land use within the project site. As a matter of fact, this traffic not only never leaves the project site, it is actually double-counted in the total project trips - once generated by one land use and once generated by the second land use. Thus, a trip generated by the store which goes to the restaurant is not a second trip generated by the restaurant, but in fact is the same trip. Past studies estimated that such internal trips between different land uses within a project site vary from 10% to 50% depending on the type and size of mixed land use. Furthermore, it has been recognized for some time that shopping centers and several other convenience-oriented land-use types (e.g., banks, markets and fast-food restaurants) have slightly different trip characteristics than other use types. A significant proportion of the trips generated by these uses are simply trips diverted from traffic already on adjacent or nearby roadway facilities. Since not all the trips are "new" trips to the facility, it would seem logical that a reduction in the effective trip generation rate would be justified. The percentage of such "pass-by" trips varies by the type and size of use represented, the time of day, the geographic location of the site relative to the urban center, and the

nature of the roadway network serving the area. The regression equation developed by the Institute of Transportation Engineers for estimating the percentage of such "pass-by" trips (P) is as follows:

$$P\% = 45.1 - 0.0225 (A)$$

where A = Gross leased area of the shopping plaza expressed in 1,000 square feet

Applying this equation to the shopping plaza (80.54 TSF) of the proposed project results in the following:

$$\begin{aligned} P\% &= 45.1 - 0.0225 (80.54) \\ &= 45.1 - 1.8 \\ &= 43\% \end{aligned}$$

However, for this project traffic impact analysis, a conservative 20% reduction factor for "pass-by" trips is utilized.

#### B. Traffic Distribution and Assignment

The orientation of the additional traffic that would be generated by the proposed development was estimated based on:

1. Demographic characteristics in this highly urbanized portion of Garden Grove.
2. Existing traffic turning movement characteristics in the immediate vicinity of the project site.
3. Configuration of the nearby street network and traffic circulation patterns.

From these combined data sources, it was estimated that the percent split of trips, by direction are shown in Figure 2. In order to quantify the resultant impact on

the surrounding street systems, project traffic volumes are distributed and assigned as turning movements at the signalized intersection of Brookhurst Street and Garden Grove Boulevard, Brookhurst Street and Stanford Avenue, and Garden Grove Boulevard and Brookhurst Way/Kerry Street (see Figure 3). The configuration of the street network and the existing traffic circulation patterns indicate that any project traffic impacts will be most directly encountered at these locations.

### C. Traffic Impact Analysis

The preceding sections have estimated the vehicle trips from the proposed Brookhurst Garden Commercial Complex development and assigned them to the surrounding street systems. This section will investigate the extent to which the project traffic will impact the critically affected intersections mentioned in the previous section. In order to analyze the ability of these intersections to accommodate the project traffic, the Intersection Capacity Utilization (ICU) analysis technique was utilized. ICU assumes the right-of-way assignment characteristic of a signalized intersection based upon a volume to capacity ratio summation for key conflicting movements. Another term "Level of Service" is used in conjunction with street capacity analysis studies. Since the traffic flow on a street is of a dynamic nature and changes from

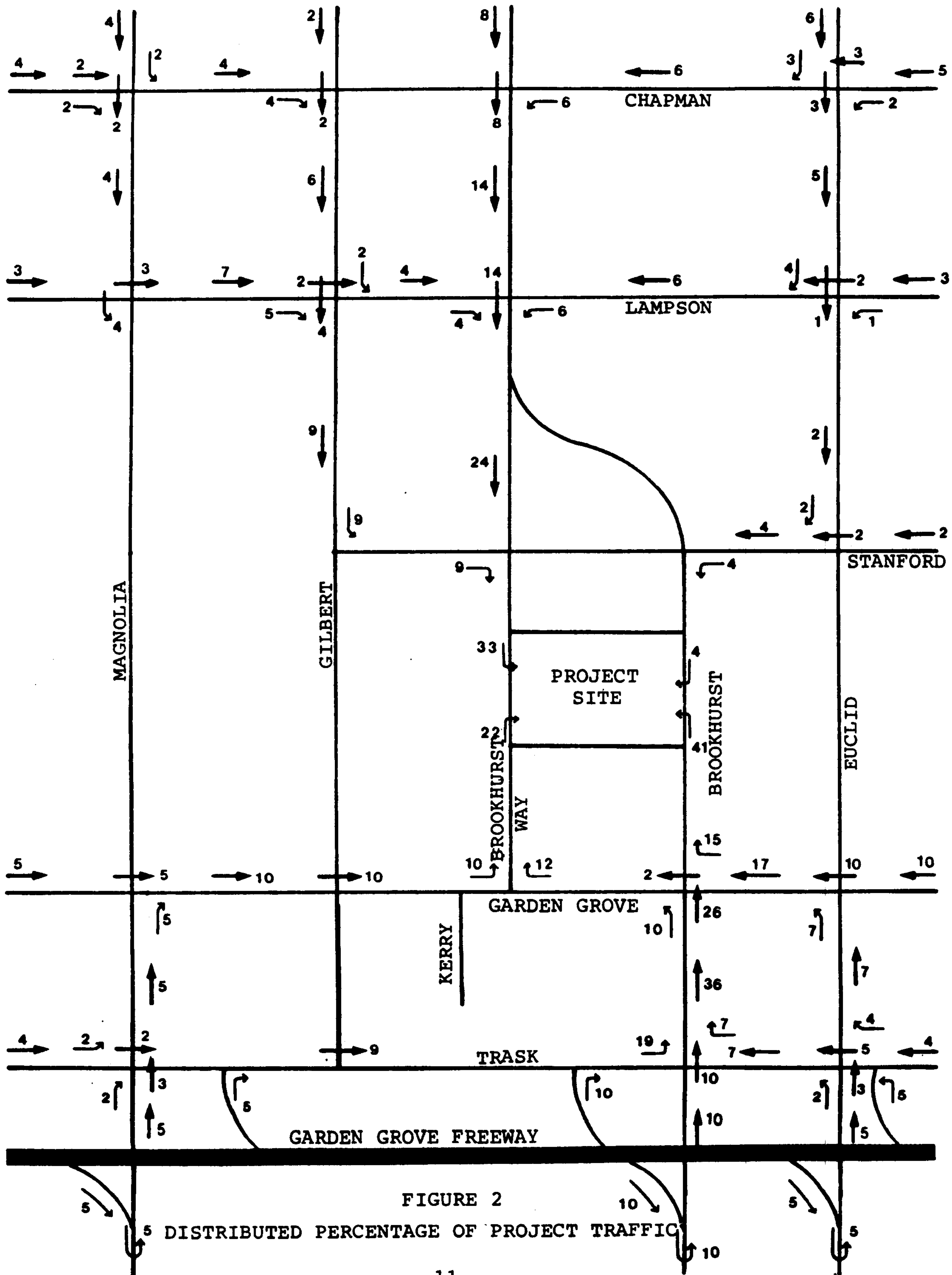


FIGURE 2

DISTRIBUTED PERCENTAGE OF PROJECT TRAFFIC

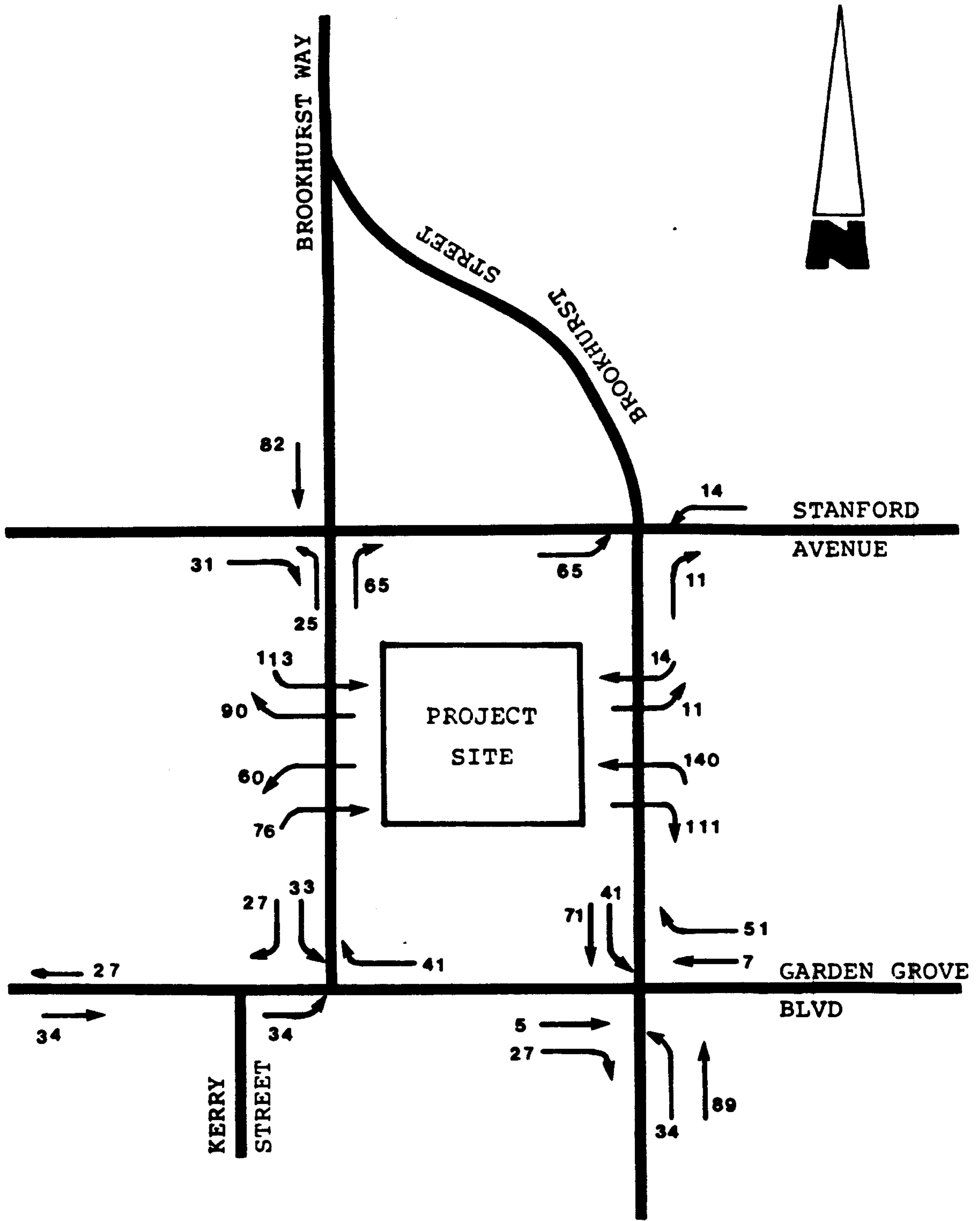


FIGURE 3

P.M. PEAK PROJECT TRAFFIC TURNING MOVEMENTS

minute to minute, the "Level of Service" becomes a good tool to interpret many traffic phenomenas which may have lacked an adequate explanation before. Level of Service is a relative measure of driver satisfaction which ranges from A (free flow; volume-to-capacity ratio less than 0.60) to F (traffic jam; volume-to-capacity ratio value in excess of 1.0). Level of Service D (volume-to-capacity ratio of 0.81 to 0.90) is traditionally considered the acceptable level for urban peak traffic hour conditions. At that level, most traffic clears on the first available green phase, but short accumulations of vehicles may occur. Average vehicle speed is on the order of 20-25 miles per hour including stops. Level of Service E (volume-to-capacity ratio of 0.91 to 1.00) is the maximum volume a facility can accommodate and will be characterized by a long queue of waiting vehicles requiring two or more signal cycles to clear.

Exhibits 1 through 3 show the detailed volume-capacity ratio and level of service calculations for existing traffic and existing traffic plus project traffic during the worst peak traffic hour (evening commuter traffic period) for the signalized intersections of Brookhurst Street/Garden Grove Boulevard, Brookhurst Street/Stanford Avenue, and Garden Grove Boulevard/Brookhurst

Way-Kerry Street. These calculated volume-capacity ratios and level of services are re-outlined below for comparison:

Critical Location	Existing Traffic		Existing Plus Project Traffic	
	Level of Service	Volume-Capacity Ratio	Level of Service	Volume-Capacity Ratio
Brookhurst St. & Garden Grove Blvd	D	0.82	D	0.85
Brookhurst St. & Stanford Ave.	C	0.74	C	0.79
Garden Grove Blvd & Brookhurst Way/ Kerry St.	B	0.63	B	0.70

5. TRAFFIC SIGNAL WARRANT ANALYSIS

Traffic signals can promote the orderly flow of traffic along a given route and provide for minor street cross traffic with minimum delay. However, when traffic signals are installed without sufficient justifications, the results may include increased accident frequency, excessive delay and congestion, an intentional public disregard of signal directions and other traffic control regulations. Therefore, if the signal is to be respected by motorists and pedestrians alike and result in more safety and fewer accidents, the installation of traffic signals must meet certain minimum requirements. In recognition of this need, the California State Department of

Does NOT  
CONSIDER  
NORMAL TRAFFIC  
GROWTH IN ADDITION  
TO PROJECT  
TRAFFIC

PG



Transportation (Caltrans) has established the minimum warrant standards which a location must have to justify the installation of a traffic signal.

Comparison of the traffic volumes at the intersection of Brookhurst Way and Stanford Avenue with adopted Caltrans' signal warrant standards reveals that this intersection fails to satisfy such minimum warrants. Detailed analysis of Traffic Signal Warrants is shown in Appendix "B".

#### 6. TRAFFIC SIGNAL OPERATION

The intersection of Garden Grove Boulevard and Brookhurst Way/Kerry Street is presently controlled by a two-phase traffic signal. Although the intersection is operating at an extremely good "A" level of service, several traffic control deficiencies were noted (see Figure 4).

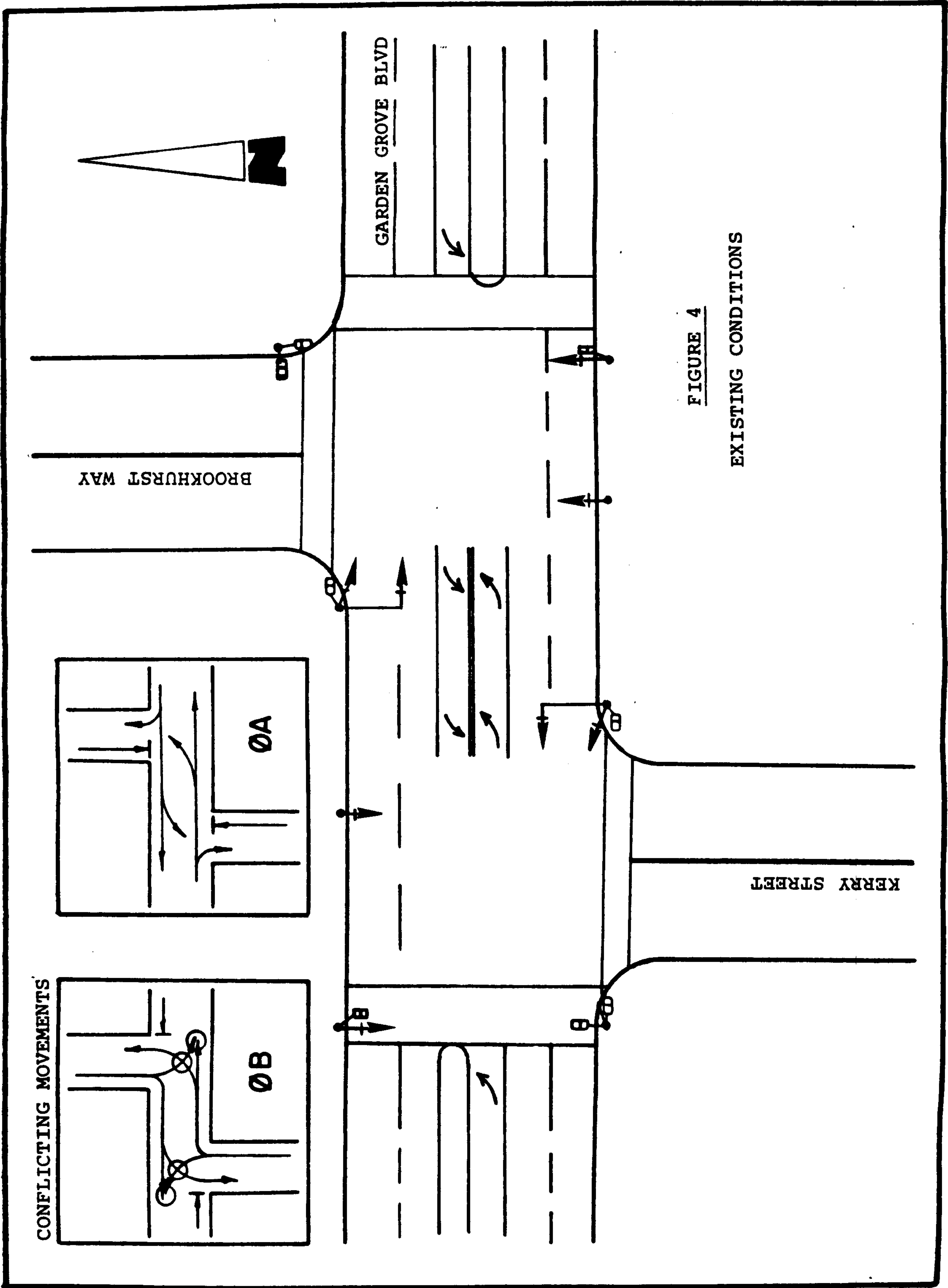
- A. A complete lack of secondary signal indications for eastbound and westbound traffic on Garden Grove Boulevard when arriving within the jog area between Brookhurst Way and Kerry Street. Due to the lack of such secondary signal indications, traffic on Garden Grove boulevard continues to enter the intersection without knowing when the termination of the green signal will occur. Such vehicular movements would cause a conflict with exiting traffic from Brookhurst Way or Kerry Street and also with pedestrians crossing Garden Grove Boulevard.

B. Conflicts exist between southbound traffic on Brookhurst Way left-turning onto Garden Grove Boulevard and exiting traffic from Kerry Street heading northbound onto Brookhurst Way. The same conflicts also occur between Kerry Street left-turning traffic and Brookhurst Way traffic southbound onto Kerry Street.

The most effective solution to the conflicting vehicular movement problems at this location would be to realign Brookhurst Way to eliminate the jog. Such street realignment would require a substantial acquisition of costly right-of-way. Other mitigating measures include the installation of secondary signal indications and modification of the traffic controller to a three-phase signal operation (see Figure 5). Thus, Brookhurst Way and Kerry Street would be controlled by separate phases so as to eliminate the conflicts involving turning traffic as well as pedestrians crossing Garden Grove Boulevard.

The intersection of Brookhurst Street and Brookhurst Way is presently controlled by a two-phase traffic signal. Due to its close proximity with the adjacent signalized intersection of Brookhurst Street and Stanford Avenue, traffic flow on Brookhurst Street is severely interrupted whenever Brookhurst Way traffic is being served. The effective solution to this traffic problem is the removal of this traffic signal and closure of Brookhurst Way.

RECOMMENDATION  
REMOVAL  
SIGNAL



GARDEN GROVE BLVD

BROOKHURST WAY

KERRY STREET

CONFLICTING MOVEMENTS

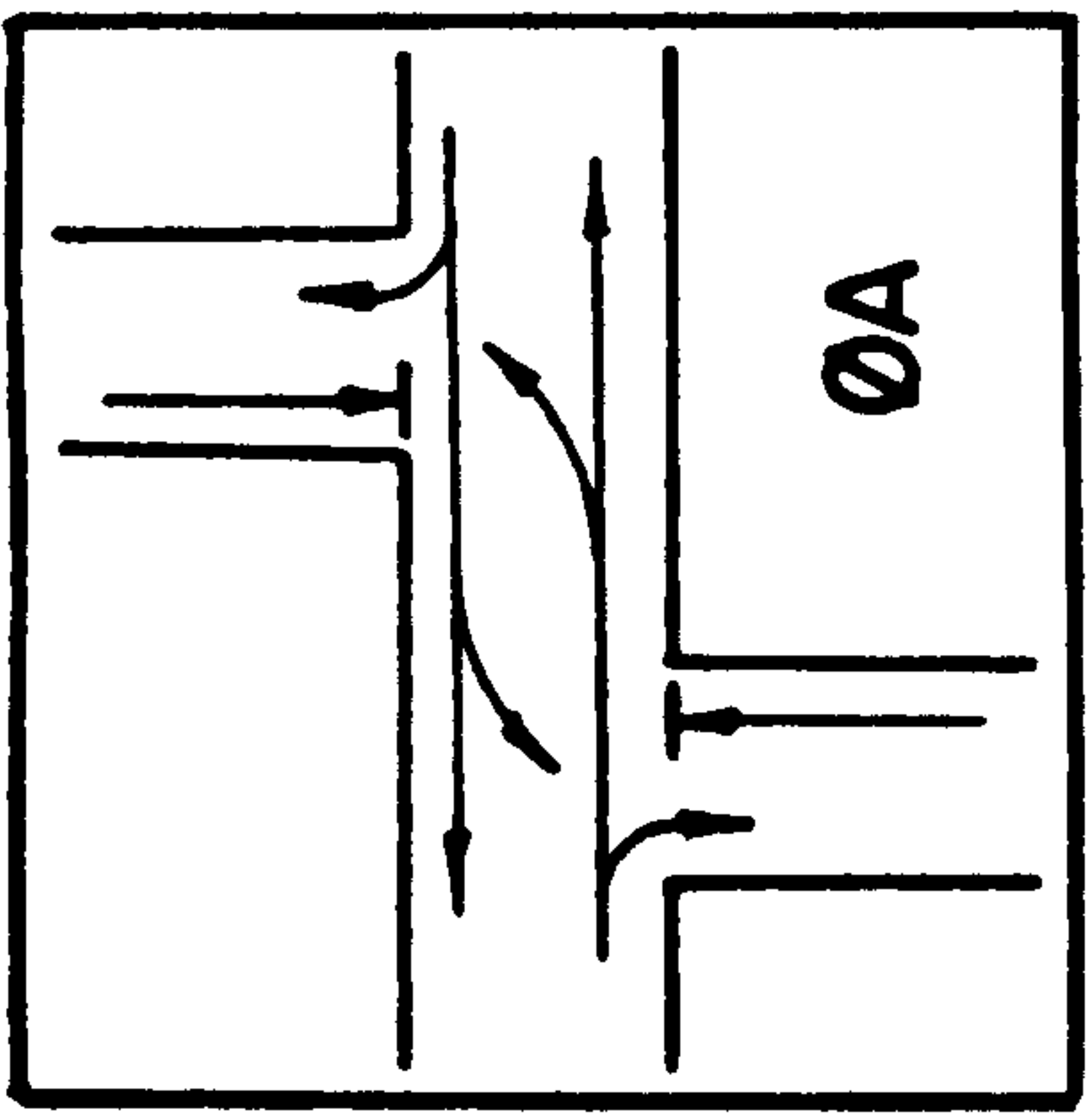
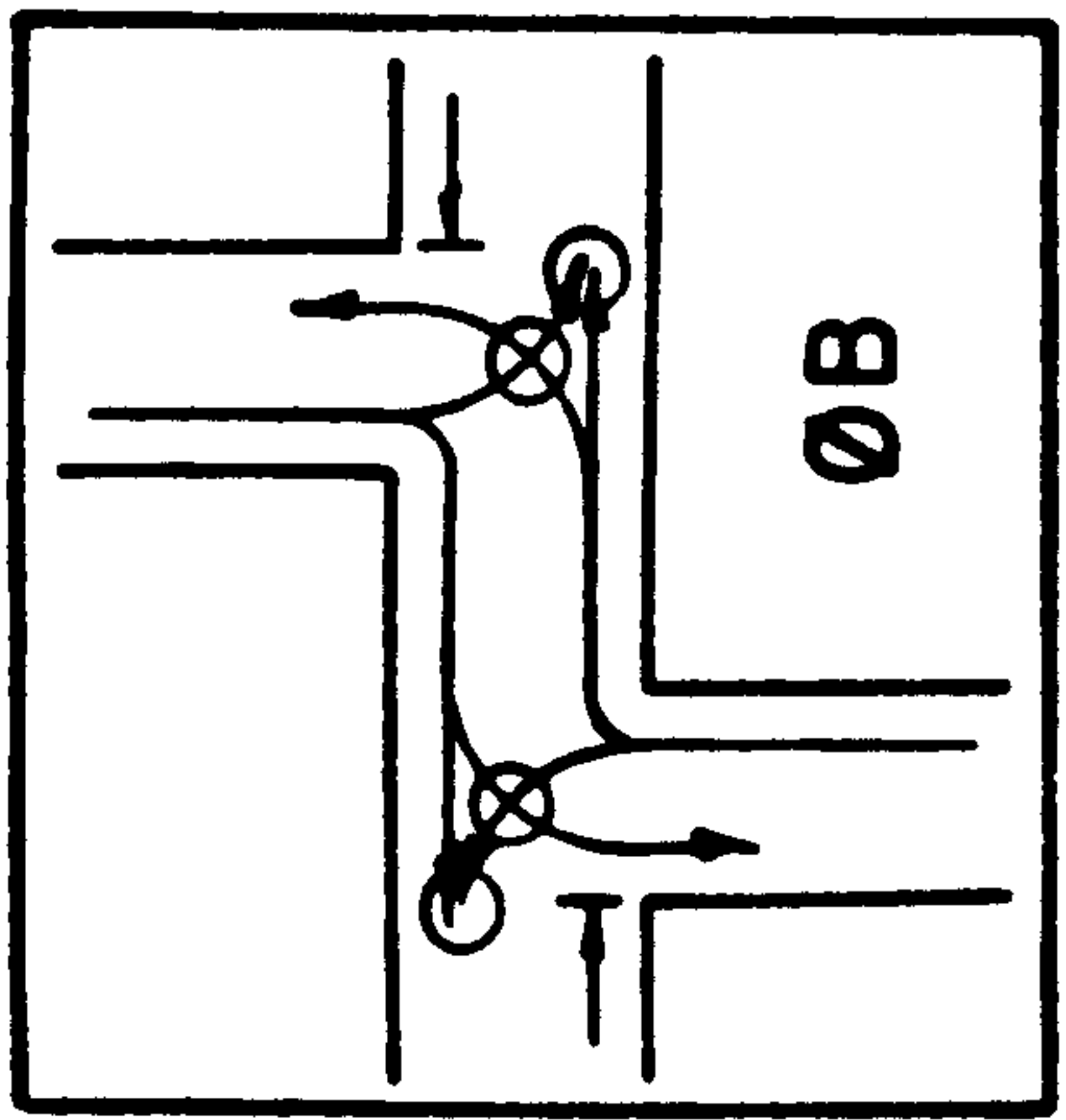
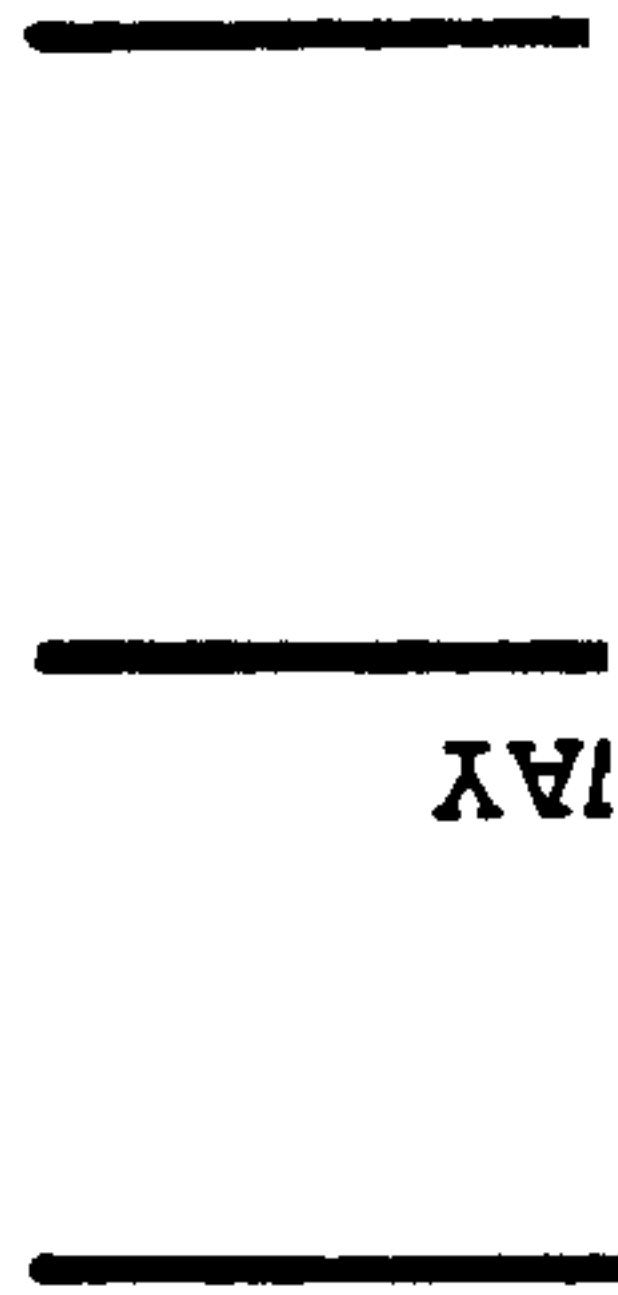
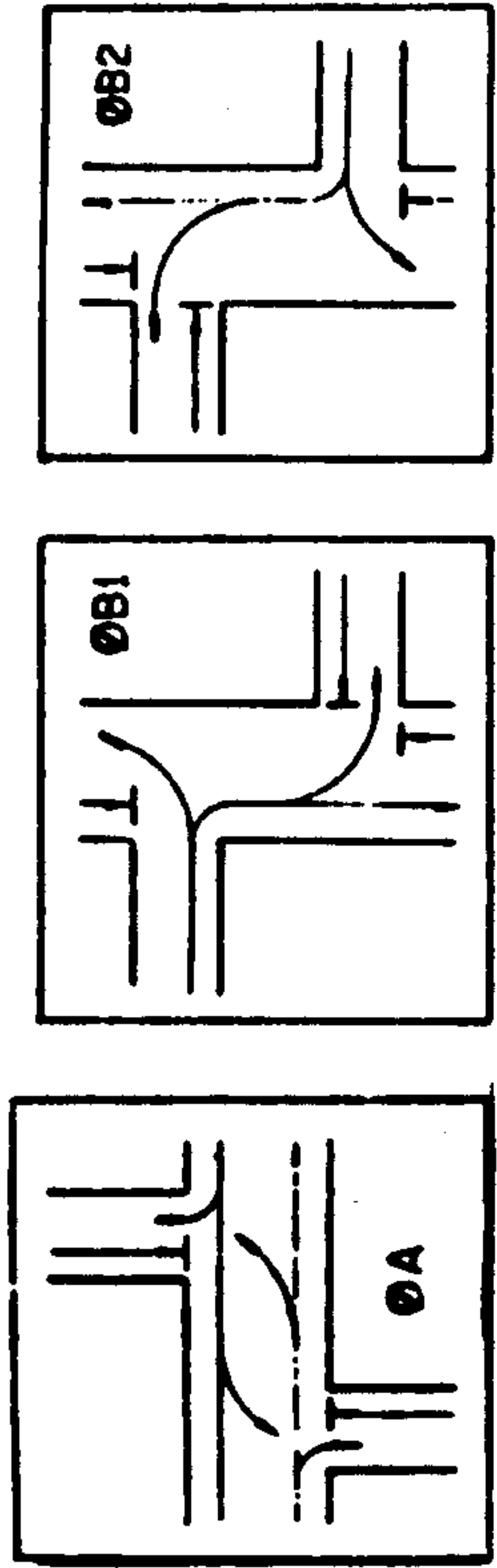


FIGURE 4  
EXISTING CONDITIONS

PROPOSED SIGNAL PHASING



ØB1 & ØB2  
DRAWN  
IN CORRECTLY  
ROTATE 90° CCW

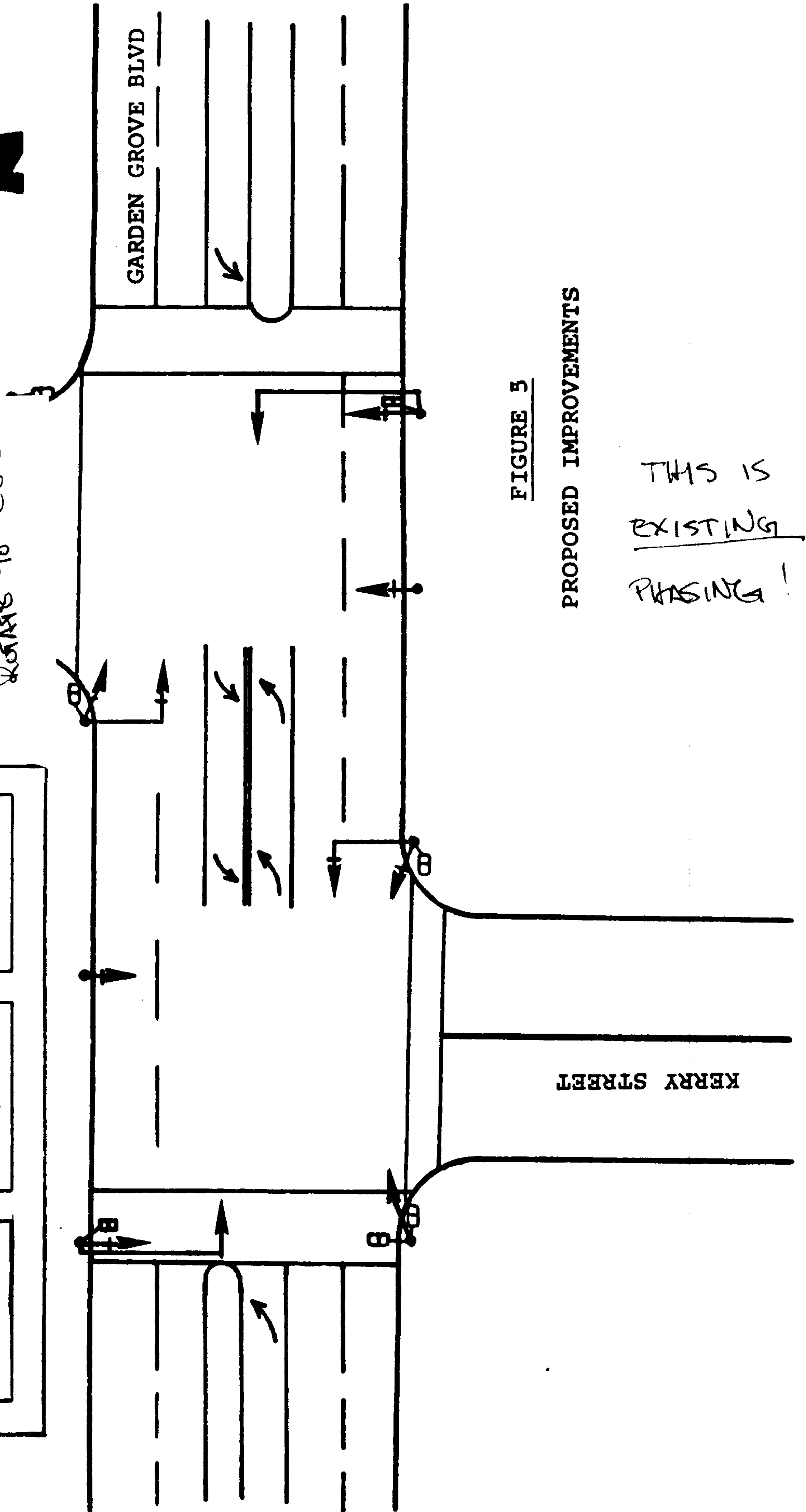
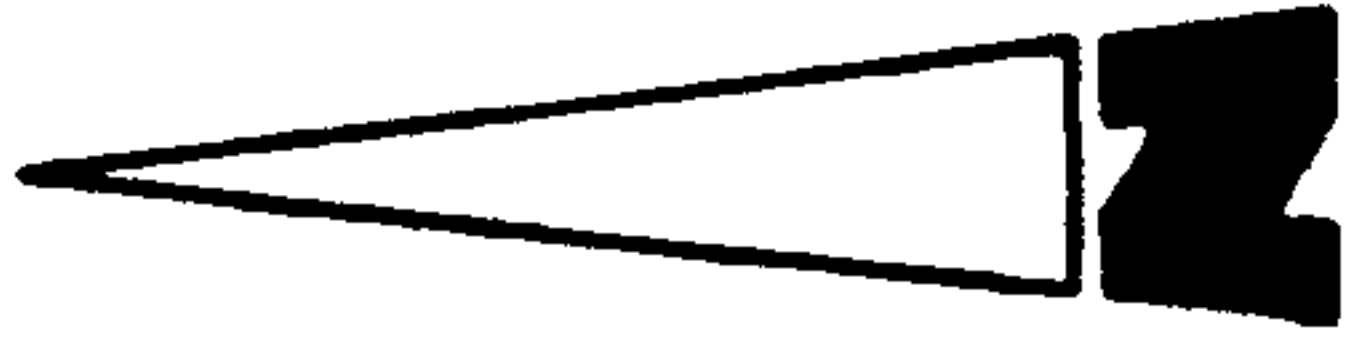


FIGURE 5

PROPOSED IMPROVEMENTS

THIS IS  
EXISTING  
PHASING!

## 7. ON-SITE TRAFFIC CONDITIONS

### A. Internal Circulation

The internal traffic circulation to the proposed Brookhurst Garden Commercial Complex project site has been found to be satisfactory after review and evaluation from a traffic flow and safety standpoint. Stop signs will be provided for each of the access driveways and also at key locations to discourage potential speeding through some of the long parking corridors. In order to integrate with the parking lots from adjacent future development, several connectors are provided along the perimeter of the project parking lot for such future linkage.

### B. Project Site Access

To maximize left-turn storage and improve traffic safety for traffic entering the project's secondary access driveways and other driveways along Brookhurst Way, a continuous two-way, left-turn lane should be installed on Brookhurst Way between Stanford Avenue and Garden Grove Boulevard. As shown in Figure 3, the total inbound left-turning project traffic onto the main project entrance on Brookhurst Street is 147 trips during the P.M. peak traffic hour. Based on a 90-second background cycle for the coordinated signal system on Brookhurst Street, a total of 4 to 6 left-turning vehicles including

random peak arrivals per signal cycle into the main project main entrance is anticipated. To provide adequate storage for this left-turn traffic, a left-turn pocket of 120 feet minimum is recommended. Lastly, signalization is not required for this driveway as sufficient gaps in the southbound through traffic stream on Brookhurst Street for these left-turning project traffic would be provided by the existing multi-phase traffic signals at the intersection of Brookhurst Street and Stanford Avenue.

#### 8. MITIGATING MEASURES

1. Provide a continuous two-way, left-turn lane on Brookhurst Way between Stanford Avenue and Garden Grove Boulevard.
2. Improve signal indications for the intersection of Garden Grove Boulevard and Brookhurst Way/Kerry Street. Modify the existing traffic signal to a three-phase operation. During the interim period, retime the signals with an "All-RED" (a minimum of 3 seconds) timing interval following each signal phase termination.

MITIGATING  
MEASURES

3. Install right-turn signal phases overlapped with northbound and southbound left-turn signal phases at the intersection of Brookhurst Street and Garden Grove Boulevard for optimizing eastbound and westbound right-turn traffic flow.
4. Remove existing traffic signal at the intersection of Brookhurst Street and Brookhurst Way and closure of Brookhurst Way to northbound traffic.
5. Provide a left-turn pocket (120 feet minimum) at the project main entrance driveway to maintain a high level of service on Brookhurst Street.
6. Restrict exiting traffic at the project's secondary access driveway on Brookhurst Street to right turn movements only.

9. ON-SITE PARKING CONDITIONS

The project site provides for a total of 529 parking spaces, consisting of 431 spaces for regular vehicles and 98 spaces for compact vehicles.

A. Parking Code Analysis

Based on the City of Garden Grove's Parking Code, a total of 652 parking spaces will be needed if all the project land uses simultaneously generated their maximum parking demand. Detailed breakdowns of these parking code requirements are summarized below.

LAND USE	QUANTITY	CITY PARKING CODE	PARKING SPACES REQUIRED PER CODE
RESTAURANT	38,350 SQ. FT.	1 SPACE PER 100 SQ. FT.	384
RETAIL	80,538 SQ. FT.	1 SPACE PER 300 SQ. FT.	268
TOTAL	118,888 SQ. FT.		652



## B. Shared Parking

Shared parking is not a new concept. Its existence has long been recognized by both developers and public officials. Shared parking is defined as parking space that can be utilized to serve two or more individual land uses without conflict or encroachment. Fundamentally, shared parking facilities are more efficient because each space can be used more hours during the day. This higher level of use is achieved through the combination of increased turnover and use of the space for serving multiple land uses. Due to its mixed use characteristic, the proposed Brookhurst Garden Commercial Complex offers an excellent opportunity to implement shared parking. Described below are the two key components required for shared parking.

### 1. Hourly Peak Parking Demands

Because the peak parking demands (by hour, by day, by season) for the various land uses within a mixed use development are non-coincidental, there exists a substantial opportunity for sharing of parking.

Tables A and B show the anticipated parking demand by hour of day for each of the land uses proposed by the Brookhurst Garden Commercial Complex development for weekdays and Saturday respectively. These hourly parking space demands were computed by multiplying

the hourly percentages times the City Parking Code demand for each land use. The hourly percentage information for the various land uses was taken from the SHARED PARKING study by the Urban Land Institute (ULI). The last column on the right shows the hourly cumulative parking demands for all single land uses combined. For weekdays, the maximum parking occurs at 7:00 P.M. and is 566 parking spaces. For Saturday, the maximum parking accumulation occurs at 7:00 P.M. and is 545 parking spaces.

TABLE A

CUMULATIVE WEEKDAY PARKING DEMAND BY HOUR FOR SINGLE LAND USES

HOUR OF DAY	Restaurant [City Code Demand = 384 ]		Retail [City Code Demand = 268 ]		Total Parking Spaces Needed For Combined Single Land uses
	Percent of City Code Demand	Parking Spaces Needed	Percent of City Code Demand	Parking Spaces Needed	
6 AM	0	0	0	0	0
7 AM	0	0	5	13.4	13.4
8 AM	5	19.2	15	40.2	59.4
9 AM	10	38.4	33	88.44	126.84
10 AM	20	76.8	50	134	210.8
11 AM	30	115.2	65	174.2	289.4
Noon	50	192	85	227.8	419.8
1 PM	70	268.8	100	268	536.8
2 PM	60	230.4	95	254.6	485
3 PM	55	211.2	85	227.8	439
4 PM	50	192	73	195.64	387.64
5 PM	70	268.8	60	160.8	429.6
6 PM	90	345.6	62	166.16	511.76
7 PM	100	384	68	182.24	566.24●
8 PM	100	384	65	174.2	558.2
9 PM	100	384	50	134	518
10 PM	95	364.8	25	67	431.8
11 PM	80	307.2	8	21.44	328.64
Midnight	50	192	0	0	192

TABLE B

CUMULATIVE SATURDAY PARKING DEMAND BY HOUR FOR SINGLE LAND USES

HOUR OF DAY	Restaurant [City Code Demand = 384 ]		Retail [City Code Demand = 268 ]		Total Parking Spaces Needed For Combined Single Land uses
	Percent of City Code Demand	Parking Spaces Needed	Percent of City Code Demand	Parking Spaces Needed	
6 AM	0	0	0	0	0
7 AM	0	0	3	8.04	8.04
8 AM	3	11.52	10	26.8	38.32
9 AM	6	23.04	30	80.4	103.44
10 AM	8	30.72	45	120.6	151.32
11 AM	10	38.4	73	195.64	234.04
Noon	30	115.2	83	222.44	337.64
1 PM	45	172.8	95	254.6	427.4
2 PM	45	172.8	100	268	440.8
3 PM	45	172.8	100	268	440.8
4 PM	45	172.8	90	241.2	414
5 PM	60	230.4	75	201	431.4
6 PM	90	345.6	63	168.84	514.44
7 PM	100	384	60	160.8	544.8
8 PM	100	384	55	147.4	531.4
9 PM	100	384	40	107.2	491.2
10 PM	95	364.8	38	101.84	466.64
11 PM	85	326.4	20	53.6	380
Midnight	70	268.8	0	0	268.8

## 2. Attraction to Multiple Land Uses

Tables A and B of the preceding section provide an insight into the opportunity for sharing of parking due to different hours of peak activity exhibited by the various land uses within a mixed use development. Mixed use type of development further exhibits another potential opportunity for sharing of parking. The various land uses in a mixed use development are within walking distance of one another. This allows individuals to patronize more than one land use on a single auto trip but which requires only one parking space. Studies from ULI and other planning intitutes reveals that the prudent use of such shared parking between different land uses within a mixed use development project site has been shown to reduce parking requirements by as much as 40%, depending on the type, size and location of mixed use development. Using a conservative 10% reduction factor, the maximum parking required for the proposed Brookhurst Garden Commercial Complex is 510 (90% of 566) spaces. The project site plan provides for a total of 529 parking spaces which reflects a parking surplus of 19 spaces.

EXHIBITS

ICU AND LEVEL OF SERVICE WORKSHEETS

EXHIBIT 1

P.M. PEAK TRAFFIC HOUR (WORST CONDITION)  
 INTERSECTION CAPACITY UTILIZATION (ICU)  
 BROOKHURST STREET AND GARDEN GROVE BLVD

Movement	TRAFFIC LANE CAPACITY		TRAFFIC VOLUMES			VOLUME-TO-CAPACITY RATIO	
	No. of Lanes	Total Lane Capacity	Existing Traffic	Project Traffic	Project Plus Existing Traffic	Existing Traffic	Project Plus Existing Traffic
NL	2	2880	286	34	320	0.10	0.11
NT+NR	3	4800	1671	89	1760	0.35*	0.37*
SL	2	2880	143	41	184	0.05*	0.06*
ST+SR	3	4800	1308	71	1379	0.27	0.29
EL	1	1600	127	0	127	0.08	0.08
ET	2	3200	582	5	587	0.18*	0.18*
ER	1	1600	291	27	318	0.18	0.20
WL	1	1600	227	0	227	0.14*	0.14*
WT	2	3200	756	7	763	0.24	0.24
WR	1	1600	207	51	258	0.13	0.16

Yellow Clearance      0.10\*      0.10\*  
 Intersection ICU      0.82      0.85  
 Level of Service      D      D

\* Denotes critical volume to capacity ratio utilized to determine intersection ICU.

EXHIBIT 2

P.M. PEAK TRAFFIC HOUR (WORST CONDITION)

INTERSECTION CAPACITY UTILIZATION (ICU)

BROOKHURST STREET AND STANFORD AVENUE

Movement	TRAFFIC LANE CAPACITY		TRAFFIC VOLUMES			VOLUME-TO-CAPACITY RATIO	
	No. of Lanes	Total Lane Capacity	Existing Traffic	Project Traffic	Project Plus Existing Traffic	Existing Traffic	Project Plus Existing Traffic
NL	1	1600	46	0	46	0.03	0.03
NT+NR	3	4800	1862	11	1873	0.39*	0.39*
SL	1	1600	89	0	89	0.06*	0.06*
ST+SR	3	4800	1399	0	1399	0.29	0.29
ET+ER	1	1600	84	0	84	0.05	0.05
EL	1	1600	14	65	79	0.01*	0.05*
WL	1	1600	120	14	134	0.08	0.08
WT+WR	1	1600	306	0	306	0.19*	0.19*

Yellow Clearance 0.10\* 0.10\*

Intersection ICU 0.74 0.79

Level of Service C C

\* Denotes critical volume to capacity ratio utilized to determine intersection ICU.



EXHIBIT 3

P.M. PEAK TRAFFIC HOUR (WORST CONDITION)

INTERSECTION CAPACITY UTILIZATION (ICU)

GARDEN GROVE BLVD AND BROOKHURST WAY/KERRY STREET

Movement	TRAFFIC LANE CAPACITY		TRAFFIC VOLUMES			VOLUME-TO-CAPACITY RATIO	
	No. of Lanes	Total Lane Capacity	Existing Traffic	Project Traffic	Project Plus Existing Traffic	Existing Traffic	Project Plus Existing Traffic
NL+NT+NR	1	1600	154	0	154	0.10	0.10
SL+ST+SR	1	1600	286	60	346	0.18*	0.22*
EL	1	1600	75	34	109	0.05*	0.07*
ET+ER	2	3200	814	0	814	0.26	0.26
WL	1	1600	37	0	37	0.03	0.03
WT+WR	2	3200	952	41	993	0.30*	0.31*

Yellow Clearance 0.10\* 0.10\*

Intersection ICU 0.63 0.70

Level of Service B B

\* Denotes critical volume to capacity ratio utilized to determine intersection ICU.

APPENDIX A  
TRAFFIC VOLUME DATA

PEAK HOUR TRAFFIC TURNING COUNT

DATE: 2-3-88 TIME: 4:45 Pm - 5:45 Pm

NORTH-SOUTH LEG: Brookhurst Street  
EAST-WEST LEGS: Garden Grove Blvd

NORTH



Brookhurst Street

TOTAL	53	1255	143
1st	19	275	36
2nd	11	353	38
3rd	10	330	35
4th	13	297	34



Garden Grove

1st 2nd 3rd 4th Total

	51	55	48	53	207
←	155	178	194	229	756
	49	59	63	56	227



Garden Grove

Total 1st 2nd 3rd 4th

127	30	26	42	29
582	148	130	157	147
291	71	69	69	82



1st	70	384	45
2nd	66	346	48
3rd	61	360	47
4th	89	391	50
Total	286	1481	190

Brookhurst Street

PEAK HOUR TRAFFIC TURNING COUNT

DATE: 2-4-88 TIME: 4:45 Pm - 5:45 Pm

NORTH-SOUTH LEG: Brookhurst Street  
EAST-WEST LEGS: Stanford Avenue

NORTH



Brookhurst Street

TOTAL	4	1395	89
1st	1	351	22
2nd	1	331	28
3rd	2	401	18
4th	0	312	21

←-                      v                      ->

Stanford

	1st	2nd	3rd	4th	Total
^	40	58	28	24	150
←---	37	44	40	35	156
-	21	43	26	30	120

v

Stanford

Total	1st	2nd	3rd	4th
14	5	5	1	3
61	13	16	22	10
23	5	7	6	5

v

	1st	2nd	3rd	4th	Total
1st	14	441	32		
2nd	11	447	37		
3rd	9	445	39		
4th	12	380	41		
Total	46	1713	149		

←--                      ^                      -->

Brookhurst Street

PEAK HOUR TRAFFIC TURNING COUNT

DATE: 1-27-88 TIME: 4:00 Pm - 5:00 Pm

NORTH-SOUTH LEG: Brookhurst Way  
EAST-WEST LEGS: Stanford

NORTH



Brookhurst Way

TOTAL	16	203	1
1st	4	54	0
2nd	5	51	0
3rd	3	44	0
4th	4	54	1



Stanford

1st 2nd 3rd 4th Total

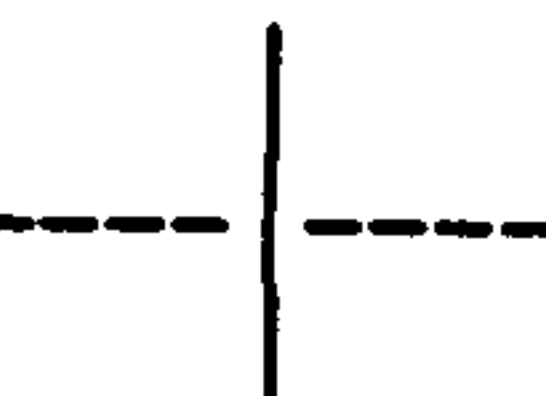
1	0	0	1	2
21	21	25	23	90
13	10	11	19	53



Stanford

Total 1st 2nd 3rd 4th

3	0	2	1	0
46	14	11	10	11
14	5	2	4	3



1st	6	20	10
2nd	5	20	15
3rd	7	17	8
4th	9	25	13
Total	27	82	46

Brookhurst Way

PEAK HOUR TRAFFIC TURNING COUNT

DATE: 1-27-88 TIME: 5:00 Pm - 6:00 Pm

NORTH-SOUTH LEG: Brookhurst Way  
EAST-WEST LEGS: Stanford

NORTH



Brookhurst Way

TOTAL	16	233	0
1st	4	54	0
2nd	5	62	0
3rd	4	56	0
4th	3	61	0

<--                      v                      -->

Stanford

	1st	2nd	3rd	4th	Total
^	0	2	2	0	4
<---	38	18	17	19	92
---	20	11	7	8	46

^                      v

Stanford

Total	1st	2nd	3rd	4th
1	0	0	0	1
50	13	12	15	10
11	2	3	1	5

^                      v



1st	7	24	19
2nd	3	24	11
3rd	6	30	7
4th	7	31	11
Total	23	109	48

<--                      ^                      -->

Brookhurst Way

Machine Traffic Count for TRAFFIC SAFETY ENG.- BROOKHURST/G.G. BLVD.

Location . . . BROOKHURST S/O GARDEN GROVE BLVD.  
GARDEN GROVE

Count Began . . . WEDNESDAY 1/27/88 at 12:00 AM

Abnormal Conditions - None

SUMMARY

Direction	24-Hour Volume	AM Peak Hour Began	AM Peak Hour Volume	PM Peak Hour Began	PM Peak Hour Volume
NORTH-BD	17,435	11:45	1,133	4:00	1,496
SOUTH-BD	31,401	7:00	2,210	5:00	2,438
TOTAL	48,836	7:15	3,272	5:00	3,920

PERIOD BEGAN	AM			TOTAL	PM		
	NORTH-BD 15' HOUR	SOUTH-BD 15' HOUR	TOTAL 15' HOUR		NORTH-BD 15' HOUR	SOUTH-BD 15' HOUR	TOTAL 15' HOUR
12:00	28 131	60 246	88 377	267 1145	481 1878	748 3023*	
12:15	33 127	76 230	109 357	301 1157	458 1822	759 2979	
12:30	38 114	65 197	103 311	294 1108	457 1793	751 2901	
12:45	32 90	45 151	77 241	283 1061	482 1767	765 2828	
1:00	24 74	44 146	68 220	279 1062	425 1723	704 2785	
1:15	20 67	43 148	63 215	252 1067	429 1821	681 2888	
1:30	14 61	19 138	33 199	247 1107	431 1845	678 2952	
1:45	16 62	40 151	56 213	284 1118	438 1937	722 3055	
2:00	17 57	46 136	63 193	284 1174	523 2000	807 3174*	
2:15	14 50	33 108	47 158	292 1188	453 1979	745 3167	
2:30	15 42	32 100	47 142	258 1220	523 2030	781 3250	
2:45	11 30	25 88	36 118	340 1280	501 2008	841 3288	
3:00	10 26	18 87	28 113	298 1299	502 1998	800 3297*	
3:15	6 28	25 105	31 133	324 1375	504 2081	828 3456	
3:30	3 27	20 138	23 165	318 1434	501 2102	819 3536	
3:45	7 35	24 183	31 218	359 1490	491 2183	850 3673	
4:00	12 45	36 213	48 258	374 1496	585 2192	959 3688*	
4:15	5 56	58 287	63 343	383 1476	525 2289	908 3765	
4:30	11 84	65 373	76 457	374 1462	582 2344	956 3806	
4:45	17 118	54 550	71 668	365 1441	500 2347	865 3788	
5:00	23 160	110 720	133 880	354 1482	682 2438	1036 3920*	
5:15	33 208	144 915	177 1123	369 1459	580 2276	949 3735	
5:30	45 288	242 1091	287 1379	353 1450	585 2175	938 3625	
5:45	59 373	224 1335	283 1708	406 1398	591 2112	997 3510	
6:00	71 488	305 1541	376 2029	331 1291	520 1951	851 3242*	
6:15	113 586	320 1712	433 2298	360 1221	479 1867	839 3088	
6:30	130 712	486 1971	616 2683	301 1130	522 1762	823 2892	
6:45	174 851	430 2058	604 2909	299 1069	430 1568	729 2637	
7:00	169 1003	476 2210	645 3213*	261 951	436 1478	697 2429	
7:15	239 1089	579 2183	818 3272	269 861	374 1390	643 2251	
7:30	269 1117	573 2115	842 3232	240 741	328 1329	568 2070	
7:45	326 1083	582 1951	908 3034	181 625	340 1319	521 1944	
8:00	255 982	449 1825	704 2807	171 604	348 1268	519 1872	
8:15	267 956	511 1770	778 2726	149 586	313 1232	462 1818	
8:30	235 888	409 1672	644 2560	124 611	318 1194	442 1805	
8:45	225 883	456 1654	681 2537	160 604	289 1159	449 1763	
9:00	229 865	394 1607	623 2472	153 578	312 1105	465 1683	
9:15	199 849	413 1617	612 2466	174 537	275 1003	449 1540	
9:30	230 873	391 1585	621 2458	117 471	283 923	400 1394	
9:45	207 839	409 1634	616 2473	134 439	235 784	369 1223	
10:00	213 862	404 1669	617 2531	112 400	210 669	322 1069	
10:15	223 901	381 1686	604 2587	108 358	195 589	303 947	
10:30	196 947	440 1762	636 2709	85 301	144 498	229 799	
10:45	230 991	444 1802	674 2793	95 273	120 469	215 742	
11:00	252 1032	421 1835	673 2867*	70 228	130 466	200 694	
11:15	269 1047	457 1895	726 2942	51 186	104 396	155 582	
11:30	240 1079	480 1896	720 2975	57 168	115 368	172 536	
11:45	271 1133	477 1873	748 3006	50 149	117 318	167 467	

LDC

WEDNESDAY 1/27/88

K-952

B:K-952-2.DAT

BROOKHURST S/O GARDEN GROVE BLVD.

Machine Traffic Count for TRAFFIC SAFETY ENG.-BROOKHURST/G.G. BLVD.

Location . . . GARDEN GROVE BLVD. E/O GILBERT STREET  
GARDEN GROVE

Count Began . . . WEDNESDAY 1/27/88 at 12:00 AM

Abnormal Conditions - None

SUMMARY

Direction	24-Hour Volume	AM Peak Hour Began Volume		PM Peak Hour Began Volume	
EAST-BD	12,723	7:30	816	5:00	1,135
WEST-BD	12,408	11:45	843	5:15	1,141
TOTAL	25,131	11:45	1,619	5:00	2,262

PERIOD BEGAN	AM EAST-BD		WEST-BD		TOTAL		AM EAST-BD		WEST-BD		TOTAL		PM	
	15'	HOUR	15'	HOUR	15'	HOUR	15'	HOUR	15'	HOUR	15'	HOUR	15'	HOUR
12:00	36	141	51	160	87	301	159	792	234	852	393	1644*		
12:15	26	141	41	141	67	282	219	833	208	800	427	1633		
12:30	45	136	35	123	80	259	206	826	182	799	388	1625		
12:45	34	108	33	120	67	228	208	820	228	815	436	1635		
1:00	36	113	32	113	68	226	200	908	182	824	382	1732*		
1:15	21	102	23	114	44	216	212	911	207	863	419	1774		
1:30	17	102	32	122	49	224	200	887	198	847	398	1734		
1:45	39	107	26	112	65	219	296	932	237	859	533	1791		
2:00	25	80	33	107	58	187	203	837	221	827	424	1664*		
2:15	21	67	31	91	52	158	188	860	191	829	379	1689		
2:30	22	53	22	72	44	125	245	901	210	885	455	1786		
2:45	12	43	21	62	33	105	201	880	205	903	406	1783		
3:00	12	48	17	54	29	102	226	909	223	924	449	1833*		
3:15	7	44	12	52	19	96	229	915	247	912	476	1827		
3:30	12	47	12	52	24	99	224	931	228	906	452	1837		
3:45	17	46	13	53	30	99	230	966	226	881	456	1847		
4:00	8	40	15	55	23	95	232	923	211	905	443	1828*		
4:15	10	42	12	55	22	97	245	998	241	938	486	1936		
4:30	11	61	13	61	24	122	259	1130	203	1005	462	2135		
4:45	11	71	15	77	26	148	187	1058	250	1111	437	2169		
5:00	10	91	15	99	25	190	307	1135	244	1127	551	2262*		
5:15	29	107	18	120	47	227	377	1089	308	1141	685	2230		
5:30	21	140	29	153	50	293	187	918	309	1070	496	1988		
5:45	31	204	37	175	68	379	264	933	266	981	530	1914		
6:00	26	274	36	219	62	493	261	872	258	896	519	1768*		
6:15	62	367	51	245	113	612	206	801	237	818	443	1619		
6:30	85	492	51	268	136	760	202	754	220	759	422	1513		
6:45	101	620	81	312	182	932	203	708	181	699	384	1407		
7:00	119	727	62	354	181	1081	190	687	180	698	370	1385		
7:15	187	799	74	412	261	1211	159	644	178	684	337	1328		
7:30	213	816	95	466	308	1282	156	612	160	640	316	1252		
7:45	208	773	123	512	331	1285	182	590	180	613	362	1203		
8:00	191	724	120	498	311	1222	147	537	166	579	313	1116		
8:15	204	684	128	498	332	1182	127	509	134	590	261	1099		
8:30	170	616	141	525	311	1141	134	502	133	612	267	1114		
8:45	159	611	109	505	268	1116	129	466	146	613	275	1079		
9:00	151	591	120	533	271	1124	119	435	177	582	296	1017		
9:15	136	589	155	556	291	1145	120	401	156	527	276	928		
9:30	165	602	121	550	286	1152	98	353	134	483	232	836		
9:45	139	611	137	577	276	1188	98	305	115	427	213	732		
10:00	149	637	143	590	292	1227	85	279	122	395	207	674		
10:15	149	673	149	611	298	1284	72	262	112	350	184	612		
10:30	174	685	148	656	322	1341	50	243	78	307	128	550		
10:45	165	698	150	687	315	1385	72	246	83	288	155	534		
11:00	185	725	164	756	349	1481*	68	218	77	261	145	479		
11:15	161	699	194	826	355	1525	53	150	69	235	122	385		
11:30	187	757	179	840	366	1597	53	97	59	207	112	304		
11:45	192	776	219	843	411	1619	44	44	56	183	100	227		

LDC

WEDNESDAY 1/27/88

K-952

B:K-952-3.DAT

GARDEN GROVE BLVD. E/O GILBERT STREET



Machine Traffic Count for TRAFFIC SAFETY ENG.-BROOKHURST/G.G. BLVD.

Location . . . BROOKHURST WAY BETWEEN G.G.BLVD. & STANFORD GARDEN GROVE

Count Began . . . WEDNESDAY 1/27/88 at 12:00 AM

Abnormal Conditions - None

SUMMARY		24-Hour Volume		AM Peak Hour Began Volume		PM Peak Hour Began Volume	
Direction							
NORTH-BD		2,032		11:30 127		4:45 190	
SOUTH-BD		3,440		11:15 237		2:45 359	
TOTAL		5,472		11:30 362		4:45 511	

PERIOD BEGAN	AM NORTH-BD 15' HOUR		SOUTH-BD 15' HOUR		TOTAL 15' HOUR		AM NORTH-BD 15' HOUR		SOUTH-BD 15' HOUR		TOTAL 15' HOUR		PM NORTH-BD 15' HOUR		SOUTH-BD 15' HOUR		TOTAL 15' HOUR	
	12:00	7	19	7	19	14	38	39	127	70	233	109	360*					
12:15	3	12	5	14	8	26	33	130	49	219	82	349						
12:30	3	11	6	12	9	23	23	129	58	214	81	343						
12:45	6	9	1	8	7	17	32	136	56	200	88	336						
1:00	0	7	2	8	2	15	42	134	56	189	98	323*						
1:15	2	9	3	9	5	18	32	127	44	180	76	307						
1:30	1	7	2	7	3	14	30	115	44	185	74	300						
1:45	4	7	1	9	5	16	30	113	45	193	75	306						
2:00	2	5	3	10	5	15	35	124	47	297	82	421*						
2:15	0	4	1	7	1	11	20	116	49	320	69	436						
2:30	1	5	4	8	5	13	28	124	52	344	80	468						
2:45	2	5	2	4	4	9	41	137	149	359	190	496						
3:00	1	5	0	6	1	11	27	148	70	277	97	425*						
3:15	1	4	2	7	3	11	28	157	73	261	101	418						
3:30	1	3	0	5	1	8	41	171	67	257	108	428						
3:45	2	2	4	11	6	13	52	162	67	271	119	433						
4:00	0	2	1	10	1	12	36	150	54	278	90	428*						
4:15	0	4	0	12	0	16	42	167	69	322	111	489						
4:30	0	5	6	24	6	29	32	172	81	328	113	500						
4:45	2	11	3	27	5	38	40	190	74	321	114	511						
5:00	2	10	3	29	5	39	53	182	98	322	151	504*						
5:15	1	18	12	35	13	53	47	176	75	292	122	468						
5:30	6	26	9	32	15	58	50	172	74	289	124	461						
5:45	1	43	5	40	6	83	32	161	75	259	107	420						
6:00	10	63	9	62	19	125	47	161	68	246	115	407*						
6:15	9	66	9	84	18	150	43	148	72	221	115	369						
6:30	23	81	17	101	40	182	39	140	44	188	83	328						
6:45	21	88	27	120	48	208	32	124	62	186	94	310						
7:00	13	94	31	149	44	243	34	113	43	163	77	276						
7:15	24	115	26	169	50	284	35	106	39	140	74	246						
7:30	30	117	36	198	66	315	23	87	42	147	65	234						
7:45	27	123	56	205	83	328	21	84	39	125	60	209						
8:00	34	123	51	201	85	324*	27	85	20	122	47	207						
8:15	26	117	55	220	81	337	16	83	46	126	62	209						
8:30	36	113	43	209	79	322	20	83	20	117	40	200						
8:45	27	104	52	215	79	319	22	77	36	119	58	196						
9:00	28	103	70	206	98	309	25	68	24	113	49	181						
9:15	22	104	44	162	66	266	16	63	37	104	53	167						
9:30	27	99	49	169	76	268	14	67	22	84	36	151						
9:45	26	104	43	177	69	281	13	73	30	81	43	154						
10:00	29	106	26	181	55	287	20	78	15	63	35	141						
10:15	17	100	51	204	68	304	20	58	17	58	37	116						
10:30	32	111	57	204	89	315	20	45	19	48	39	93						
10:45	28	106	47	213	75	319	18	32	12	34	30	66						
11:00	23	106	49	216	72	322	0	19	10	40	10	59						
11:15	28	122	51	237	79	359	7	19	7	30	14	49						
11:30	27	127	66	235	93	362	7	12	5	23	12	35						
11:45	28	123	50	227	78	350	5	5	18	18	23	23						

LDC

B:K-952-1.DAT

WEDNESDAY 1/27/88

BROOKHURST WAY BETWEEN G.G.BLVD. & STANFORD

K-952

Machine Traffic Count for TRAFFIC SAFETY ENGINEERS

Location . . . STANFORD AVENUE AT BROOKHURST WAY  
GARDEN GROVE

Count Began . . . WEDNESDAY 2/10/88 at 12:00 AM

Abnormal Conditions - None

SUMMARY

Direction	24-Hour Volume	AM Peak Hour Began	AM Peak Hour Volume	PM Peak Hour Began	PM Peak Hour Volume
EAST-BD	1,265	7:30	139	4:15	110
WEST-BD	1,464	11:30	109	4:45	168
TOTAL	2,729	7:45	228	4:45	275

PERIOD BEGAN	AM EAST-BD		WEST-BD		TOTAL		AM		PM		TOTAL		PM	
	15'	HOUR	15'	HOUR	15'	HOUR	15'	HOUR	15'	HOUR	15'	HOUR	15'	HOUR
12:00	1	8	7	12	8	20	7	61	27	100	34	161		
12:15	2	8	1	5	3	13	22	68	24	99	46	167		
12:30	2	6	3	8	5	14	17	70	23	96	40	166		
12:45	3	4	1	7	4	11	15	75	26	104	41	179		
1:00	1	1	0	6	1	7	14	77	26	97	40	174*		
1:15	0	3	4	6	4	9	24	82	21	88	45	170		
1:30	0	4	2	3	2	7	22	80	31	89	53	169		
1:45	0	5	0	2	0	7	17	74	19	82	36	156		
2:00	3	5	0	2	3	7	19	87	17	93	36	180*		
2:15	1	2	1	3	2	5	22	88	22	107	44	195		
2:30	1	1	1	3	2	4	16	91	24	109	40	200		
2:45	0	1	0	3	0	4	30	101	30	120	60	221		
3:00	0	1	1	4	1	5	20	90	31	118	51	208*		
3:15	0	1	1	3	1	4	25	94	24	122	49	216		
3:30	1	2	1	3	2	5	26	97	35	125	61	222		
3:45	0	2	1	2	1	4	19	83	28	123	47	206		
4:00	0	3	0	1	0	4	24	108	35	122	59	230*		
4:15	1	7	1	2	2	9	28	110	27	140	55	250		
4:30	1	14	0	3	1	17	12	100	33	157	45	257		
4:45	1	17	0	4	1	21	44	107	27	168	71	275		
5:00	4	23	1	9	5	32	26	81	53	167	79	248*		
5:15	8	25	2	13	10	38	18	74	44	145	62	219		
5:30	4	26	1	13	5	39	19	72	44	121	63	193		
5:45	7	44	5	19	12	63	18	68	26	98	44	166		
6:00	6	54	5	33	11	87	19	72	31	91	50	163		
6:15	9	66	2	37	11	103	16	71	20	87	36	158		
6:30	22	80	7	47	29	127	15	76	21	83	36	159		
6:45	17	92	19	57	36	149	22	77	19	74	41	151		
7:00	18	123	9	63	27	186*	18	65	27	69	45	134		
7:15	23	134	12	76	35	210	21	53	16	51	37	104		
7:30	34	139	17	83	51	222	16	44	12	52	28	96		
7:45	48	135	25	93	73	228	10	40	14	49	24	89		
8:00	29	114	22	86	51	200*	6	38	9	45	15	83		
8:15	28	105	19	85	47	190	12	36	17	48	29	84		
8:30	30	89	27	86	57	175	12	35	9	46	21	81		
8:45	27	81	18	77	45	158	8	33	10	49	18	82		
9:00	20	71	21	84	41	155	4	32	12	51	16	83		
9:15	12	65	20	78	32	143	11	33	15	45	26	78		
9:30	22	76	18	73	40	149	10	30	12	39	22	69		
9:45	17	66	25	74	42	140	7	25	12	33	19	58		
10:00	14	64	15	67	29	131	5	22	6	32	11	54		
10:15	23	60	15	78	38	138	8	17	9	27	17	44		
10:30	12	54	19	84	31	138	5	10	6	19	11	29		
10:45	15	58	18	91	33	149	4	7	11	15	15	22		
11:00	10	61	26	105	36	166*	0	4	1	7	1	11		
11:15	17	58	21	106	38	164	1	5	1	13	2	18		
11:30	16	63	26	109	42	172	2	6	2	13	4	19		
11:45	18	64	32	106	50	170	1	6	3	14	4	20		

LB

WEDNESDAY 2/10/88

K956-1

B:K956-1.DAT

STANFORD AVENUE AT BROOKHURST WAY

APPENDIX B  
TRAFFIC SIGNAL WARRANT ANALYSIS



**(EXISTING PLUS PROJECT TRAFFIC)  
TRAFFIC SIGNAL WARRANTS SHEET**

URBAN   X   LOCATION BROOKHURST WAY & STANFORD  
 RURAL \_\_\_\_\_ DATE 4-15-88

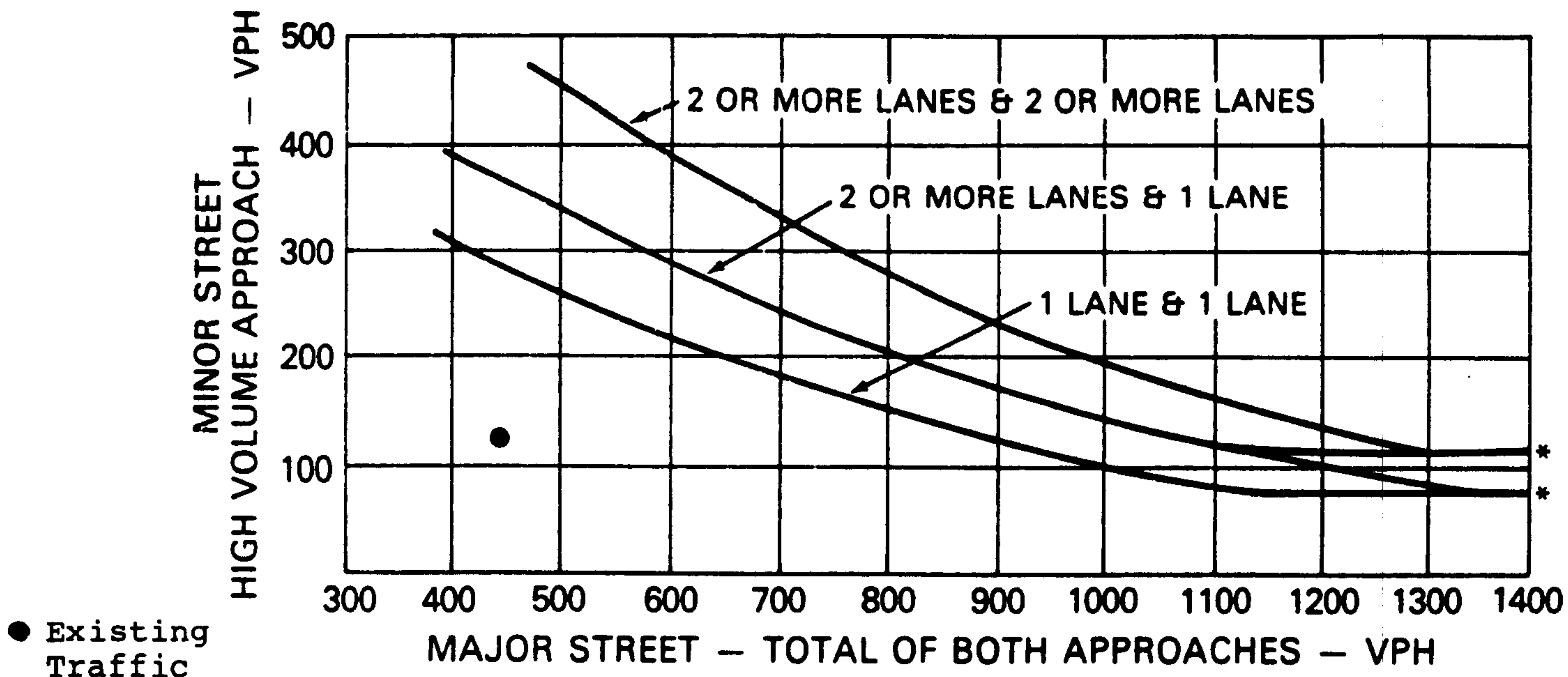
					MINIMUM REQUIREMENTS			
					URBAN		RURAL	
<b>1. MINIMUM VEHICULAR VOLUME</b>	Satisfied _____		Not Satisfied <u>  X  </u>					
Vehicle volume entering intersection during the eighth highest traffic volume hour of an average day:								
	No. of Approach Lanes		Major Street	Minor Street	Major	Minor	Major	Minor
	Major	Minor	(Both Directions)	(One Direction)				
	1	1	<u>440</u>	<u>110</u>	<u>500</u>	<u>150</u>	350	105
	2 or more	1	_____	_____	600	150	420	105
	2 or more	2 or more	_____	_____	600	200	420	140
	1	2 or more	_____	_____	500	200	350	140
<b>2. INTERRUPTION OF CONTINUOUS TRAFFIC</b>	Satisfied _____		Not Satisfied <u>  X  </u>					
Vehicle volume entering intersection during the eighth highest traffic volume hour of an average day:								
	No. of Approach Lanes		Major Street	Minor Street				
	Major	Minor	(Both Directions)	(One Direction)				
	1	1	<u>440</u>	<u>110</u>	<u>750</u>	<u>75</u>	525	53
	2 or more	1	_____	_____	900	75	630	53
	2 or more	2 or more	_____	_____	900	100	630	70
	1	2 or more	_____	_____	750	100	525	70
<b>3. MINIMUM PEDESTRIAN VOLUME</b>	Satisfied _____		Not Satisfied <u>  X  </u>					
a. Pedestrian volume crossing the major street on the highest volume crosswalk during the eighth highest pedestrian volume hour of an average day: <u>less than 10%</u>								
					150		105	
b. Minimum hourly traffic volume entering intersection on the major street (total of both directions) during the eight highest pedestrian volume hours of an average day: <u>440</u>								
					600		420	
					or 1000*		or 700*	
<b>4. SCHOOL CROSSING</b>	Satisfied _____		Not Satisfied <u>  X  </u>					
Average number of adequate gaps per minute in traffic stream during the period when the children are using the crossing: _____								
					NOT APPLICABLE			
							1	1
<b>5. PROGRESSIVE MOVEMENT</b>	Satisfied _____		Not Satisfied <u>  X  </u>					
A traffic signal is required to provide vehicle platooning and speed control within a system of traffic signals. <u>LESS THAN 200 FEET FROM NEAREST SIGNAL</u>								
					-		-	
<b>6. ACCIDENT EXPERIENCE</b>	Satisfied _____		Not Satisfied <u>  X  </u>					
a. Number of accidents in 12-month period susceptible of correction by traffic signal control: <u>0</u>								
					5		5	
b. Percentage of compliance with the requirements of Warrant No. 1, or Warrant No. 2, or Warrant No. 3: _____ % Warrant No. _____								
					80		80	
<b>7. SYSTEMS WARRANT</b>	Satisfied _____		Not Satisfied <u>  X  </u>					
a. Number of major routes at intersection: <u>1</u>								
					2		2	
b. Total entering volume of vehicles during average weekday peak hour or each of five hours of a Saturday and/or Sunday: <u>550</u>								
					800		800	
<b>8. COMBINATION OF WARRANTS</b>	Satisfied _____		Not Satisfied _____					
Warrants fulfilled eighty percent or more of								
	<u>84%</u>	<u>67%</u>	<u>6%</u>					
	No. 1	No. 2	No. 3		2		2	

WARRANT 2, FOUR HOUR VOLUMES:      Satisfied   X   Not Satisfied

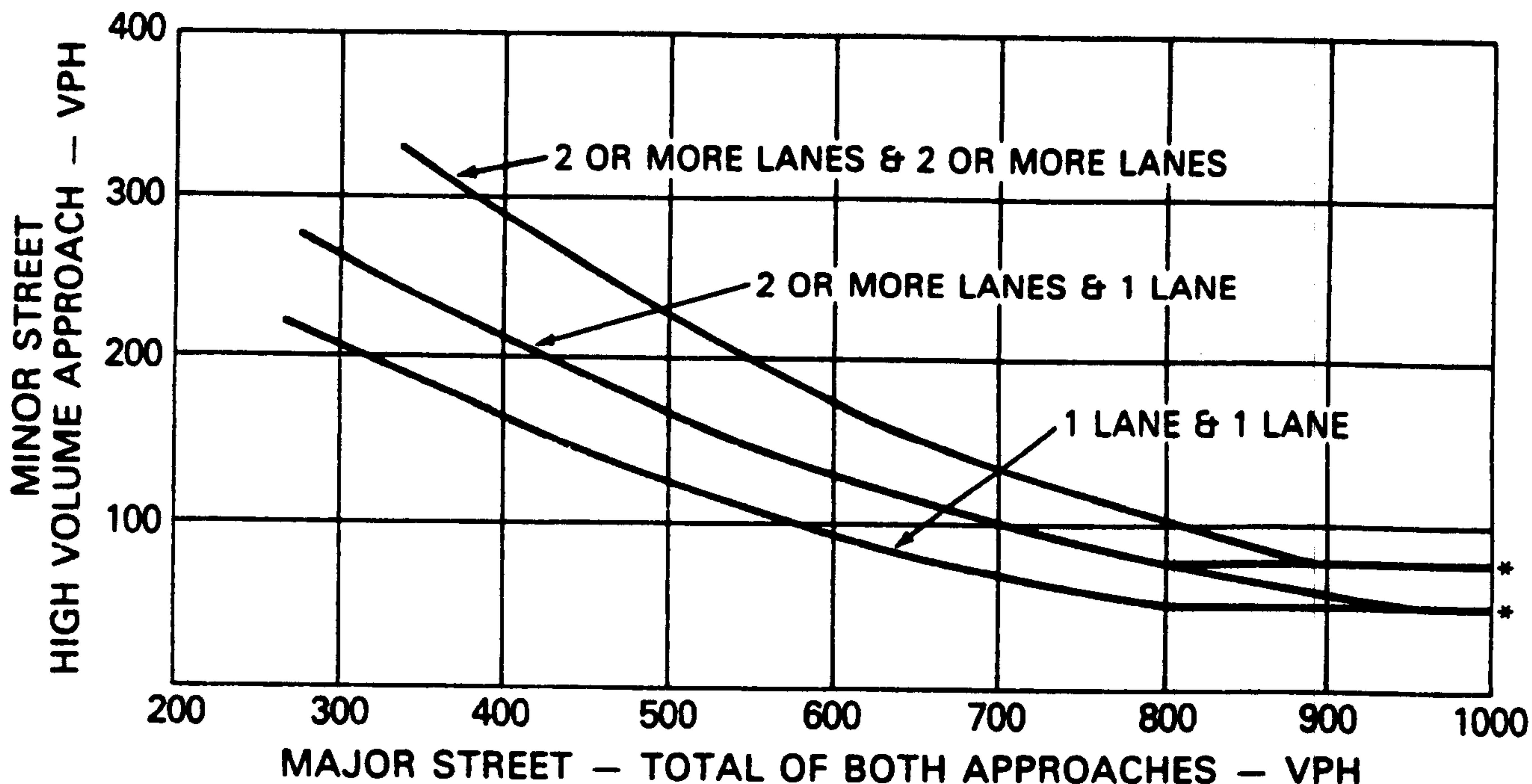
The Four Hour Volume Warrant is satisfied when the plotted point representing the vehicles per hour for any four hours of an average day fall above the curve shown below (Figure 4-7). The Four Hour Volume for the major street is the total volume for both approaches and the corresponding Four Hour Volume for the minor street is the highest volume of the minor street approaches (in one direction only).

When the 85th percentile speed of the major street traffic exceeds 40 mph or when the intersection lies within a built-up area of an isolated community having a population of less than 10,000, the four hour volumes described above should be plotted on Figure 4-8 below.

**FIGURE 4-7. FOUR HOUR VOLUME WARRANT**



**FIGURE 4-8. FOUR HOUR VOLUME WARRANT**  
(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)

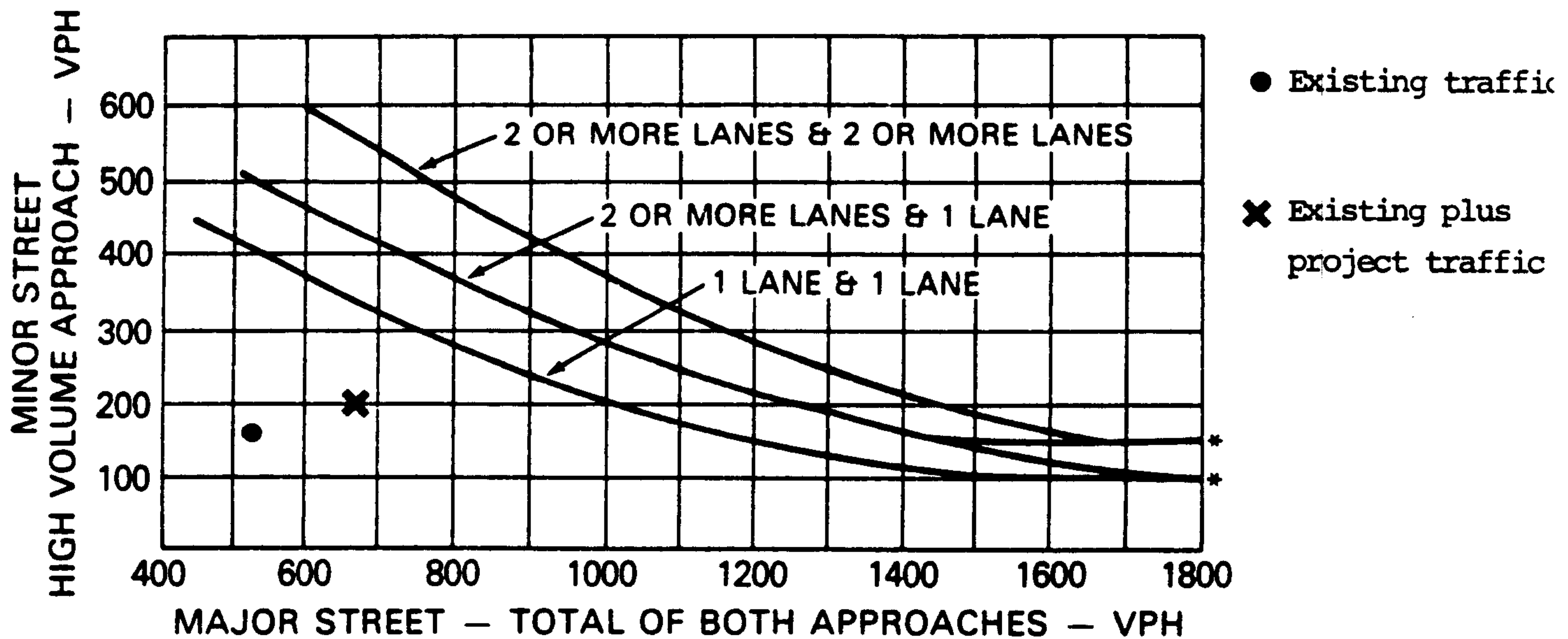


WARRANT 11, PEAK HOUR VOLUME: \_\_\_\_\_ Satisfied  X  Not Satisfied

The Peak Hour Volume Warrant is satisfied when the plotted point representing the peak hour volume (in vph) on the major street and the corresponding peak hour volume (in vph) for the minor street for an average day fall above the curve shown below (Figure 4-5). The Peak Hour Volume for the major street is the total volume for both approaches for one hour (any four consecutive fifteen minute periods) and the corresponding Peak Hour Volume for the minor street is the highest volume of the minor street approaches (in one direction only).

When the 85th percentile speed of the major street traffic exceeds 40 mph or when the intersection lies within a built-up area of an isolated community having a population of less than 10,000, the Peak Hour Volumes described above should be plotted on Figure 4-6 below.

**FIGURE 4-5. PEAK HOUR VOLUME WARRANT**



**FIGURE 4-6. PEAK HOUR VOLUME WARRANT**

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)

