

EXHIBIT "A"

Site Plan No. SP-048-2018

CONDITIONS OF APPROVAL

General Conditions

1. The owner of both properties shall execute, and the applicant shall record against the property, a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required prior to issuance of building permits.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, AMG & Associates, the developer of the project, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Any changes to the Conditions of Approval require approval by the Planning Commission.
3. Approval of this Site Plan shall be contingent upon the approval of General Plan Amendment No. GPA-001-2018 and Planned Unit Development PUD No. PUD-008-2018, by the Garden Grove City Council and 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.
4. Minor modifications to the Site Plan and/or these Conditions of Approval may be approved by the Community & Economic Development Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Community & Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.
6. The approved site plan, floor plan, and building design including colors and materials, are an integral part of the decision approving this Site Plan. There shall be no change to these approved plans without the approval of the Community & Economic Development Department. Minor modifications to the Site Plan and/or these Conditions of Approval may be approved by the Community & Economic Development Director, at his or her discretion.

Proposed modifications to the project and/or these Conditions of Approval determined by the Community & Economic Development Director not to be minor in nature, shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body. The City hearing body may add language that certain modifications require approval of new and/or amended land use entitlements by the applicable City hearing body.

7. The developer of the site shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community & Economic Development Department for review and approval prior to Building Division Plan Check. The project shall also be subject to the following:
 - a. Utility equipment above ground (e.g., electrical, gas, telephone, cable TV) shall not be located in the street setbacks or within the common areas and shall be screened to the satisfaction of the Community & Economic Development Department.
 - b. No roof-mounted mechanical equipment shall be permitted, unless a method of screening complementary to the architecture of the building is approved by the Community & Economic Development Department prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
 - c. All ground or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
 - d. No exterior piping, plumbing, roof top access ladders, or mechanical ductwork shall be permitted on any exterior façade and/or visible from any public right-of-way or adjoining property.
8. All loading and unloading of vehicles shall occur on-site.
9. All mitigation measures identified in the subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program adopted for the Project (The Galleria Mixed-Use Project, Initial Study-Mitigated Negative Declaration) (the "subsequent Mitigated Negative Declaration") are incorporated herein by reference and shall be implemented as conditions of approval for this Project. The Mitigation Monitoring and Reporting Program adopted in conjunction with the Mitigated Negative Declaration shall be implemented during Project construction through Project completion.

Engineering Services Division

10. The applicant shall be subject to Traffic Mitigation Fees, In-Lieu Park Fees Drainage Facilities Fees, Water Assessment Fees, and other applicable

mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. The amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.

11. Street improvement plans prepared by a registered Civil Engineer are required. Garden Grove Boulevard existing median shall be modified per the approved traffic study and City Traffic Engineer's recommendations stated in these Conditions of Approval.
12. A separate street permit is required for work performed within the public right-of-way.
13. Grading plans prepared by a registered Civil Engineer are required. The grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30' outside the boundary, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan. Street improvement plan shall conform to all format and design requirements of the City Standard Drawings & Specifications.
14. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.
15. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer.
16. The two drive approaches to the site shall be constructed in accordance with Garden Grove Standard B-120.
17. All parking spaces that abut to sidewalks that are not elevated with a curb face to the stall, if any shall have wheel stops.
18. Prior to the issuance of the street improvements and grading permit, the applicant shall provide improvement bonds (Faithful Performance, Labor & Material and Monument Bond) acceptable to the City guaranteeing that all work constructed under said permits will be completed according to the approved plans, applicable laws, and in compliance with all terms specified in the permit(s). All bonds shall be in from satisfactory to the City Engineer, City Attorney, and City Finance Department (Risk Management). Alternate forms of security may be considered, solely in the discretion of the City Engineer and with the concurrence of the City Attorney and City Finance Department (Risk Management).

19. Prior to issuance of a grading permit, the applicant shall design overhead street lighting along the front of the development in a manner meeting the approval of the City's Lighting Administrator. Location of lighting poles shall be shown on the precise grading and street improvement plans.
20. An updated geotechnical study shall be required for the final WQMP. In the event, the scope of the project changes or expands, which would entail new ground disturbance on the site and possible modifications to the WQMP, an updated geotechnical study may be required at the time of construction.
21. The grading plan shall depict an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition.
22. In accordance with the Orange County Storm Water Program manual, the applicant and/or its contractors shall provide dumpsters on-site during construction unless an Encroachment Permit is obtained for placement of the dumpsters in the street.
23. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a Water Quality Management Plan that: Addresses Site Design BMPs based upon the geotechnical report recommendations and findings such as infiltration minimizing impervious areas, maximizing areas, creating reduced or "zero discharge" areas, and conserving natural areas
 - a. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP
 - b. Incorporates structural and Treatment Control BMPs as defined in the DAMP
 - c. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs
 - d. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs
 - e. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs
24. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications

- b. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP
 - c. Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site
 - d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs
25. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502 and state mandated commercial organic recycling law-AB 1826:
- a. Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash.
 - b. Provide solid roof or awning to prevent direct precipitation.
 - c. Connection of trash area drains to the municipal storm drain system is prohibited.
 - d. Potential conflicts with fire code and garbage hauling activities should be considered in implementing this source control.
 - e. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.
 - f. The trash shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures.
 - g. Pursuant to state mandated commercial organic recycling law-AB 1826, the applicant is required to coordinate storage and removal of the organics waste with local recycling/trash company.
26. The applicant and his contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal, relocation, or resetting, the Contractor shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and his contractor shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The Applicant and his

contractor shall be liable for, at his expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls.

27. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one acre or more of land, the applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for City review on request.
28. Any new or required block walls and/or retaining walls shall be shown on the grading plans. Cross sections shall show vertical and horizontal relations of improvements and property line. Block walls shall be designed in accordance to City standards or designed by a professional registered engineer. In addition, the following shall apply:
 - a. The color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division Prior to installation.
29. The applicant shall identify a temporary parking site(s) for construction crew and construction trailers office staff prior to issuance of a grading permit. No construction parking is allowed on local streets.
30. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a worksite traffic control plan, satisfactory to the City Traffic Engineer.
31. Heavy construction truck traffic and hauling trips should occur outside peak travel periods. Peak travel periods are considered to be from 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m.
32. Any required lane closures should occur outside of peak travel periods.
33. Construction vehicles should be parked off traveled roadways in a designated parking area.
34. Prior to issuance of a grading permit, the applicant shall provide a hydrological analysis with scaled map and calculations and hydraulic calculations to size storm drains per the Orange County RDMD standards. Parkway culverts shall be designed per Orange County standard plan 1309,

Type B. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.

35. The applicant shall remove substandard driveway approaches, curb and the existing landscape within sidewalk area along Garden Grove Boulevard and construct street frontage improvements as identified below. All landscape, sidewalk and lighting improvements installed within the public rights-of-way shall be maintained by the applicant in a manner meeting the approval of the City Engineer and Planning Division. A separate street improvement, striping and signal plans, shall be prepared for Garden Grove Boulevard and submitted to the engineering department for improvements within the City right of way.

Garden Grove Boulevard

- a. The applicant shall remove the existing sidewalk on Garden Grove Boulevard along the property frontage and construct an eight-foot sidewalk per City Standard Plan B-106.
- b. The two new driveway approaches to the site on Garden Grove Boulevard shall be constructed in accordance with City of Garden Grove Standard Plan B-120. Standard Plan B-120 calls for a minimum width of 30-feet for commercial and multi residential projects. A deviation to allow a driveway width less than 30 feet is permitted for westerly approach.
- c. New wheelchair ramps and landing shall be constructed per latest Caltrans Standard Plan A88A.
- d. Construct 8-inch curb and gutter replacing the driveway approaches along the property frontage at 42' from centerline in accordance with City Standard Plan B-113 (Type C-8 Modified).
- e. The applicant shall construct a traffic signal at the intersection of Garden Grove Boulevard and the project main entrance (the easterly driveway) in a manner meeting the approval of the City Traffic Engineer. The new traffic signal shall include protected left turn phasing and u-turns for eastbound and westbound movements on Garden Grove Boulevard. A striping plan is required as part of new signal design for the main entrance on Garden Grove Boulevard to facilitate the relocation of striping.
- f. The applicant shall establish an easement for traffic signal access and utilities behind the ultimate right of way at the project main entrance.
- g. Prior to occupancy, the applicant shall design and implement a "Signal Timing Coordination Plan" along Garden Grove Boulevard in a manner

meeting the approval of the City Traffic Engineer. Said plan shall amend the current coordination plan and address impacts from the new traffic signal required to facilitate the proposed project.

- h. The applicant shall design and reconstruct the median to the east of the project on Garden Grove Boulevard per City Standard B-112 (Type A-8) to extend the left-turn pocket serving the adjacent commercial development, the Festival Plaza, to the east to provide access to the main project entrance. Said improvements shall include a 160-foot west bound left-turn pocket. The reconstruction/extension of the raised median at the front of the adjacent commercial development to the east will restrict its access to right-turn in/right-turn out movements only on Garden Grove Boulevard rather than the full access previously planned.
- i. The applicant shall design and reconstruct median fronting the project on Garden Grove Boulevard per City Standard B-112 (Type A-8) to facilitate left-turn access to Phase V of Brookhurst Triangle project. Said improvements shall include a 100-foot eastbound left-turn pocket per Brookhurst Triangle's already approved traffic study. The reconstruction of the median fronting the Galleria project shall also include a left-in-only median opening per OCPW standard Plan 1118 to facilitate access to westerly driveway. Said improvements shall include a 75-foot westbound left-turn pocket with a 75-foot taper.
- j. The westerly drive approach on Garden Grove Boulevard shall restrict left-turn out.
- k. The applicant shall coordinate with the City's Street Lighting Administrator to relocate and upgrade the existing median street lights to LED on Garden Grove Boulevard.
- l. Applicant shall coordinate the location of all new water meters, backflow preventers and backflow devices to be placed in sidewalk/landscape area on Garden Grove Boulevard with Planning Division and Water Division.
- m. Any proposed new landscaping in public right of way shall be approved by Planning Division and maintained by the owner.

Environmental Services/Streets Division

- 36. The applicant shall use Republic Services for all construction demolition and debris processing.
- 37. The applicant shall comply with the anti-graffiti ordinance throughout the project as a "Best Management Practice" to mitigate vandalism. Graffiti shall be removed from the entire site including signage, traffic controls, etc. The

applicant shall remove all USA utility markings upon completion of the project and employ setbacks and plantings as a pro-active future deterrence.

Public Works Water Services Division

38. The applicant shall provide the Garden Grove Sanitary District with the projected discharge flows from both the commercial and the 400 HDR units.

Water

39. New water meter and service installations shall be installed by the owner's/developer's contractor per current City Standards and Specifications. Water meters shall be located within the City right-of-way.
40. A 10" fire service line with an 8" Double Check Detector Assembly (DCDA) and 2 fire hydrants have been installed. The DCDA and fire hydrants are located in the back of the property adjacent to the Boys & Girls Club. There is a stub-out on the fire line facing south for a future tie-in with a main in the Boys & Girls Club property if a looped system is required. Above-ground assembly shall be screened from public view as required by the Planning Division.
41. The location and number of fire hydrants shall be as required by Water Services Division and the Fire Department.
42. Reduced Pressure Principle Device (RPPD), backflow prevention devices shall be installed for meter protection. The landscape system shall also have RPPD devices. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. A cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results shall be submitted to Public Works, Water Services Division.
43. Any new or existing water valves located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
44. The City shall determine if existing water service(s) is/are usable and meet(s) current City Standards. Any existing meter and service located within new driveway(s) shall be relocated at owner's expense.

Sewer

45. The applicant shall install a new xtra strength VCP sewer lateral with wedge lock joints per City Standard S-111 with a 48" Sancon lined manhole per City Standard S-100.

46. If necessary, the contractor shall abandon existing sewer lateral(s) at street right-of-way on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete.
47. Commercial food use of any type shall require the installation of an approved grease interceptor (GCD) prior to obtaining a business license.
48. A properly sized GCD shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. The grease interceptor shall be located outside of the building and accessible for routine maintenance. The owner shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.
49. Food grinders (garbage disposal devices) for commercial uses are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations.

Building Services Division

The plans submitted for building permit plan check shall be revised to include the following requirements.

Senior Housing Requirements

50. The development shall be designed to encourage social contact by providing at least one common room on each floor.
51. Access to all common areas and housing units within the development shall be provided without use of stairs, either by means of an elevator or sloped walking ramps.
52. Walkways and hallways in the common areas shall have lighting conditions which are of sufficient brightness to assist persons who have difficulty seeing.
53. Walkways and hallways in the common areas of the development shall be equipped with standard height railings or grab bars to assist persons who have difficulty with walking.

Accessibility Requirements

54. City programs for housing are required to comply with public housing regulations and shall comply with California Building Code Section 11B-233. Provide 5% of total units with mobility and 2% of total units with communications; all of the remaining units shall be adaptable.

- 55. Refuse collection shall be provided in a manner that requires a minimum of physical exertion by residents and on an accessible route.
- 56. Parking structures shall have a minimum height clearance of 8'-2".
- 57. All units on an accessible route other than mobility units shall be adaptable.
- 58. All common areas shall be fully accessible.
- 59. Provide exterior accessible route from accessible parking to retail spaces.

General requirements

- 60. The building plans, including grading and site development plans and all construction activity shall comply with 2016 CBC, CPC, CMC, CEC, CGBSC, CA Energy Code.
- 61. Provide exiting plans.
- 62. Exits system must be continuous to the public way.
- 63. EV charging stations are required.
- 64. Bicycle parking is required.
- 65. An acoustical report will be required for the prevention of noise transfer to the residential units along the drive aisles.
- 66. Residential units shall comply with natural lighting requirements per CBC Section 1205. Exterior glazed openings shall open directly onto a yard or public way. The units along the drive aisle do not meet this requirement.
- 67. It appears that access to the retail spaces from public parking is through the residential corridor. This area will be required to meet the requirements for a public access way. (See Police Department Conditions of Approval regarding security)
- 68. The building shall be solar ready and the structural area for panel placement is required to be included in the calculations.
- 69. Provide allowable area/height analysis of the building.
- 70. Provide fire-rated construction for type I-A construction per Table 601.
- 71. Provide occupancy separation per Table 508.4 for group S-2 and R-2.

Structural Requirements (Based on Submitted 2014 Report)

- 72. The submitted tested report was completed in 2014 and it did not include all structural elements in the buildings such as steel framings and connections. Therefore, a new test report is required prior to construction documents

being submitted for plan check. The new test report shall include the following:

- a. The steel framing members and their connections have been exposed to weather for over 10 years. Provide the methodology of the testing with a summary or executive statement along with the test results. Include a discussion on how the framing members and their connections are selected and tested. Sample areas will NOT be an acceptable means of testing for steel frames and connections.
 - b. Testing of steel framing members and their connections shall be conducted after removing corrosion. A **nonlinear** analysis shall be provided to verify shear failure, yielding of steel under direct stress, lateral torsional buckling and bearing failure near/at supports or loading points.
 - c. Update original report to reflect current condition of the buildings.
 - d. Explanation of original design service life of the building and if it will remain the same.
 - e. Provide detailed methods to remove corrosion from framing members and their connections. Provide method(s) including material(s) that will be used to prevent future corrosion.
 - f. Provide details on the worst corrosion depth to framing members and their connections including thickness loss after removing corrosion.
 - g. Provide a detailed explanation if the existing framing members and connections will retain the capacity to carry new design loads. Additionally, provide explanations if the durability and sustainability will remain the same for the service life of the building and the protocol for premature failure in framing members and their connections.
73. The existing building was designed based on the 1997 UBC; the new construction and structural designs shall comply with the 2016 CA Building Standards Code and current structural Design Standards.
74. The existing structural layout does not align with the new architectural layout in certain areas; several columns located in corridors and accessible routes. Provide new structural and/or architectural layouts to match.

Garden Grove Fire Department

75. All requirements of the Garden Grove Building & Safety Division and Fire Department shall be met, including any required occupancy permits and

inspections. The development will meet the requirements for new high-rise buildings including fire sprinklers, fire alarms, a smoke removal system, and a fire control room (refer to City of Garden Grove Fire Department pamphlet entitled "Requirements and Standards for New High-Rise Buildings"). A building is considered to be "high-rise" when it is a height of 75 feet or more per City Ordinance.

76. All fire protection requirements shall meet all applicable State and Local Codes.
77. The applicant shall provide a CAD turning radius with GGFD engine and truck specifications.
78. The applicant shall submit revised plans for review and approval by the Garden Grove Fire Department showing the fire lane widths, hydrant locations, fire control room, and Fire Department connections.

Police Department

79. Within the commercial tenant spaces, there shall be no pool tables or amusement devices on the premises at any time.
80. Within the commercial tenant spaces, there shall be no live entertainment, dancing, karaoke, or disc-jockey entertainment permitted on the property at any time.
81. There shall be no gaming tables or gaming machines as outlined in City Code Sections 8.20.010 and 8.20.050 on the property at any time.
82. There shall be no uses or activities permitted on the property of an adult-oriented nature as outlined in City Code Section 9.04.060.
83. Within the commercial tenant spaces, the interior walls and/or partitions in Alcoholic Beverage Control (ABC) licensed establishments shall not exceed 48 inches in height and shall not be enclosed (from floor to ceiling) at any time.
84. The number of ABC licensed establishments shall be limited to half of the overall commercial floor area. Half of the overall commercial floor area is a maximum of 6,469 square feet of floor area that can be used for ABC licensed establishments. A Conditional Use Permit is required to be approved for each individual ABC license on the property. The public shall enter all ABC licensed establishments through a controlled doorway in a tenant space. There shall be no ABC licensed establishments in the possible retail mezzanine area.

85. The entries to the senior housing units shall be security entrances and only available to residents. Similarly, the entrances to the retail service corridor shall be security entrances and only available to the commercial tenants. The proposed retail mezzanine area shall only be accessed from the commercial retail portion of the building.
86. The Boys & Girls Club have requested an easily accessible and safe walkway between the properties that will be secure. Provide information regarding this access between the Boys & Girls Club and the senior housing, including where the access occurs, who is provided with keys, etc.
87. The entries to the commercial area of the development closed when the businesses are closed.
88. The owner/developer shall develop a Security Plan for the property with the Police Department. Security issues regarding the access to the different portions of the development shall be addressed ensuring safety for residents, visitors, commercial tenants, and Boys & Girls Club members. The Security Plan may require the installation of an alarm system or other improvements. The Security Plan shall be complete and approved by the Police Department prior to any Certificate of Occupancy being issued for the property. All improvements required by the Security Plan shall be installed and complete prior to any Certificate of Occupancy.

Community and Economic Development Department

89. Prior to issuance of building permits, the property owner, the Emlen W. Hoag Foundation, shall sign and record a Declaration of Covenants and Restrictions for the Transfer of Development Rights ("Covenant") with the City of Garden Grove, in a form approved by the City Attorney and City Manager, which transfers the residential dwelling development rights from two acres on the GGBGC property (APN 098-070-73) to the Garden Brook Senior Center property (APN 098-070-72). The document shall be consistent with the approved site plan, shall be enforceable by the City, shall run with the land, shall bind all current and future owners and tenants of all or portions of Parcel 72 and 73, shall provide that violation of the terms of the document constitute a violation of these conditions of approval, and shall not be modified or terminated without prior written approval from the City.
90. Noise generated by the uses on-site shall be subject to the noise ordinance as adopted by the City of Garden Grove.
91. Enhanced concrete treatment shall be provided at a 20-foot depth on all vehicular access ways of the site, subject to approval by the Community & Economic Development Department. The enhanced concrete treatment can include decorative stamped concrete, interlocking pavers or other enhanced

- treatment, excluding scored and/or colored concrete. Color, pattern, material, and final design and configuration shall be approved by the Community & Economic Development Department, Planning Division, and shall be shown on the final site plan, grading plan, and landscape plans.
92. Litter shall be removed daily from the project site including adjacent public sidewalks and all parking areas under the control of the property owner. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
 93. Best Management Practices shall be incorporated in the management of the site to detour and/or abate graffiti vandalism throughout the life of the project, including but not limited to, timely removal of all graffiti, the use of graffiti, resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras if necessary.
 94. The owner/developer shall provide adequate trash enclosures with receptacles to accommodate the uses on the site along with adequate pick-ups during the week. All trash enclosures shall match the color and material of the buildings or block wall on the site. The trash bins shall be kept inside the trash enclosure, and the gates shall remain closed at all times except during disposal and pick-up. The trash shall be picked up as needed to accommodate the use; the applicant shall increase the number of pick-ups as required.
 95. The owner/developer shall provide the following for the contracted trash collection agency, Republic Industries:
 - a. Incorporate into the plans a clearance height of 14'-6" to allow for access of the trash trucks.
 - b. Prepare and submit for approval by Republic Industries, a "Trash Management Plan" for the property. A copy of the approved "Trash Management Plan" shall be submitted to the Planning Services Division prior to the issuance of any Certificate of Occupancy for the project.
 96. Prior to the start of construction, temporary security fencing shall be erected if necessary. The fencing shall be a minimum of six (6) feet in height with locking, gated access, and shall remain through the duration of construction.
 97. Prior to the issuance of permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the name and address of the development, and the developers' name, address, and a 24-hour emergency telephone number.

98. The floor plan is an integral part of the decision approving this development. Any additional changes in the design of the floor plan shall require the approval of the Community & Economic Development Department. Any change in the approved floor plan that has the effect of expanding or intensifying the approved use, shall require a new Site Plan.
99. The parking on the site is required for a mix of uses. The following are project requirements for parking on the site:
 - a. The affordable senior housing units require .5 spaces per unit and with a proposed total of 394 units the project requires 197 parking spaces. At no time shall the number of residential parking spaces be reduced below the required minimum of .5 spaces per affordable senior housing unit.
 - b. The project includes 12,938 square feet of commercial floor area along the Garden Grove Boulevard frontage. The project shall provide a minimum of 1 parking space for every 200 square feet of commercial floor area for a minimum total of 65 parking spaces. At no time shall the number of commercial parking spaces be reduced below the required minimum of 65 parking spaces.
 - c. The proposed commercial parking minimum of 65 parking spaces fulfills the required number of spaces for retail commercial uses (1 space per 200 square feet) but does not allow for commercial uses that have a higher parking requirement. A full-service restaurant requires 1 parking space for every 100 square feet of floor area and a doctor's office requires 1 parking space for every 170 square feet of floor area. In the event, the property manager seeks to lease a tenant space to a business use with a higher parking requirement than 1 space for every 200 square feet additional commercial parking space shall be designated/created to meet the requirements of said use. The creation of additional commercial parking spaces shall not diminish the required minimum spaces for the senior housing units.
 - d. Similarly, the possible addition of retail uses on a commercial mezzanine are not included in the proposed parking minimum of 65 parking spaces. To use the mezzanine for any type of commercial use (including storage) shall require additional commercial parking spaces.
 - e. The applicant shall submit for review and approval by the Community & Economic Development Department and the Police Department, a Parking Management Plan. The Parking Management Plan shall provide details on how parking will be managed on the property between residents, residential guests, and commercial customers/staff and provide details on the proposals outlined at the Neighborhood Meeting held on September 27, 2017. The specific details outlined and requiring further information include, gates for the parking areas and keyed

access, a parking sticker program, prohibited parking enforced by on-site management company, visitor parking without overnight stays, possible Lyft or Uber stop, and a possible Zipcar station. The Parking Management Plan shall be approved prior to final inspection.

100. The applicant has proposed a partnership with the Boys & Girls Club for an Intergenerational Program between the youth at GGBGC and the seniors in the project. To implement the Intergenerational Program the following are required:
 - a. Prior to obtaining any building permit, the plans shall be revised for review and approval of an easily accessible safe walkway between the senior housing and the GGBGC that will be secure. The revised plans shall provide lighting details for this access between the two properties.
 - b. Provide a detailed Scope of Work for the Intergenerational Program and how it will be implemented. Identify how the dedicated personnel housed in the senior housing will be chosen/hired and how such a position shall be maintained. The Scope of Work shall be signed by the partners associated with both the seniors and the youth and submitted to the Community & Economic Development Department for review.
 - c. The applicant shall provide upgraded ADA busing systems to the existing transportation infrastructure (GGBGC) to facilitate senior outings and appointments.
 - d. Prior to issuance of any building permit, the applicant shall provide to the Community & Economic Development Department, for review and approval, revised plans of a social room available for use by both agencies with convertible sturdy furniture, a community kitchen, and outside raised planter gardens. Also a large community room with availability of a projection screen, TV, WiFi, and outlets. The community rooms will meet the GGBGC's requirements for windows or openness to provide clear lines of supervision of adults with youth.
101. The owner/developer shall submit a complete "Landscape Plan" governing the entire development. Said plan shall include type, size, location and quantity of all plant material in addition to irrigation plans, staking and planting specifications. The "Landscape Plan" is also subject to the following:
 - a. A complete, permanent, automatic remote control irrigation system shall be provided for all common area landscaping shown on the plan including parkway plantings. The sprinklers shall be of low flow/precipitation sprinkler heads for water conservation. All trees shall have a deep water irrigation detail.

- b. Provide landscape plans in more detail and at a larger scale. The detailed plan of each recreation area or landscape area shall identify the type and locations of perennials and shrubs (not just as a general list of choices) as well as trees and ground covers.
- c. Street trees with deep-water irrigation systems shall be provided along the street frontage at a distance of no more than 30 feet on center. The street trees shall be planted in tree wells that are 4 feet wide by 8 feet in length. Trees shall be canopy with shrubs and/or groundcover in the tree well. The type of street tree shall be approved by the Community & Economic Development Department and Public Works staff.
- d. The landscaping along Garden Grove Boulevard will be in character with the landscaping requirements of the Garden Grove Mixed Use 1 zone. For property where the front lot line abuts Garden Grove Boulevard, the 10-foot area measured from, and perpendicular to, the property line, shall be primarily for pedestrian use and shall be paved and augmented with landscaping such as planters and trees, as provided per Section 9.18.100.020.C (Setbacks) and subsection C (Garden Grove Boulevard Tree Requirements). Elements enhancing the pedestrian experience shall be incorporated into the front setback, including, but not limited to, benches, lighting, and enhanced paving. Garden Grove Boulevard tree requirements include columnar trees planted within 10 feet of the property line and placed at regular intervals at no more than 40 feet on center. Setback canopy trees shall be planted at a ratio of at least one tree for every 50 feet of Garden Grove Boulevard frontage. Setback canopy trees can be placed at regular intervals along the front setback or may be clustered.
- e. Provide specific details for how the recreation courtyard on the west side of the first floor shall be screened from the service driveway. Include wall/fence specifications and identify all plant types.
- f. The first floor recreation courtyards will be heavily shaded throughout the day. Provide appropriate selections for all plantings.
- g. The owner/developer shall be responsible for installation and permanent maintenance of all landscaping on the property. All planting areas are to be kept free of weeds and debris.
- h. All landscaping and irrigation shall be permanently maintained. The Permanent maintenance includes the regular replacement of plants when they become old and leggy and the regular addition of plants as they become sparse. Landscape areas shall be maintained to be fully landscaped, adequately watered, and not overly pruned.

- i. The south (rear) setback of the building shall be planted with a row of vertically growing trees. The proposed setback between the rear property line and the proposed parking structure shall be adequate to accommodate these trees and their future growth pattern. The irrigation plan for these trees shall have a deep-water irrigation system that is specified and drawn on the landscape plans.
 - j. All trees planted within ten feet (10') of any public right of way shall be planted in a root barrier shield and shall have a deep-water irrigation system specified and drawn on the landscape plans.
102. All exterior lighting shall be reviewed and approved by the Community & Economic Development Department. The applicant shall be responsible for providing adequate lighting for the parking areas and walkways in compliance with CITY regulations. The proposed design of the parking structure has openings in the walls. Provide information that the light from these openings shall not unreasonably illuminate the neighboring properties.
103. The owner/developer shall submit for review and approval by the Community & Economic Development Department, a "Loading/Unloading Plan" for the property, including the travel path and turning radius of delivery trucks, prior to issuance of any permit. The "Loading/Unloading Plan" shall provide information and schedules for deliveries onto the site. All loading and unloading operations shall be conducted so as to not interfere with parking or with vehicle and pedestrian access. Loading berths are ten feet wide by 35 feet in length. No delivery trucks shall be left on or idling during deliveries. Include information on loading for the residential units.
104. All signs shall require a separate permit and shall be installed in accordance with the provisions of the sign ordinance and an approved sign plan. The Community & Economic Development Department shall approve all signs prior to installation. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort.
105. The owner/developer shall submit a sign plan for the development that includes the following:
- a. The project name shall be added to the front elevation so that is readable from a pedestrian level.
 - b. There shall be no exterior tenant signs on the second floor of the commercial businesses.
 - c. Exterior tenant signs on the first floor shall be channel letters with a maximum height of 18 inches. The sign plan shall indicate a limited choice of font(s) and color(s) for the channel letters that are compatible

- with the colors and materials of the building. Also, the plan shall specify color of returns.
- d. The owner/developer shall provide effective directional signs for the entry onto the site and for the location of parking.
 - e. The owner/developer shall limit the areas in which advertisements and other signs shall be displayed on storefront windows. These advertisements and signs shall be allowed in specific areas in an organized fashion.
 - f. The building address shall be a minimum of 12 inches in height and in a contrasting color to the building.
106. The applicant/property owner(s) shall enter into an Affordable Housing Agreement with the City of Garden Grove. The Housing Agreement shall be prepared at the cost of the applicant/property owner and shall be submitted for review and approval by the City Attorney's office and the Community & Economic Development Department prior to the issuance of building permits. The approved Housing Agreement shall be recorded prior to issuance of a building permit for any structure in the housing development. The Housing Agreement shall run with the land and be binding on all future owners and successors in interest. The Affordable Housing Agreement shall include, but not be limited to, the following:
- a. The total number of units approved for the Housing Development, the number, location, and level of affordability of target units, and the number of density bonus units.
 - b. Standards for determining affordable rent for the target units.
 - c. The location, unit size in square feet, and number of bedrooms of target units.
 - d. Provisions to ensure affordability in accordance with Subsection G of this section.
 - e. A schedule for completion and occupancy of target units in relation to construction of non-restricted units.
 - f. A description of any concessions or incentives or waivers and modifications being provided by the City.
 - g. A description of remedies for breach of the agreement by either party. The City may identify tenants or qualified purchasers as third party beneficiaries under the agreement.

- h. Procedures for qualifying tenants and prospective purchasers of target units.
 - i. Any other provisions to ensure implementation and compliance with this section.
 - j. Procedures for establishing affordable rent, filling vacancies, and maintaining target units for eligible tenants.
 - k. Provisions requiring verification of household incomes.
 - l. Provisions requiring maintenance of records to demonstrate compliance with this subsection.
 - m. The property owner shall restrict tenancy occupancy to a "2 + 1" formula, 2 persons per bedroom plus one additional person (ex: a two bedroom unit can only house five persons).
 - n. The property owner shall provide a professional on-site caretaker, as defined and required by Title 25, Division 4, Article 5, Section 42 of the State Housing Law Regulations.
107. The owner/developer shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-048-2018 and agreement with all conditions of approval.
108. The applicant shall, as a condition of Project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning General Plan Amendment No. GPA-001-2018, Planned Unit Development No. PUD-008-2018, and Site Plan No. SP-048-2018, (collectively, the "Project entitlements") and/or the adopted subsequent Mitigated Negative Declaration and the associated Mitigation Monitoring and Reporting Program for the Project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City, including, but not limited to, any award of attorney fees to a party challenging such project approval. Notwithstanding the foregoing, in the event any legal action or proceeding is filed against the City and/or applicant, seeking to attack, set aside, void or annul any of the Project entitlements, applicant shall have the right and obligation to either: (1) defend the City with legal counsel mutually selected by the applicant and the office of the City Attorney; or (2) request that the

City rescind the entitlement approvals, in which case the applicant would have no obligation to defend or indemnify the City; however, applicant shall reimburse the City for any costs incurred or assessed against the City as a result of the filing of such legal action or proceeding, provided the City acts promptly to rescind the entitlements.

109. The Conditions of Approval set forth herein include certain development impact fees and other exactions. Pursuant to Government Code §66020(d), these Conditions of Approval constitute written notice of the amount of such fees. The applicant is hereby notified that the 90-day protest period, commencing from the effective date of approval of Site Plan No. SP-048-2018 has begun.
110. Unless a time extension is granted pursuant to Section 9.32.160 of Title 9 of the Municipal Code, the project authorized by this approval of Site Plan No. SP-048-2018 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one year of the expiration of the appeal and thereafter, diligently advanced until completion of the project.
111. In the event that any substantial grading or ground disturbance is required to complete construction of the project, a principal archaeologist shall be hired by the applicant to oversee this portion of the construction. The principal archaeologist shall retain representatives of Gabrieleno heritage to perform Native American monitoring of all ground disturbance. If multiple tribal groups request to participate in monitoring, a rotation shall be established and the archaeologist shall be responsible to ensure work is distributed as equitably as possible. If prehistoric cultural resources are recovered, all tribal groups participating in the monitoring shall have input in regard to the treatment and all materials will be reburied on site at a location deep enough not to be disturbed in the future. Native American monitoring shall cease if bedrock or loose sediments that can be demonstrated to be more than 10,000 years old are encountered.
112. The applicant shall hire an environmental consultant to implement the Mitigation Monitoring and Reporting Program as identified in the subsequent Mitigated Negative Declaration, and shall provide updates about the implementation process to the City of Garden Grove, Community & Economic Development Department until completion of the project.