



AGENDA

GARDEN GROVE PLANNING COMMISSION

APRIL 16, 2026 – 7:00 pm

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

Meeting Assistance: Any person requiring auxiliary aids and services, due to a disability, to address the Planning Commission, should contact the Community Development Department at (714) 741-5312 or email planning@ggcity.org 72 hours prior to the meeting to arrange for special accommodations. (Government Code §5494.3.2).

Agenda Item Descriptions: Agenda item descriptions are intended to give a brief and general description of the item. The Planning Commission may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

Documents/Writings: Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Planning Commission within 72 hours of a meeting, are made available for public inspection at the same time (1) in the Planning Services Division Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; and (2) at the Community Meeting Center at the time of the meeting.

Public Comments: Members of the public who attend the meeting in-person and would like to address the Planning Commission are requested to complete a yellow speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the Recording Secretary before the meeting begins. General comments are made during "Oral Communications" and are limited to three (3) minutes and to matters the Planning Commission has jurisdiction over. Persons wishing to address the Planning Commission regarding a Public Hearing matter will be called to the podium at the time the matter is being considered. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

REGULAR MEETING AGENDA

ROLL CALL: COMMISSIONERS ASHLAND, BEARD, CUEVA, FLANDERS, LARICCHIA, LINDSAY, RAMIRIZ

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. SELECTION OF CHAIR AND VICE CHAIR
- B. ORAL COMMUNICATIONS - PUBLIC
- C. APPROVAL OF MINUTES – [March 19, 2026](#)
- D. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - D.1. [SITE PLAN NO. SP-157-2025 \(REV. 2026\)](#)

APPLICANT: IN-N-OUT BURGERS, INC.
LOCATION: 9032 AND 9062 TRASK AVENUE

REQUEST: A request to modify the approved plans and conditions of approval under Site Plan No. SP-157-2025 to maintain the existing vehicular access to a driveway approach, which was previously approved to be modified for egress-only, on a site improved with an existing restaurant, In-N-Out Burger. Site Plan No. SP-157-2025 approved the construction of a freestanding outdoor dining patio structure and included demolition of an adjacent vacant restaurant to accommodate additional drive-thru vehicle queuing and parking spaces, along with approval of Lot Line Adjustment No. LLA-036-2025 to remove an existing lot line to consolidate the lots. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION: Adopt a Resolution approving Site Plan No. SP-157-2025 (REV. 2026) pursuant to the recommended Conditions of Approval.

D.2. [CONDITIONAL USE PERMIT NO. CUP-275-2025 \(TE1\)](#)

APPLICANT: MR. CARE INC.

LOCATION: 11074 AND 11076 MAGNOLIA STREET

REQUEST: A request for a one-year time extension for the entitlement approved under Conditional Use Permit No. CUP-275-2025, to operate a new 18,183 square foot adult daycare facility for 463 adults. A CEQA determination is not required as the project was previously exempted.

STAFF RECOMMENDATION: Adopt a Resolution approving Conditional Use Permit No. CUP-275-2025 (TE1) pursuant to the recommended Conditions of Approval.

D.3. [CONDITIONAL USE PERMIT NO. CUP-281-2026](#)

APPLICANT: THOMSON DANG

LOCATION: 13018 HARBOR BOULEVARD

REQUEST: A request for Conditional Use Permit approval to allow banquets with live entertainment and dancing as an incidental use to an existing full-service restaurant, and to operate the restaurant with a new original Alcoholic Beverage Control (ABC) Type "47" (On-Sale General) License. Also, a recommendation that the Planning Commission revoke Conditional Use Permit No. CUP-329-11, which previously governed the tenant space. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION: Adopt a Resolution approving Conditional Use Permit No. CUP-281-2026 pursuant to the recommended Conditions of Approval.

E. [MATTERS FOR CONSIDERATION](#)

F. [MATTERS FROM STAFF](#)

G. [ADJOURNMENT](#)

GARDEN GROVE PLANNING COMMISSION
Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes
Thursday, March 19, 2026

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Commissioner Ashland
Commissioner Beard
Commissioner Cueva
Commissioner Flanders
Commissioner Laricchia
Commissioner Lindsay
Commissioner Ramirez

Absent: Lindsay, Ramirez

Commissioner Lindsay joined the meeting at 7:06 p.m.

PLEDGE OF ALLEGIANCE: Led by Commissioner Flanders.

SELECTION OF CHAIR AND VICE CHAIR:

Action: Commissioner Flanders motioned to continue the Selection of Chair and Vice to the next meeting due to commissioner(s) absence. Motion received a second from Commissioner Cueva.

Action: Motion approved with a 5-2 vote as follows:

Ayes: (5) Ashland, Beard, Cueva, Flanders, Laricchia

Noes: (0) None

Absent: (2) Lindsey, Ramirez

ORAL COMMUNICATIONS – PUBLIC – None

February 19, 2026 MINUTES:

Action: Received and filed.

Commissioner Beard mentioned correction to year on the agenda date.

Motion: Beard Second: Laricchia

Ayes: (5) Ashland, Beard Cueva, Flanders, Laricchia

Noes: (0)
Absent: (0)
Abstain: (2) Lindsay, Ramirez

PUBLIC HEARING – SITE PLAN NO. SP-129-2023 (TE1)

Applicant: BIXBY AVENUE APARTMENTS, LLC.
Date: March 19, 2026

Request: A request for a one-year Time Extension for the approved entitlement under Site Plan No. SP-129-2023, which allowed the construction of a three-story, 27-unit residential apartment complex that includes three (3) affordable housing units for "very low-income" households, and associated site improvements on a 0.83-acre lot. A CEQA determination is not required as the project was previously exempted.

Action: Resolution No. 6129-26 was approved.

One letter of opposition submitted by Annie Trinh.

Motion: Lindsay Second: Ashland

Ayes: (6) Ashland, Beard, Cueva, Flanders, Laricchia, Lindsay
Noes: (0)
Absent: (1) Ramirez

ITEMS FOR CONSIDERATION: The Assistant City Attorney reviewed the Code of Ethics and gave a legislative update on new land use laws. Staff gave a presentation on land use entitlements.

MATTERS FROM COMMISSIONERS: Commissioner Lindsay mentioned electrical service drops to ADUs and JADUs, and that other cities are allowing one drop per address, and recommended to research other cities that allow one drop per address. Staff mentioned that the City has been working with Southern California Edison to address electrical service to ADUs, and offered to give an update. Staff mentioned that allowing multiple drops is a policy discussion as the municipal code requires the undergrounding of utilities.

MATTERS FROM STAFF: Staff stated that the April 2nd Planning Commission Meeting would be cancelled, and gave a brief description of the April 16th meeting agenda.

ADJOURNMENT: At 8:55 p.m.

Carol Sebbo
Recording Secretary

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

AGENDA ITEM NO.: D.1.	SITE LOCATION: Southeast corner of Trask Avenue and Magnolia Street, at 9032 and 9062 Trask Avenue
HEARING DATE: April 16, 2026	GENERAL PLAN: Heavy Commercial (HC)
CASE NOS.: Site Plan No. SP-157-2025 (REV. 2026)	ZONE: PUD-107-96 (Planned Unit Development)
APPLICANT: In-N-Out Burgers, Inc.	APN(S): 098-641-01 and 098-641-02
PROPERTY OWNER: Same as applicant	CEQA DETERMINATION: Exempt - Section 15301 "Existing Facilities"

REQUEST:

A request to modify the approved plans and conditions of approval under Site Plan No. SP-157-2025 to maintain the existing two-way vehicular access to a driveway approach, which was previously approved to be modified for egress-only, on a site improved with an existing restaurant, In-N-Out Burger. Site Plan No. SP-157-2025 approved the construction of a freestanding outdoor dining patio structure and included demolition of an adjacent vacant restaurant to accommodate additional drive-thru vehicle queuing and parking spaces, along with approval of Lot Line Adjustment No. LLA-036-2025 to remove an existing lot line to consolidate the lots.

BACKGROUND:

The subject project site consists of two (2) parcels, approximately 52,082 square feet (1.196 acres) in combined area, located on the southeast corner of Trask Avenue and Magnolia Street, at 9032 (Parcel 1) and 9062 (Parcel 2) Trask Avenue, currently improved with a restaurant on each parcel. The subject project site is zoned Planned Unit Development No. PUD-107-96, and has a General Plan Land Use designation of Heavy Commercial (HC). The project site abuts C-1 (Neighborhood Commercial) and R-3 (Multiple-Family Residential) zoned properties to the north, across Trask Avenue, currently improved with a commercial center and a multiple family development, respectively, a C-1 zoned property to the west, across Magnolia Street, currently improved with a fuel station, the Garden Grove Freeway (SR-22) to the south, and PUD-107-96 zoned properties to the east improved with a restaurant.

PUD-107-96 is approximately 2.7 acres and is comprised of four (4) parcels that are currently improved with the following: an In-N-Out Burger restaurant on Parcel 1 (project site), a vacant restaurant, Mae's Café on Parcel 2 (project site), a restaurant, Brodard Chateau, on Parcel 3, and a two-story office building on Parcel 4. Parcels 3 and 4 are located east of the project site. Each parcel is also currently improved with surface parking spaces, landscaping, trash enclosures, and maintain access off of Trask Avenue. While there are reciprocal vehicular access agreements in place across the four (4) parcels, each parcel provides the required parking to support its development. Therefore, parking is not shared among the parcels.

The parcels were originally one parcel and zoned PUD-102-77 in 1977. PUD-102-77 contemplated the construction of four (4) restaurants. As a result, the In-N-Out Burger restaurant (Parcel 1) and the restaurant most presently occupied by Mae's Café (Parcel 2), were constructed in 1978 on the two parcels located on the western half of the PUD. In 1979, a parcel map (PM-79-513) was approved to subdivide the site into four (4) parcels. A third restaurant, currently operated by Brodard Chateau (Parcel 3), was constructed in 1980. In 1981, the City approved the construction of a two-story office building in place of the originally approved restaurant on the easternmost parcel (Parcel 4). In 1985, the City approved a second revision to PUD-102-77 to modify the placement of the two-story office building on the site. In 1996, the City approved a rezone to PUD-107-96, the property's current zoning designation, along with a revision to the permitted uses as approved under PUD-102-77 to allow dental laboratories within the existing two-story office building. In 2008, an amendment was approved to allow a children's learning center in the two-story office building. The PUD currently in effect, PUD-107-96, allows for the following types of uses subject to the parking requirements of the Municipal Code:

- Parcels 1, 2, and 3:
 - Restaurants, such as fast food restaurants, dinner houses, and coffee shops;
- Parcel 4:
 - Professional office and related uses, such as administrative and business, banks and financial institutions, medical and dental offices, dental laboratories, prescription pharmacies, and professional and clerical offices;
 - Professional studios, such as art, music and dance studios, arts and crafts, photography, and portrait studios;
 - Personal service, such as barber and beauty salons, dry cleaning agencies, physical therapy, tailor and dressmaking, shoe repair, and travel agencies; and
- Parcel 4, subject to Conditional Use Permit approval:
 - Children's learning center.

The In-N-Out Burger restaurant, located on Parcel 1, is approximately 1,355 square feet and is primarily oriented for drive-thru and walk-up service with minimal customer dining area located within the interior of the restaurant. The restaurant provides an outdoor dining patio consisting of twelve (12) fixed tables with umbrellas. The parcel is improved with two driveway approaches located along Trask Avenue. The easternmost driveway approach is the entry to the site to access the drive-thru and surface parking spaces, while the westernmost driveway approach is the exit of the drive-thru. The drive-thru consists of a dual-lane design for the full length allowing for double the capacity of vehicle queuing with order and pick-up windows for each lane.

The vacant Mae's Café, located on Parcel 2, is approximately 4,127 square feet, and recently closed in January 2025 after being in operation since 1994. The restaurant was a sit-down American diner operating 24 hours of the day. A portion of a shared

driveway approach is located along Trask Avenue at the northeast corner of the parcel, providing access to the surface parking spaces, as well as access to the adjacent parcel to the east.

On June 5, 2025, the Garden Grove Planning Commission approved Site Plan No. SP-157-2025 and Lot Line Adjustment No. LLA-036-2025. This approval allows for the consolidation of Parcels 1 and 2 into one parcel to improve on-site vehicle circulation and the drive-thru design for In-N-Out Burger. Additionally, the project includes the construction of a 778 square-foot freestanding patio structure to provide shade over the existing outdoor dining area. The vacant Mae's Café restaurant will be demolished to accommodate the proposed project.

The project approval included conditions to modify two existing driveway approaches located along Trask Avenue on Parcel 1. The westerly approach on Parcel 1, which currently serves as an exit-only, was approved with modified flared aprons to encourage vehicles to turn right. The easterly approach on Parcel 1 was approved to be converted from a two-way access to a right-turn-only exit (see Exhibit 1). Furthermore, the conditions required signage at the driveway approaches and throughout the site to direct vehicles toward the redesigned drive-thru lanes and site exits. Primary access to the site and the modified drive-thru lanes were approved via the existing easterly approach located along Trask Avenue on the adjacent parcel, Parcel 2, that would be widened to 38'-0".

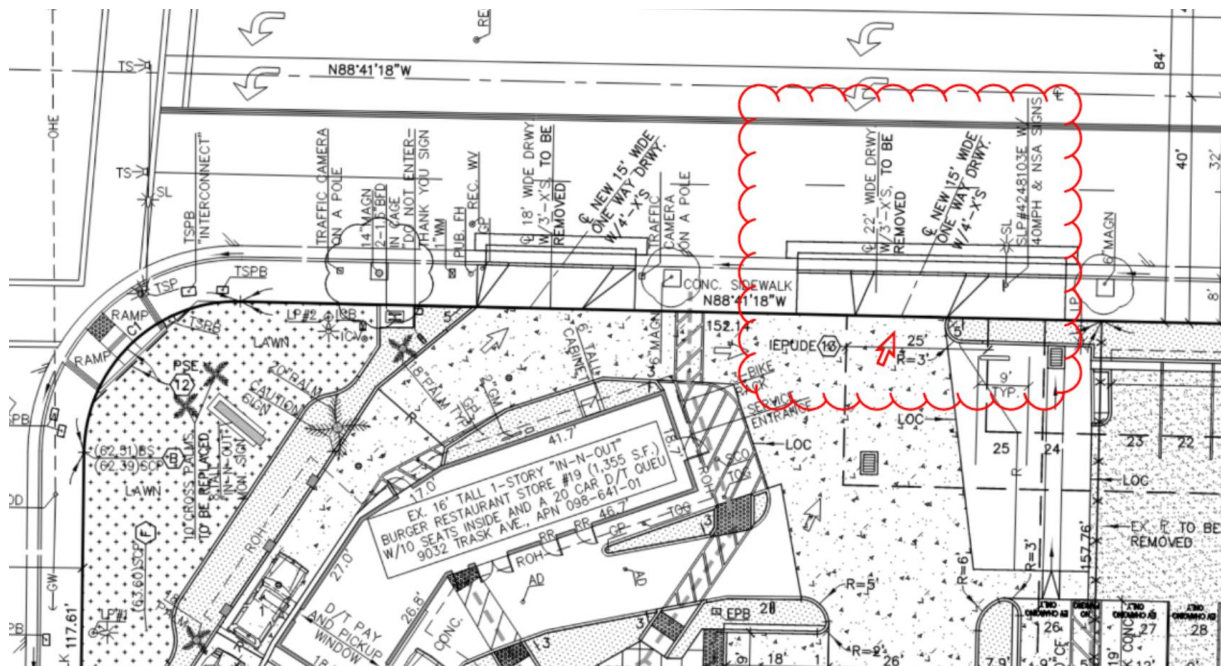


Exhibit 1
Previously Approved Access

Since the project's approval, the applicant has encountered challenges in updating the existing reciprocal access agreement with the owners of the adjacent parcels

within the PUD. To avoid these complications, the applicant proposes modifying the approved plans and the conditions of approval to maintain the existing two-way vehicular access at the easterly driveway on Parcel 1, which was previously approved for egress-only.

DISCUSSION:

The applicant is proposing to modify the plans and conditions of approval for Site Plan No. SP-157-2025 to maintain the existing two-way vehicular access at the easterly driveway on Parcel 1 (see Exhibit 2), which was previously approved to be restricted for egress-only. To meet current City standards, conditions of approval will require this approach to be widened to 30'-0". The westerly approach will continue to serve as an exit-only approach, as originally approved, and will continue to feature modified flared aprons to encourage vehicles to turn right when exiting the site. Primary access to the site and the redesigned drive-thru lanes will continue via the easterly approach on Parcel 2, as previously approved.

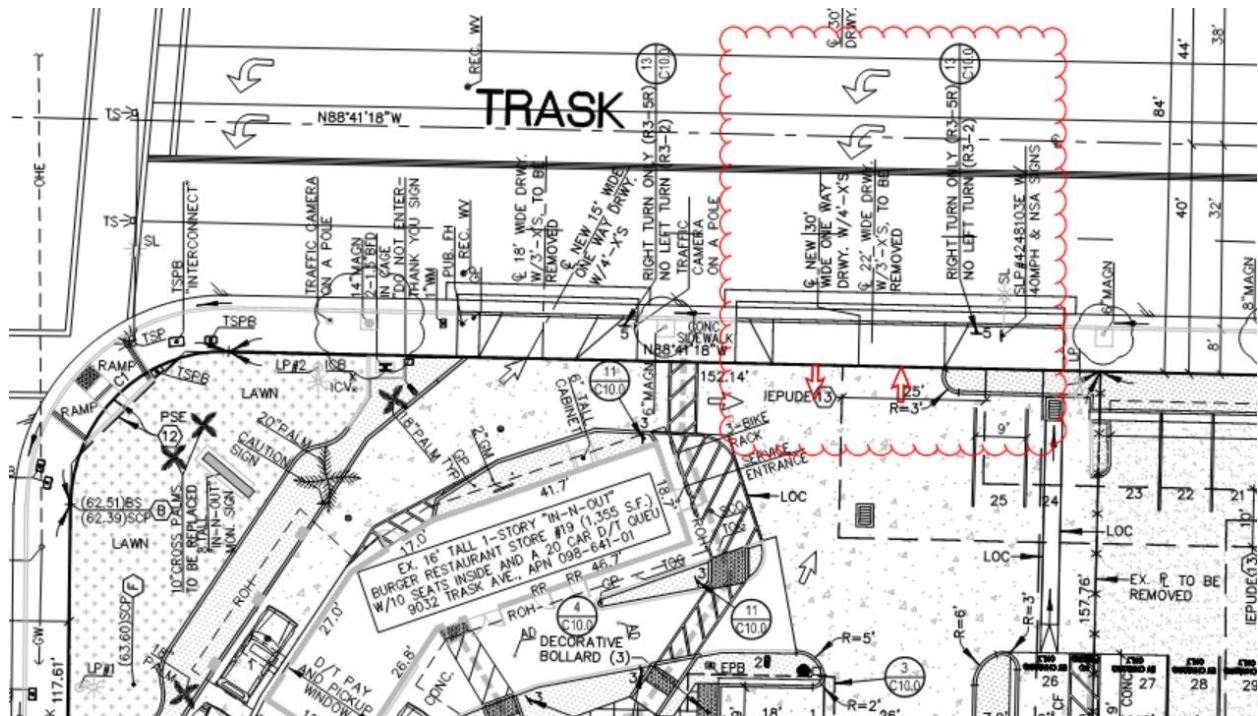


Exhibit 2
Proposed Access Modification

Per the revised plans and conditions of approval, signage is required within the public right-of-way to identify the Parcel 1 approaches as right-turn and exit-only, directing drivers toward the shared access point on the adjacent parcel to the east, Parcel 2. The City's Traffic Engineering Division has reviewed the request and supports the proposed modifications.

No other changes are proposed to the project approved by Site Plan No. SP-157-2025 and Lot Line Adjustment No. LLA-036-2025, and all conditions of approval will continue to apply, except as modified per this revision. Moreover, approval of this revision does not affect the overall design of the site plan, which continues to include a modified drive-thru and a freestanding outdoor dining patio structure, as originally approved. Additionally, the proposed revision does not affect Lot Line Adjustment No. LLA-036-2025, as the two parcels will continue to be consolidated into one as originally approved.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

CEQA’s Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing facilities, with negligible or no expansion of use. (CEQA Guidelines §15301.) The subject request to maintain the existing two-way vehicular access at a driveway approach previously approved for egress-only does not involve any physical expansion of the existing facilities. The subject request does not involve any new square footage, and the proposed construction only involves widening a drive approach and installing wayfinding signage. Therefore, the proposed project is exempt from CEQA. (See CEQA Guidelines §15301(c) (exemption for “[e]xisting highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities . . . and other alterations . . . that do not create additional automobile lanes”).)

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- Adopt Resolution No. 6130-26 approving Site Plan No. SP-157-2025 (REV. 2026), subject to the recommended revised Conditions of Approval.



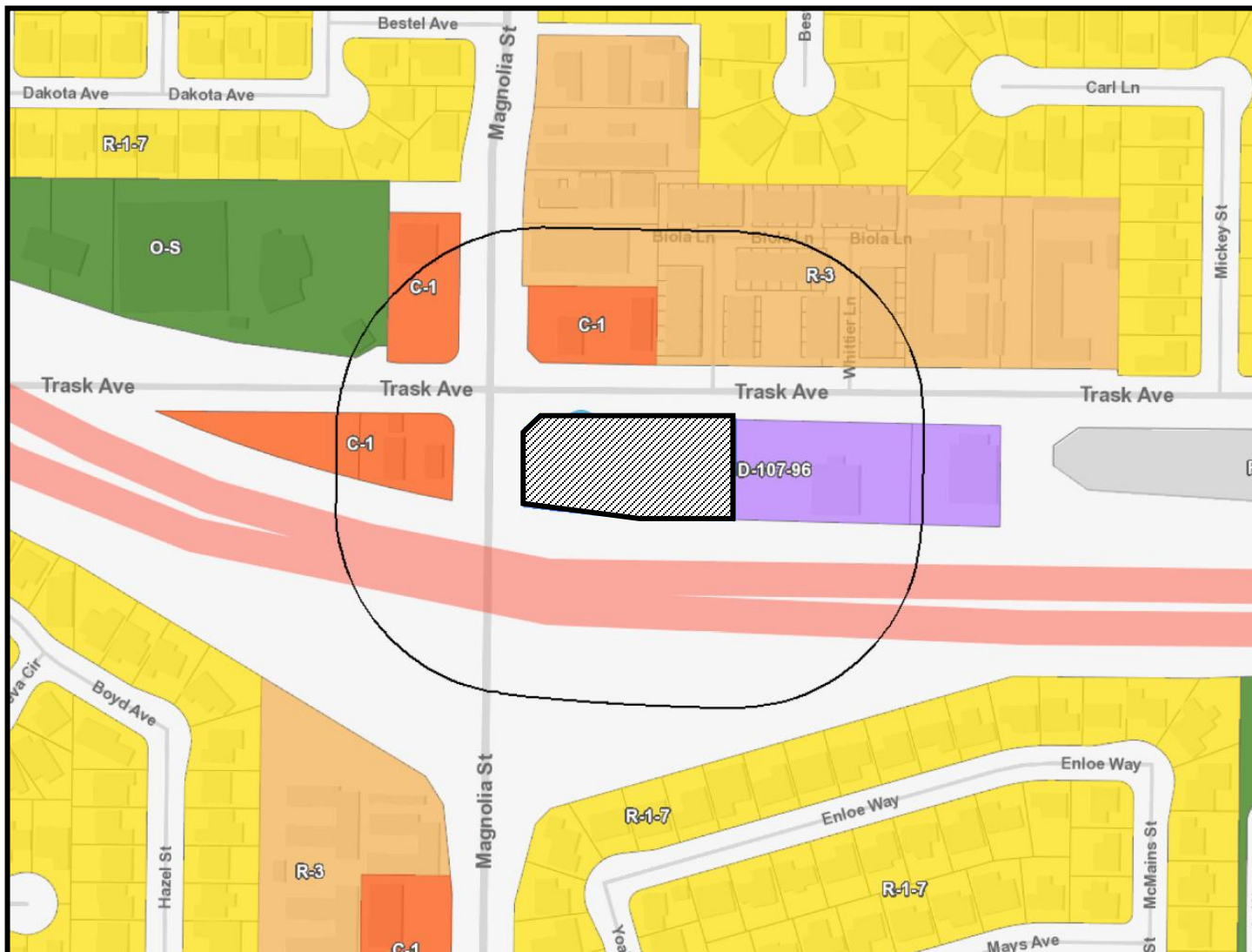
Maria Parra
Planning Services Manager





By: Mary Martinez
Senior Planner

- Attachment 1: Vicinity Map
- Attachment 2: Plans
- Attachment 3: Resolution No. 6130-26 for Site Plan No. SP-157-2025 (REV. 2026) with Exhibit “A” – Conditions of Approval (Revised)

SITE PLAN NO. SP-157-2025 (REV. 2026)

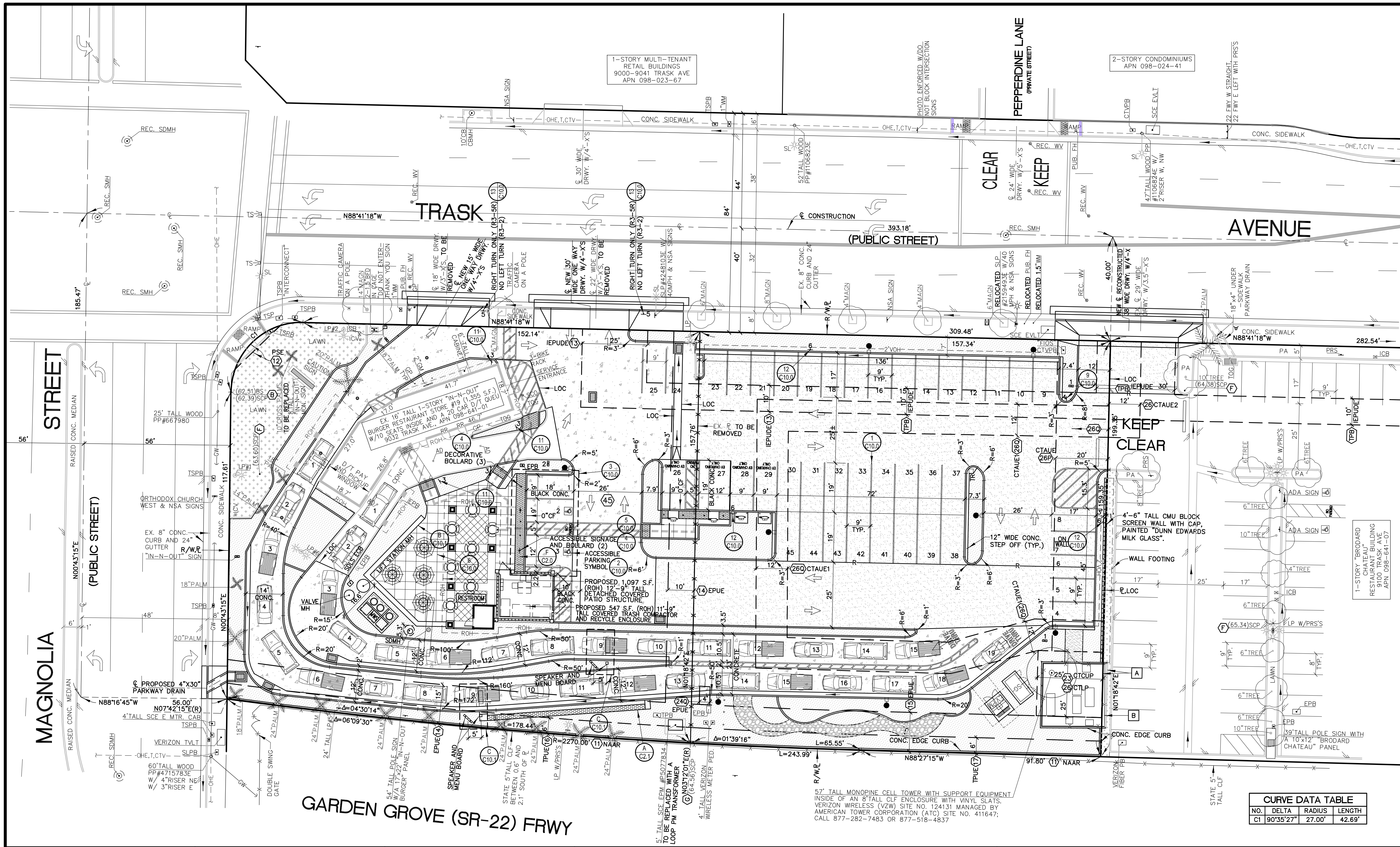


LEGEND

-  SUBJECT SITE(S) – 9032 AND 9062 TRASK AVENUE
-  300 FOOT RADIUS

NOTES

1. SITE ADDRESSES – 9032 AND 9062 TRASK AVENUE
2. ZONING: PLANNED UNIT DEVELOPMENT NO. PUD-107-96



- LEGEND**
- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOATED PLUS FOSSIL FILTER INSERT FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
 - PROPOSED INOB INSTALLED AND MAINTAINED 22'-6" TALL FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 4" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 25' TALL MAXIMUM.
 - PROPOSED INOB INSTALLED AND MAINTAINED LANDSCAPED PLANTER AND IRRIGATION SYSTEM ON-SITE, INCLUDING AREA UNDER BUILDING ROOF OVERHANG (ROH), CONSISTING OF APPROXIMATELY 9,467 SQUARE FEET (19.3%).
 - BLACK TRUNCATED DOMES DETECTABLE WARNING STRIP.
 - VEHICLE DETECTOR LOOP.
 - PROPERTY LINE.
 - NEW 3' TALL 18"x24" LIT "DRIVE THRU" DIRECTIONAL SIGN.
 - NEW 3' TALL 18"x24" LIT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN.
 - NEW PEDESTRIAN CROSSWALK SIGN.
 - NEW ACCESSIBILITY ENTRY SIGN.
 - TRESPASSING AND LOITERING SIGN.
 - INOB IN-N-OUT BURGER.
 - CF CURB FACE.
 - VOH VEHICLE OVERHANG WITH NO OBSTRUCTIONS INCLUDING LIGHT POLES, TREES AND SIGNAGE.
 - R/W RIGHT OF WAY.
 - SCP SURVEY CONTROL POINT.
 - (TPB) TRACT 1 PARCEL B.
 - CTAU2 OFFSITE CELL TOWER ACCESS AND UTILITY EASEMENT #2 (VERIZON WIRELESS).
 - CTCUP CELL TOWER CITY APPROVED CONDITIONAL USE PERMIT.
 - CTGL CELL TOWER GENERAL LEASE WITH RIGHT OF ACCESS, INSTALL AND MAINTAIN UTILITIES (VERIZON WIRELESS AIR TOUCH CELLULAR).
 - NAAR NO ABUTTERS ACCESS RIGHTS TO FREEWAY.
 - MAGN MAGNOLIA TREE.
 - AD AREA DRAIN.
 - SDLS STORM DRAIN LIFT STATION ELECTRICAL CONTROL BOX.
 - EXISTING LIGHT POLE.
 - BIOCLEAN MWS-1-8-12-V STORMWATER BIOFILTRATION SYSTEM.
 - PROPOSED INOB INSTALLED RIVER ROCK CONSISTING OF APPROXIMATELY 519 SQUARE FEET (0.9%).
 - 4'-6" TALL CMU BLOCK SCREEN WALL WITH CAP, PAINTED "DUNN EDWARDS MILK GLASS".
 - 3" DEPTH OF 3/8" MINUS DECOMPOSED GRANITE OVER 3" CLASS II BASE.
 - INOB LIMITS OF PROPOSED CONSTRUCTION.
 - ADA ACCESSIBLE PATH OF TRAVEL. ACCESSIBLE PATH OF TRAVEL IS NOT LESS THAN 4 FEET WIDE, AND DOES NOT EXCEED A RUNNING SLOPE OF 1:20 (5%) OR A CROSS SLOPE IN EXCESS OF 1:50 (2%). REFER TO SHEET C33 FOR SPECIFIC SLOPES AND GRADES.
 - PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD.
 - NEW CONCRETE SIDEWALK.
 - BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTION SHOWN ON SHEET C38.
 - SIMPLIFIED PLOTTABLE EASEMENT DESCRIPTION SHOWN ON SHEET C37.
 - EASEMENT TO BE OBTAINED.
 - PROPOSED CELL TOWER ACCESS AND UTILITY EASEMENT.
 - DRIVE-THRU CATWALK CONCRETE PAD WITH UMBRELLA STAND.
 - 24" WIDE MATTED INOB ASSOCIATE WALKWAY CONSISTING OF APPROXIMATELY 121 SQUARE FEET.
 - EXISTING INOB INSTALLED AND MAINTAINED PLANTER AND IRRIGATION SYSTEM ON-SITE, CONSISTING OF APPROXIMATELY 1,915 SQUARE FEET (3.7%).
 - EXISTING INOB INSTALLED PLANTER AND IRRIGATION SYSTEM OFF-SITE, CONSISTING OF APPROXIMATELY 343 SQUARE FEET (0.7%).
 - INGRESS AND EGRESS, PUBLIC UTILITY AND DRIVEWAY EASEMENT (PRIVATE).
 - IEPUE INGRESS AND EGRESS, PUBLIC UTILITY AND DRIVEWAY EASEMENT (PUBLIC).
 - EPUE ELECTRIC PUBLIC UTILITY EASEMENT (SOUTHERN CALIFORNIA EDISON COMPANY).
 - TPUE TELEPHONE PUBLIC UTILITY EASEMENT (GENERAL TELEPHONE COMPANY).
 - PSE PUBLIC STREET EASEMENT IN FAVOR OF THE CITY OF GARDEN GROVE.
 - CTGUSLA CELL TOWER GENERAL COMMUNICATIONS SITE LEASE AGREEMENT FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING A COMMUNICATIONS FACILITY AND OTHER IMPROVEMENTS (ROYAL STREET COMMUNICATIONS CALIFORNIA, LLC).
 - CTLP CELL TOWER LEASED PREMISE (VERIZON WIRELESS).
 - CTAU1 ON-SITE CELL TOWER ACCESS AND UTILITY EASEMENT #1 (VERIZON WIRELESS).
 - EXISTING PROPERTY LINE TO BE REMOVED.
 - NEW CONCRETE PAVEMENT.
 - NEW AC PAVEMENT.
 - PROPOSED CHARGEPOINT 7' TALL SINGLE EV (ELECTRIC VEHICLE) DC CHARGER/HIGH POWER CHARGER 62.5/125kW (DCFC) STATION AND CLEAR FLOOR SPACE.
 - PROPOSED EV 5'± TALL ELECTRIC UTILITY TRANSFORMER AND CLEAR FLOOR SPACE.
 - PROPOSED EV 7'± TALL ELECTRICAL SWITCH GEAR AND CLEAR FLOOR SPACE.
 - PROPOSED 18" TO 27" TALL 22" WIDE STUCCO COVERED SEAT/SCREEN WALL PAINTED TO MATCH THE BUILDING WITH A CONCRETE CAP.

- GENERAL NOTES (CONTINUED)**
- MAXIMUM FLOOR AREA RATIO (FAR) = 0.55. FAR PROVIDED = 0.03.
 - REQUIRED SITE LANDSCAPE AREA = 4,200 S.F. (10% OF ALL NET DEVELOPABLE SITE AREA FOR OFFICE-PROFESSIONAL, COMMERCIAL, AND INDUSTRIAL PARKING AREAS, EXCLUDING REQUIRED SETBACKS AND BUILDING FOOTPRINTS, ARE TO BE LANDSCAPED.)
 - REQUIRED SITE PARKING AREA TOTAL SQUARE FEET OF PARKING AREA = 25,400 TOTAL AREA OF LANDSCAPING = 2,775 (10.9%)
 - LANDSCAPE AREA PROVIDED WITHIN PROPERTY = 12,041 S.F. (23.1%)

CURVE DATA TABLE

NO.	DELTA	RADIUS	LENGTH
C1	90°35'27"	27.00'	42.69'

ENCROACHMENT NOTES

A APPROXIMATELY 47' OF A 6" WIDE CONCRETE CURB AND STRIP OF ASPHALT PAVEMENT ENCROACHES UP TO 1.8' EAST AND OUTSIDE OF THE SURVEYED EAST PROPERTY LINE.

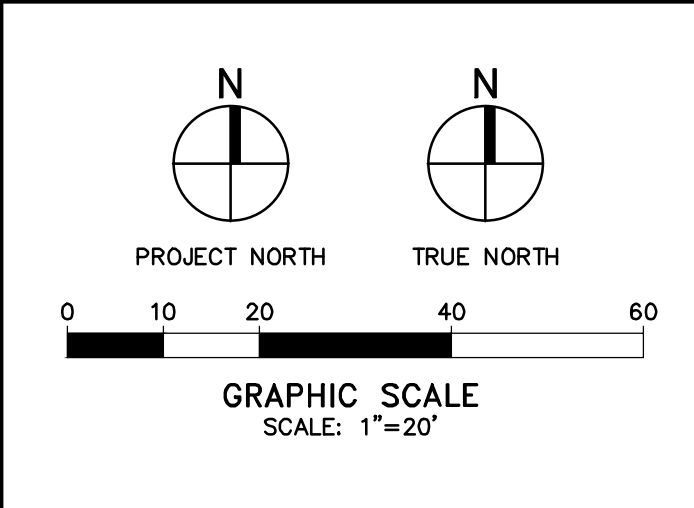
B APPROXIMATELY 26' OF AN 8' TALL CHAIN LINK FENCE FOR THE CELL TOWER ENCLOSURE ENCROACHES UP TO 1.0' EAST AND OUTSIDE OF THE SURVEYED EAST PROPERTY LINE WITHOUT THE BENEFIT OF A RECORDED EASEMENT.

NOTE

REFER TO THE LEGEND SHOWN ON SHEET 1 (C1.0) AND SITE PLAN (C9) FOR ABBREVIATIONS AND SYMBOLS SHOWN ON THIS SHEET.

NOTE

ALL ON-SITE CURB NOT ASSOCIATED WITH A PARKING SPACE SHALL BE PAINTED RED.



- GENERAL NOTES**
- IN-N-OUT BURGER PROPERTY AREA = 52,082 SQUARE FEET OR 1.196 ACRES.
 - EXISTING CITY ZONE: PUD-107-96. C-3 (HEAVY COMMERCIAL) STANDARDS USED FOR THIS PUD PER MARY MARTINEZ, CITY URBAN PLANNER.
 - GENERAL PLAN LAND USE DESIGNATION: COMMERCIAL AND MIXED USE.
 - EXISTING LAND USE: A 1,355 SQUARE FOOT IN-N-OUT BURGER STORE #19 SINGLE STORY BUILDING WITH 22 PAVED STRIPED PARKING SPACES AND A 4,127 SQUARE FOOT MAE'S CAFE SINGLE STORY BUILDING WITH 43 PAVED STRIPED PARKING SPACES.
 - PROPOSED LAND USE: EXPANSION OF PARKING LOT AND DRIVE-THRU LANE FOR EXISTING IN-N-OUT BURGER STORE #19.
 - PROPOSED SCOPE OF WORK: (A) CONSTRUCT A NEW DETACHED COVERED PATIO STRUCTURE AND A COVERED TRASH ENCLOSURE, A 34 VEHICLE LONG DRIVE THRU LANE AND AN ON-SITE 45 SPACE SHARED PAVED SURFACE PARKING LOT.
 - EXISTING IN-N-OUT BURGER BUILDING AREA = 1,355 S.F. DETACHED COVERED PATIO STRUCTURE ROOF OVERHANG = 778 S.F. COVERED TRASH ENCLOSURE ROOF OVERHANG = 547 S.F. INDOOR SEATING = 84 SEATS, OUTDOOR SEATING = 20 SEATS (5 TABLES) OUTDOOR SEATING AREA = 778 S.F. STRUCTURE PLUS 50 S.F. EACH FOR 5-4 SEAT TABLE (250 S.F.) PLUS 20 S.F. EACH FOR 0-2 SEAT TABLES (0 S.F.) = 1,028 S.F.
 - REQUIRED PARKING: 1 SPACE PER 200 SQUARE FEET GROSS FLOOR AREA (1,355 S.F./200) = 7 SPACES. 1 SPACE PER 100 SQUARE FEET OUTDOOR (11 TABLES* 50 S.F. EA = 550 S.F./100) = 6 TOTAL REQUIRED PARKING = 13
 - REQUIRED EV CHARGING STATIONS (EVCS): 2 (PER 2022 CALIFORNIA GREEN CODE TABLE 5.106.5.3.1).
 - PROVIDED EV CHARGING STATIONS (EVCS): 4 CHARGEPOINT SINGLE EV DC CHARGER/HIGH POWER CHARGERS 62.5/125kW (DCFC).
 - A. REQUIRED EV CAPABLE PARKING SPACES: 8 (PER 2022 CALIFORNIA GREEN CODE TABLE 5.106.5.3.1) = 2 EVCS = 6. B. EXCESS DCFC CHARGERS PROVIDED = 2 (4 PROVIDED MINUS 2 REQUIRED). C. EQUIVALENT EV CHARGING STATIONS FOR 2 EXCESS DCFC CHARGERS PROVIDED = 10 (PER 2022 CALIFORNIA GREEN CODE 5.106.5.3.2 THE INSTALLATION OF EACH DCFC EVSE SHALL BE PERMITTED TO REDUCE THE REQUIRED CAPABLE SPACES WITHOUT EVSE BY 5). D. 10 PROVIDED IN 10C IS GREATER THAN/EQUAL TO 6 REQUIRED FROM 10A; THEREFORE EV CAPABLE PARKING IS SATISFIED.

DEVELOPER:

IN-N-OUT BURGER

13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: PETER KULMATICI
PHONE: 626 813-5378

APOGEE PROJECT NO.:

10775 ADDISON ROAD, SUITE 350
ADDISON, TX 75001
PH: (469) 960-2322

CIVIL ENGINEER:

MSL ENGINEERING, INC.

CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2395 FAX (909) 305-2397

Mark S. Lamoureux
MARK S. LAMOUREUX R.C.E. 38382 04/07/2026 DATE

IN-N-OUT BURGER RESTAURANT

9032 TRASK AVENUE
GARDEN GROVE, CA 92844

SITE PLAN NO. SP-157-2025

LOT LINE ADJUSTMENT NO. LLA-036-2025

CITY OF GARDEN GROVE

SITE PLAN

IN-N-OUT BURGER RESTAURANT

9032 TRASK AVENUE
GARDEN GROVE, CA 92844

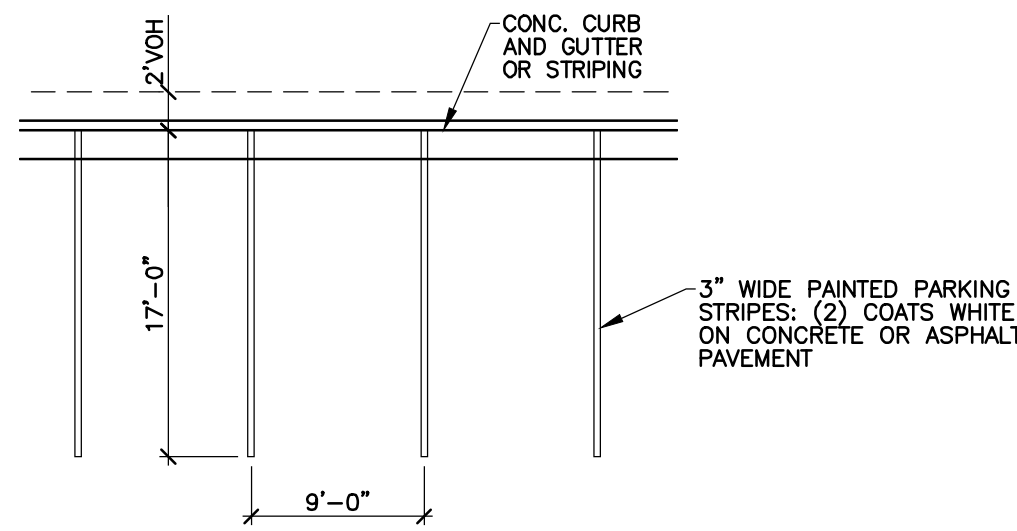
G-000148

DATE: 04/08/2026

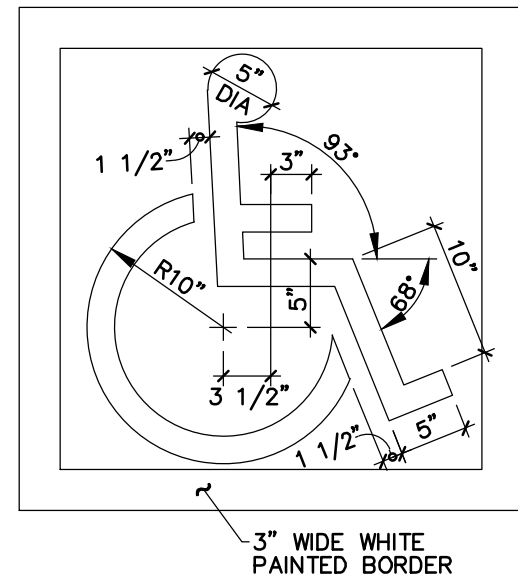
DRAWING NUMBER

C9

SHEET 16 OF 24

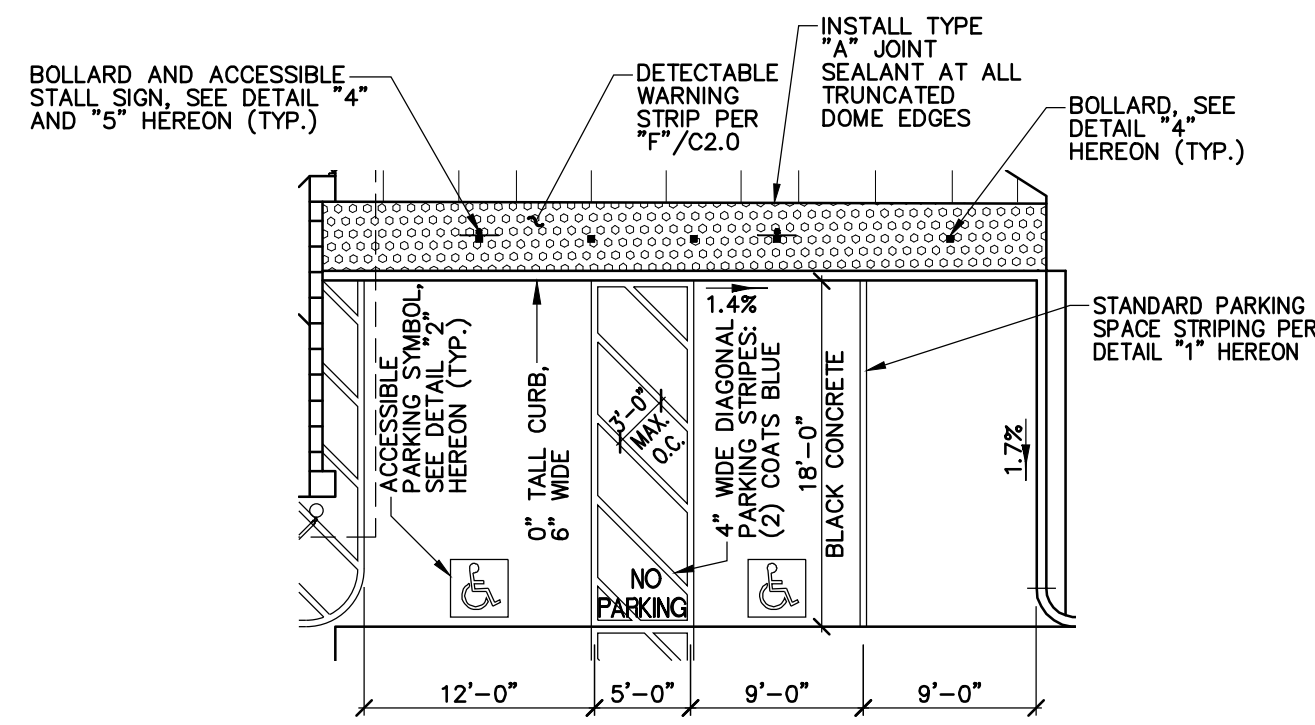


DETAIL '1'
PARKING SPACE SINGLE LINE STRIPING
NOT TO SCALE



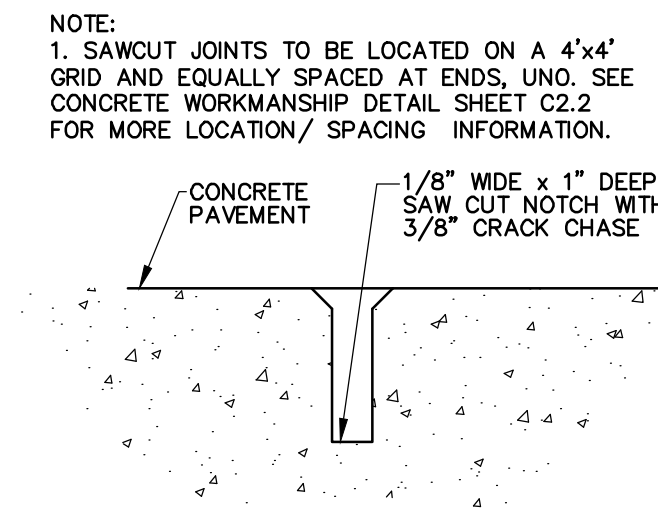
- NOTES:**
1. SYMBOL PAINTED HIGHWAY WHITE (TWO COATS).
 2. BACKGROUND PAINTED BLUE, EQUAL TO COLOR #15090 IN FED. STD. 595A.
 3. SYMBOL MEASURES 3'-0" SQUARE.

DETAIL '2'
ACCESSIBLE SYMBOL DETAIL
NOT TO SCALE



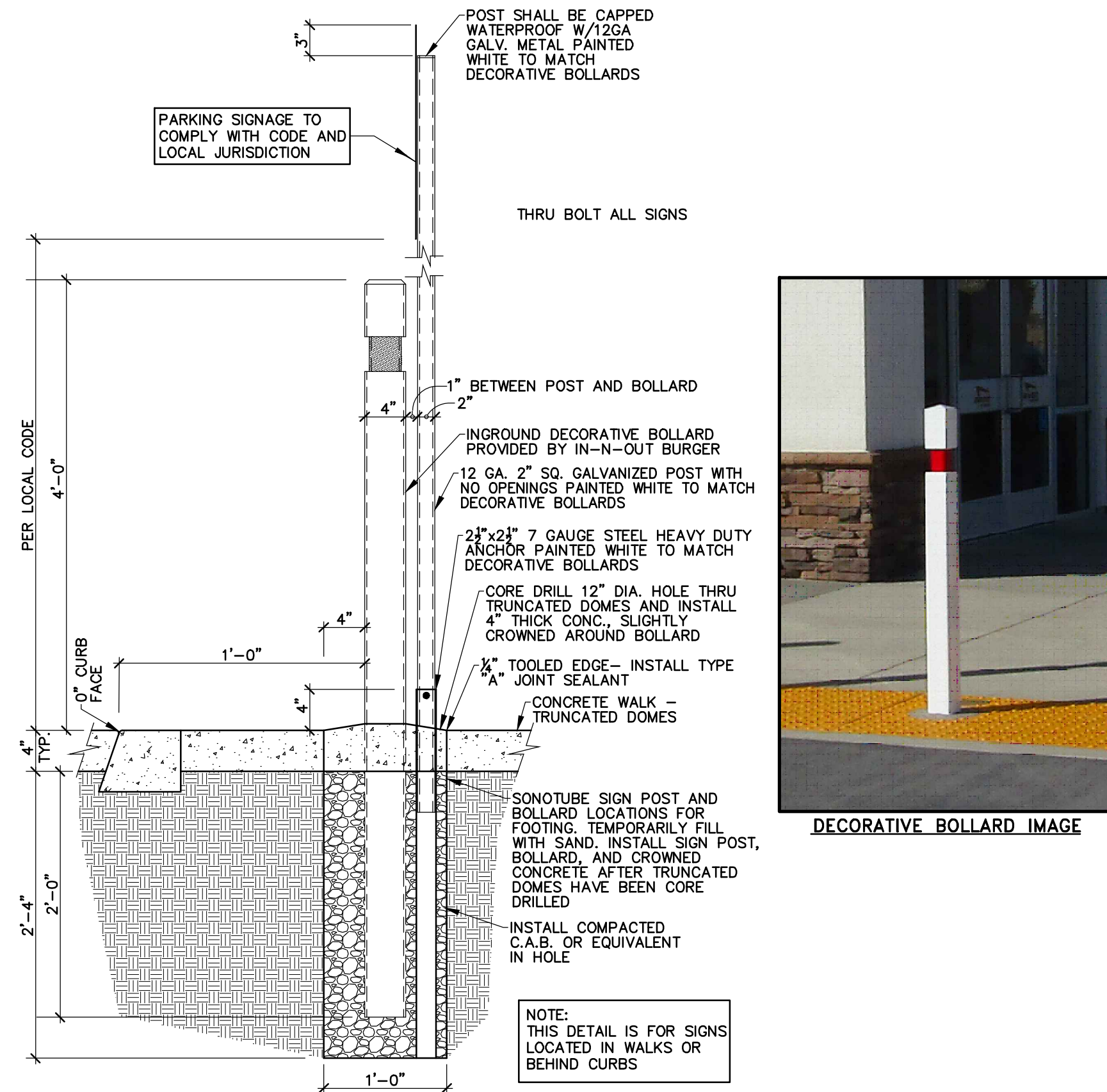
MAXIMUM SLOPE IN ANY DIRECTION IS 2 PERCENT WITHIN PARKING STALL AND ACCESSIBLE LOADING AISLES PER CODE. REFER TO SLOPE ELEVATIONS SHOWN ON GRADING PLAN SHEET C5.0.

DETAIL '3'
TYPICAL ACCESSIBLE STALL DETAIL
SCALE: 1"=10'

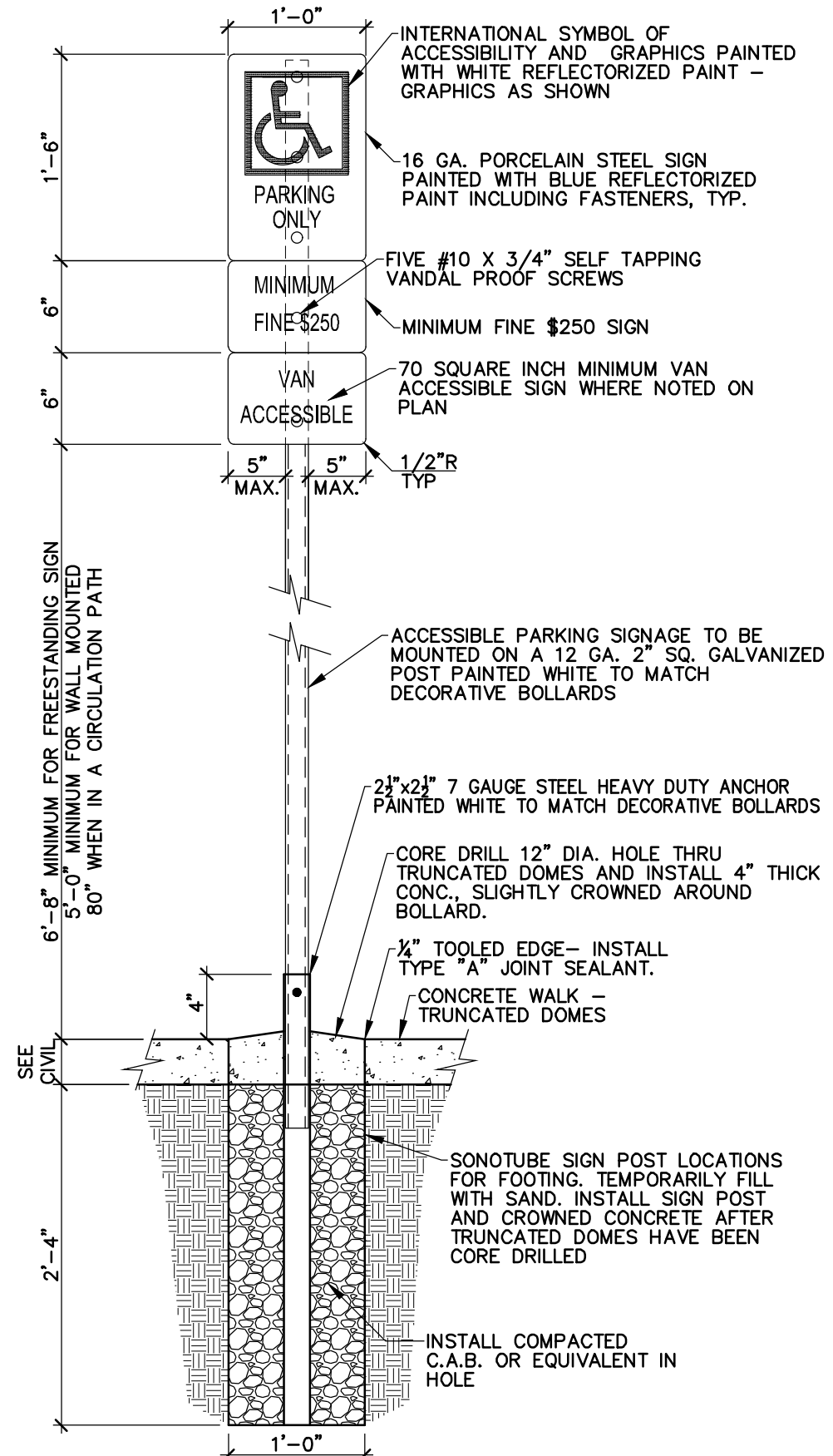


NOTE:
1. SAWCUT JOINTS TO BE LOCATED ON A 4'x4' GRID AND EQUALLY SPACED AT ENDS, UNO. SEE CONCRETE WORKMANSHIP DETAIL SHEET C2.2 FOR MORE LOCATION/ SPACING INFORMATION.

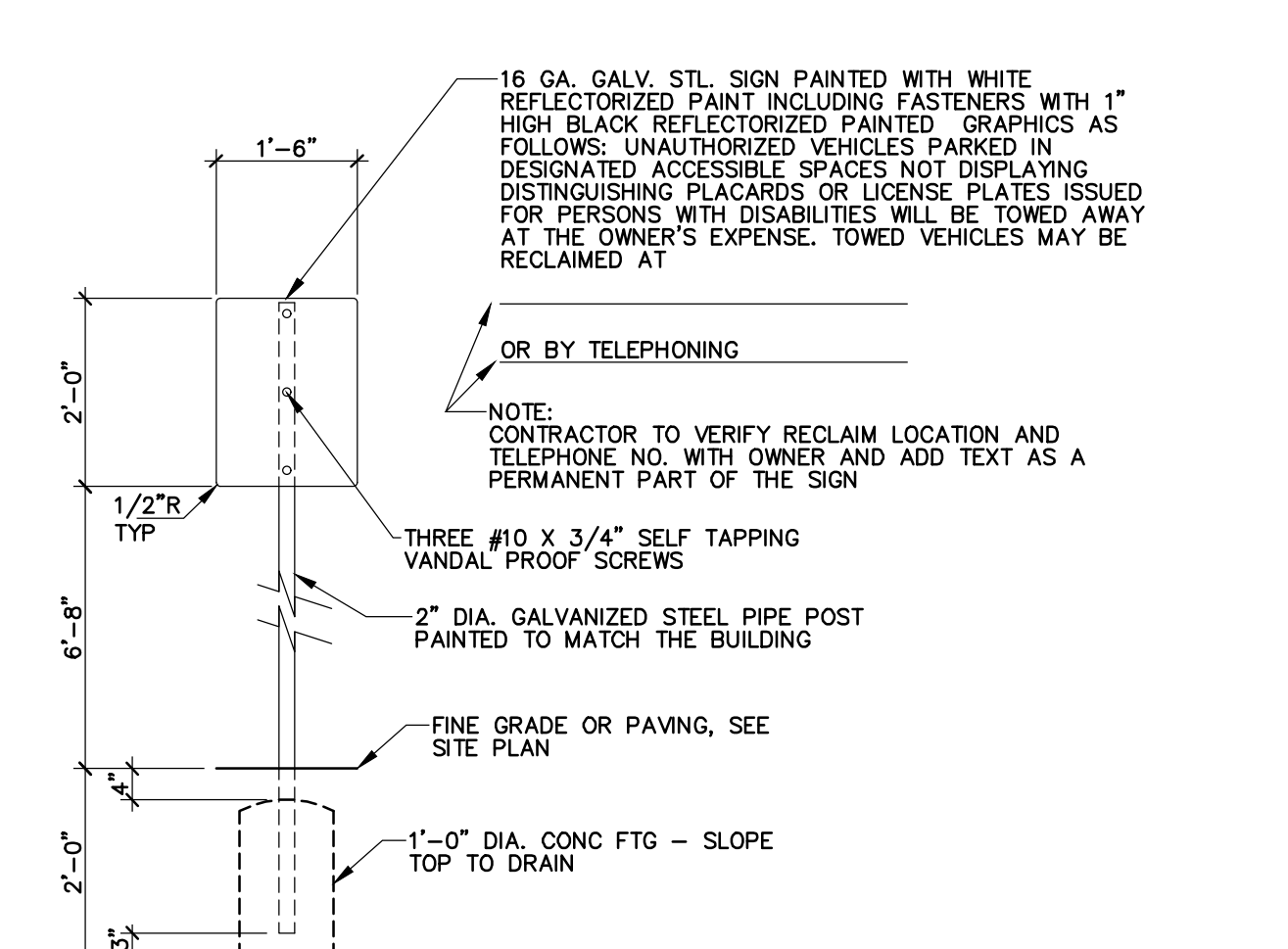
DETAIL '6'
SAWCUT DETAIL
NOT TO SCALE



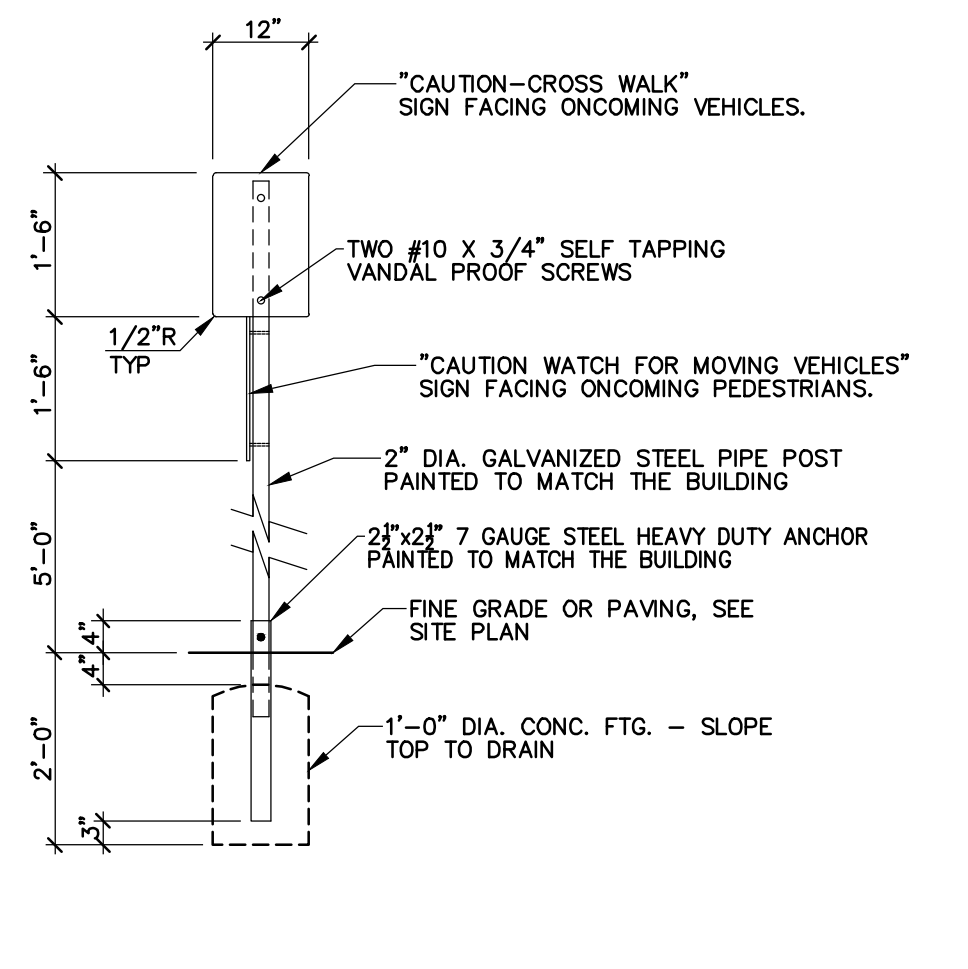
DETAIL '4'
ADA PARKING SIGN AND BOLLARD DETAIL
NOT TO SCALE



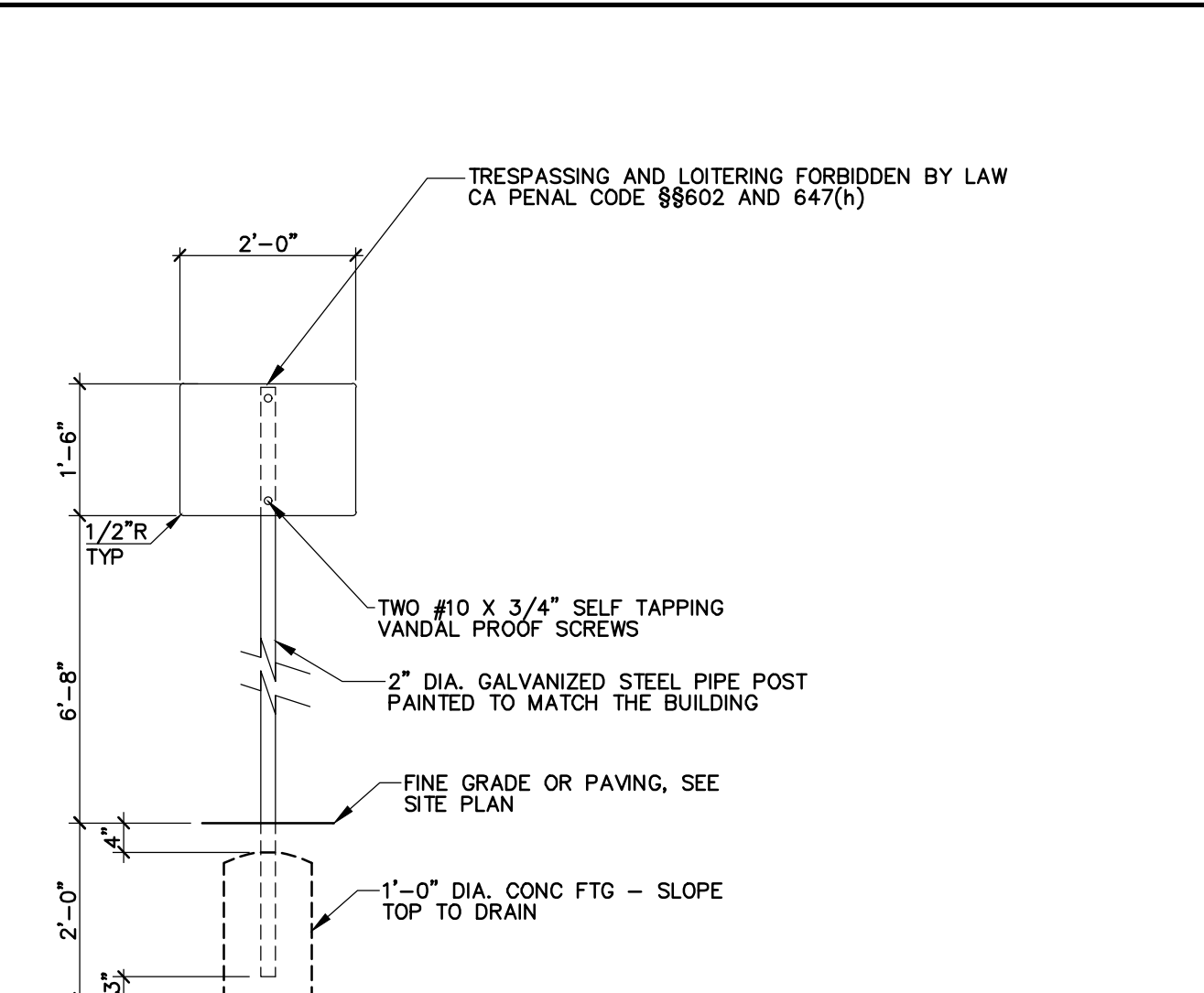
DETAIL '5'
ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



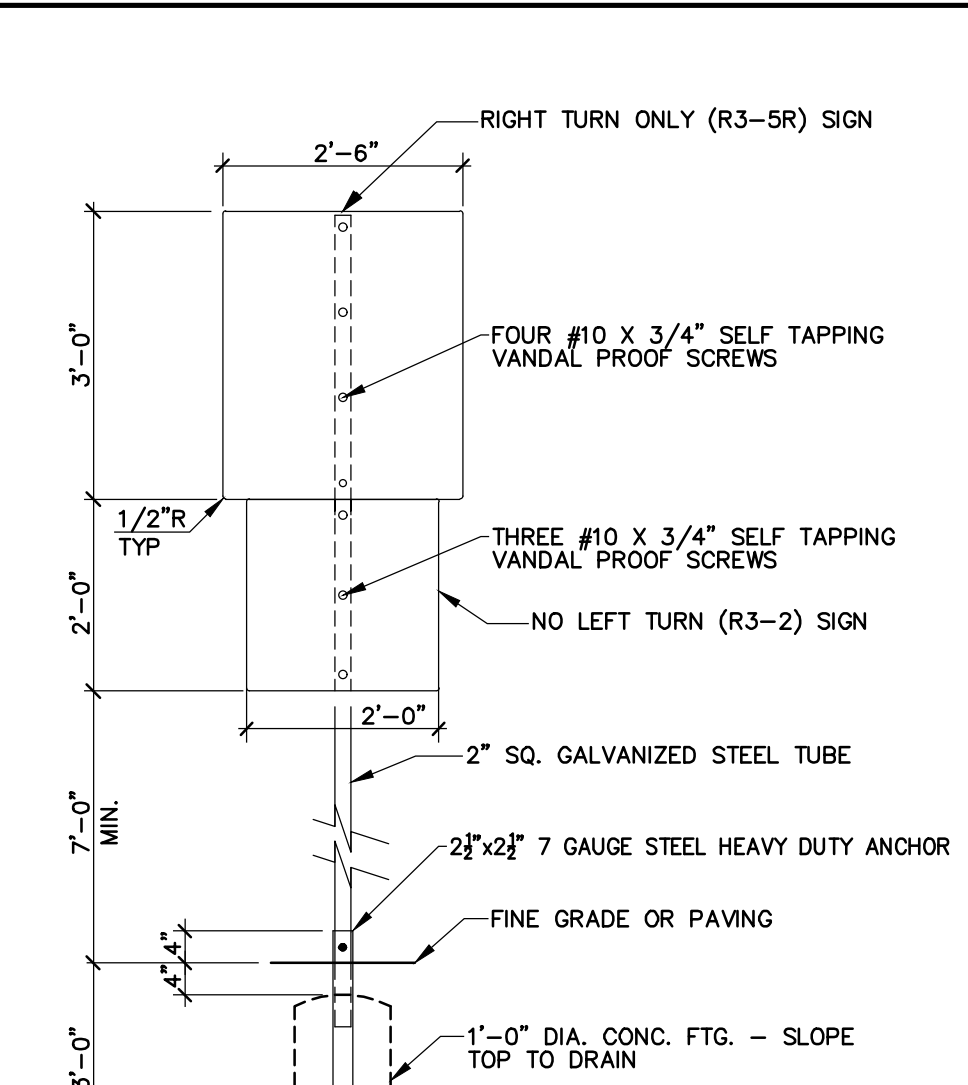
DETAIL '9'
ACCESSIBILITY ENTRY SIGN
SCALE: 1"=2'



DETAIL '11'
MOVING VEHICLES AND CROSSWALK SIGNAGE
SCALE: 1"=2'



DETAIL '12'
NO TRESPASSING AND LOITERING SIGN
SCALE: 1"=2'



DETAIL '13'
RIGHT TURN AND NO LEFT TURN SIGN
SCALE: 1"=2'



DEVELOPER:

IN-N-OUT BURGER

IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: PETER KULMATICKI
PHONE: 626 813-5378

DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____
APPROVED BY: _____
DATE: _____ R.C.E. NO. _____

APOGEE PROJECT NO. -----

Apogee
Architectural Partners
10775 ADDRESSON ROAD, SUITE 350
ADDRESSON, TX 75001
PH: (469) 960-2322

CIVIL ENGINEER:

MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2395 FAX (909) 305-2397

Mark S. Lamoureux
MARK S. LAMOUREUX R.C.E. 38382 DATE 04/07/2026

REGISTERED PROFESSIONAL ENGINEER
MARK S. LAMOUREUX
No. 38382
CIVIL
STATE OF CALIFORNIA

REFER TO THE LEGEND SHOWN ON SHEET 1 (C1.0) AND SHEET 16 (C9) FOR ABBREVIATIONS AND SYMBOLS SHOWN ON THIS SHEET.

SITE PLAN NO. SP-157-2025	G-000148
LOT LINE ADJUSTMENT NO. LLA-036-2025	DATE: 04/08/2026
CITY OF GARDEN GROVE	DRAWING NUMBER
SITE PLAN DETAILS	C10.0
	SHEET 17 OF 24

IN-N-OUT BURGER RESTAURANT
9032 TRASK AVENUE
GARDEN GROVE, CA 92844

DATE	BY	DESCRIPTION	APP'D

RESOLUTION NO. 6130-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-157-2025 (REV. 2026) FOR PROPERTIES LOCATED ON THE SOUTHEAST CORNER OF TRASK AVENUE AND MAGNOLIA STREET, AT 9032 AND 9062 TRASK AVENUE, ASSESSOR'S PARCEL NOS. 098-641-01 AND 098-641-02.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on April 16, 2026, does hereby approve Site Plan No. SP-157-2025 (REV. 2026) for a property located on the southeast corner of Trask Avenue and Magnolia Street, at 9032 and 9062 Trask Avenue, Assessor's Parcel Nos. 098-641-01 and 098-641-02, subject to the revised Conditions of Approval attached hereto as "Exhibit A."

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-157-2025 (REV. 2026), the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by the applicant and property owner, In-N-Out Burgers, Inc.
2. The applicant is requesting to modify the approved plans and conditions of approval under Site Plan No. SP-157-2025 to maintain the existing two-way vehicular access to a driveway approach, which was previously approved to be modified for egress-only, on a site improved with an existing restaurant, In-N-Out Burger. Site Plan No. SP-157-2025 approved the construction of a freestanding outdoor dining patio structure and included demolition of an adjacent vacant restaurant to accommodate additional drive-thru vehicle queuing and parking spaces, along with approval of Lot Line Adjustment No. LLA-036-2025 to remove an existing lot line to consolidate the lots.
3. The Planning Commission hereby determines that this Project is categorically exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines (14 Cal. Code Regs., Section 15301).
4. The properties have a General Plan Land Use designation of Heavy Commercial (HC), and are zoned Planned Unit Development No. PUD-107-96. The project site is currently improved with an existing 1,355 square-foot restaurant, In-N-Out Burger, and a vacant 4,127 square-foot restaurant building formerly occupied by Mae's Cafe, on two separate parcels comprising approximately 52,082 square feet (1.196 acres).
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City Staff was reviewed.

7. Pursuant to legal notice, a public hearing was held on April 16, 2026, 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 April 16, 2026, and considered all oral and written testimony presented regarding the project.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Sections 9.04.030 and 9.32.030 are as follows:

FACTS:

The subject project site consists of two (2) parcels, approximately 52,082 square feet (1.196 acres) in combined area, located on the southeast corner of Trask Avenue and Magnolia Street, at 9032 (Parcel 1) and 9062 (Parcel 2) Trask Avenue, currently improved with a restaurant on each parcel. The subject project site is zoned Planned Unit Development No. PUD-107-96, and has a General Plan Land Use designation of Heavy Commercial (HC). The project site abuts C-1 (Neighborhood Commercial) and R-3 (Multiple-Family Residential) zoned properties to the north, across Trask Avenue, currently improved with a commercial center and a multiple family development, respectively, a C-1 zoned property to the west, across Magnolia Street, currently improved with a fuel station, the Garden Grove Freeway (SR-22) to the south, and PUD-107-96 zoned properties to the east improved with a restaurant.

PUD-107-96 is approximately 2.7 acres and is comprised of four (4) parcels that are currently improved with the following: an In-N-Out Burger restaurant on Parcel 1 (project site), a vacant restaurant, Mae's Café on Parcel 2 (project site), a restaurant, Brodard Chateau, on Parcel 3, and a two-story office building on Parcel 4. Parcels 3 and 4 are located east of the project site. Each parcel is also currently improved with surface parking spaces, landscaping, trash enclosures, and maintain access off of Trask Avenue.

The parcels were originally one parcel and zoned PUD-102-77 in 1977. PUD-102-77 contemplated the construction of four (4) restaurants. As a result, the In-N-Out Burger restaurant (Parcel 1) and the restaurant most presently occupied by Mae's Café (Parcel 2), were constructed in 1978 on the two parcels located on the western half of the PUD. In 1979, a parcel map (PM-79-513) was approved to subdivide the site into four (4) parcels. A third restaurant, currently operated by Brodard Chateau (Parcel 3), was constructed in 1980. In 1981, the City approved the construction of a two-story office building in place of the originally approved restaurant on the easternmost parcel (Parcel 4). In 1985, the City approved a second revision to PUD-102-77 to modify the placement of the two-story office building on the site. In 1996, the City approved a rezone to PUD-107-96, the property's current zoning designation, along with a revision to the permitted uses as approved under PUD-102-77 to allow dental laboratories within the existing two-story office building.

In 2008, an amendment was approved to allow a children's learning center in the two-story office building.

The In-N-Out Burger restaurant, located on Parcel 1, is approximately 1,355 square feet and is primarily oriented for drive-thru and walk-up service with minimal customer dining area located within the interior of the restaurant. The restaurant provides an outdoor dining patio consisting of twelve (12) fixed tables with umbrellas. The parcel is improved with two driveway approaches located along Trask Avenue. The easternmost driveway approach is the entry to the site to access the drive-thru and surface parking spaces, while the westernmost driveway approach is the exit of the drive-thru. The drive-thru consists of a dual-lane design for the full length allowing for double the capacity of vehicle queuing with order and pick-up windows for each lane.

The vacant Mae's Café, located on Parcel 2, is approximately 4,127 square feet, and recently closed in January 2025 after being in operation since 1994. The restaurant was a sit-down American diner operating 24 hours of the day. A portion of a shared driveway approach is located along Trask Avenue at the northeast corner of the parcel, providing access to the surface parking spaces, as well as access to the adjacent parcel to the east.

On June 5, 2025, the Garden Grove Planning Commission approved Site Plan No. SP-157-2025 and Lot Line Adjustment No. LLA-036-2025. This approval allows for the consolidation of Parcels 1 and 2 into one parcel to improve on-site vehicle circulation and the drive-thru design for In-N-Out Burger. Additionally, the project includes the construction of a 778 square-foot freestanding patio structure to provide shade over the existing outdoor dining area. The vacant Mae's Café restaurant will be demolished to accommodate the proposed project.

The project approval included conditions to modify two existing driveway approaches located along Trask Avenue on Parcel 1. The westerly approach on Parcel 1, which currently serves as an exit-only, was approved with modified flared aprons to encourage vehicles to turn right. The easterly approach on Parcel 1 was approved to be converted from a two-way access to a right-turn-only exit. Furthermore, the conditions required signage at the driveway approaches and throughout the site to direct vehicles toward the redesigned drive-thru lanes and site exits. Primary access to the site and the modified drive-thru lanes were approved via the existing easterly approach located along Trask Avenue on the adjacent parcel, Parcel 2, that would be widened to 38'-0".

Since the project's approval, the applicant has encountered challenges in updating the existing reciprocal access agreement with the owners of the adjacent parcels within the PUD. To avoid these complications, the applicant proposes modifying the approved plans and the conditions of approval to maintain the existing two-way vehicular access at the easterly driveway on Parcel 1, which was previously approved for egress-only.

FINDINGS AND REASONS:Modification to Approved Plans:

1. That the change would not require the filing of an application for waiver or variance to the zoning code.

The proposed modification to maintain the existing two-way access at the easterly driveway on Parcel 1 complies with all applicable development standards of the Garden Grove Municipal Code and the PUD regulations. While the previous approval restricted the driveway to egress-only, the subject request to maintain its two-way access, subject to widening the approach to 30'-0" to meet City standards, satisfies all requirements for vehicle access and circulation. The addition of signage within the public right-of-way to identify the Parcel 1 approaches as right-turn and exit-only, directing drivers toward the shared access point on the adjacent parcel to the east, Parcel 2, does not result in a request for a waiver or variance. No deviations from the zoning code are necessary to accommodate the revision, as the site continues to comply with the applicable development standards in accordance with the original Site Plan approval for the project. In addition, the City's Traffic Engineering Division has reviewed the request and supports the proposed modifications.

2. That the change would not adversely affect the quality or design of the original plan.

The proposed modification does not alter the site plan layout or the design elements approved under Site Plan No. SP-157-2025. The overall design of the project, including the demolition of the vacant restaurant, the consolidation of parcels, the redesigned In-N-Out Burger drive-thru, and the construction of the 778 square-foot freestanding patio structure, remain as originally approved. By maintaining the existing two-way access at the easterly driveway on Parcel 1, the applicant is retaining functional vehicular circulation, while widening the approach to meet current City standards. The overall site plan design will not be compromised as a result of the proposed modification and the project continues to represent an improvement to the project site.

3. That the change would not adversely affect the use or enjoyment of adjacent properties.

The proposed modification to the driveway access on Parcel 1 will not negatively impact the surrounding properties or the adjacent parcels within the PUD. The revision ensures that site operations remain compatible with the current reciprocal access agreement with the neighboring lots within the PUD. To minimize any potential traffic impacts, the City's Traffic Engineering Division has reviewed the proposal and supports the revision, provided that new signage is installed to clearly direct vehicles and that the driveway is widened

to meet current City standards. These measures will ensure that project does not interfere with the use or enjoyment of adjacent properties.

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and reasons set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan No. SP-157-2025 (REV. 2026) possesses characteristics that would indicate justification of the requests in accordance with Municipal Code Section 9.32.030.
2. In order to fulfill the purpose and intent of the Municipal Code, and thereby promote the health, safety, and general welfare, the following revised conditions of approval, attached as Exhibit "A", shall apply to Site Plan No. SP-157-2025 (REV. 2026).

EXHIBIT "A"

Site Plan No. SP-157-2025 (REV. 2026) Lot Line Adjustment No. LLA-036-2025

9032 and 9062 Trask Avenue

CONDITIONS OF APPROVAL (Revised)

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required within thirty (30) days of the approval.
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 and current property owner, In-N-Out Burgers, Inc., the developer of the project, the future 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. Except for minor modifications authorized to be approved by the Community Development Director pursuant to Condition No. 4, any changes of the Conditions of Approval require approval by the appropriate City hearing body.
3. Site Plan No. SP-157-2025 (REV. 2026) and Lot Line Adjustment No. LLA-036-2025 authorize the demolition of an existing vacant restaurant building, formerly occupied by Mae's Café, and the construction of a 778 square foot freestanding outdoor dining patio structure at an existing restaurant, In-N-Out Burger, and to reconfigure the existing drive-thru lane and parking area on a 1.196-acre project site located on the southeast corner of Trask Avenue and Magnolia Street, at 9032 and 9062 Trask Avenue (APNs: 098-641-01 and 098-641-02), as depicted on the plans submitted by the applicant and made a part of the record of the May 1, 2025, and April 16, 2026, Planning Commission proceedings, subject to these Conditions of Approval. Approval of this Site Plan and Lot Line Adjustment 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. The approved site plan, lot line adjustment application, and floor plan are an integral part of the decision approving this Site Plan and Lot Line Adjustment. Minor modifications to the approved Site Plan, Lot Line Adjustment, and/or

these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the approved project and/or these Conditions of Approval that would result in the intensification of the project, or create impacts that have not been previously addressed and which are determined by the Community 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.

Public Works Engineering Division

6. A geotechnical study prepared by a registered geotechnical engineer is required and must be submitted to the City, and approved by the City Engineer prior to the issuance of any grading or building permits. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit per the requirements of the Orange County Health Department and the mitigation requirements of governing regulatory requirements. The report shall make recommendations for foundations and pavement structural section design of interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and the implementation of water quality for storm water runoff, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels. The applicant shall implement the recommendations identified in the geotechnical study / report.
7. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a final design Water Quality Management Plan (WQMP) that:
 - a. Addresses required mitigation Site Design Best Management Practices (BMPs) based upon the latest Santa Ana Regional Water Quality Control Board (SARWQCB) Drainage Area Management Plan (DAMP) as identified in the geotechnical report recommendations and findings, including, but not limited to, infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas as required by the latest adopted County of Orange Technical Guidance Document (TGD).

Site Plan No. SP-157-2025 (REV. 2026), Lot Line Adjustment No. LLA-036-2025
Conditions of Approval

- b. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.
 - c. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
 - d. Incorporates structural and Treatment Control BMPs as defined in the DAMP.
 - e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
 - h. Provides a hydrological analysis with scaled map as well as hydrologic and hydraulic calculations to size storm drains per the Orange County RDMD standards.
8. Parkway culverts shall be designed per City of Garden Grove Standard Plan B-209. Storm drain lateral pipe connections to city maintained storm drains within City right-of-way shall be RCP with a minimum diameter of 18-inches.
 9. Grading and street improvement plans prepared by a registered Civil Engineer are required. As required under Section 107 of the California Building Code (CBC), the grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30'-0" 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 showing all existing utility facilities, easements and proposed utility facilities. All on-site improvements shall be tied by horizontal dimensional control to the property boundary as established by survey. A minimum uninterrupted 20-foot wide throat access to the site is required from the street for the project and shall meet the requirements of the California Fire Code throughout the site. Vehicle maneuvering, as demonstrated by Auto Turn along private streets and access ways, shall be demonstrated on the grading plan. Street improvement plans shall conform to all format and design requirements of the City Standard Drawings and Specifications. The approved Site Plan shall be included as part of the grading improvements plan package,

and the grading improvement plan shall be consistent with layouts, drawings and details depicted in the approved Site Plan.

10. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer (Policies and Procedures – TE-17).
11. The applicant shall coordinate with Planning Services Division and Orange County Fire Authority to identify proper emergency vehicle access to the site and shall provide the Engineering Division a copy of the approval letters upon first submittal of the grading and street improvement plans.
12. The grading plan shall depict an accessibility route from the exterior of all buildings and structures to the public street for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition and Section 1110A of the California Building Code.
13. 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, SB 1383 and its implementing regulations, and any other applicable State recycling laws related to refuse, recyclables, and/or organics, shall be subject to the following, as applicable:
 - a. Paved with an impervious surface, designed not to allow run-on mixing of drainage from adjoining areas, designed to divert drainage from adjoining roofs and pavements to be directed around the area for trash roll out, and screened or walled to prevent off-site transport of trash by water or wind.
 - b. Provide solid roof or awning to prevent direct precipitation into the enclosure.
 - c. Connection of trash area drains to the municipal storm drain system is prohibited. Drainage from the enclosure may be directed to a conforming grease or contaminant interceptor.
 - d. Potential conflicts with fire code access requirements and garbage pickup routing for access activities shall be considered in implementation of design and source control. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.

Site Plan No. SP-157-2025 (REV. 2026), Lot Line Adjustment No. LLA-036-2025
Conditions of Approval

- e. The trash enclosure and containers shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures, and concrete aprons for roll-out areas.
 - f. Pursuant to state mandated commercial organic recycling Law, including AB 1826 and SB 1383 and its implementing regulations, the applicant is required to coordinate storage and removal of the organics waste with local recycling/trash company.
 - g. Pursuant to applicable state mandated laws, the applicant is required to contact and coordinate with the operations manager of the local recycling/trash company (Republic Services, 800-700-8610) to ensure the trash enclosure includes the appropriate size and number of containers for the disposal of items such as, but may not limited to, municipal solid waste (MSW), recyclables, and organic green waste.
 - h. Based on the amount of waste disposed, per week, the applicant shall coordinate with the local recycling/trash company to ensure the adequate frequency of trash pick-up is serviced to the site for municipal solid waste (MSW), recyclables, and organic green waste, including any other type of waste.
 - i. The applicant shall ensure large bulk items, intended for coordinated and scheduled pick-up by the local recycling/trash company, are not placed in areas that encroach into drive aisles, parking spaces, pedestrian pathways, or areas in the front of the property including areas public right-of-way (e.g., street, sidewalk), during and after construction. Any large bulk items shall be out of public vantage points.
 - j. The requirements for the trash enclosure and design criteria are bound and coordinated with the Water Quality Management Plan (WQMP), when required, as depicted on the project grading plan, which shall be incorporated into the WQMP by narrative description, exhibits and an Operation and Maintenance Plan (O&M).
14. Any new or required block walls and/or retaining walls shall be shown on the grading plans, both in plan-view and cross sections. Cross sections shall show vertical and horizontal relations of improvements (existing and proposed) on both sides of property lines. Required wall heights shall be measured vertically from the highest adjacent finished grade. Block walls shall be designed in accordance to City of Garden Grove Standard B-504, B-505, B-506 and B-508 or designed by a professional registered engineer. In addition, the following shall apply:

Site Plan No. SP-157-2025 (REV. 2026), Lot Line Adjustment No. LLA-036-2025
Conditions of Approval

- 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.
 - b. Openings for drainage through walls shall be shown in section details and approved by the City Engineer. Cross-lot drainage is not allowed.
15. The applicant shall remove any existing substandard driveway approaches, curbs, sidewalks, ADA ramps, pavement sections, tree well and landscaping, and construct Trask Avenue frontage improvements as identified below. All landscape, irrigation, sidewalk, signal modifications and lighting improvements installed within the public rights-of-way shall require the approval of the City Engineer, Streets Division, and Planning Services Division and shall be maintained by the applicant for the life of the project.
- a. All off-site street/right-of-way improvements must be included in the grading plans and submitted to the Engineering Division for review. These improvements, located within public right-of-way on Trask Avenue, shall comply with all applicable City standards and specifications.
 - b. Remove and replace existing ~~two~~ westerly driveway approach on Trask Avenue and reconstruct two modified right turn out only driveway approach per approved site plan and per City standard B-120 and applicable specifications. Prior to commencing work, the applicant shall coordinate with Public Works Inspector to determine precise limits of removal and replacement for curb/gutter.
 - c. Remove the existing center driveway approach on Trask Avenue and replace it with a widened driveway in accordance with City standard B-120 and applicable specifications. Prior to commencing work, the applicant shall coordinate with Public Works Inspector to determine precise limits of removal and replacement for curb/gutter.
 - d. The applicant shall remove and replace the easterly driveway approach between In-N-Out Burgers and Brodard Chateau per City Standard B-120 (Option #2). Prior to commencing work, the applicant shall coordinate with Public Works Inspector to determine precise limits of removal and replacement for curb/gutter.
 - e. The applicant shall coordinate with Southern California Edison (SCE) and City staff to relocate the existing street light, vault, and fire hydrant westward along Trask Avenue per Public Works standards and

Site Plan No. SP-157-2025 (REV. 2026), Lot Line Adjustment No. LLA-036-2025
Conditions of Approval

specifications, to accommodate for proper widening of the shared driveway approach. Prior to commencing work, the applicant must confirm the final utility relocation of the utilities with Public Works and SCE inspectors.

- f. The applicant shall install R3-2 (no left turn) and R3-5R (right turn only) signs per direction of City Traffic Engineer near the westerly and the middle driveway approach ~~both exits~~ on Trask Avenue.
 - g. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit the locations of on-site wayfinding signage designed to direct drivers to enter the drive-thru and exit the site via the easterly driveway approach on Trask Avenue. The applicant is permitted to install standard In-N-Out wayfinding signage, and no City standard signage is required.
 - h. The applicant shall remove and replace the lifted and damaged sidewalk panels in accordance to City of Garden Grove Standard B-106. The owner/contractor shall verify the removal and replacement sections of the sidewalk concrete panels with public works inspector prior to start of construction.
 - i. The applicant shall locate all existing public utilities across the property frontage and within the property boundary of the project prior to commencement of grading operation and mobilization.
 - j. The applicant shall coordinate with the Planning Services Division and Public Works Street Division before removing or placing any type of tree within public right-of-way and proposed landscape area.
 - k. Street signs shall be installed as required and approved by the City Traffic Engineer.
16. Provide adequate drive aisle and lane widths per City of Garden Grove Standard B-311.
 17. The grading/horizontal control plan shall provide an approximately 80 feet or four vehicles length between the service window and order board and additional 80 feet or four vehicles length of queuing distance behind the order board in conformance with the queuing requirements of City of Garden Grove Standard Plan B-312.
 18. Turning Template shall be in accordance with City's Traffic Policy & Procedures TE-14.

Site Plan No. SP-157-2025 (REV. 2026), Lot Line Adjustment No. LLA-036-2025
Conditions of Approval

19. Driveway Opening Policy shall be in accordance with City's Traffic Policy & Procedures TE-8.
20. Sight Distance standards shall be in accordance with City's Traffic Engineering Policy TE-13. All structures and walls shall be designed to ensure proper vision clearance for cars entering or leaving the driveway and parking areas. No structure, wall or fence shall cause an exceedance of the applicable site distance standards set forth in City Traffic Engineering Policy TE-13.
21. Development Review and Comment Sheet shall be in accordance with City's Traffic Policy & Procedures TE-17.
22. Private Property Tow Away Sign Design shall be in accordance with City's Traffic Policy & Procedures TE-19.
23. "No Parking Fire Lane Sign Design" shall be in accordance with City's Traffic Policy & Procedures TE-20.
24. Traffic Impact Mitigation Fees shall be in accordance with Garden Grove City Council Resolution 9401-16.
25. Parking lot layout shall be in accordance with City Standard B-311 and B-312.
26. The applicant shall be subject to Traffic Mitigation 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.
27. Prior to issuance of grading permit, the applicant shall provide the City with documentation on existing reciprocal access agreement on the east side of the property. Should no agreement exist, the applicant shall enter into an agreement with the adjacent property owners and record said agreement in a manner meeting the approval of the City Engineer prior to the issuance of a grading permit.
28. A separate street permit is required for work performed within the public right-of-way.
29. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.

Site Plan No. SP-157-2025 (REV. 2026), Lot Line Adjustment No. LLA-036-2025
Conditions of Approval

30. 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. Construction vehicles should be parked off traveled roadways in a designated parking area. Parking areas, whether on-site or off-site, shall be included and covered by the erosion control plan.
31. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a worksite traffic control plan for all the proposed improvements within public right-of-way, and shall be subject to the review and approval of the City Traffic Engineer.
32. For Lot Line Adjustment (LLA) projects, the applicant shall complete the following:
 - a. Prior to issuance of a grading permit, the applicant shall submit to the Planning Services Division an updated title report along with copies of the recorded instruments listed in the title report, reference maps used to prepare legal description and the plat per County of Orange Lot Line Adjustment Manual.
 - b. Preparation, formatting and packaging of the Lot Line Adjustment application and exhibits must follow the requirements of the County of Orange Lot Line Adjustment Manual, and shall be reviewed and approved by the City Engineer.
 - c. The order of recording documentation of the Lot Line Adjustment application with the County of Orange Recorder's Office shall be as prescribed by the City Engineer. The instrument numbers assigned by the County Recorder for the Lot Line Adjustment shall be written into the new property description of the succeeding Grant Deed or Quit Claim conveyances as prescribed by the City Engineer.
 - d. If a lender or beneficiary is involved in the property, whether noted in the Title Report or not indicated in the Title Report, a Modification of Deed of Trust must be prepared for each lender or beneficiary involved. The Modification of Deed of Trust must be signed by a person authorized to represent the beneficiary and notarized. Exhibits for the Modification of Deed of Trust shall be the exhibits as prepared for the Lot Line Adjustment prior to recordation. A blank line must be left in the acknowledgement description to write in the Lot Line Adjustment instrument number as recorded by the County Clerk.

33. The applicant shall coordinate with City's Public Works Department (Engineering, Water Services and Streets Division) and setup appointments for preconstruction inspections for all the on-site and off-site improvements prior to commencement of grading operation and mobilization.
34. 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 in street.
35. 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. Temporary Benchmarks shall not be used for Vertical control. Benchmarks shall be to the National Geodetic Vertical Datum (NGVD).
36. Heavy construction truck traffic and hauling trips, and any required lane closures shall occur outside peak travel periods. Peak travel periods are considered to be from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.
37. 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 the applicant is prepared to implement and maintain 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.
- e. Execute and record against the subject property a covenant and agreement or similar document, in a form approved by the City Attorney, regarding funding and maintenance of the O&M Plan, consent to inspections, and indemnification. This covenant and agreement shall be executed by the then current owner(s) of the subject property and shall be recorded against the property and run with the land. The provisions of the covenant and agreement shall include, without limitation, the following:
 - (i) The covenant and agreement shall require the property owner(s) and each successive owner of an interest in all or any part of the property to, throughout the period of their respective ownership, implement, and fund implementation of, the O&M Plan and to operate, inspect, maintain, repair, and replace the BMPs described in the O&M Plan.
 - (ii) The covenant and agreement shall require the property owners to use and maintain the property in full compliance with the provisions of the O&M Plan and Chapter 6.40 of the Garden Grove Municipal Code (Stormwater Quality), as it may be amended from time to time, and shall provide for the owners' consent to inspection of the property by an inspector authorized by the City Manager, or his or her designee, for the purpose for verifying compliance with the provisions of the covenant and agreement.
 - (iii) The covenant and agreement shall require the owners to indemnify, defend, and hold harmless the City, its elected officers, employees, agents, and contractors from and against any and all liability, expense, including costs and legal fees, and claims of damage of any nature whatsoever including, but not limited to, death, bodily injury, personal injury, or property damage arising from or connected with the City inspection of the Property except where such liability, expense, or claim for damage results from the sole negligence or willful misconduct of the City its elected officers, employees, agents, or contractors.
 - (iv) The covenant and agreement shall provide that the City may, but shall not be obligated to, enforce the covenant and agreement by a proceeding at law or in equity against any person or persons violating or attempting to violate any condition, covenant,

equitable servitude, or restriction provided for therein, either to restrain such violation or to recover damages.

- f. Identify responsible contractor and individuals for maintaining the new landscape and irrigation improvements for a period of three (5) years following the acceptance of the improvements by the City. The name and contact information of the landscape contractor shall be indicated on the grading improvement plans.

Orange County Fire Authority

38. The applicant shall comply with all applicable Orange County Fire Authority requirements, including, but not limited to the Fire Master Plan.

Building and Safety Division

39. All proposed work shall comply with the latest California Building Code (CBC) at the time of building permit application, be subject to building plan review, and demonstrate compliance with all applicable codes, regulations, statutes, and ordinances.

Water Services Division

40. New water service installations 2" and smaller, may be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services 3" and larger, shall be installed by developer/owner's contractor per City Standards.
41. Water meters shall be located within the City right-of-way. Fire services and large water services 3" and larger, shall be installed by contractor with class A or C-34 license, per City water standards and inspected by approved Public Works inspection.
42. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. 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 to be submitted to Public Works,

Water Services Division. Property owner must open a water account upon installation of RPPD device.

43. It shall be the responsibility of owner/developer to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.
44. A composite utility site plan shall be part of the water plan approval.
45. New utilities shall have a minimum 5 foot horizontal and a minimum 1 foot vertical clearance from water main and appurtenances.
46. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
47. City shall determine if existing water services(s) is/are usable and meets current City Standards. Any existing meter and service located within new driveway(s) shall be relocated at owner's expense.
48. Existing water service for the restaurant to be demolished is to be abandoned at the main with a stainless steel repair coupling, and water meter is to be returned to the City.
49. Existing public fire hydrant impacted by the driveway widening is to be relocated per applicable City of Garden Grove Public Works Department Water Services Division Standard Plans and Specifications. New public hydrant is to be installed and fully operational prior to the abandonment of the existing hydrant.
50. If required, fire service or private fire hydrant lateral shall have above ground backflow device with a double check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the property owner. The above ground assembly shall be screened from public view as required by the Planning Division.
51. Commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license. Plumbing plan for grease interceptor with capacity calculations in accordance with the Plumbing Code shall be routed to Building & Safety and Environmental Services for review. A grease interceptor upgrade may be required as per condition below.

52. If required, a properly sized grease interceptor shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor shall be located outside of the building and accessible for routine maintenance. Owner shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.
53. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Existing units are to be removed.
54. If needed, owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be 6" min. dia., extra strength VCP with wedgelock joints.
55. Contractor shall abandon any existing unused 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. Only one sewer connection per lot is allowed.

Planning Services Division

56. It shall be the applicant's responsibility to verify that any building or site improvements do not impermissibly interfere with any recorded (or non-recorded) easements or required utility clearances on the subject property or the adjacent properties.
57. The outdoor patio structure, and the trash enclosure and equipment enclosure, shall have unifying color and exterior finish that match, and are integrated, with the existing restaurant building. The Planning Services Division shall review and approve the design of the proposed design and the material(s). The proposed design and materials shall also comply with the building code requirements.
58. In the event the development cannot accommodate the parking demand, due to impacts generated by the development, at any given time, which causes a nuisance, hindrance, and/or problem with either on-site and off-site parking and circulation, as determined by the City's Community Development Director in his/her reasonable discretion, the applicant shall devise and implement a plan approved by the City to relieve the situation. Upon written request by the City, the applicant shall submit a plan to manage parking issues for review and

approval by the Community Development Department. The plan may include, but is not be limited to: reducing the hours of operation, instituting an off-site parking arrangement; having on-site parking control personnel; and/or others actions that may be deemed applicable to the situation. If the City's Community Development Director deems such action is necessary to address parking and circulation problems, such action shall be implemented within 30 days of written notice. Failure to take appropriate action shall be deemed a violation of these Conditions of Approval and may result in the City restricting the overall use of the facility.

59. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Chapter 8.47 as adopted, except that:
 - a. Monday through Saturday - not before 7:00 a.m. and not after 8:00 p.m. (of the same day).
 - b. Sunday and Federal Holidays may work same hours, but subject to noise restrictions as stipulated in Chapter 8.47 of the Municipal Code.
60. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust) that includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, and the use methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment. Where feasible, the project shall use solar or low-emission water heaters, and low-sodium parking lot lights, to ensure compliance with Title 24.
61. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in-place, or leave in an undisturbed state. In the event that fossil specimens or cultural resources are encountered on the site during construction, and cannot be preserved in-place, the applicant shall contact and retain, at the applicant's expense, a qualified paleontologist or archaeologist, as applicable, acceptable to the City, to evaluate and determine appropriate treatment for the specimen or resource, and work in the vicinity of the discovery shall halt until appropriate assessment and treatment of the specimen or resource is determined by the paleontologist or archeologist (work can continue elsewhere on the project site). Any mitigation, monitoring, collection, and specimen/resource treatment measures recommended by the paleontologist/archaeologist shall be implemented by the applicant at their own cost.
62. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, which

- require the protection of active nests of all bird species, prior to the removal of any on-site landscaping, including the removal of existing trees.
63. No exterior piping, plumbing, roof top access ladders, or mechanical ductwork shall be permitted on any exterior facade and/or be visible from any public right-of-way or adjoining property.
 64. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department, Planning Services Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
 65. Building color and material samples shall be submitted to the Planning Services Division for review and approval prior to issuance of building permits.
 66. The proposed trash enclosure shall be designed to comply with the City's B-502 trash enclosure standard, or with an alternative design approved by the Public Works Engineering Division.
 67. The applicant shall construct a 4'-6" tall block wall within the planter located along the east property line. Clinging vines, low shrubs, and/or other landscaping treatments shall be planted along both sides of the base of the wall to deter graffiti. The block wall shall not impede with any drive aisles, parking spaces, or obscure vision clearance.
 68. As part of the finalized working drawings for Planning Services Division, Engineering Division, and Building Plan Check, the applicant shall submit a detailed and dimensioned plot plan, floor plans, exterior elevations and landscape plans that reflect the above conditions of approval. The plans shall indicate landscape materials, wall materials, and building materials proposed for the project.
 69. Any and all correction notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant, and all agents thereof.
 70. 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 Planning Services Division. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system.

Lighting shall be provided throughout all private drive aisles and entrances to the development per City standards for street lighting.

71. All landscaping shall be consistent with the landscape requirements of the Landscape Water Efficiency Guidelines (Appendix A), per Title 9 of the Municipal Code. The applicant shall submit a separate and complete Water Efficient Landscape Plan. The water efficient landscape submittal shall include landscape plans, irrigation plans, soils report, grading plans, and all other applicable documentation. The landscape plans shall include type, size, location, and quantity of all plant material. The landscape plans are also subject to the following:
- a. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaping areas shown on the plans. The sprinklers shall be of low flow/precipitation sprinkler heads for water conservation.
 - b. The plans shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch box, fifteen percent (15%) of the trees at 24-inch box and sixty percent (60%) of the trees at 15-gallon, the remaining five percent (5%) may be of any size. These trees shall be incorporated into the landscaped frontages of all streets. All proposed trees shall be non-fruit bearing, evergreen trees that require minimal maintenance. Where clinging vines are considered for covering walls, drought tolerant vines shall be used.
 - c. Landscape treatments and irrigation shall be installed within the front, side, and rear setback areas of the property. The landscaping shall incorporate a mixture of ground cover, flowerbeds, shrubs, and trees. The Community Development Department shall review the type and location of all proposed trees.
 - d. Dense landscape treatment shall be provided at the southeast corner of the site, south of the existing enclosure housing the wireless facility, to deter patrons from walking across from the adjacent parcel.
 - e. Clinging vines, low shrubs, and/or other landscaping treatments shall be planted along the base of the exterior face of any proposed or existing street-facing perimeter block walls, and/or trash enclosure walls, to deter graffiti.
 - f. The applicant shall be responsible for all installation, and permanent maintenance of all landscaping on the property. Said responsibility shall

extend to the parkway landscaping, sidewalk, curb, and pavement of the site. All planting areas are to be kept free of weeds, debris, and graffiti.

- g. All above-ground utilities (e.g., water backflow devices, electrical transformers, irrigation equipment, etc.) shall be shown on the landscaping plans in order to ensure proper screening.
 - h. The landscape plans shall incorporate and maintain, for the life of the project, means and methods to address water run-off, including Low Impact Development (LID) provisions which address water run-off. This includes, without limitation, all applicable requirements of the Water Quality Management Plan (WQMP), Drainage Area Management Plan (DAMP), or Local Implementation Plan (LIP), and any other water conservation measures applicable to this type of development required by applicable ordinance or regulation.
- 72. All on-site curbs, not associated with a parking space, shall be painted red.
 - 73. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
 - 74. The property owner(s) and all tenants shall comply with the adopted City Noise Ordinance.
 - 75. The trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. The property owner shall provide sufficient trash bins and pick-up to accommodate the site.
 - 76. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the applicant. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
 - 77. A prominent, permanent sign, stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES," shall be posted in a place that is clearly visible to patrons of the applicant. The sign lettering shall be four (0'-4") to six inches (0'-6") tall, with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
 - 78. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management

Site Plan No. SP-157-2025 (REV. 2026), Lot Line Adjustment No. LLA-036-2025
Conditions of Approval

- practices to prevent and abate graffiti vandalism within the premises 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, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
79. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
 80. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. No signs advertising alcoholic beverages shall be placed on the windows. Any opaque material applied to the store front, such as window tint, shall count toward the maximum window coverage area.
 81. Exterior advertisements displays or exterior wall advertisements shall not be allowed.
 82. Any modifications to existing signs or the installation of new signs shall require approval by the Community Development Department, Planning Services Division prior to issuance of a building permit.
 83. A copy of the resolution, including the conditions approving Site Plan No. SP-157-2025 (REV. 2026) and Lot Line Adjustment No. LLA-036-2025 shall be kept on the premises at all times.
 84. The applicant/property owner shall submit signed letters acknowledging receipt of the decision approving Site Plan No. SP-157-2025 (REV. 2026) and Lot Line Adjustment No. LLA-036-2025, and their agreement with all conditions of approval.
 85. 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 Site Plan No. SP-157-2025 (REV. 2026) and Lot Line Adjustment No. LLA-036-2025. 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

Site Plan No. SP-157-2025 (REV. 2026), Lot Line Adjustment No. LLA-036-2025
Conditions of Approval

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. The City shall retain the right to select its counsel of choice in any action referred to herein.

86. In accordance with Garden Grove Municipal Code Sections 9.32.160, the rights granted pursuant to Site Plan No. SP-157-2025 (REV. 2026) and Lot Line Adjustment No. LLA-036-2025 shall be valid for a period of two (2) years from the effective date of this approval. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Site Plan No. SP-157-2025 (REV. 2026) and Lot Line Adjustment No. LLA-036-2025 shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period, and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced but not diligently advanced until completion, the rights granted pursuant to Site Plan No. SP-157-2025 (REV. 2026) and Lot Line Adjustment No. LLA-036-2025 shall expire if the building permits for the project expire.

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D.2.	SITE LOCATION: East side of Magnolia Street, south of Katella Avenue, at 11074-11076 Magnolia Street
HEARING DATE: April 16, 2026	GENERAL PLAN: Residential/Commercial Mixed Use 2 (RC2)
CASE NOS.: Conditional Use Permit No. CUP-275-2025 (TE1) (Time Extension No. 1)	ZONE: NMU (Neighborhood Mixed Use)
APPLICANT: Thanh Mai Tran for Mr. Care Inc.	APN: 132-061-31
PROPERTY OWNER(S): KMJ Investment Group	CEQA DETERMINATION: N/A

REQUEST:

A request for a one-year time extension for the entitlement approved under Conditional Use Permit No. CUP-275-2025, to operate a new 18,183 square-foot adult daycare facility for 463 adults.

BACKGROUND:

The subject property is located on the east side of Magnolia Street, south of Katella Avenue. The subject 2.5-acre parcel is located within an existing shopping center comprised of four (4) parcels totaling approximately 5.2 acres, currently developed with one-story commercial buildings. The parcels are under separate ownership with reciprocal parking and vehicular access agreements in place to share parking and vehicular access across the parcels. Vehicular access is provided via two existing driveways located along Magnolia Street, and a single driveway on Katella Avenue.

The subject site is zoned NMU (Neighborhood Mixed Use) and has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2 (RC2). The subject shopping center abuts R-1 (Single-Family Residential) zoned properties to the east and south, improved with single-family dwellings, C-1 (Neighborhood Commercial) and PUD-109-96 (Planned Unit Development) zoned properties to the west, across Magnolia Street, improved with residential uses, and properties improved with commercial and residential uses to the north, across Katella Avenue, located in the City of Anaheim.

On February 20, 2025, the Planning Commission approved Conditional Use Permit No. CUP-275-2025. The approval allowed the operation of a new 18,183 square-foot adult daycare facility for 463 adults. The approval included the necessary improvements to the tenant space to accommodate the adult daycare facility.

Condition of Approval No. 62 of CUP-275-2025 provides for the Conditional Use Permit to expire one (1) year from the approval's effective date, unless a time extension is granted under Section 9.32.030.D.9 of Title 9 of the Municipal Code. The land use entitlement became effective on March 14, 2025, with a one-year expiration date of March 14, 2026.

On March 28, 2025, a set of construction plans was submitted via the City's plan check portal (Application No. A-316989). The City completed review of the first cycle of plan check and provided corrections on June 16, 2025. According to the applicant's representative, significant progress has been made, as approval from the Orange County Health Care Agency was recently acquired. Additionally, the applicant's team is currently addressing the Cycle 1 plan check comments for resubmittal.

On March 11, 2026, prior to the expiration of the subject Conditional Use Permit entitlement, on March 14, 2026, the applicant filed a land use permit application to the City, requesting a one-year time extension of Conditional Use Permit No. CUP-275-2025.

In accordance with the Municipal Code, and because the approved Conditional Use Permit land use entitlement has not been exercised, the applicant is requesting a one-year time extension for the previously approved Conditional Use Permit entitlement. No changes are proposed to the previously approved project.

TIME EXTENSION:

Conditional Use Permit No. CUP-275-2025 went into effect on March 14, 2025, with an expiration date of March 14, 2026. The applicant filed an application to the City for a time-extension request (Time Extension No. 1) on March 11, 2026, prior to the entitlement expiring.

Following submittal of construction plans for plan check on March 28, 2025 (Application No. A-316989), the City completed review of the first cycle and provided comments on June 16, 2025. In addition, approval from the Orange County Health Care Agency was recently acquired, and the applicant's team is currently addressing the Cycle 1 plan check comments for resubmittal. Once the plan check review process is complete, the City will be able to issue permits for construction. When construction begins, the Conditional Use Permit entitlements will be deemed exercised. The requested one-year time extension will give the applicant adequate time to work through the plan check process and begin construction. It is anticipated that plans will be approved, permits will be issued, and construction will begin within the next year, which will be within the one-year time extension period.

Section 9.32.030.D.9 of Title 9 of the Municipal Code allows for a one (1) year time extension for approved entitlements, provided that the Planning Commission finds that: (a) the request for the time extension was submitted prior to the permit expiration date, (b) there has been no change in the general plan designation or zoning of the site, and (c) there is no land use action or study currently underway that would have the potential to render the development or use nonconforming.

The applicant submitted the time extension application prior to the expiration of the Conditional Use Permit entitlement and explained the reasons for the request. In addition, the General Plan Land Use Designation and the zoning of the property have remained the same, and there are no pending land use actions or studies that would have the potential to render the approved development or use nonconforming. As such, the proposed project use still conforms to the General Plan and zoning designations of the property. No changes are proposed to the previously approved project. Therefore, the subject request complies with the Municipal Code standards for time extensions under Section 9.32.030.D.9 of Title 9 of the Municipal Code.

CEQA:

As a part of the approval in 2025, the Planning Commission determined that the project was categorically exempt from the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines Section 15301 (Existing Facilities). No changes are proposed to the project that was previously approved, and no further environmental review is required.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6131-26 approving a one-year time extension for Conditional Use Permit No. CUP-275-2025 (TE1), subject to the original Conditions of Approval for Conditional Use Permit No. CUP-275-2025.



Maria Parra
Planning Services Manager

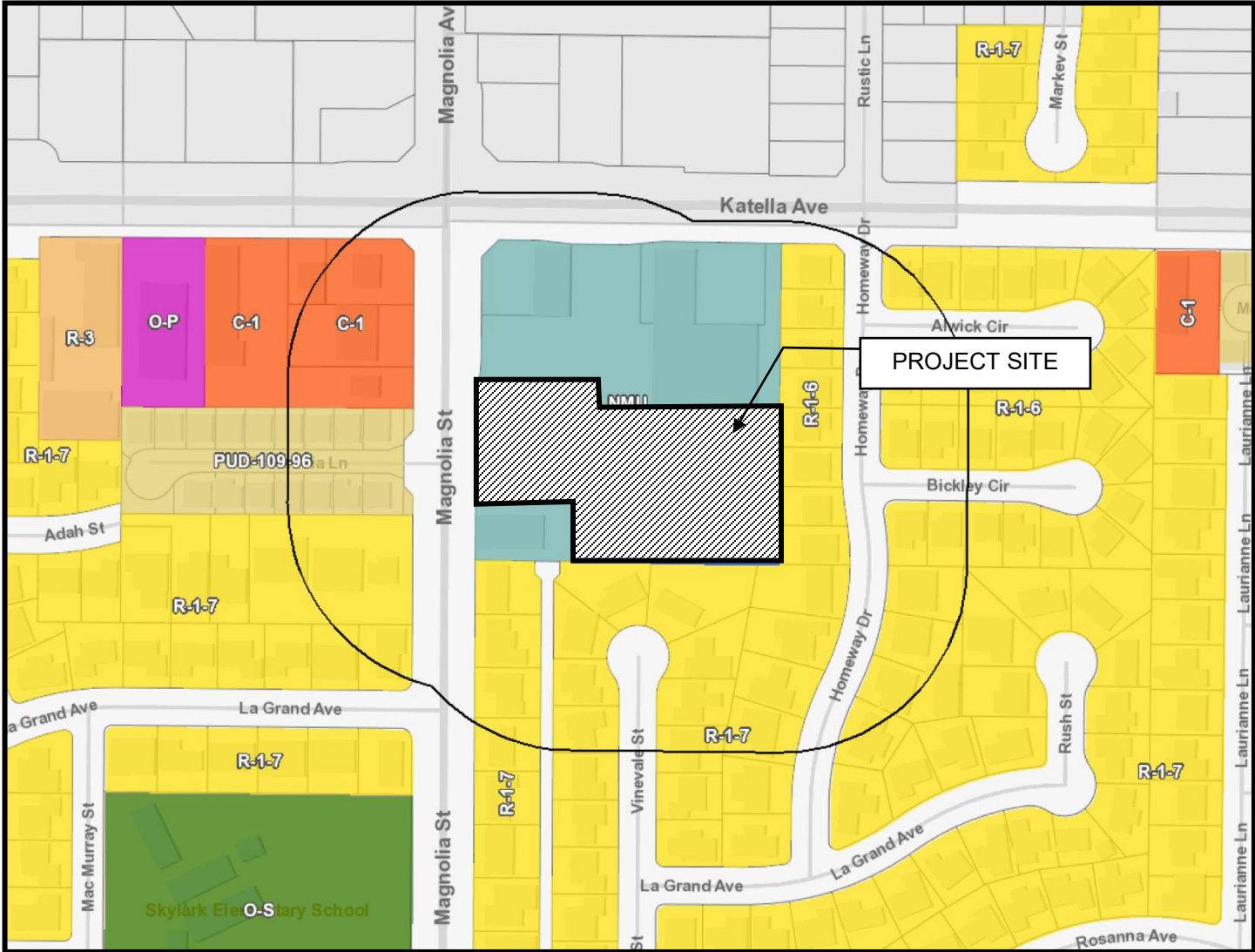


By: Mary Martinez
Senior Planner



- Attachment 1: Vicinity Map
Attachment 2: Planning Commission Staff Report dated February 20, 2025 with Resolution No. 6107-25 and Conditions of Approval for CUP-275-2025
Attachment 3: Planning Commission Resolution No. 6131-26



CONDITIONAL USE PERMIT NO. CUP-275-2025 (TE1) TIME EXTENSION NO. 1



LEGEND

-  SUBJECT SITE(S)
-  300 FOOT RADIUS

NOTES

1. SITE ADDRESSES – 11074 - 11076 MAGNOLIA STREET
2. ZONING: NMU (NEIGHBORHOOD MIXED USE)

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D.1.	SITE LOCATION: East side of Magnolia Street, south of Katella Avenue, at 11074-11076 Magnolia Street
HEARING DATE: February 20, 2025	GENERAL PLAN: Residential/Commercial Mixed Use 2 (RC2)
CASE NO.: Conditional Use Permit No. CUP-275-2025	ZONE: NMU (Neighborhood Mixed Use)
APPLICANT: Thanh Mai Tran for Mr. Care Inc.	CEQA DETERMINATION: Exempt – Section 15301 - Existing Facilities
PROPERTY OWNER: KMJ Investment Group	APN: 132-061-31

REQUEST:

The applicant is requesting approval of a Conditional Use Permit to operate a new 18,183 square foot Adult Daycare Facility for 463 adults at 11074-11076 Magnolia Street.

BACKGROUND:

The subject property is located on the east side of Magnolia Street, south of Katella Avenue. The subject 2.5-acre parcel is located within an existing shopping center comprised of four (4) parcels totaling approximately 5.2 acres, currently developed with one-story commercial buildings. The parcels are under separate ownership with reciprocal parking and vehicular access agreements in place to share parking and vehicular access across the parcels. Vehicular access is provided via two existing driveways located along Magnolia Street, and a single driveway on Katella Avenue.

The subject site is zoned NMU (Neighborhood Mixed Use) and has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2 (RC2). The subject shopping center abuts R-1 (Single-Family Residential) zoned properties to the east and south, improved with single-family dwellings, C-1 (Neighborhood Commercial) and PUD-109-96 (Planned Unit Development) zoned properties to the west, across Magnolia Street, improved with residential uses, and properties improved with commercial and residential uses to the north, across Katella Avenue, located in the City of Anaheim.

The shopping center consists of an in-line multi-tenant building located along the eastern portion of the site, and a detached multi-tenant building located on the southwest corner of the shopping center. The building located at the northernmost portion of the in-line multi-tenant building is comprised of a restaurant, a bakery, a

beauty salon, a mini mart, and a martial arts studio. Directly to the south is a Goodwill Industries Store and a vacant tenant space formerly occupied by 99 Cents Only Store. The subject adult daycare facility will operate in a second vacant tenant space located at the southernmost portion of the building, south of the former 99 Cents Only Store. The building located at the southwest corner of the shopping center consists of two restaurants, a smoke shop, a barber shop, and a nail salon. The shopping center also provides an existing drive aisle route along the rear of the buildings, on the east and south sides of the site, used for truck deliveries. Additional existing site improvements include surface parking and landscaping improvements.

The subject 18,183 square foot vacant tenant space provides 16,469 square feet on the ground floor and 1,714 square feet on a mezzanine. The subject tenant space, along with the 99 Cents Only Store, were previously occupied by Jons Fresh Marketplace. In 2014, the 99 Cents Only Store reduced the square footage of the store, resulting in the subject vacant tenant space in the unoccupied area. The subject tenant space has been vacant since the reduction to the 99 Cents Only Store floor area.

A "Day Care Facility, Adult" use is a conditionally permitted use in the NMU zone. The applicant is proposing to operate a new adult daycare facility for 463 adults. Therefore, the applicant is requesting a Conditional Use Permit to operate the facility at the subject site.

DISCUSSION:

Conditional Use Permit:

According to the business plan provided by the applicant, the adult daycare facility, although requesting 463 patrons, is not anticipating more than 400 patrons daily and, if at full capacity, fifteen (15) staff members will be on-site. The facility will operate as a Community-Based Adult Services (CBAS) program model, as classified by the California Department of Public Health and the California Department of Aging. A CBAS is a community-based day health program that provides services to older adults and adults with chronic medical, cognitive, or behavioral health conditions and/or disabilities that make them at risk of needing institutional care. The CBAS Program is an alternative to institutional care for patrons who can live at home with the aid of appropriate health, rehabilitative, personal care, and social services. The Program stresses partnership with the patron, the family and/or caregiver, the primary care physician, and the community in working toward maintaining personal independence. Services provided at the center will include professional nursing services, physical, occupational and speech therapies, mental health services, therapeutic activities, social services, personal care, hot meals and nutritional counseling, and transportation to and from the patron's residence. The proposed hours of operation are from 8:00 a.m. to 4:30 p.m., Monday through Friday. Pick-up and drop-off shuttle services will be provided.

The interior of the proposed adult daycare facility will consist of a reception area, a therapy/relaxing room, a nurse's room, consultation rooms, two (2) multi-purpose

rooms, a kitchen area, offices, and multiple restroom areas. The multi-purpose rooms will provide non-fixed tables and chairs, as well as two (2) pool tables and four (4) foosball tables for the patrons. The mezzanine will provide offices, a lunch room for staff members, and a sitting area. Three (3) pick-up and drop-off shuttle areas will be provided along the southern portion of the building, clear of the existing truck route. The shuttles will utilize the same route currently used by delivery trucks, entering the site on the easternmost driveway along Katella Avenue, and exiting on the westernmost driveway also along Katella Avenue, to minimize impacts to the existing surface parking areas. Keys will be provided to the shuttle drivers to open and close the existing vehicular gates currently securing the truck route drive aisle.

For daycare uses, the Garden Grove Municipal Code (GGMC) requires a minimum of one (1) parking space per provider and staff member plus one (1) additional parking space for every six (6) adults. A parking study, prepared by LSA Associates Inc., has been submitted in order to determine if there is adequate parking to support the subject adult daycare facility and all other on-site uses within the shopping center. Based on the proposed capacity of 463 adults and fifteen (15) staff members, which is based on maximum building occupancy calculations per the Building Code, the proposed daycare facility requires a minimum of 92 parking spaces. Inclusive of all existing uses within the shopping center sharing the existing parking supply, and the proposed daycare facility, the required parking is 348 spaces. The shopping center provides 263 parking spaces, resulting in a deficiency of 85 parking spaces, or 24.4%. Per Section 9.18.140.060 (Joint Use and Parking Management) of Title 9 of the Municipal Code, a parking management plan is required when the number of required parking spaces is reduced by no more than twenty-five percent (25%). A peak-demand calculation must also be included and must demonstrate a ten percent (10%) increase in the minimum number of spaces above the peak demand calculation to allow for future changes in the types of uses proposed in the original development plan. A parking management plan prepared by LSA was provided to Staff analyzing the existing and projected parking demands, which has been reviewed and approved by the City's Traffic Engineering Division.

The parking management plan submitted ([Attachment 3](#)), which includes the parking demand of the proposed adult daycare facility, shows a peak demand of 205 parking spaces, including a 10% increase for future changes in the types of uses in the shopping center. The analysis indicates a surplus of 58 parking spaces (based on 263 available parking spaces). Therefore, the analysis concludes there is sufficient parking in the shopping center to facilitate the establishment of the proposed adult daycare facility, with no negative impacts anticipated to current or future parking operations of the shopping center, during peak times and including a 10% increase for future use changes.

At no time, nor under any circumstance, shall the facility exceed a maximum capacity of 463 adults and 15 staff members (based on the parking analysis conducted), unless the applicant has obtained the necessary approval to modify the existing Conditional Use Permit, or obtained approval of a new Conditional Use Permit, as determined by the Community Development Department, and approved by the appropriate hearing body.

The Community Development Department has reviewed the request and is supporting the proposal. All appropriate Conditions of Approval have been incorporated.

California Environmental Quality Act (CEQA)

CEQA's Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing facilities, with negligible or no expansion of use (CEQA Guidelines §15301.). The subject request for the operation of an adult daycare center does not involve any physical expansion of the existing facilities. The subject request does not involve any new square footage, and the proposed construction involves only minor alterations to the interior of the existing buildings. Therefore, the proposed project is exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6107-25, approving Conditional Use Permit No. CUP-275-2025, subject to the recommended conditions of approval.



Maria Parra
Planning Services Manager



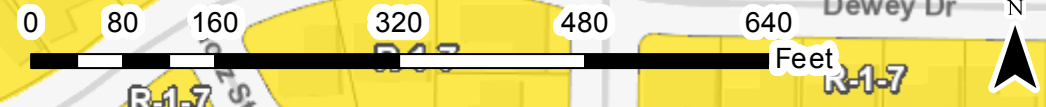
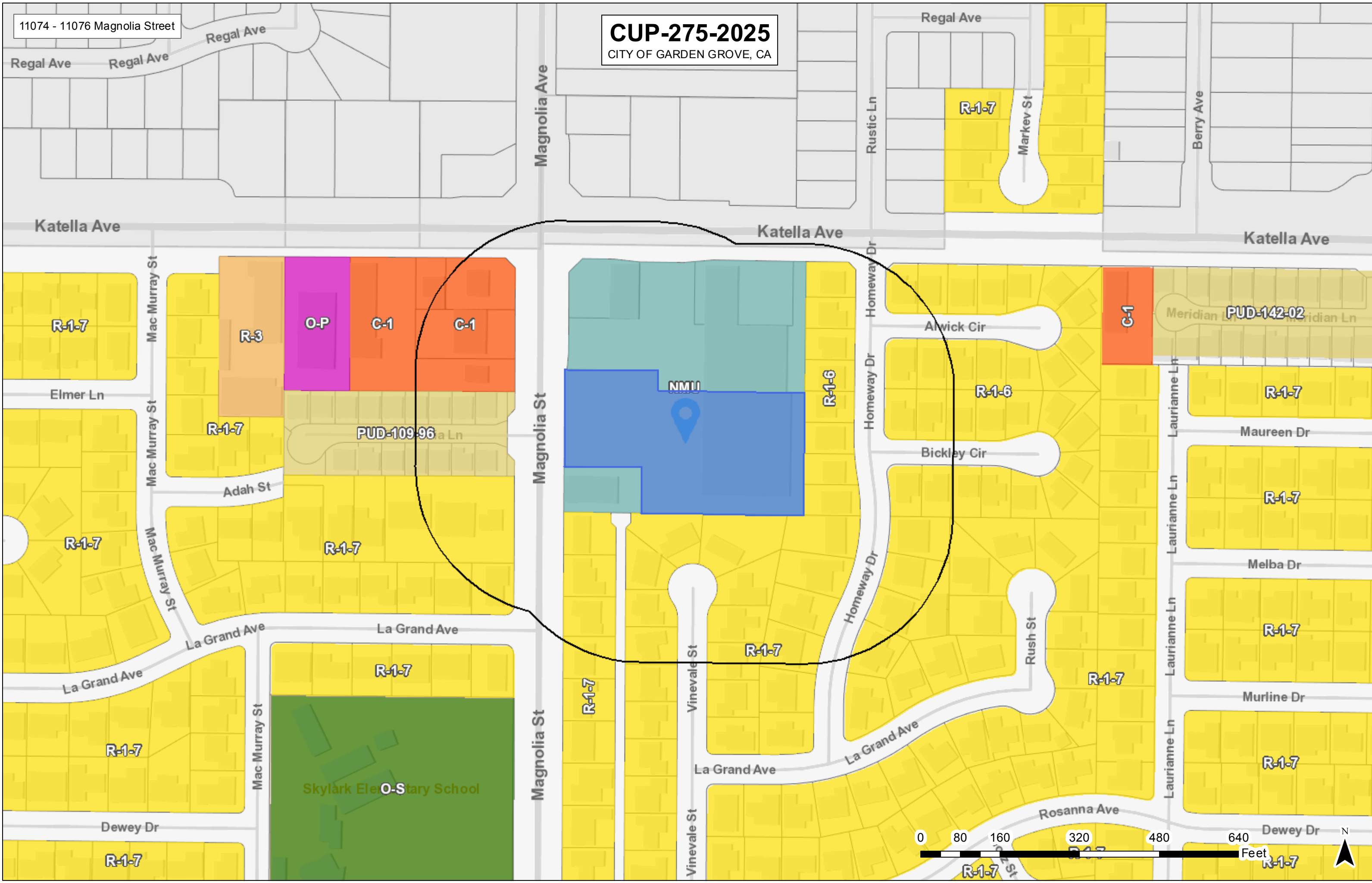
By: Mary Martinez
Urban Planner

- [Attachment 1: Vicinity Map](#)
[Attachment 2: Plans](#)
[Attachment 3: Parking Management Plan](#)
[Attachment 4: Resolution No. 6107-25 with Exhibit "A"- Conditions of Approval](#)

11074 - 11076 Magnolia Street

CUP-275-2025

CITY OF GARDEN GROVE, CA



MR. CARE, INC.

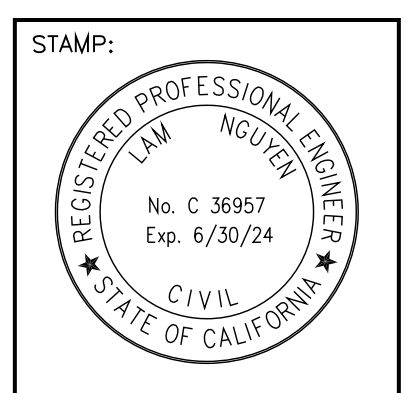
TENANT IMPROVEMENT - ADULT DAYCARE CENTER

11074-11076 MAGNOLIA ST., GARDEN GROVE, CA 92841

DESIGNED BY:

S.L.P. DESIGN & ASSOCIATES
 960 N. TUSTIN ST., SUITE 326
 ORANGE, CA 92668
 TEL: (714) 602-3595
 FAX: (714) 602-1113
 WWW.SLPDESIGNING.COM

DRAWING SYMBOLS	CONTACT INFORMATION	PROJECT INFORMATION	SHEET INDEX																																																															
<p>① DOOR NUMBER</p> <p>Ⓐ WINDOW NUMBER</p> <p>SECTION NUMBER</p> <p>A.11 SHEET NUMBER</p> <p>DETAIL NUMBER</p> <p>A.11 SHEET NUMBER</p> <p>REVISION W/ CLOUD AROUND REVISED AREA</p> <p>NOTE SYMBOL</p> <p>GROUND COVER</p> <p>SHRUBS</p> <p>EXIST. WELL TREE TO REMAIN</p> <p>NORTH SIGN</p> <p>LAVATORY</p> <p>WATER CLOSET</p> <p>URINE</p> <p>SINGLE DOOR</p> <p>DOUBLE DOOR</p> <p>WINDOW</p> <p>EXIST. WALL TO REMAIN</p> <p>EXIST. WALL TO BE REMOVED</p> <p>NEW WALL</p> <p>WOOD, FRAMING (CONTINUOUS MEMBER)</p> <p>WOOD, FRAMING (INTERRUPTED MEMBER)</p> <p>EARTH</p> <p>CONCRETE</p> <p>PLYWOOD</p> <p>GYPSUM BOARD, PLASTER</p> <p>STUCCO</p> <p>INSULATION, BATT</p>	<p>OWNER: THANH M THI TRAN 10302 SHERWOOD CIR., VILLA PARK, CA 92861 E-MAIL: HOAIANHSTUDIO@GMAIL.COM TEL: (714) 912-3563</p> <p>APPLICANT: STEVEN LETRAN 960 N. TUSTIN ST., STE. 326, ORANGE, CA 92867 E-MAIL: STEVEN@SLPDESIGNING.COM TEL: (714) 388-8996</p> <p style="text-align: center;">SCOPE OF WORK</p> <p>1. 18,027 SF. TENANT IMPROVEMENT OF ADULT DAYCARE CENTER. 2. CHANGE OCCUPANCY FROM M TO B & 1-4.</p> <p style="text-align: center;">GENERAL NOTES</p> <p>1. AN APPROVED NUMBER OR ADDRESS MUST BE PROVIDED IN A POSITION THAT WILL BE PLAINLY VISIBLE FROM THE STREET, OR ROAD FRONTING THE PROPERTY. NUMBERS ARE REQUIRED TO BE A MINIMUM OF 6 INCHES IN HEIGHT.</p> <p>2. SPRINKLER SYSTEM PLANS FOR MODIFICATIONS, OR FOR NEW SYSTEMS, ARE PERMITTED SEPARATELY BY THE FIRE DEPARTMENT AND MUST BE APPROVED BEFORE WORK BEGINS. SUBMIT A MINIMUM OF THREE SETS OF DRAWINGS. THERE SHALL BE A CURRENT LETTER FROM THE WATER COMPANY VERIFYING FIRE FLOW DATE (NOT REQUIRED FOR THIS PROJECT).</p> <p>3. FIRE ALARM PLANS FOR MODIFICATIONS, OR FOR NEW SYSTEMS, ARE PERMITTED SEPARATELY BY THE FIRE DEPARTMENT AND MUST BE APPROVED BEFORE WORK BEGINS. SUBMIT A MINIMUM OF THREE SETS OF DRAWINGS. (NOT REQUIRED FOR THIS PROJECT).</p> <p>4. EXISTING SYSTEM DEVICES MAY ONLY BE RE-USED IF THE INSTALLATION WILL COMPLY WITH CURRENT REQUIREMENTS.</p> <p>5. KITCHEN HOOD FIRE PROTECTION SYSTEM PLANS ARE PERMITTED SEPARATELY BY THE FIRE DEPARTMENT AND MUST BE APPROVED BEFORE WORK BEGINS. SUBMIT A MINIMUM OF THREE SETS OF DRAWINGS.</p> <p>6. CERTIFICATION OF INSTALLATION—THE INSTALLER SHALL UPON COMPLETION OF INSTALLATION AND TESTING, PROVIDE THE NFPA 72 "CERTIFICATE OF COMPLIANCE" TO THE INSPECTORS STATING THAT THE SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.</p> <p>7. EXIT SIGNS AND EMERGENCY ILLUMINATION IS REQUIRED TO COMPLY WITH CBC.</p> <p>8. THE POWER SUPPLY FOR EMERGENCY LIGHTING WILL NORMALLY BE SUPPLIED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF IT'S FAILURES, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM THE EMERGENCY SYSTEM IF OCCUPANT LOADS ARE 100 OR MORE.</p> <p>9. THE FIRE DEPARTMENT MUST BE CONTACTED A MINIMUM OF 3-5 DAYS IN ADVANCE TO SCHEDULE INSPECTIONS OR TESTING.</p> <p>10. THE DEVELOPMENT SHALL CONFORM TO TITLE 19 AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS, 2016 CFC, CBC, CMC, AND CEC.</p> <p>11. ALL DECORATIVE MATERIALS AND FURNISHING MUST BE MADE FROM NON-FLAMMABLE MATERIAL OR BE TREATED AND MAINTAINED IN A FLAME RETARDANT CONDITION BY A LICENSE APPLICATOR. ALL FINISH MATERIALS NOT MORE THAN 1/4 INCH IN THICKNESS USED FOR FOLDING DOORS, ROOM DIVIDERS DECORATIVE SCREENS AND SIMILAR APPLICATION THAT DON'T CREATE CONCEALED SPACES MUST BE FLAME RESISTANT. TITLE 19 CCR.</p> <p>12. ANNUAL PERMITS MAY BE REQUIRE FROM THE FIRE DEPARTMENT AND SHALL BE DETERMINED BEFORE PROJECT COMPLETION.</p> <p>13. ALL ROOMS USED FOR ASSEMBLY CLASSROOMS, DINING ROOMS OR SIMILAR ROOMS, WITH AN OCCUPANT LOAD IN EXCESS OF 50 PERSONS MUST HAVE THE ROOM CAPACITY POSTED IN A CONSPICUOUS LOCATION. THE SIGN MUST BE DURABLE HAVING A CONTRASTING COLOR FROM THE BACKGROUND TO WHICH IT IS ATTACHED.</p> <p>14. ALL EXIT DOORS FROM ASSEMBLY OCCUPANCIES SHALL NOT BE PROVIDED WITH A LATCH AND LOCK UNLESS IT IS A PANIC HARDWARE, UNLESS IT IS A MAIN EXIT DOOR FROM THE BUILDING AND THERE IS A SIGN OVER THE DOOR THAT STATES, "THIS DOOR IS TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED".</p> <p>15. GLAZING IS REQUIRED TO BE FIRE RATED INCLUDING DOOR LIGHTS MUST BE PROVIDED WITH PERMANENTLY AFFIXED LABELS THAT STATE THE NAME AND LOGO OF A LISTING AGENCY OR USE ONLY THE WORDING "FIRE RESISTIVE" DOES NOT COMPLY WITH CBC.</p> <p>16. ALL FIRE STOPPING SYSTEMS SHALL BE INSTALLED AS DETAILED IN THE INSTALLATION INSTRUCTION OF THE LISTING.</p>	<p>PROJECT ADDRESS: 11074-11076 MAGNOLIA ST., GARDEN GROVE, CA 92841</p> <p>PROJECT DATA: APN: 132-061-31 ZONE: NMU OCCUPANCY: B & 1-4 TYPE OF CONSTRUCTION: TYPE II-B STORY OF BUILDING: 2 STORIES - ALLOWED 3-STORY PER TABLE 504.4 BUILDING HEIGHT: 29.5 FT - ALLOWED 75 FT PER TABLE 504.3 BUILDING AREA: 18,183 SF. - ALLOWED 39,000 SF. PER TABLE 506.2 LOT SIZE: 2.583 ACRES (112,515 SF.)</p> <p>APPLICABLE 2022 CBC, CMC, CEC, CPC, CFC, COBSC, & BUILDING ENERGY CODE. CITY OF GARDEN GROVE MUNICIPAL BUILDING</p> <p>BUILDING IS FULLY SPRINKLERED. EXISTING: GROUND FLOOR - STORE AREA: 16,469 SF. MEZZANINE FLOOR - OFFICE AREA: 1,714 SF.</p> <p>PROPOSED: GROUND FLOOR - ADULT DAYCARE AREA: 16,469 SF. MEZZANINE FLOOR - OFFICE AREA: 1,714 SF.</p> <p>BUILDING HEIGHT: 29'-6"</p> <p>BUILDING USE: - EXISTING: MARKET - PROPOSED: ADULT DAYCARE FACILITY</p> <p>LANDSCAPING AREA: 2,631 SF.</p> <p>OCCUPANT LOAD PER CBC TABLE 1004.5: GROUND FLOOR AREA: 16,469 SF. / 35 = 471 PERSONS MEZZANINE FLOOR AREA: 1,714 SF. / 250 = 7 PERSONS</p> <p>THE TOTAL BUILDING OCCUPANCY: 471 + 7 = 478 PERSONS</p> <p>PLUMBING FIXTURES & COUNT ANALYSIS: *PROVIDE 1 ADA. RESTROOM FOR EACH GENDER IN THE BUILDING *OCCUPANCY LOAD FOR EACH GENDER: 478 / 2 = 239 PERSONS *MINIMUM PLUMBING FACILITIES PER CBC. TABLE 2902.1 WITH I-4 OCCUPANCY.</p> <p>1. REQUIREMENT: - WATER CLOSET/URINAL: 1 PER 15 PERSONS FOR EACH GENDER - LAVATORIES: 1 PER 15 PERSONS FOR EACH GENDER - BATHTUBS/SHOWERS: 1 PER FACILITY - DRINKING FOUNTAINS: 1 PER 100 PERSONS - SERVICE SINK OR LAUNDRY TRAY: 1 UNIT PER FACILITY</p> <p>2. PROVIDED: a. MEN: - WATER CLOSET/URINAL: 10 UNITS - LAVATORIES: 07 UNITS b. WOMEN: - WATER CLOSET: 13 UNITS - LAVATORIES: 13 UNITS c. UNISEX: - WATER CLOSET: 06 UNITS - LAVATORIES: 06 UNITS - SHOWER: 01 UNIT d. DRINKING FOUNTAIN: 04 UNITS e. SERVICE SINK: 01 UNIT</p> <p>3. TOTAL PROVIDED: - WATER CLOSET/URINAL: 29 UNITS - LAVATORIES: 26 UNITS - SHOWER: 01 UNIT - DRINKING FOUNTAINS: 04 UNITS - SERVICE SINK: 01 UNITS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NUM.</th> <th>SHEET</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>01</td><td>T.1</td><td>PROJECT INFORMATION</td></tr> <tr><td>02</td><td>T.2</td><td>NOTES AND DOCUMENTS</td></tr> <tr><td>03</td><td>A.1</td><td>EXIST. GROUND FLOOR PLAN</td></tr> <tr><td>04</td><td>A.2</td><td>EXIST. 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PROJECT NAME:

**MR. CARE INC.'S DEVELOPMENT
 ADULT DAYCARE CENTER**

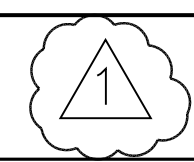
11074-11076 MAGNOLIA ST.
 GARDEN GROVE, CA 92841

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REVISIONS	
▲	AUG. 18, 2024
▲	---
▲	---
▲	---

DATE	JAN. 12, 2024
JOB NO.	D123068611074GCC
DRAWN	PP.
CHECKED	SL.
SCALE	AS NOTED
SHEET	T.1
OF --- SHEETS	

CUP-275-2025



PARKING ANALYSIS

Table with 5 columns: BUSINESS NAME & ADDRESS/SUITE #, LAND USE, BUSINESS SQFT., MIN. PARKING PER LAND USE, MIN. PARKING PROVIDED. Rows include TACOS AL LAGUNILLA RESTAURANT, GG'S BAKERY & KITCHEN, CINDERELA NAILS & LASHES, GREEN LAND MINI MART, SILVERBACK WRESTLING CLUB, GOODWILL STORE, 99 CENTS STORE, ADULT DAYCARE, CALI CAJUN SEAFOOD, SMOKE SHOP, SUNNY BARBER, TRACY'S NAILS & SPA, HONGKONG EXPRESS RESTAURANT, and TOTAL.

TOTAL REQUIRED PARKING: 348 STALLS
TOTAL PROVIDED PARKING: 262 STALLS
VAN DROP OFF AREA: 2 PLACES

PARKING DEFICIENCY: [(348-262)/348] x 100% = 24.71%



9.18.140.060 Joint Use and Parking Management
A. Applicability and Where Allowed. These regulations apply in situations where two or more separate uses or developments look to share parking and/or loading facilities due to staggered hours of operation or other varying operational characteristics that would allow parking and loading facilities to provide for joint use.
B. Parking Management Plan Required. A parking management plan shall be required as follows:
1. Where parking is to be shared or jointly used among the same or different developments or uses.
2. Where the number of parking spaces required is proposed to be reduced, except as provided in Section 9.18.140.030.B (Residential/Commercial Mixed Use Developments) regarding required parking for residential/commercial mixed use developments, where a 10% reduction shall be permitted as part of the site plan review or conditional use permit process for that development.
C. Limitation on Parking Space Reduction and Distance. No proposed reduction in parking spaces due to joint or shared use may exceed 25% of the parking required pursuant to this section. Also, no joint use or shared facility shall be located more than 1,500 feet from the use it is intended to serve.
D. Plan Contents. The parking management plan shall be prepared by a qualified transportation engineer, in accordance with Planning Commission policy, and shall include, at minimum, the following elements:
1. Breakdown and description of the proposed uses, including their functional and spatial components.
2. Statement of the functional area square footage based on the proposed plan.
3. Statement of parking demands by uses for morning, midday, and evening periods, and a statement of employee parking demands.
4. A peak-demand calculation by adding the various components together to determine the midday and evening demands with the higher figure representing the minimum number of spaces to be provided.
a. A 10% increase in the minimum number of spaces shall be added to the peak demand calculation to allow for future changes in the types of uses proposed in the original development plan, and
b. Use changes throughout the life of the project requiring more than the 10% figure shall require the submittal and approval of an amended parking management plan.
5. A cross-check analysis for functional and operational aspects.
6. Parking management plans shall include a copy of proposed easements or conditions, covenants, and restrictions tying the parking agreement to the project in perpetuity, prohibiting revision without City approval. Pre-existing, shared parking proposals shall be accompanied by a recorded off-site parking covenant running with the land. The City Attorney shall have the authority to review and dictate the contents of the CC&Rs and any deed restrictions or easement language proposed.
E. Shared Loading Spaces. Loading spaces may be shared in compliance with this section. However, the loading spaces shall only be shared if located on an adjoining lot.
F. Review Process. For development projects involving new construction, a parking management plan for joint or reduced parking shall be considered by the appropriate review authority at the same time the project is considered. Where a new use is proposed to occupy an existing building and where a parking management plan is required, the parking management plan shall be subject to Community Development Director's review.
G. Requirements for Approval. Where a shared parking facility serving more than one use will be provided, the total number of required parking spaces may be reduced only if the hearing body finds that all of the following are met:
1. The peak hours of use will not overlap or coincide to the degree that peak demand for parking spaces from all uses will be greater than the total supply of spaces;
2. The adequacy of the quantity and efficiency of parking provided will equal or exceed the level that can be expected if parking for each use were provided separately;
3. A parking demand study prepared by an independent traffic engineering professional approved by the City supports the proposed reduction; and
4. The applicant submitted a signed contract between the applicant and the other property owner(s) providing the off-street parking spaces subject to the shared parking arrangement. The contract shall be subject to the approval of the hearing body and shall also be subject to review by the City Attorney as to form and content.

PLUMBING FIXTURES & COUNT ANALYSIS

- PROVIDE 01 ACCESSIBLE RESTROOM FOR EACH GENDER IN BUILDING
• OCCUPANCY LOAD FOR EACH GENDER: 478 x 50 / 100 = 239 PEOPLE
• MINIMUM PLUMBING FACILITIES PER CPC. TABLE 2902.1 WITH I-4 OCCUPANCY

Table with 2 main columns: TYPE, REQUIREMENT. Sub-columns include WATER CLOSET/URINAL (MALE, FEMALE), LAVATORY (MALE, FEMALE), BATHTUBS SHOWERS FACILITY, DRINKING FOUNTAIN ALL, SERVICE SINK FACILITY. Rows include BUILDING 04 11026 MAGNOLIA ST, BUILDING 04 11032 MAGNOLIA ST, BUILDING 04 11036 MAGNOLIA ST, BUILDING 04 11036 MAGNOLIA ST, BUILDING 03 11052 MAGNOLIA ST, BUILDING 02 11072 MAGNOLIA ST, BUILDING 02 11074-11076 MAGNOLIA ST, BUILDING 01 11080 MAGNOLIA ST, BUILDING 01 11084 MAGNOLIA ST, BUILDING 01 11088 MAGNOLIA ST, BUILDING 01 11092-A MAGNOLIA ST, BUILDING 01 11092-B MAGNOLIA ST, and TOTAL.

Table with 2 main columns: TYPE, REQUIREMENT. Sub-columns include WATER CLOSET (MALE, FEMALE), LAVATORY (MALE, FEMALE), BATHTUBS SHOWERS FACILITY, DRINKING FOUNTAIN ALL, SERVICE SINK FACILITY. Rows include PUBLIC, PRIVATE, and TOTAL.

CBAS PRE-SCREENING PACKAGE APPROVAL



Fw: Action Required: CBAS Pre-Screening Package, Approved
Cynthia Sundberg <cynthia.sundberg@yahoo.com>
To: Erik Doan <vservicgroup@gmail.com>

Sent from Yahoo Mail for iPhone
Begin forwarded message:
On Thursday, November 2, 2023, 4:32 PM, CBAS@CDA <CBAScda@aging.ca.gov> wrote:

Email message from the California Department of Aging
Regarding Pre-Screening Package ID number: 805
Dear Cynthia Sundberg,
On 11/02/2023, the California Department of Aging (CDA) received your Community-Based Adult Services (CBAS) Pre-Screening Package (PSP) for cynthia.sundberg.
CDA has reviewed and approved PSP 805.
To proceed with obtaining the CBAS Initial Certification Application for a center in Orange county, please submit a CBAS Initial Certification Application to the file-sharing system FIFO. This file-share system allows applicants to scan and upload documents securely and directly to CBAS. Moving forward, this is the preferred method to submit initial certification application documentation. Please do not send these documents via mail. Your assigned analyst will review any documents uploaded into FIFO in the order received and respond if additional information or clarification is required.
To submit your application and obtain access to FIFO, please submit your request to the CDA CBAS Bureau's Initial Certification mailbox at: CBASInitialCert@aging.ca.gov and include the following information:
• In the subject line of the email: FIFO Access Request.
• The legal name of the organization applying to become a CBAS-certified provider.
• Your PSP ID Number, which is indicated in this letter.
• The contact person's first and last name, phone number, and email address.

Once CBAS receives this information, the data analyst will reach out to applicants and provide the next steps to establish login credentials and instructions on FIFO setup. Once FIFO access has been granted, applicants can log into FIFO and access the following documents located within the Initial Application Introduction folder. This folder outlines next steps:
1. Initial ADHC-CBAS App Overview Chart.
2. Initial ADHC-CBAS App Instructions.

Please note that the use of FIFO is reserved for applicants, potential providers, and centers that have not yet completed their initial certification survey with CDA. In addition, each center must have separate login credentials for FIFO. Prior to the providers' initial CDA certification survey, the CBAS-assigned analyst will provide further guidance for setting up Peach Provider Portal access.

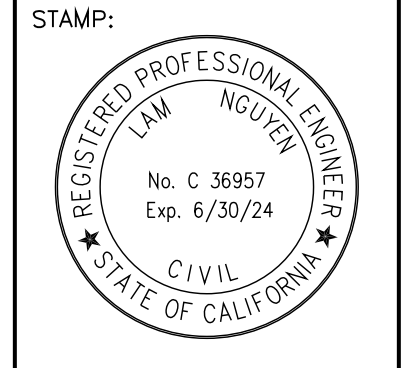
Approval for PSP 805 will expire on 11/02/2024. You must submit a complete initial certification application via FIFO prior to this date. Failure to submit the application within this 12-month period will result in the expiration of PSP 805. You will be required to submit a new PSP if you want to apply for initial CBAS certification. CDA does not guarantee approval of future submissions.

If you need additional information, please contact the CBAS Bureau's Initial Certification desk at: CBASInitialCert@aging.ca.gov or call (918) 419-7645.

Sincerely,
California Department of Aging
Community-Based Adult Services Bureau

DO NOT REPLY TO THIS EMAIL. THIS IS AN AUTOMATED SERVICE AND RESPONSES WILL NOT BE MONITORED.
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ORANGE, CA 92668
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PROJECT NAME:

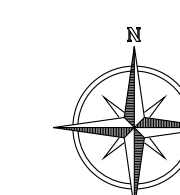
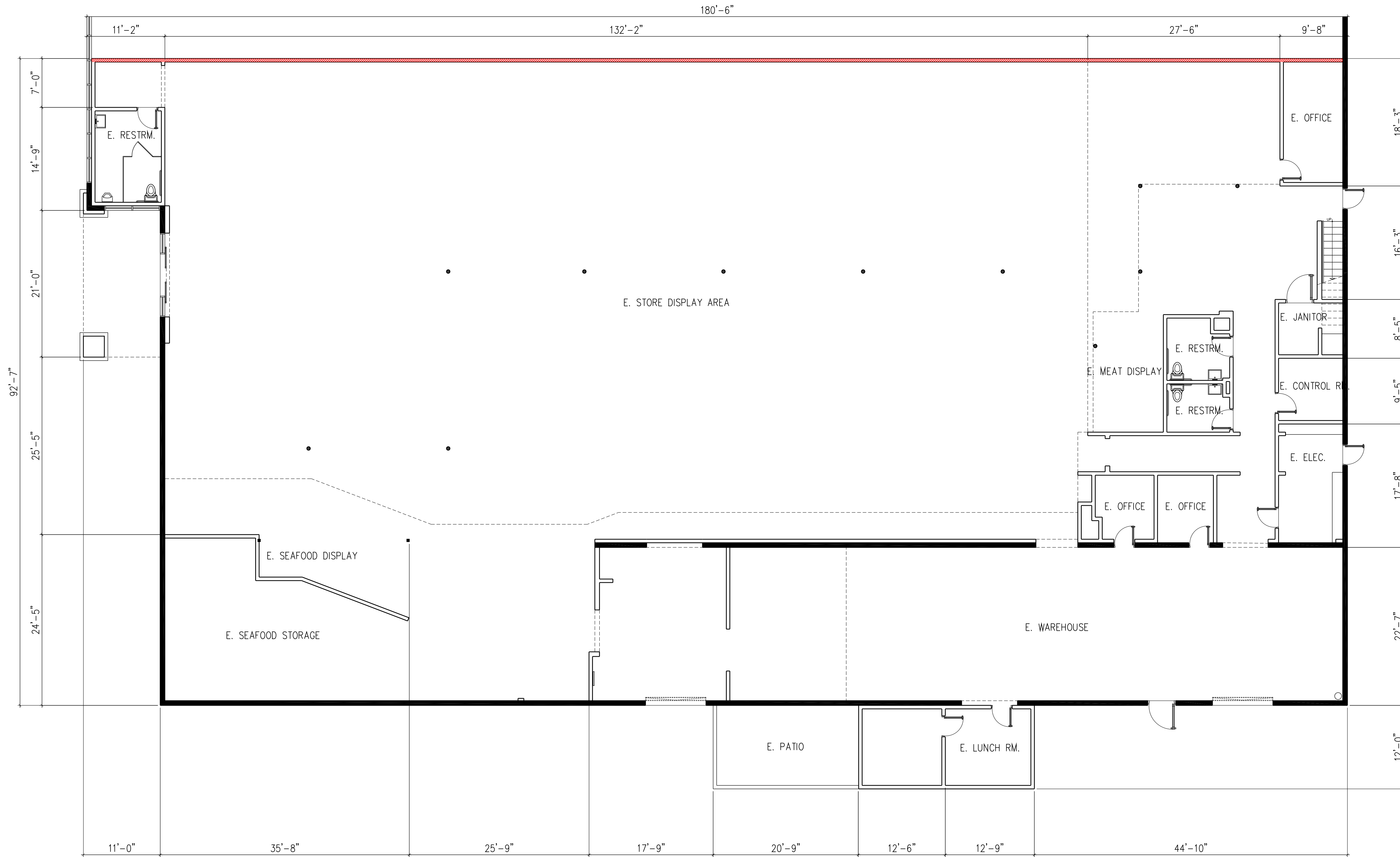
MR. CARE INC.'S DEVELOPMENT
ADULT DAYCARE CENTER
11074-11076 MAGNOLIA ST.
GARDEN GROVE, CA 92841

Table with 2 columns: SHEET TITLE, REVISIONS. Rows include 01 ---, 02 ---, 03 ---, 04 --- and revision entries with dates.

Table with 2 columns: DATE, SHEET. Rows include JAN. 12, 2024, D123068611074G00C, DRAWN PP., CHECKED SL., SCALE AS NOTED, SHEET T.2 OF --- SHEETS.

WALL LEGEND

- EXIST. WALL TO REMAIN
- EXIST. CMU. WALL TO REMAIN, 2-HOUR FIRE RATED WALL
- EXIST. 1-HOUR FIRE RATED WALL TO REMAIN

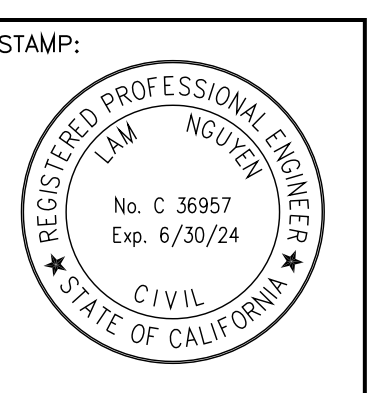


EXIST. 1ST. FLOOR PLAN

SCALE : 1/8"=1'-0"

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PROJECT NAME:

**MR. CARE INC.'S DEVELOPMENT
 ADULT DAYCARE CENTER**

11074-11076 MAGNOLIA ST.
 GARDEN GROVE, CA 92841

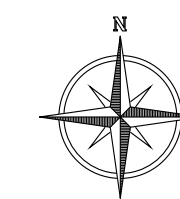
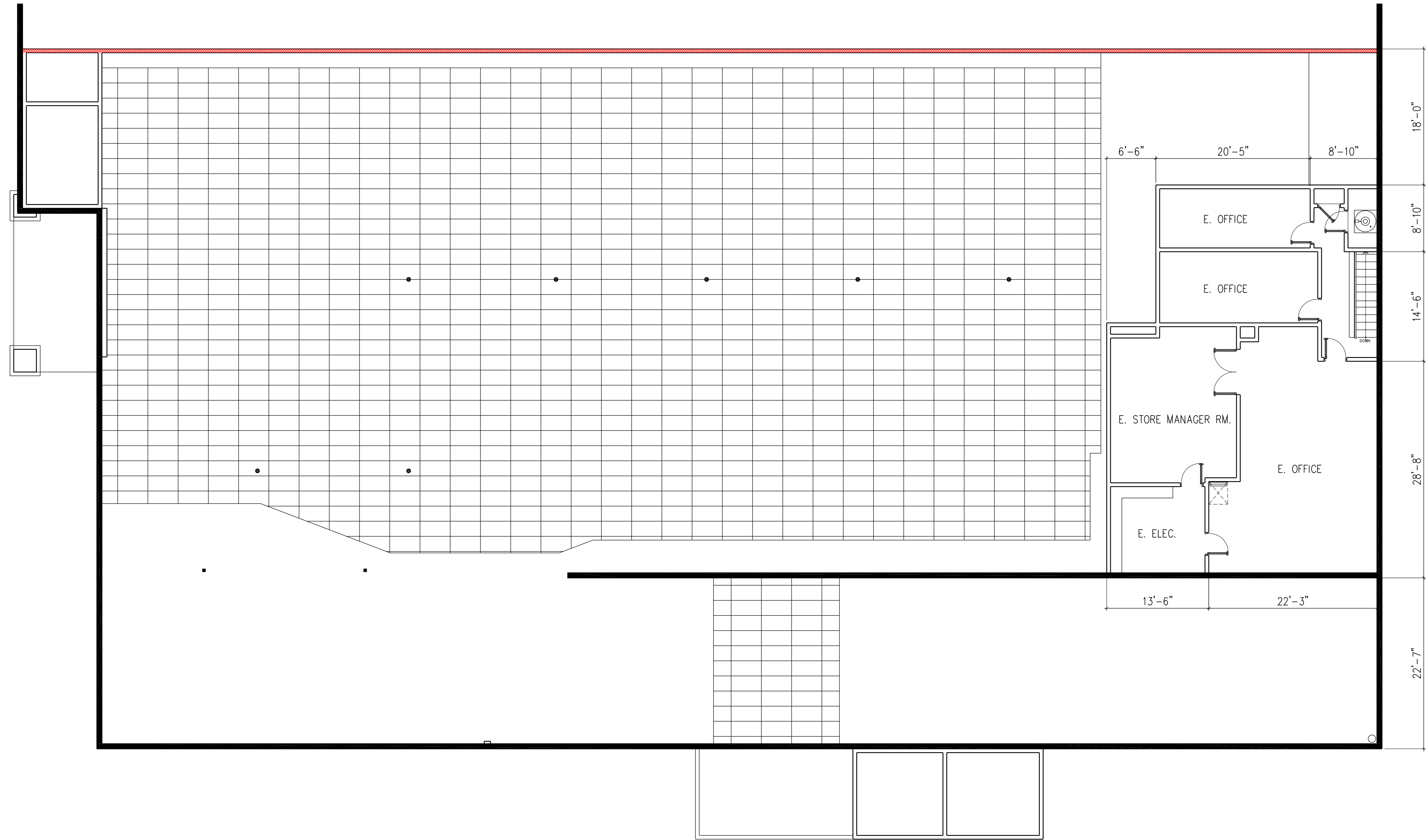
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▲	AUG. 18, 2024
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DATE	JAN. 12, 2024
JOB NO.	D123068611074GGCC
DRAWN	PP.
CHECKED	SL.
SCALE	AS NOTED
SHEET	A.1
OF --- SHEETS	

WALL LEGEND

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- EXIST. CMU. WALL TO REMAIN, 2-HOUR FIRE RATED WALL
- EXIST. 1-HOUR FIRE RATED WALL TO REMAIN

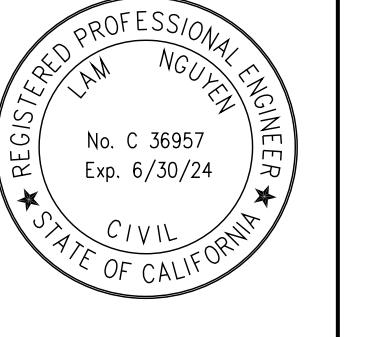


EXIST. 2ND. FLOOR PLAN
SCALE : 1/8"=1'-0"

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PROJECT NAME:

**MR. CARE INC.'S DEVELOPMENT
ADULT DAYCARE CENTER**

11074-11076 MAGNOLIA ST.
GARDEN GROVE, CA 92841

SHEET TITLE

01	---
02	---
03	---
04	---

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REVISIONS

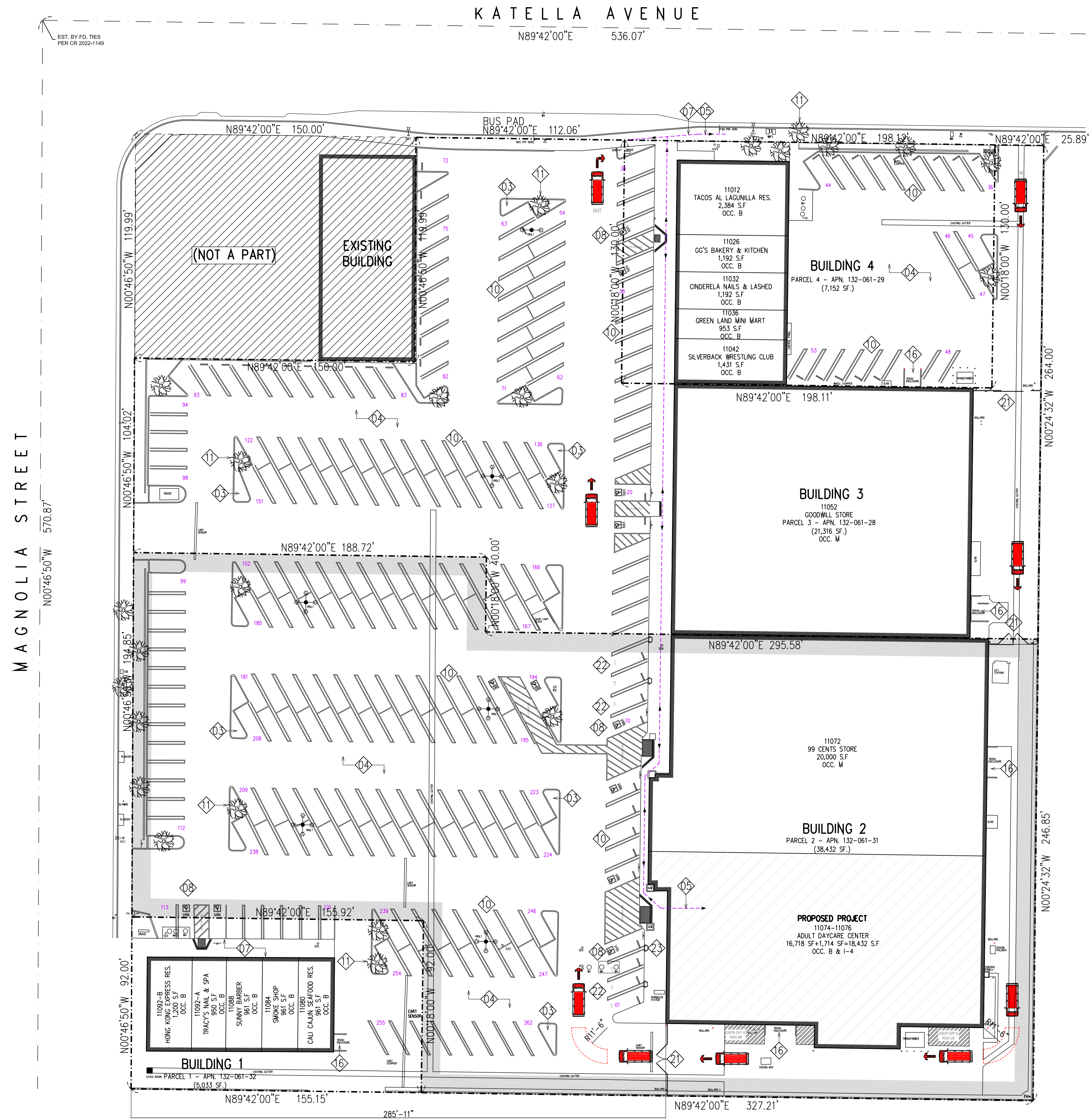
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JOB NO.	D123068611074GGCC
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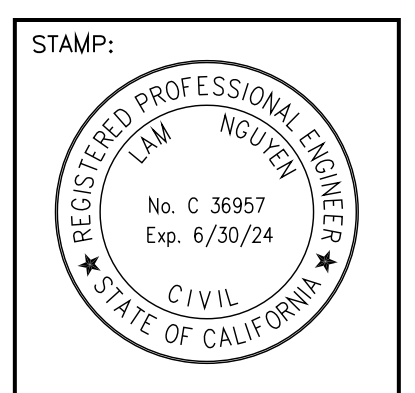
SITE PLAN LEGEND

DESCRIPTION
01 PROPOSED PROJECT LOCATION
02 NOT A PART OF THIS PROJECT
03 EXIST. LANDSCAPE, NOT PART OF THIS PROJECT
04 EXIST. PARKING LOT, NOT PART OF THIS PROJECT
05 EXIST. ACCESSIBLE PATH OF TRAVEL, SEE DET. SHEET ADA.2
06 EXIST. CONCRETE LANDING, NOT PART OF THIS PROJECT
07 EXIST. SIDEWALK, NOT PART OF THIS PROJECT
08 EXIST. ACCESSIBLE PARKING, SEE DET. 6/A.8; NOT PART OF THIS PROJECT
09 EXIST. ACCESSIBLE PARKING SIGNAGE, SEE DET. 6/A.8; NOT PART OF THIS PROJECT
10 EXIST. 9x18 STANDARD PARKING; NOT PART OF THIS PROJECT
11 EXIST. TREE; NOT PART OF THIS PROJECT
12 EXIST. LIGHT POLE; NOT PART OF THIS PROJECT
13 EXIST. W.I FENCE; NOT PART OF THIS PROJECT
14 EXIST. SEWER HOLE TO REMAIN
15 EXIST. WATER SHUT OFF VALVE TO REMAIN
16 EXIST. TRASH ENCLOSURE; NOT PART OF THIS PROJECT
17 EXIST. SPEED BUMP STRIP; NOT PART OF THIS PROJECT
18 EXIST. 1,000 GREASE INTERCEPTOR WITH SUMP PUMP SYSTEM
19 18" POP-OUT 4-HOUR FIRE RATED WALL
20 1-HOUR FIRE RATED ROLL-DOWN DOOR
21 EXIST. METAL CHAIN LINK GATE/FENCE TO REMAIN. KEYS WILL BE PROVIDED TO SHUTTLE DRIVER FOR ACCESS AND DROP-OFF
22 9x18 STANDARD ELECTRIC VEHICLE PARKING
23 ELECTRIC VEHICLE CHARGER STATION

EXISTING FRONT PHOTO



DESIGNED BY:
S.L.P. DESIGN & ASSOCIATES
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PROJECT NAME:
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 ADULT DAYCARE CENTER**
 11074-11076 MAGNOLIA ST.
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SHEET TITLE
01 ---
02 ---
03 ---
04 ---

REVISIONS
▲ AUG. 18, 2024
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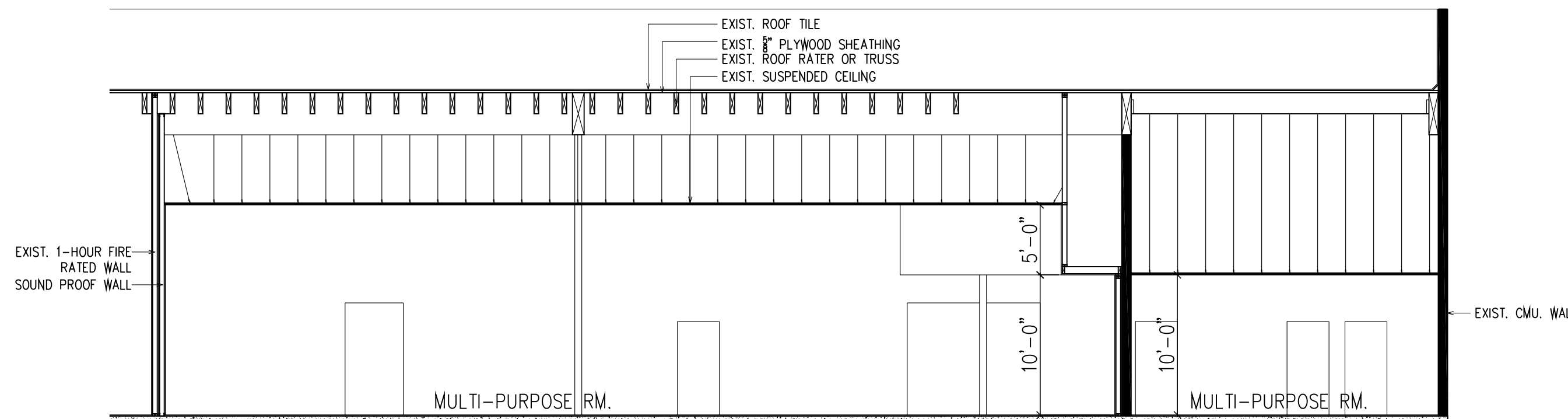
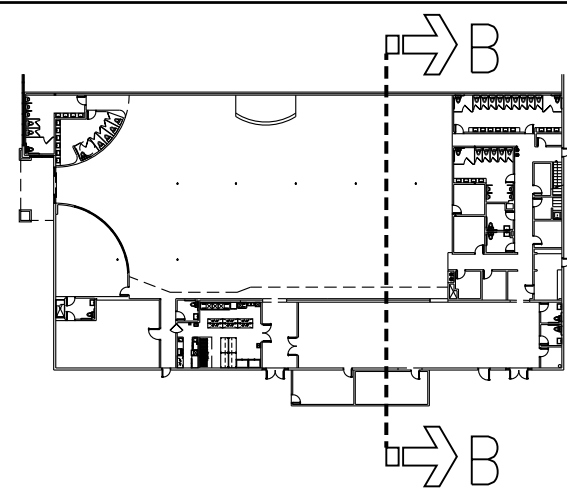
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JOB NO.	D123068611074GGCC
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CHECKED	SL.
SCALE	AS NOTED
SHEET	A.3
OF --- SHEETS	

SITE PLAN
 SCALE : 1/32" = 1'-0"

WALL LEGEND

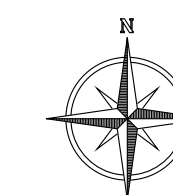
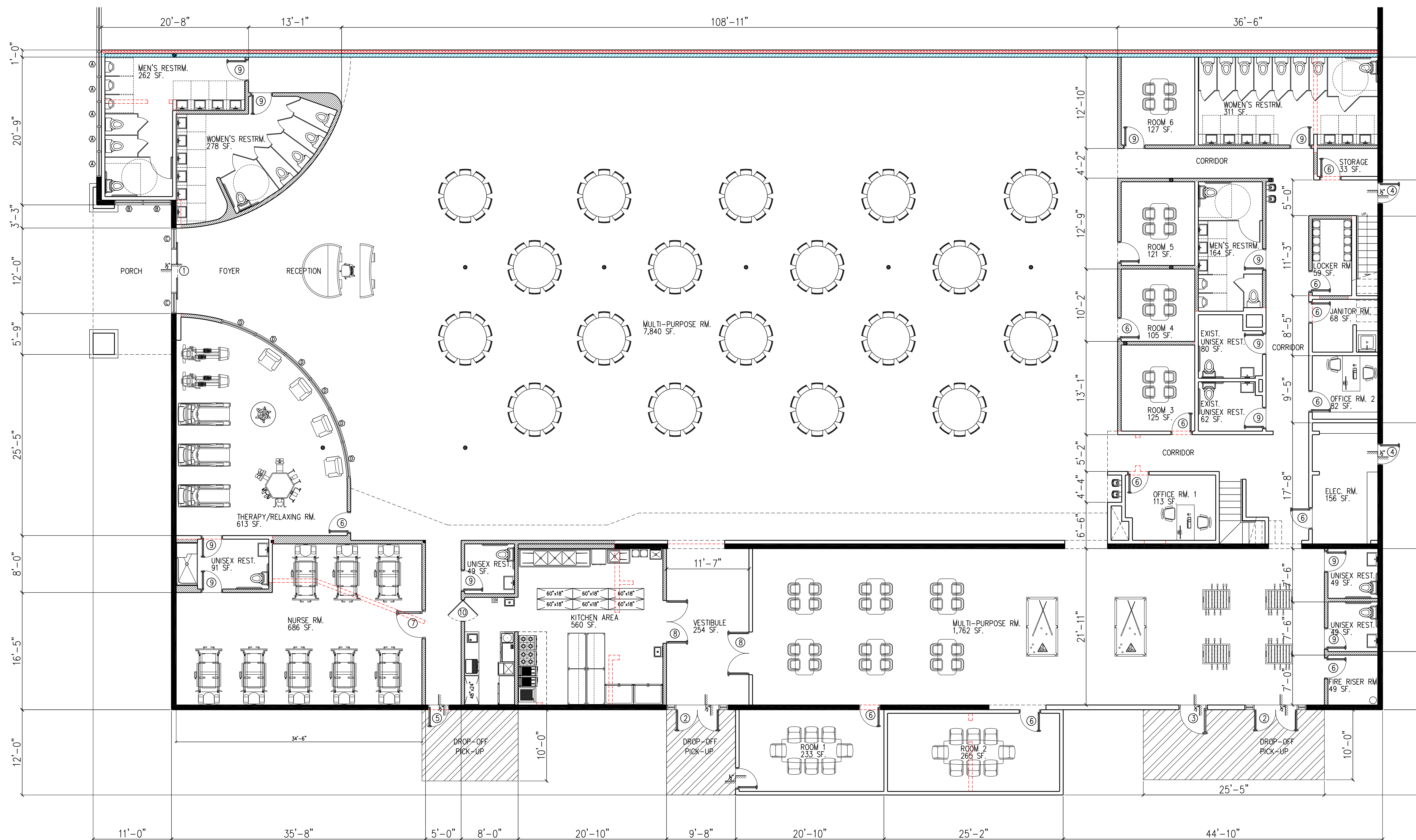
- EXIST. WALL TO REMAIN
- NEW INTERIOR NON BEARING WALL, 362PDS125-33 PUNCHED METAL STUD WALL @16" O.C (TYP.) WITH 5/8" TYP. "X" GYP. BD. (ICC#ER 4943P)
- EXIST 1-HOUR FIRE RATED WALL TO REMAIN
- NEW FURRING OUT PLUMBING WALL, 5050PDS125-18 PUNCHED METAL STUDS @ 16" O.C (TYP.) W/ 5/8" MOLD RESISTANT GYP. BD. (ICC#ER 4943P)
- NEW 362S162-68P 1 3/8" PUNCHED METAL STUD WALL @16" O.C (TYP.) WITH GOLD BOND 5/8" TYP. "X" FIRE-SHIELD GYP. BD. - 1-HOUR FIRE RATED AND SOUND PROOF WALL
- EXIST WALL TO BE REMOVED
- EXIST CMU. WALL TO REMAIN, 2-HOUR FIRE RATED WALL

SECTION KEYNOTE



SECTION B-B

SCALE : 1/8"=1'-0"



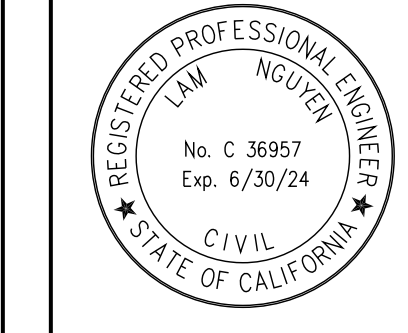
PROPOSED 1ST. FLOOR PLAN

SCALE : 1/8"=1'-0"

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 ORANGE, CA 92668
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PROJECT NAME:

**MR. CARE INC.'S DEVELOPMENT
 ADULT DAYCARE CENTER**

11074-11076 MAGNOLIA ST.
 GARDEN GROVE, CA 92841

SHEET TITLE

01	---
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REVISIONS

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DATE

JAN. 12, 2024

JOB NO. D123068611074G00C

DRAWN PP.

CHECKED SL.

SCALE AS NOTED

SHEET

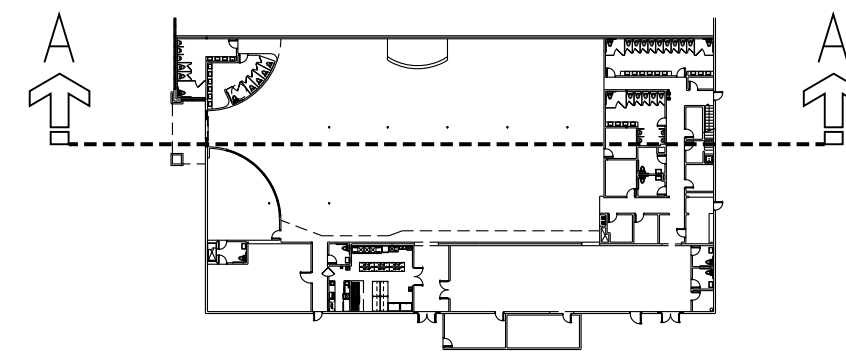
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OF --- SHEETS

WALL LEGEND

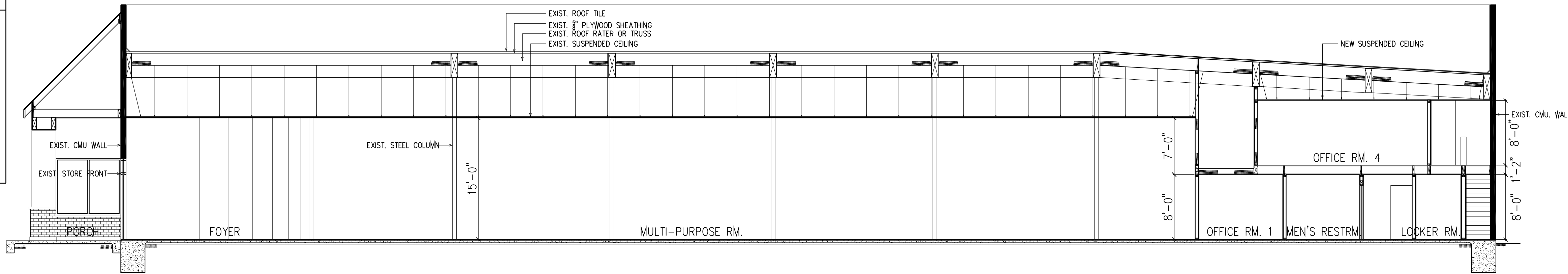
- EXIST. WALL TO REMAIN
- NEW INTERIOR NON BEARING WALL, 362PDS125-33 PUNCHED METAL STUD WALL @16" O.C (TYP.) WITH 5/8" TYP. "X" GYP. BD. (ICC#ER 4943P)
- EXIST 1-HOUR FIRE RATED WALL TO REMAIN
- NEW FURRING OUT PLUMBING WALL, 5050PDS125-18 PUNCHED METAL STUDS @ 16" O.C (TYP.) W/ 5/8" MOLD RESISTANT GYP. BD. (ICC#ER 4943P)
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- EXIST WALL TO BE REMOVED
- EXIST CMU. WALL TO REMAIN, 2-HOUR FIRE RATED WALL

SECTION KEYNOTE

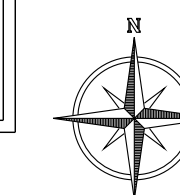
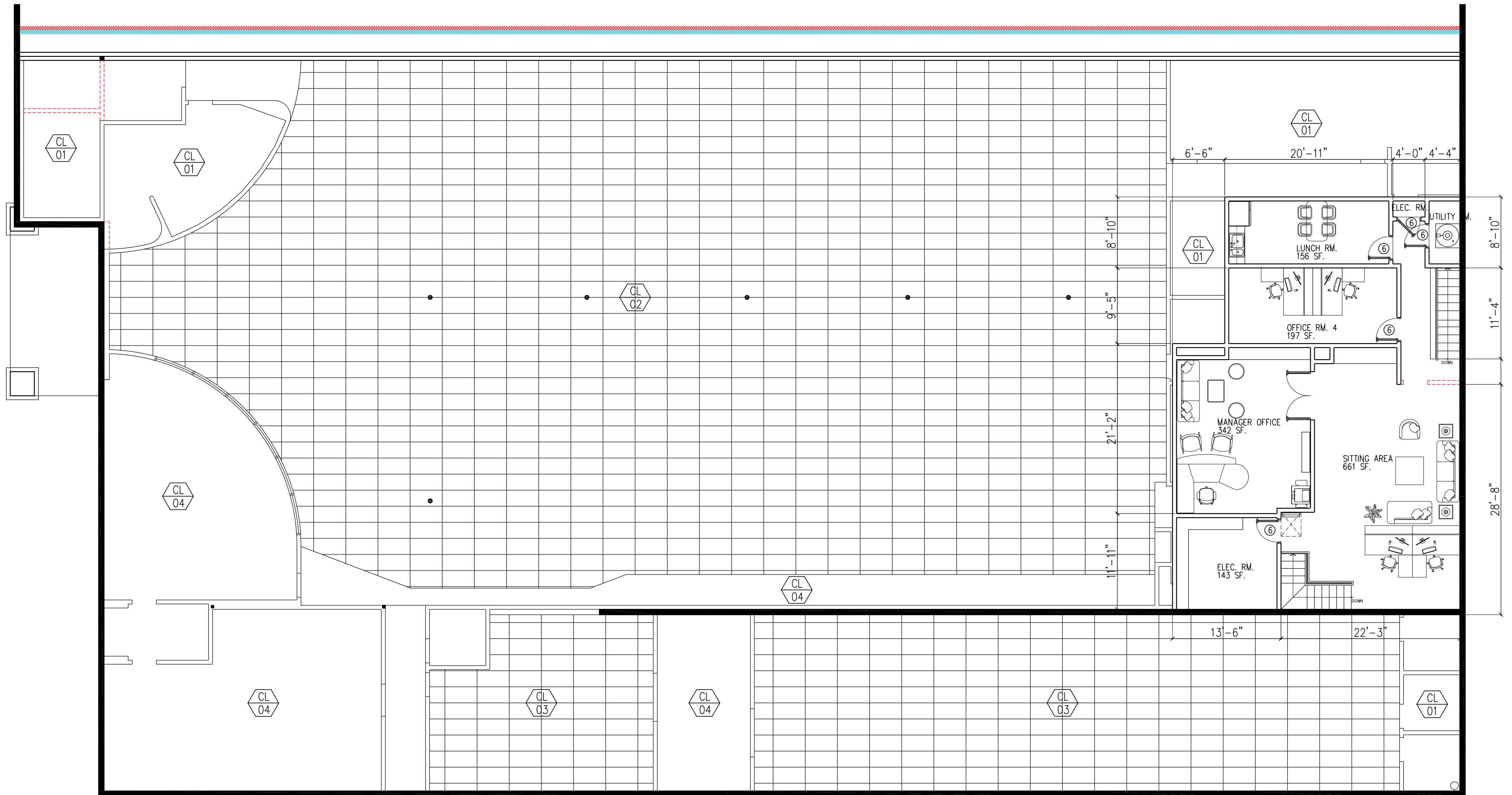


CEILING LEGEND

- CL 01 8'-0" HIGH GYPSUM BOARD CEILING
- CL 02 15'-0" HEIGHT, 2'-0"x4'-0" SUSPENDED CEILING PANEL
- CL 03 10'-0" HEIGHT, 2'-0"x4'-0" SUSPENDED CEILING PANEL
- CL 04 10'-0" HIGH GYPSUM BOARD WITH SMOOTH/NONABSORBENT PAINTED FINISH CEILING



SECTION A-A
SCALE : 1/8"=1'-0"

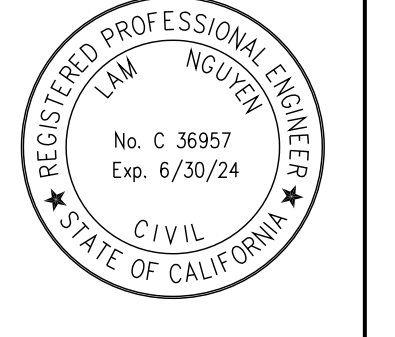


PROPOSED 2ND. FLOOR PLAN
SCALE : 1/8"=1'-0"

DESIGNED BY:

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GARDEN GROVE, CA 92841

SHEET TITLE

01	---
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REVISIONS

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DATE	JAN. 12, 2024
JOB NO.	D123068611074G000
DRAWN	PP.
CHECKED	SL.
SCALE	AS NOTED
SHEET	A.5
OF --- SHEETS	

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

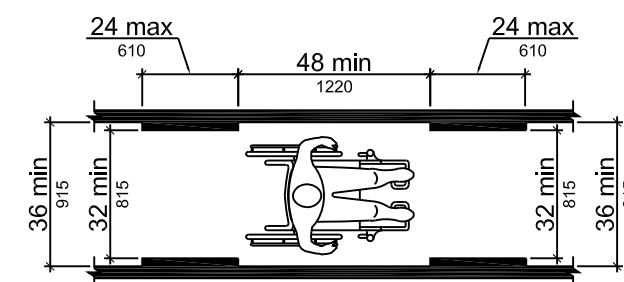


FIGURE 11B-403.5.1 CLEAR WIDTH AN ACCESSIBLE ROUTE

403.5.2 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

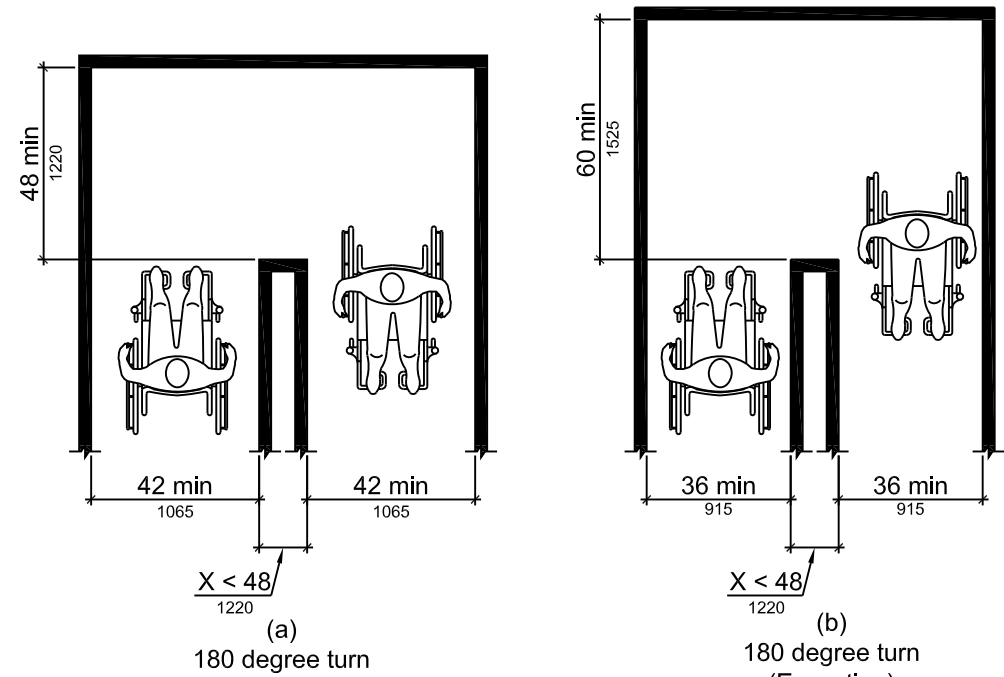


FIGURE 11B-403.5.2 CLEAR WIDTH AT TURN

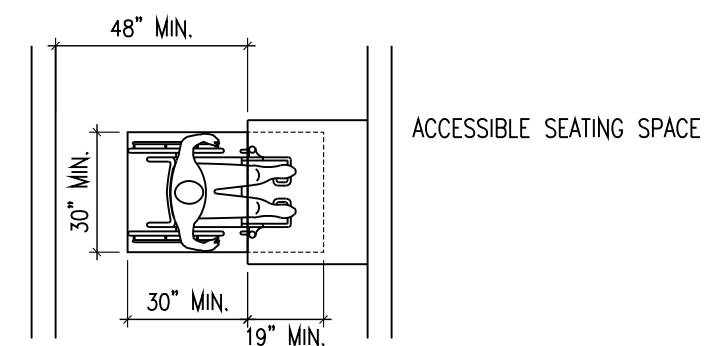


FIGURE 11A-1K MIN. CLEARANCES FOR SEATING & TABLE

405 Ramps

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.

405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum.

405.6 Rise. The rise for any ramp run shall be 30 inches (760 mm) maximum.

405.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.

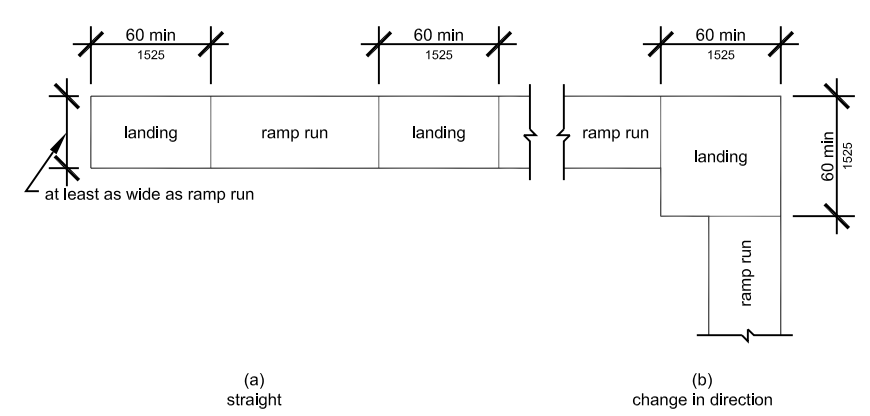


FIGURE 11B-405.7 RAMP LANDINGS

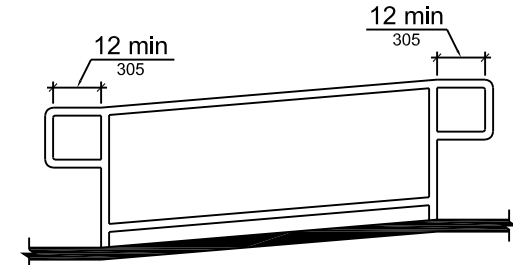
Figure 505.7.2 Handrail Non-Circular Cross Section

505.8 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.

505.9 Fittings. Handrails shall not rotate within their fittings.

505.10 Handrail Extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.

505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.



HANDRAIL & GUIDERAIL

FIGURE 11B-505.10.1 TOP & BOTTOM HANDRAIL EXTENSION AT RAMP

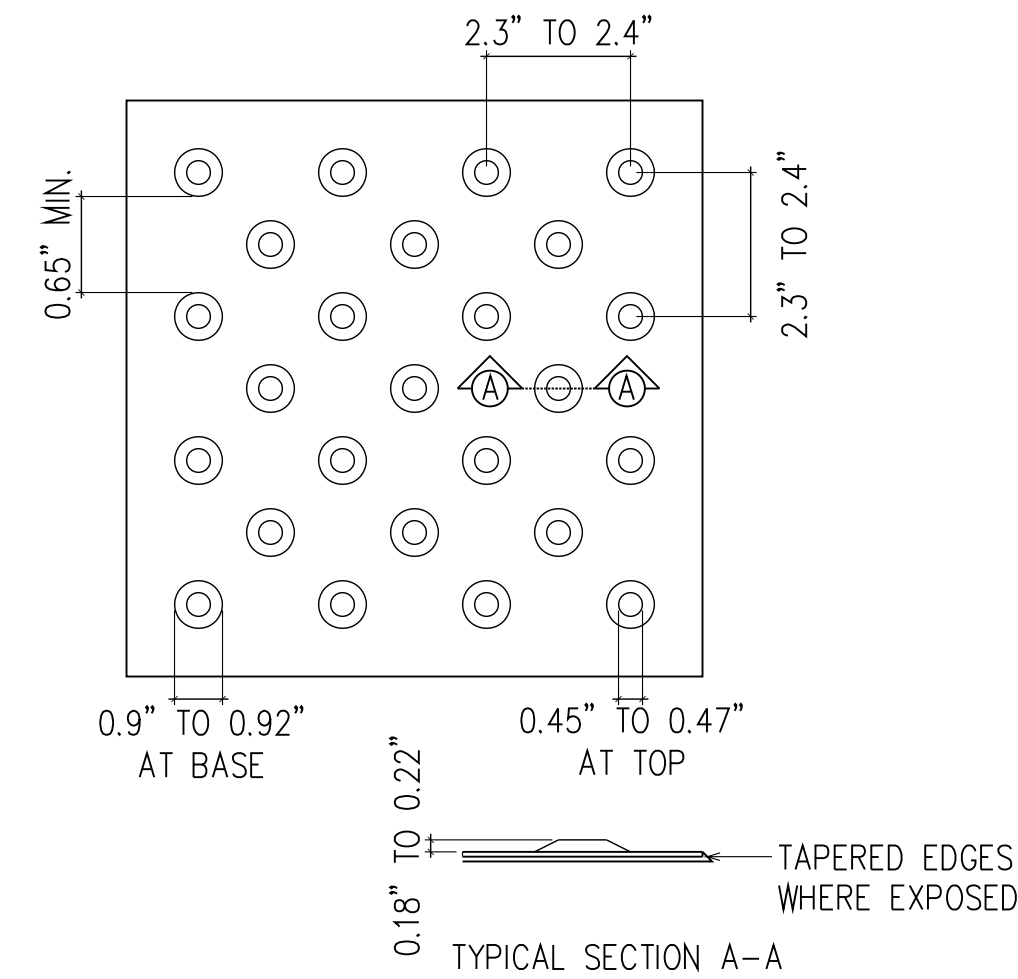


FIGURE 11B-705.1 CBC 2016 SIZE & SPACING OF TRUNCATED DOMES

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

ELX-603
LED EXIT SIGN
WITH BATTERY BACK-UP

ELX-628
LED EXIT SIGN WITH BATTERY
BACK-UP & SELF-DIAGNOSTIC

ELX-629
REMOTE CAPABLE LED EXIT SIGN
WITH BATTERY BACK-UP

FEATURES

- The fixture is an excellent choice when fast installation and an attractive appearance are priorities. Its long-lasting LEDs consume less than two watts of energy and are rated for a life of up to 25 years. If AC power is lost, the fixture provides at least 90 minutes of illumination and will automatically recharge after discharge. The operation of this product can easily be monitored and controlled with the use of a conveniently located test switch that indicates charge and diagnostic status.

BODY

- The thermoplastic housing of the product makes it corrosion-proof and scratch- and impact-resistant.
- UV-stabilization prevents discoloration of the product.
- Every fixture includes a canopy, extra fasteners, and replaceable chevron directional indicator lookouts for control of direction.
- Components shaped by precision injection molding and has 1/2" knockouts for the supply of power.

FACE

- Single or dual construction. Letterface is available for applications where dual face is chosen.
- 6" high text with color diffusion.
- Knockout directional chevron.

SPECIFIED:

ELX- _____ PART # _____ LETTER COLOR _____ HOUSING COLOR _____

CATALOG #	LETTER COLOR	HOUSING COLOR
ELX-603	<input type="checkbox"/> G - Green	<input type="checkbox"/> W - White
ELX-628	<input type="checkbox"/> R - Red	<input type="checkbox"/> B - Black
ELX-629		

ELECTRICAL

- 120V or 277V dual input with battery backup
- Consumes only 2 watts of power
- Long-lasting LED sources
- LED lights continue to function while the battery is working

BATTERY

- Nickel Cadmium, or Ni-Cad, battery
- Internal solid-state wiring for charging purposes
- Indicator light reflects high-charge and ready operation
- Testing button
- Automatic reset
- Shielded against short circuits and brown-outs
- Disconnection is necessary for full discharge

LIFE SPAN

- LED and PC circuits have a rating of about 25 years without a 90% illumination.

LISTED

- UL, IAH, NFPA, NEC, State & Municipal
- Damp location approved

TEL: 1-877-375-5555 • FAX: 1-877-375-3333 • WWW.MAXILUME.COM | **MAXILUME**

CBC SEC. 1011.3 AND SEC. 1117B.5

ACCESSIBLE CLEAR SPACE 01

ACCESSIBLE RAMPS 02

TRUNCATED DOMES 03

TACTILE EXIT SIGNAGE 04

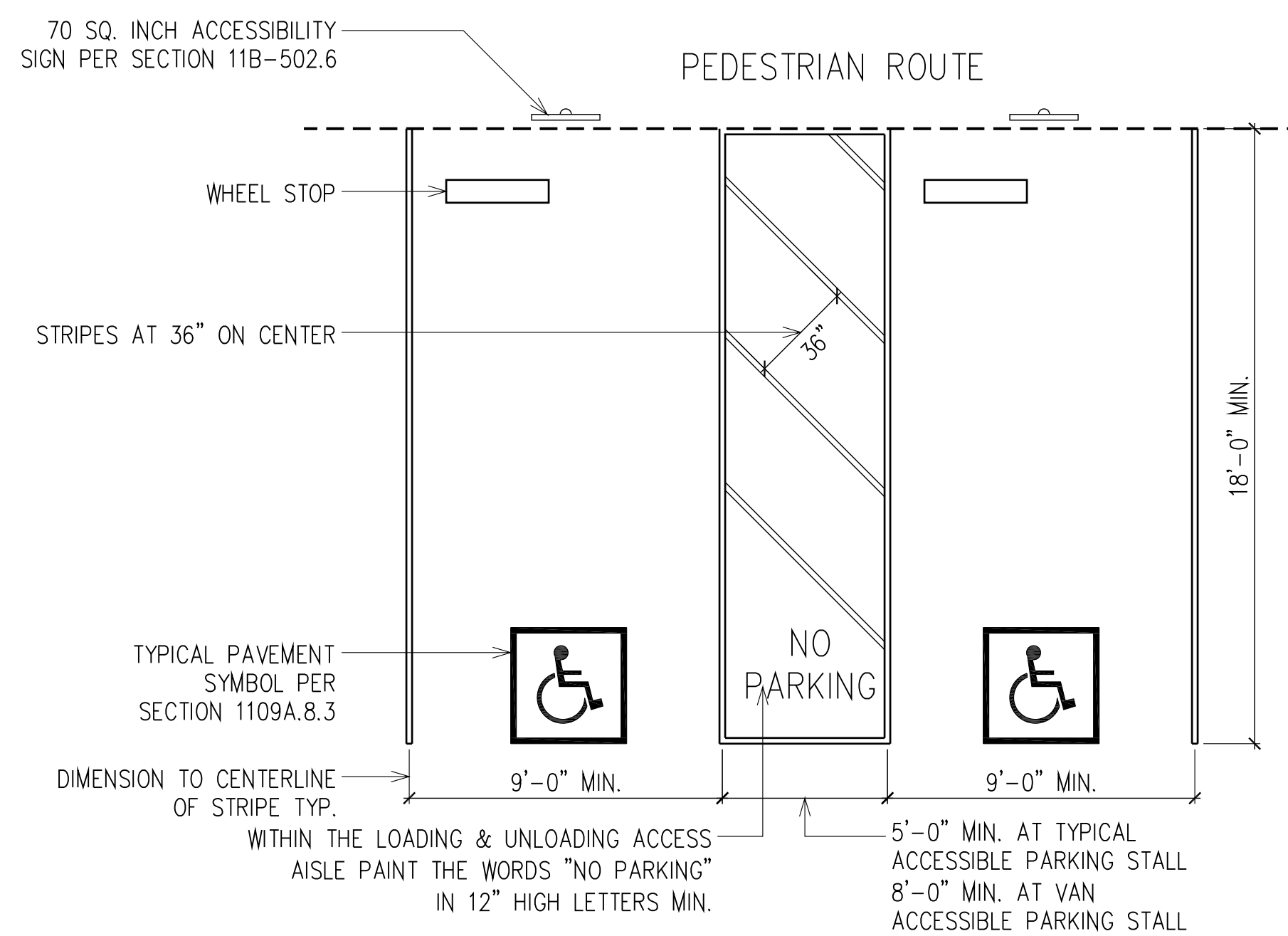
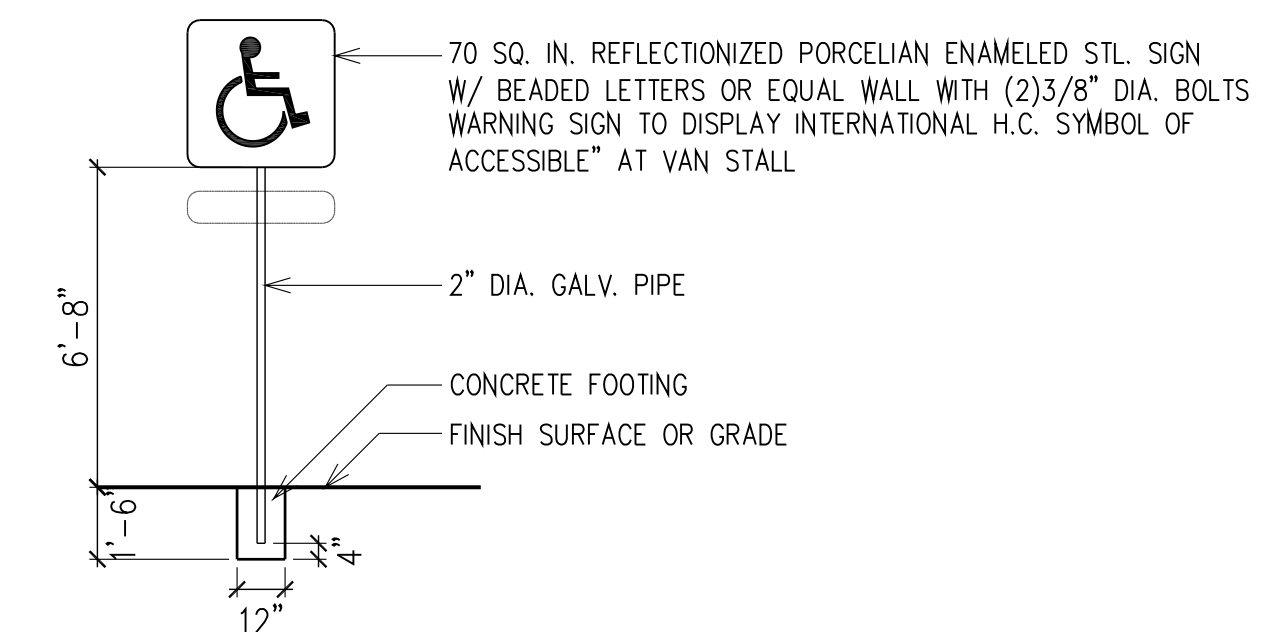


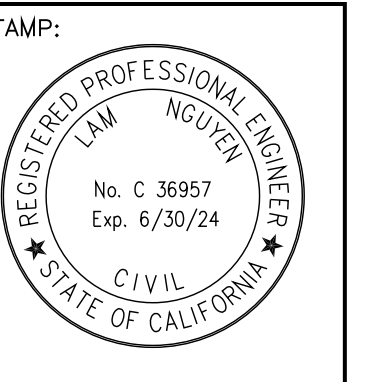
FIGURE 11B-502.2, 502.3.3 & 503 ANGLED & PERPENDICULAR PARKING SPACES

- EACH PARKING SPACE RESERVED FOR PERSONS W/ PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND, WHEN IN PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE AND SHALL BE UNOBSCURED BY A PARKED VEHICLE. SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE. AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE \$250." SPACES COMPLYING W/ CBC SECTION 1129B.4, ITEM 2 SHALL HAVE AN ADDITIONAL SIGN STATING "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.
- AN ADDITIONAL SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 17 INCHES BY 22 INCHES IN SIZE W/ LETTERING NOT LESS THAN ONE INCH IN HEIGHT, CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACE NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSON WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE."
- PROVIDE ASSURANCE ON THE DRAWING THAT EXISTING SIGNAGE LANGUAGE REFLECTS THE PARAGRAPH ABOVE.
- IN ADDITION TO THE ABOVE REQUIREMENTS, THE SURFACE OF EACH ACCESSIBLE PARKING SPACE OR STALL SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING EITHER OF THE FOLLOWING SCHEMES:
 - BY OUTLINING OR PAINTING THE STALL OR SPACE IN BLUE AND OUTLINING ON THE GROUND IN THE STALL OR SPACE IN WHITE OR SUITABLE CONTRASTING COLOR A PROFILE VIEW DEPICTING.
 - BY OUTLINING A PROFILE VIEW OF A WHEELCHAIR W/ OCCUPANT IN WHITE ON BLUE BACKGROUND. THE PROFILE VIEW SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SAME AND SHALL BE 36 INCHES HIGH BY 36
- 70 SF. INCH ACCESSIBILITY SIGN PER SECTION 11B-502.6.



DESIGNED BY:

S.L.P. DESIGN & ASSOCIATES
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PROJECT NAME:

MR. CARE INC.'S DEVELOPMENT
ADULT DAYCARE CENTER
11074-11076 MAGNOLIA ST.
GARDEN GROVE, CA 92841

SHEET TITLE	
01	---
02	---
03	---
04	---

REVISIONS	
▲	AUG. 18, 2024
▲	---
▲	---
▲	---

DATE	JAN. 12, 2024
JOB NO.	D123068611074G00C
DRAWN	PP.
CHECKED	SL.
SCALE	AS NOTED
SHEET	ADA.2
OF --- SHEETS	

ACCESSIBLE PARKING 05



MEMORANDUM

DATE: October 22, 2024

To: Thahn Tran, Mr. Care Inc.

FROM: Arthur Black, Principal Transportation Planner, LSA

SUBJECT: Parking Management Plan for Adult Daycare Center at 11074–11076 Magnolia Street, Garden Grove, California

This document builds on the *Parking Justification Letter and Transportation Analysis for Adult Daycare Center at 11074–11076 Magnolia Street* to provide a parking management plan consistent with Garden Grove Municipal Code Section 9.16.040.180. As detailed later in this document, straight application of the Garden Grove Municipal Code parking requirements would result in a total of 348 required parking spaces. The project site provides 263 parking spaces. The 24.4 percent reduction in parking required is consistent with Section 9.16.040.180.B.3. The reduction in parking required is justified by the use of shared parking and supported by empirical parking data.

This document shows that shared parking within the existing commercial retail center would be sufficient to ensure that adequate off-site parking is provided for existing uses and the proposed adult daycare center.

Project Description

The proposed project will reoccupy a vacant 18,183-square-foot (sf) building within a commercial retail center at the southeast corner of Magnolia Street and Katella Avenue in Garden Grove. The shopping center consists of four single-story commercial buildings. A separate building located at the northwest corner of the parking lot has an independent and separate parking lot and is not considered part of the shopping center for this analysis. The previous tenant of the vacant suite was a grocery store.

The proposed project is an adult daycare facility. According to the operational information from the applicant, a maximum of 15 staff at any one time and 463 occupants are expected for the proposed adult daycare facility. This operation would occur within the 18,183 sf of functional area within the suite.

Breakdown and Description of the Proposed Uses

Table A provides a breakdown and description of the proposed uses within the commercial retail center. Without the proposed project, the 71,684 sf commercial retail center would require 337 parking spaces based on individual uses. The proposed adult daycare facility would require 92 parking spaces, which is 11 more than the previous retail tenant. With the proposed project with a functional area of 18,183 sf, the commercial retail center would require 348 parking spaces.

Table A: Municipal Parking Requirement

Business Name and Address/Suite #	Land Use	Business Square Footage (sf)	Minimum Parking per Land Use ¹	Minimum Parking Provided
Tacos La Lagunilla Restaurant 11012 Magnolia St	Take-out eating establishments	2,384	1 space per 100 square feet GFA	24
GG’s Bakery & Kitchen 11026 Magnolia St	Take-out eating establishments	1,192	1 space per 200 square feet GFA	6
Cinderela Nails & Lashes 11032 Magnolia St	Beauty/Barber/Spa	1,192	1 space per 200 square feet GFA	6
Green Land Mini Mart 11036 Magnolia St	Retail	953	1 space per 225 square feet GFA	4
Silverback Wrestling Club 11042 Magnolia St	Health Club	1,431	1 space per 200 square feet GFA	7
Goodwill Store 11052 Magnolia St	Retail	21,316	1 space per 225 square feet GFA	95
99 Cents Store 11072 Magnolia St	Retail	20,000	1 space per 225 square feet GFA	89
Previous Grocery Store 11074–11076 Magnolia St	Retail	18,183	1 space per 225 square feet GFA	81
Cali Cajun Seafood 11080 Magnolia St	Take-out eating establishments	961	1 space per 200 square feet GFA	5
Smoke Shop 11084 Magnolia St	Retail	961	1 space per 225 square feet GFA	4
Sunny Barber 11088 Magnolia St	Beauty/Barber/Spa	961	1 space per 200 square feet GFA	5
Tracy’s Nails & Spa 11092-A Magnolia St	Beauty/Barber/Spa	950	1 space per 200 square feet GFA	5
Hongkong Express Restaurant 11092-B Magnolia St	Take-out eating establishments	1,200	1 space per 200 square feet GFA	6
Total Parking Required for Individual Uses Without Project				337
Total Parking Provided				263
Parking Surplus (Shortfall) of Required Spaces Without Project				(74)
Proposed Adult Daycare Center 11074–11076 Magnolia St	Adult Daycare Center (proposed)	18,183	1 space per staff member plus 1 space for each 6 occupants ²	Staff: 15 Occupants: 77
Total Parking Required for Individual Uses With Project – During Drop-Off/Pick-Up				348
Parking Surplus (Shortfall) of Required Spaces With Project – During Drop-Off/Pick-Up				(85)
Total Parking Required for Individual Uses With Project – Midday				271
Parking Surplus (Shortfall) of Required Spaces With Project – Midday				(8)

Source: Compiled by LSA (2024).

¹ Per City of Garden Grove Municipal Code 9.18.140.030 Parking Spaces Required standards and the information provided by the City Community & Economic Development Department (on August 13, 2024).

² The parking demand is based on a maximum of 15 staff at any one time and 463 occupants.

GFA = gross floor area

sf = square feet

A total of 263 parking spaces are provided, which would require a 24.4 percent reduction of the parking required.

Parking Demands by Uses for Morning, Midday, and Evening Periods

Surveyed Parking Demand

The required parking identified in Table A overstates the parking demand for the commercial retail center. By applying parking ratios for each individual use, Table A does not account for the economies of scale of a commercial retail center. The calculations in Table A also overstate the parking demand for the two largest retail suites. LSA contracted with an independent data collection company to collect parking accumulation data at the shopping center. Survey data were collected on May 23, 2024. Parking survey data are provided in Attachment A. Table B summarizes the maximum surveyed parking demand for each period of the day.

Table B: Existing Parking Demand

	Morning 8 AM to 11 AM	Midday 11 AM to 2 PM	Afternoon 2 PM to 5 PM	Evening 5 PM to 8 PM
Existing Surveyed Demand	60 (at 10 AM)	82 (at 12 PM)	89 (at 3 PM)	91 (at 5 PM)

Source: Counts Unlimited (2024).

Parking Generation Rates

The Institute of Transportation Engineers' (ITE) *Parking Generation*, 6th Edition,¹ provides information based on 3 decades of research. This resource identifies average parking rates for a variety of surveyed land uses. Table C displays the average parking rates for three types of land use that account for most of the commercial retail center. Table C also calculates the anticipated parking demand for the commercial retail center without the proposed project. The 123 parking space demand calculated in Table C is still higher than the surveyed parking demand summarized in Table B, but is much closer to the surveyed parking demand than the Municipal Code parking rates.

Table C: Institute of Transportation Engineers Parking Rates

Land Use (Land Use Code)	Average Rate	Total Business Square Footage (TSF)	Anticipated Parking Demand
Discount Store (815)	1.46 spaces per TSF	41.316	60
Shopping Plaza 40-150 TSF (821)	3.11 spaces per TSF	6.448	20
Fast Food Restaurant (no drive-thru) (933)	7.54 spaces per TSF	5.737	43
Total Anticipated Parking Demand Without Project			123

Source: *Parking Generation*, 6th Edition (Institute of Transportation Engineers 2023).

TSF = thousand square feet

¹ Institute of Transportation Engineers. 2023. *Parking Generation*, 6th edition.

Employee Parking Demands

Urban Land Institute' (ULI) *Shared Parking*, Third Edition (2020) compiles survey data showing the variation in parking demand by time of day for a variety of land uses. This resource also identifies how much parking demand is generated by employees versus customers/visitors for a variety of land uses. According to ULI data, approximately 19 percent of parking demand for retail space less than 400,000 sf is generated by employees. Fast casual/fast food restaurant parking demand is approximately 14 percent employee. For health clubs, employee parking makes up approximately 6 percent of total demand. Table D calculates employee parking demand for each of the commercial retail center uses based on the ITE calculated parking demand. Based on ULI employee parking rates, it is anticipated that a total of 38 employee parking spaces would be used if peak demand occurs simultaneously.

Table D: Employee Parking Demands

Business Name and Address/ Suite #	Land Use	Total Parking Demand ¹	Employee Parking ²	Customer/ Visitor Parking
Tacos La Lagunilla Restaurant 11012 Magnolia St	Take-out eating establishments	18	2	16
GG's Bakery & Kitchen 11026 Magnolia St	Take-out eating establishments	9	1	8
Cinderela Nails & Lashes 11032 Magnolia St	Beauty/Barber/Spa	4	1	3
Green Land Mini Mart 11036 Magnolia St	Retail	3	1	2
Silverback Wrestling Club 11042 Magnolia St	Health Club	4	1	3
Goodwill Store 11052 Magnolia St	Retail	31	6	25
99 Cents Store 11072 Magnolia St	Retail	29	6	23
Proposed Adult Daycare Center 11074–11076 Magnolia St	Adult Daycare Center (proposed)	92 ³	15 ³	77
Cali Cajun Seafood 11080 Magnolia St	Take-out eating establishments	7	1	6
Smoke Shop 11084 Magnolia St	Retail	3	1	2
Sunny Barber 11088 Magnolia St	Beauty/Barber/Spa	3	1	2
Tracy's Nails & Spa 11092-A Magnolia St	Beauty/Barber/Spa	3	1	2
Hongkong Express Restaurant 11092-B Magnolia St	Take-out eating establishments	9	1	8
Total Parking Required for Individual Uses With Project		215	38	177

Source: Compiled by LSA (2024).

¹ Per ITE *Parking Generation*, 6th Edition

² Per ULI *Shared Parking*, Third Edition (retail 19.4% employee, fast casual/fast food 13.9% employee, health club 5.7% employee).

³ The parking demand is based on a maximum of 15 staff at any one time and 463 occupants.

Shared Parking

ULI’s *Shared Parking* also provides time-of-day factors for various land uses to identify when parking demand overlaps and when parking demand is off-setting. A table detailing the shared parking analysis is provided in Attachment B. Table E summarizes the results of the shared parking analysis for different segments of the day. Where project and non-project parking demand have different peak parking demand within the same segment of the day, both hours are included in the summary table. Table E compares the anticipated without project parking demand to the surveyed parking demand of the commercial retail center without the project to show that the calculations in Table E are conservative in that the calculations overestimate the without project parking demand.

Table E: Time of Day Parking Demand

	Morning 8 AM to 11 AM		Midday 11 AM to 2 PM	Afternoon 2 PM to 5 PM		Evening 5 PM to 8 PM
Anticipated Parking Demand Without Project						
Customers/Visitors	34	57	99	91	73	76
Employees	10	18	23	23	21	22
Total	44 (at 9 AM)	75 (at 10 AM)	122 (at 12 PM)	114 (at 2 PM)	94 (at 4 PM)	98 (at 5 PM)
Existing Surveyed Demand	20 (at 9 AM)	60 (at 10 AM)	82 (at 12 PM)	72 (at 2 PM)	86 (at 4 PM)	91 (at 5 PM)
Project Parking Demand						
Customers/Visitors	58	15	15	15	77	39
Employees	14	14	14	14	15	15
Total	72 (at 9 AM)	29 (at 10 AM)	29 (at 12 PM)	29 (at 2 PM)	92 (at 4 PM)	54 (at 5 PM)
Anticipated Parking Demand With Project	116 (at 9 AM)	104 (at 10 AM)	151 (at 12 PM)	143 (at 2 PM)	186 (at 4 PM)	152 (at 5 PM)
Anticipated Parking Demand With Project and 10% Buffer	128	114	166	157	205	167
Parking Supply	263	263	263	263	263	263
Parking Surplus	135	149	97	106	58	96

Source: Counts Unlimited (2024).

As Table E shows, peak parking demand is anticipated to occur during the 4:00 p.m. hour. At the time of peak parking demand, including a 10 percent parking buffer over the minimum number of spaces to allow for future changes in the types and uses, 205 parking spaces are anticipated to be occupied. Of these 205 parking spaces, approximately 40 parking spaces (including the 10 percent buffer) would be occupied by employee vehicles. The commercial retail center provides 263 parking spaces. At the time of peak parking demand (including the 10 percent buffer), 58 parking spaces would remain available.

Cross-Check for Functional and Operational Aspects

As stated previously, surveys of the actual parking demand were conducted on May 23, 2024. The survey data provides a cross-check of functional and operational aspects of the existing commercial

retail center. These data reveal lower parking demand than predicted by the ITE parking generation rates presented in Table C and used to predict the parking demands by uses for morning, midday, and evening periods in Table E.

The parking demand for the adult daycare center for morning, midday, and evening periods predicted by application of ULI time-of-day factors to the Municipal Code parking requirement were cross-checked against functional and operational aspects of the proposed project. The proposed operator of the facility has experience with similar facilities in the cities of Westminster and Irvine in Orange County, California, and a former facility in Garden Grove. The *Parking Justification Letter and Transportation Analysis for Adult Daycare Center at 11074–11076 Magnolia Street* applied the operators' experience of operational details to calculate trip generation during the morning and evening periods. The adult daycare center's demand for 58 customer parking spaces in the morning period and 77 customer parking spaces in the evening period identified in Table E is higher than anticipated for the proposed project given their use of shuttles.

Cross-checking the predicted parking demand during morning, midday, and evening periods shows that Table E provides a conservative analysis.

Proposed Easements, Conditions, Covenants, or Restrictions

Existing Covenants, Conditions, and Restrictions (CC&Rs) and Grants of Easements entered into on October 21, 1971, and running with the property are provided in Attachment C. The existing CC&Rs establish rights of all tenants to use of all surface parking spaces under Article 3, which defines the parking area,

“That portion of the Entire Property not including within the Building Area... hereto shall be used for Common Parking Area...”

The Common Parking Area allows for:

- The parking of passenger vehicles and ingress, egress, and regress of any persons and vehicles of any tenants or subtenants “and the officers, directors, concessionaires, agents, employees, customers, visitors and other licensees and invitees of any of them.”
- The temporary parking or standing of any delivery vehicle (e.g., customer shuttles) used in conjunction with the businesses in the commercial retail center.
- The parking of vehicles of employees of the businesses.

Article 3.5 identifies that the grant of easements over the Common Parking Area is non-exclusive. As these existing CC&Rs define the rights of all tenants, their employees, customers, and delivery vehicles to use the Common Parking Area, no additional easements, conditions, covenants, or restrictions are recommended.

Summary

This parking management plan has been prepared consistent with Garden Grove Municipal Code Section 9.16.040.180. Straight application of the Garden Grove Municipal Code parking requirements would result in a total of 348 required parking spaces. The project site provides 263 parking spaces. The findings of this document support a 24.4 percent reduction in parking required consistent with Section 9.16.040.180.B.3.

The proposed use is an adult daycare facility that would occupy an 18,183 sf suite within an existing commercial retail center. Table E provides a statement of parking demands by uses for morning, midday, and evening periods. With the addition of a 10 percent buffer to the anticipated peak parking demand, a total of 205 parking spaces are anticipated to be needed. Of these 205 parking spaces, approximately 40 parking spaces (including the 10 percent buffer) would be occupied by employee vehicles. The commercial retail center provides 263 parking spaces. At the time of peak parking demand (including the 10 percent buffer), 58 parking spaces would remain available.

The analysis that peak demand for 205 parking spaces (including a 10 percent buffer) are needed was cross-checked for functional and operational aspects. Surveys of the parking demand for existing uses within the commercial retail center show lower parking demand than calculated using ITE and ULI data and used in this document's parking calculations. Therefore, the document's analysis would be conservative but still shows that excess parking spaces would be provided.

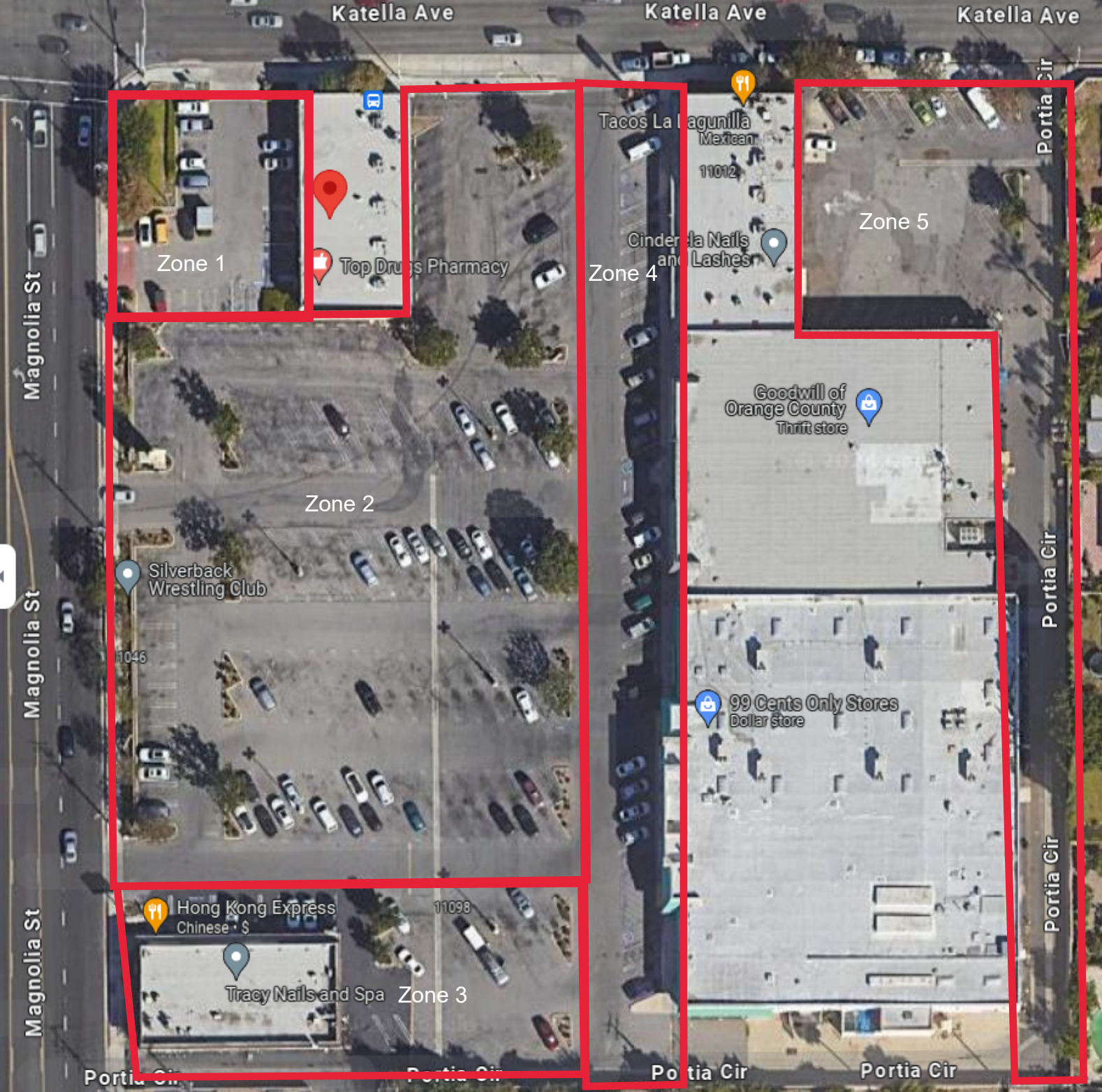
No new easements, conditions, covenants, or restrictions are proposed beyond the existing CC&Rs. The existing CC&Rs specify that rights to the Common Parking Area are extended to all tenants, their employees, customers, and delivery vehicles. The existing CC&Rs are sufficient to ensure the workability of the shared parking plan.

Shared parking within the existing commercial retail center as supported by the existing CC&Rs for the commercial retail center would be sufficient to ensure that adequate off-site parking is provided for existing uses and the proposed adult daycare center.

Attachments: A: Parking Survey Data
B: Shared Parking Table
C: CC&Rs

ATTACHMENT A

PARKING SURVEY DATA



Katella Ave

Katella Ave

Katella Ave

Magnolia St

Magnolia St

Magnolia St

Portia Cir

Portia Cir

Portia Cir

Zone 1

Top Drugs Pharmacy

Zone 4

Tacos La Lagunilla Mexican 11012

Cinderella Nails and Lashes

Zone 5

Zone 2

Silverback Wrestling Club

1046

Goodwill of Orange County Thrift store

99 Cents Only Stores Dollar store

Zone 3

Hong Kong Express Chinese • \$

Tracy Nails and Spa

11098

Portia Cir

Portia Cir

Portia Cir

Portia Cir

Garden Grove
Shopping Center
Southeast Corner of Katella Avenue and Magnolia Street
Thursday, May 23rd, 2024

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 1	Regular	24	7	11	13	13	12	11	10	9	10	17	11	11	7
	Handicap	2	0	2	1	2	1	1	0	0	2	2	0	0	0
	Illegal	-	0	0	0	0	0	0	0	0	0	1	0	0	0
	Subtotal	26	7	13	14	15	13	12	10	9	12	20	11	11	7

Total Occupancy	26	7	13	14	15	13	12	10	9	12	20	11	11	7
Total Percent		27%	50%	54%	58%	50%	46%	38%	35%	46%	77%	42%	42%	27%

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 2	Regular	175	3	9	35	47	49	44	42	54	50	58	40	42	31
	Handicap	1	0	0	0	0	1	1	1	0	0	0	0	0	0
	Subtotal	176	3	9	35	47	50	45	43	54	50	58	40	42	31

Total Occupancy	176	3	9	35	47	50	45	43	54	50	58	40	42	31
Total Percent		2%	5%	20%	27%	28%	26%	24%	31%	28%	33%	23%	24%	18%

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 3	Regular	32	2	2	4	6	4	6	7	7	7	6	3	5	5
	Handicap	1	0	0	1	1	0	0	1	0	0	0	0	0	0
	Ally	-	0	0	0	1	1	0	1	0	0	0	0	0	0
	Subtotal	33	2	2	5	8	5	6	9	7	7	6	3	5	5

Total Occupancy	33	2	2	5	8	5	6	9	7	7	6	3	5	5
Total Percent		6%	6%	15%	24%	15%	18%	27%	21%	21%	18%	9%	15%	15%

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 4	Regular	28	3	6	16	19	22	18	15	21	22	21	17	20	15
	Handicap	7	0	1	1	2	2	1	2	2	0	0	1	2	0
	Illegal	-	0	0	0	0	0	1	1	0	0	0	0	1	0
	Subtotal	35	3	7	17	21	24	20	18	23	22	21	18	23	15

Total Occupancy	35	3	7	17	21	24	20	18	23	22	21	18	23	15
Total Percent		9%	20%	49%	60%	69%	57%	51%	66%	63%	60%	51%	66%	43%

		Inventory	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 5	Regular	18	0	1	1	1	1	1	1	2	3	2	3	2	2
	Illegal	-	0	0	1	1	2	2	1	2	4	4	4	4	4
	Loading	1	0	1	1	0	0	0	0	1	0	0	0	0	0
	Subtotal	19	0	2	3	2	3	3	2	5	7	6	7	6	6

Total Occupancy	19	0	2	3	2	3	3	2	5	7	6	7	6	6
Total Percent		0%	11%	16%	11%	16%	16%	11%	26%	37%	32%	37%	32%	32%

ATTACHMENT B

SHARED PARKING TABLE

Table B-1: Weekday Time-of-Day Parking Demand

Time-of-Day Factors ¹		6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Shopping Center	Customer	1%	5%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%
	Employee	10%	15%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%
Fast Food	Customer	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%
	Employee	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%
Health Club	Visitor	80%	45%	35%	50%	35%	50%	50%	30%	25%	30%	55%	100%	95%	60%	30%	10%	1%	1%
	Employee	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	75%	100%	100%	75%	50%	20%	20%	20%
Daycare Center	Visitor	0%	2%	25%	75%	20%	20%	20%	20%	20%	20%	100%	50%	20%	5%	0%	0%	0%	0%
	Employee	0%	50%	75%	90%	90%	90%	90%	90%	90%	90%	100%	100%	100%	60%	40%	10%	0%	0%
Time-of-Day Parking Demand	Peak Parking Required																		
Retail – Customer	59	1	3	9	21	35	44	59	59	56	50	50	50	53	47	38	27	9	3
Retail – Employee	17	2	3	4	8	13	16	17	17	17	17	17	17	17	17	15	10	7	3
Fast Food – Customer	38	2	4	8	11	21	32	38	38	34	23	21	23	32	30	19	11	8	4
Fast Food – Employee	5	1	1	2	2	4	5	5	5	5	4	3	4	5	5	3	2	2	1
Health Club – Visitor	3	2	1	1	2	1	2	2	1	1	1	2	3	3	2	1	0	0	0
Health Club – Employee	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0
Adult Daycare – Visitor	77	0	2	19	58	15	15	15	15	15	15	77	39	15	4	0	0	0	0
Adult Daycare – Employee	15	0	8	11	14	14	14	14	14	14	15	15	15	9	6	2	0	0	0
Total Demand Without Project	Customer	5	8	18	34	57	78	99	98	91	74	73	76	88	79	58	38	17	7
	Employee	4	5	7	11	18	22	23	23	23	22	21	22	23	23	19	12	9	4
	Total	9	13	25	45	75	100	122	121	114	96	94	98	111	102	77	50	26	11
Actual Parking Demand	-	-	8	20	60	78	82	74	72	89	86	91	68	76	57	-	-	-	-
Plus Project Total	9	22	56	116	104	129	151	150	143	126	186	152	135	112	79	50	26	11	
Plus Project Plus 10% Buffer	10	24	61	128	114	142	166	165	157	139	205	167	149	123	86	55	29	12	
Parking Supply	263	263	263	263	263	263	263	263	263	263	263	263	263	263	263	263	263	263	263
Parking Surplus	253	239	202	135	149	121	97	98	106	124	58	96	114	140	177	208	234	251	

Source: Compiled by LSA (2024).

¹ The time-of-day factors are referenced from the Urban Land Institute's *Shared Parking*, 3rd Edition (2020).

ATTACHMENT C

COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&Rs)

RECORDED AT REQUEST OF
SECURITY TITLE INS. CO.
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIF.
8:00AM NOV 5 1971
J. WYLIE CARLYLE, County Recorder

5156

B.L. 9877 PAGE 655

Consideration less than \$100.00

DECLARATION OF ESTABLISHMENT OF
PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS
AND GRANTS OF EASEMENTS

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California

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8 10/20/71

THIS DECLARATION is made and entered into as of this 21 day
of October, 1971, by and between SDC, INC., a California
corporation (hereinafter referred to as "SDC") and THRIFTY REALTY COMPANY, a
California corporation (hereinafter referred to as "Thrifty"), and is consented
to and approved by Lucky Stores, Inc., a California corporation (hereinafter
called "Lucky").

Table of Contents

<u>Section</u>	<u>Page</u>
1. Use in General	2
2. Building Area	3
3. Common Parking Area	3
4. Common Area Improvements	7
5. Common Area Operation and Maintenance	8
6. Realty Taxes and Assessments	12
7. Food Market Restriction	12
8. Drug Store Restriction	13
9. Liquor, Beer and Wine Sales Restriction	15
10. Bank Restriction	16
11. Entertainment Facility Restrictions.	18-19
12. Miscellaneous Provisions	20

Exhibits

- A - Legal description for each of the four parcels comprising the Entire Property and the Entire Property itself.
- B - Plot plan of the Entire Property.
- C - Site Layout of the Entire Property.

W I T N E S S E T H :

WHEREAS, SDC and Thrifty are the owners or will become the owners
of that certain real property located near the southeast corner of Katella
Avenue and Magnolia Street, City of Garden Grove, County of Orange, State of
California, more particularly described in page 5 of Exhibit A, attached hereto,
and by this reference made a part hereof,

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Garden Grove, 2
Calif. 3

Declaration 4

SDC/MTL/pl 4
9/14/71 5
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which real property is hereinafter called the "Entire Property",
and which property is delineated on a plot plan marked Exhibit B,
attached hereto and by this reference made a part hereof; and

WHEREAS, the Entire Property is comprised of Parcels 1, 2,
3 and 4, which parcels are delineated on Exhibit B hereto; and

WHEREAS, SDC is or will become the owner in fee of portions
of the Entire Property, which portions are designated Parcels 1, 2,
and 4 on Exhibit B and are more particularly described in Exhibit A
hereto; and,

WHEREAS, Thrifty is or will become the owner in fee of a
further portion of the Entire Property, which portion is designated
Parcel 3 on Exhibit B and is more particularly described in Exhibit
A hereto; and

WHEREAS, Lucky is or will become a tenant of a portion of
Parcel 2 _____ as shown
on Exhibit B; and

WHEREAS, SDC and Thrifty, with Lucky's consent and approval,
desire to subject each and every portion of the Entire Property to
the covenants, conditions and restrictions hereinafter set forth, and
to establish the appurtenant easements hereinafter described, pursuant to
a general plan of improvement of the Entire Property as a shopping
center and for the mutual benefit of the owners of any and all portions
thereof and their respective heirs, successors, assigns, grantees,
mortgagees and tenants, pursuant to this document (hereinafter called
the "Declaration");

NOW, THEREFORE, SDC and Thrifty, with Lucky's consent and
approval, do hereby establish the covenants, conditions and re-
strictions hereinafter set forth and grant the easement hereinafter
described, as follows:

1. Use in General. The Entire Property shall be used for
commercial purposes only, for the construction, operation, and
maintenance of mercantile, business and professional establishments

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Garden Grove 2
Calif. 3

Declaration 4

EDG/MTL/pl 5
9/14/71 6

and related facilities, including vehicular parking areas, all as more specifically described hereinafter.

2. Building Area. It is the intention of the parties hereto that no building shall be erected, placed, maintained, or altered on any part of the Entire Property until or unless exterior appearance and coloring thereof, specifically including, but not limited to, the elevations, height, canopy design and dimensions and location of other building projections shall constitute a uniform and architecturally harmonious part of the development of the Entire Property. The construction, establishment and maintenance of buildings upon the Entire Property shall be limited in height to one story plus mezzanine and be confined within the lines of the lands delineated on Exhibit B, which lands are hereinafter referred to as "Building Area".

3. Common Parking Area. That portion of the Entire Property not included within the Building Area as delineated on Exhibit B hereto shall be used for Common Parking Area, and for no other purpose excepting those specifically described herein.

3.1. The term "Common Parking Area", as used herein, shall mean:

(a) The parking of passenger vehicles, and the pedestrian and vehicular traffic of all persons who now own, hold or hereafter own or hold, portions of real property within the Entire Property or any leasehold estate, or any other interest therein, or building space thereon; and the respective heirs, successors, assigns, grantees, mortgagees, tenants or subtenants thereof; and the officers, directors, concessionaires, agents, employees, customers, visitors and other licensees and invitees of any of them.

(b) The ingress, egress and regress of any of the above designated persons, and the vehicles thereof, to any and from any portion of the Common Parking Area and the public streets adjacent to the Common Parking Area.

Magnolia & 1
Katella,
Garden Grove 2
Calif.

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Declaration

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EDG/MTL/pl
9/14/71
10/15/71

5 (c) The installation, maintenance and operation within the
6 confines of the Common Parking Area of public utilities services serving
7 the Building Area, together with and including vaults, manholes, meters,
8 pipelines, valves, hydrants, sprinkler controls, conduits, and related
9 facilities and sewage facilities, all of which (except hydrants) shall,
10 wherever reasonably feasible, be even with or below the surface; any
11 poles or other above-surface installations shall be located so that
12 there shall be an unimpeded access for vehicles and trucks to and from
13 the loading areas of the Building Area, and to and from the public
14 streets to the loading areas of the Building Area, and all cross-arms
15 and pole racks and the like attached thereto shall provide adequate
16 clearance for all pedestrians and vehicles.

17 (d) The movement of pedestrians and passenger vehicles
18 between mercantile, business and professional establishments and occu-
19 pants located or to be located within said Building Area.

20 (e) The comfort and convenience of customers, visitors,
21 invitees, licensees, and patrons of mercantile, business and professional
22 establishments and occupants located or to be located upon the Building
23 Area or any portion thereof by such other facilities (as, for example,
24 mail boxes, public telephones, newspaper dispensers, benches) as said
25 owners and their respective heirs, successors, assigns, or grantees
26 may from time to time deem appropriate.

27 (f) The construction, maintenance, repair, replacement,
28 rearrangement and reconstruction of parking sites or stalls, private
29 streets, sidewalks, malls, ramps, driveways, lanes, curbs, gutters,
30 traffic control areas, signals, traffic islands, traffic and parking
31 lighting facilities, as shown on Exhibit C and (subject to appro-
32 priate governmental approval and to the conditions precedent hereinafter
described) one sign pylon (with appropriate underground electrical
connections) within Parcel 3 at the location marked on Exhibit C.
Such sign pylon shall contain the advertisement of Lucky and Thrifty
Drug Stores Co. Inc., a California corporation (hereinafter called

Magnolia & 1
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Garden Grove 2
California

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Declaration

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9/14/71

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R 10/15/71

Thrifty Drug) (or their successors as occupants of Parcels 2 and 3, respectively) with equal prominence, but such pylon shall contain no advertisement of any business enterprise which is not an occupant. Notwithstanding the foregoing, one sign pylon or building sign for the building located on Parcel 1 as shown on Exhibit C attached hereto, shall be permitted so long as said sign pylon or building sign does not obstruct the visibility of the sign on the pylon on Parcel 3. No other sign pylon shall be erected, placed, maintained, or altered on any part of the Entire Property without the consent of all the fee owners of the Entire Property first obtained in writing, and with the consent of Lucky and Thrifty Drug, so long as they have an interest as either fee owner or occupant in any part of the Entire Property.

12 (g) The construction, maintenance, repair, replacement and
13 reconstruction of any wall or landscaped area including planters, planting boxes,
14 edgers, and decorative wall, all as may be required by competent local authority.

15 (h) The ingress, egress and regress of delivery and service
16 trucks and vehicles to and from the Building Area or any portion thereof and
17 the public streets adjacent to the Entire Property, for the delivery of goods,
18 wares, merchandise and the rendition of services to all persons who now own,
19 hold or hereafter own or hold portions of the Building Area or any leasehold
20 estate, or any other interest therein, or building space thereon, and the
21 respective heirs, successors, grantees, tenants, or subtenants thereof; and the
22 officers, directors, concessionaires, agents, employees, and licensees of any of
23 them.

24 (i) The temporary parking or standing of trucks, tractors,
25 trailers, and other delivery vehicles used in conjunction with the exercise of
26 any of the matters described in paragraph (h) above.

27 (j) The parking of vehicles of employees of the businesses on
28 the shopping center; such use being subject to the provisions of paragraph 5.6
29 set forth hereinbelow.

30 3.2 Notwithstanding the above, the Common Parking Area adjacent to
31 the Building Area may be used for: (a) installation, removal, repairs,
32 replacement, and maintenance of building canopies over pedestrian sidewalks

Magnolia & 1
Katella,
Garden Grove, 2
California

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Declaration

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9/14/71

R 10/4/71

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R 10/15/71

and common area from any building area a distance not exceeding fourteen (14) feet, together with canopy support columns upon and over such sidewalks and common areas; (b) such advertising or identification signs of building occupants as may be desired to be attached to or mounted upon such canopies, provided such signs on Parcels 1, 2, and 4 shall not extend above the rooflines without the prior written consent of Lucky; (c) the installation, removal, replacement, repair, use, and maintenance of hose bibbs, standpipes, fire hose connections, downspouts, yard or floodlights, subsurface building foundations, and such signs or shadow boxes of building occupants as may be attached to or form an integral part of a building at any time situated upon any portion of the building area; (d) provided it would not prevent a reasonable flow of vehicular traffic, the construction, repair, reconstruction, and operation of a ramp and loading dock adjacent to and to the east of the Building Area which it is to service; (e) provided it would not prevent a reasonable flow of vehicular traffic, the construction, repair, reconstruction, and operation of trash rooms and/or trash bins adjacent to and to the east of the Building Area which is to be serviced thereby; (f) the opening thereonto of doors of contiguous building area which open outward; (g) the projection thereover of tracks extending outward from the Building Area, but not for a distance greater than 24 inches; (h) the temporary erection of ladders, scaffolding and store front barricades during periods of construction, remodeling or repair of buildings and building appurtenances, upon the condition, however, that such construction, remodeling or repair is diligently performed and such ladders, scaffolding and barricades thereupon promptly removed.

25 3.3 All the uses permitted within the Common Parking Area shall be
26 used with reason and judgment so as not to interfere with the primary use of
27 said Common Parking Area, which is to provide parking for the customers, patrons
28 and invitees of those businesses conducted within the Building Areas of the
29 Entire Property, except that the primary use of that portion of the Common
30 Parking Area comprising the easterly 26' of the Entire Property to the rear
31 and easterly of the building areas delineated _____
32

Magnolia & 1
Katella, 2
Garden Grove, 3
California. 4

Declaration 5

EDG/MTL/pl 6
9/14/71 7
R 10/15/71 8

on Exhibit B hereto shall be the serving and supplying of the building
area and any other use of this area shall be exercised with reason
and judgment so as not to interfere with said primary use.

3.4 No charge, fee, toll, levy or expense shall ever be
required, laid, assessed or made to or received from any business
guest, invitee, licensee, visitor, customer or patron of any of said
mercantile, business and professional establishments.

3.5 The easements hereinafter granted in each instance shall
run for the period of the duration of the effectiveness of this Declara-
tion as provided for in Section 12.5 hereinbelow set forth and shall
be appurtenant to each designated Parcel of the grantee of such easement
and in each instance shall be non-exclusive and for the use and benefit,
in common with grantor and others of such grantee, its heirs, executors,
administrators, successors, assigns, tenants, and subtenants.

3.6 SDC does hereby grant to Thrifty Drug an easement
appurtenant to Parcel 3 for the purposes and with the conditions stated
in this Section 3 over, across, upon, in, under, and through the
Common Area of Parcels 1,2, and 4.

3.7 Thrifty does hereby grant to SDC an easement appurtenant
to Parcels 1,2, and 4 for the purposes and with the conditions stated
in this Section 3 over, across, upon, in, under, and through the Common
Area of Parcel 3.

4. Common Area Improvements.

4.1 Prior to the occupancy of any building erected upon any
portion of the Building Area, SDC shall improve or cause to be improved
for parking and service, all portions of the Common Parking Area delineated
on Exhibit B hereto other than sidewalks or special improvements which are
attached to or properly form a part of a building. During the course of
construction of any
/ Buildings which may hereafter be constructed upon the Building
Area, portions of the Common Parking Area immediately adjacent to such
Building Area may be used by the owner thereof for the temporary storage
of construction materials and equipment used and to be used in connection
therewith, provided that such use thereof does not unreasonably interfere

Magnolia & 1
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Garden Grove
Calif.

3 Declaration

4 EDG/MTL/pl
5 9/14/71
6 10/15/71

with the normal use of such Parking Area. No building, fence, wall,
hedge or barricade shall be erected or maintained over or upon the Common
Parking Area except as provided for in Section 3, it being the intention
of the parties hereto that the movement of pedestrians and vehicles
between the mercantile, business and professional establishments located
and to be located upon the Entire Property and to and from the public
streets shall be unimpeded.

8 4.2 The improvement and/or use of any portion of the Building
9 Area for parking or service shall not be construed as an inclusion thereof
10 with the Common Parking Area, as herein defined, and such portions may
11 at any time thereafter be improved with buildings and appurtenances as
12 herein contemplated.

13 5. Common Area Operation and Maintenance.

14 5.1 SDC, so long as it remains a fee owner or tenant of
15 some portion of the shopping center, will operate and maintain or cause
16 to be operated and maintained, the Common Parking Area and adjoining
17 public parkways, and shall keep the same, or cause the same to be kept
18 in good condition and repair with adequate lighting and shall maintain
19 the surface areas thereof in a level and smooth condition, evenly covered
20 with the type of surfacing material originally installed thereon or
21 shall cause the same thus to be maintained. As a part of said operation,
22 SDC shall obtain and maintain general public liability insurance insuring
23 SDC, Lucky, Thrifty, and all persons who now or hereafter own or hold
24 portions of or building space within said Entire Property or any lease-
25 hold estate or other interest therein as their respective interests, may
26 appear, provided that SDC is notified in writing of such interest,
27 against claims for personal injury, death or property damage occurring in,
28 upon or about the Common Parking and Service Areas. Such insurance shall
29 be written with an insurer licensed to do business in the State of
30 California. The limits of liability of all such insurance shall be
31 \$300,000.00 for injury or death to any one person, \$500,000.00 for injury
32 or death to more than one person in one occurrence, and \$100,000.00

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Declaration

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EDG/MTL/pl
9/14/71

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R 10/15/71

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with respect to damage to property. * (As between SDC and Lucky, it is
understood that the provisions hereof with respect to insurance shall
not relieve SDC of any present or future responsibility to Lucky
under the provisions of its Lease with Lucky affecting Parcel 2).

5.2 So long as either Thrifty Drug or Lucky remains a fee
owner or occupant of some portion of the shopping center, the parking lot
as shown on Exhibit C attached hereto
layout shall not be materially changed without their prior written approval.

5.3 SDC agrees to expend only the monies reasonably neces-
sary for such operation and maintenance in order to keep the Common
Parking Area and Common Service Area in good repair and clean condition
and to operate the same on a non-profit basis to the end that the expense
in connection therewith will be kept at a minimum. SDC shall, from time
to time, but not more often than once each calendar month, send to each
and every owner of any portion of the Common Parking Area and the
Common Service Area a written statement of the total costs and expenses
of operation and maintenance, including a management fee of ten percent
(10%) of such cost (in computing said management fee, all capital items
and all replacement items in excess of \$1,000.00 shall be excluded)
for the period of the preceding monthly or longer period, and within 30
days after receipt thereof, each and every such owner shall pay to SDC
the fractions of the total amount of said costs and expenses hereinafter
described. Each owner or its authorized representative, shall have the
right to examine the records of expenses in connection therewith at
reasonable business hours and without unreasonable frequency. Based
upon the ratio of ground floor space permitted hereunder to be built
upon the Building Area of each parcel of the Entire Property to the total
ground floor space permitted in the Entire Property, said total permitted
ground floor space being 65,090 square feet, the fraction of the total
amount of said costs and expenses to be paid by the owner of each parcel
shall be as follows: _____

*SDC shall cause to be issued certificates of insurance to each of the other fee owners,
and to the occupants of Parcels 2 and 3, which certificates shall provide that such
insurance shall not be canceled nor amended without ten (10) days prior written notice
to each of such parties.

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Calif. 3
Declaration
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EDG/MEL/pl
9/14/71 5
10/7/71 6

Parcel 1 (SDC)	7.68%	5,000 sq. ft.
Parcel 2 (SEC)	48.32%	31,450 sq. ft.
Parcel 3 (Thrifty)	32.94%	21,440 sq. ft.
Parcel 4 (SDC)	<u>11.06%</u>	<u>7,200 sq. ft.</u>
TOTAL	100.00%	65,090 sq. ft.

7 If any of said fraction of said total is not so paid, the same shall
 8 be deemed delinquent, and the amount thereof shall bear interest thereafter
 9 at the rate of seven percent (7%) per annum until paid. Any and all
 10 delinquent amounts with said interest shall be a lien and charge upon
 11 all of the property of such owner within the Entire Property subject
 12 and junior, however, to the lien or charge of any bona fide mortgage or
 13 deed of trust upon the same or any part thereof at any time given or
 14 made.

15 5.4 Notwithstanding any preceding provisions of this Section 5
 16 which may be to the contrary:

17 (a) Should the occupant of Parcel 3 (if such occupant is
 18 not then SDC) notify SDC that said occupant desires, or all of said
 19 occupants desire jointly and severally, to assume the duties, obligations,
 20 rights and remedies of SDC respecting said preceding provisions of
 21 this section 5, said occupant or occupants shall have the right to do so;
 22 or

23 (b) Should SDC cease to have an interest in any part of
 24 the Entire Property as owner, tenant, or occupant, the owners of all of the
 25 and the occupant of Parcel 3
 26 parcels of the Entire Property / shall reach an agreement among
 27 themselves as to who shall assume such duties, obligations, rights and
 28 remedies of SDC, respecting said preceding provisions of this Section
 29 5; or

30 (c) Should SDC after assuming (for at least two (2) years)
 31 the duties, obligations, rights and remedies as set forth in said preceding
 32 provisions of this section 5, desire to relinquish said duties, obligations,



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Garden Grove 2
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Declaration

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SDG/MRL/pl
5/14/71
6/15/71

rights, and remedies it may do so by serving a formal written sixty (60)
day notice to that effect on all the owners of the Entire Property
and the occupant of Parcel 3, and upon their receipt of said notice,
the owners of all of the parcels of the entire Property and the occupant of Parcel 3 shall reach an agreement among themselves ~~among themselves~~ as to who shall assume such duties, obligations, rights
and remedies of SDC, respecting said preceding provisions of this Section



5. In each case the notice provided for in 5.4 (a) above or the agreement
provided for in 5.4 (b) or 5.4 (c) above shall be accompanied by the written
undertaking of SDC's successor, duly executed and acknowledged by SDC's
successor that it will, (i) faithfully and fully observe, perform and
discharge each and every duty and obligation under this section in the
place and stead of SDC for a specified period (which period shall in no
event be for less than two years, and which shall be described by calendar
dates) and said successor may utilize a nominee to perform such duties
and obligations without relieving it, however, of any of such duties or
obligations, (ii) save and hold SDC harmless of and from any and all
liability or responsibility under the provisions of this section on account
of any and all matters arising or occurring during such period. Said
occupants shall promptly cause an executed and acknowledged counterpart
of such written undertaking to be duly recorded in the office of the
county recorder of the county in which the Entire Property is located.
The parties hereby grant to said successor during said period all rights
SDC shall possess under this section including, but without limiting
the foregoing, the right, in the place and stead of SDC to issue the
statements above contemplated, to collect, hold, receive, and disburse
receipts on account thereof, and to have the full benefit of any liens
above contemplated which may arise by reason of any non-payment on
account thereof.

5.5 During any period of time when no person is obligated to
maintain the entire Common Area, the owner of each parcel of the
Entire Property shall have the obligation to maintain its own parcel.

5.6 SDC with the consent of the occupant of Parcel 2 and the owner of

Magnolia & 1
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 Declaration

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 EDG/MTL/mtl
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 10/4/71
 R 10/15/71 6

Parcel 3, may at any time and from time to time promulgate reasonable and non-discriminatory rules and regulations for the use of the Common Area, which rules may prohibit employees from parking in the Common Area except ⁱⁿ areas designated by SDC as "Employee Parking" areas.

6. Realty Taxes and Assessments

As to any portion of the Entire Property, it is intended and agreed that all real estate taxes and assessments by public authority relating to said land and improvements thereon or the ownership thereof, shall be paid prior to delinquency by the respective fee owners thereof.

7. Food Market Restriction

7.1 Except for Parcel 2, no portion of the Entire Property, nor any store building or other improvement at any time situated thereon shall be devoted to the sale of food for off-premises consumption and in no event shall any store building or other improvement at any time situated on the Entire Property other than Parcel 2 be used for a general market, grocery store, meat market, fruit store, vegetable store, dairy store, or delicatessen or any combination thereof provided, however, that without limiting or expanding the foregoing restriction, said restriction shall not be deemed to apply to, or to include in its terms, a Thrifty Drug Store (being a super drug store operated by Thrifty Drug Stores Co. Inc.; a California corporation, whether as owner or as lessee or tenant or subtenant of the owner of said Parcel 3, or some part thereof), its lessee or its tenants or successors to said real property, selling items customarily sold by other stores of said Thrifty Drug Stores Co. Inc., or its successor or successors, upon the condition that it or they continue to conduct a typical super drug/^{store} business and as long as such items/^{as} are customarily sold do not include fresh meat or fish or fresh produce, fruits, or vegetables.

7.2 Any and all other provisions of this Declaration to the contrary notwithstanding, the foregoing restriction shall expire fifteen (15) years from the date hereof unless prior to said expiration date the conduct of a food market or grocery store shall have commenced upon that portion of the Entire Property which is described as Parcel 2 in said Exhibit B, in which event the foregoing restriction shall thereafter _____

Magnolia & 1
 Katella, 2
 Garden Grove 2
 California 3

Declaration 4

EDG/NTL/pl 4
 9/14/71 5

continue only so long as said Parcel 2 , or some part thereof, shall
 continue to be used for a food market or grocery store, except that if
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 said Parcel 2 is not used / a food market or grocery store as a direct
 result of strikes, walkout, riot, insurrection, fire or act of God,
 or operation of law, governmental regulations or order, or any cause
 beyond the reasonable control of the occupant of Parcel 2 an extension
 of one (1) working day will be allowed for each working day lost from
 such cause. The failure to use said Parcel 2 or some part thereof, for
 a food market or grocery store during any period in which a food market
 or grocery store building or buildings are being built, rebuilt, re-
 paired or remodeled upon said Parcel 2 or some part thereof, shall not
 cause the foregoing restriction to terminate unless any such building,
 rebuilding, repair or remodeling shall result in the failure to use said
 Parcel 2 for a food market or grocery store for a period in excess of
 two years. Any such two year period shall be extended by the period
 of any and each occurrence of any strikes, labor difficulties, govern-
 mental restrictions upon building activity, or delays caused by or resulting
 from fire, casualty, war, or acts of God.

19 8. Drug Store Restriction.

20 8.1 Neither Parcels 1,2 or 4 of the Entire Property as the same
 21 are described in said Exhibit A, nor any part thereof, nor any building
 22 or other improvement at any time situated thereon, shall ever be used for
 23 a drug store, or a store compounding prescriptions or a store handling
 24 and/or selling patent or other medicines or drugs, including, but not
 25 limited to, any and all items of merchandise which, under any law, rule
 26 regulation or order promulgated by a competent governmental authority must
 27 be sold by, or in the presence of, a registered pharmacist; provided,
 28 however, that without limiting or expanding the foregoing restriction,
 29 said restriction shall not be deemed to apply to, or to include in its
 30 terms, a Lucky Market (being a market operated by Lucky Stores, Inc., a
 31 California corporation, whether as owner or as a lessee or tenant or
 32 subtenant of the owner of Parcel 2, or some part thereof), its lessee or

Magnolia & 1
Katella, 2
Garden Grove, 3
Calif. 4

Declaration 5

EDG/MTL/pl 6
9/14/71 7

its tenants or successors to said real property, selling items custom-
arily sold by other stores of said Lucky Stores, Inc. or its successor
or successors, upon the condition that it or they continue to conduct
a typical grocery store or supermarket business and so long as such items
as are customarily sold are not required to be sold by, or in the
presence of, a registered pharmacist, as aforesaid.

8.2 Any and all other provisions of this Declaration to the contrary
notwithstanding, the foregoing restriction shall expire fifteen (15)
years from the date hereof unless prior to said expiration date the conduct
of a drug store and/or prescription pharmacy and/or a store compounding
prescriptions and/or a store handling and/or selling patent and other
medicines or drugs, including items of merchandise which under any
law, rule, regulation or order promulgated by a competent governmental
authority must be sold by or in the presence of a registered pharmacist
(hereinafter collectively referred to as "Drug Store Usage") shall
have commenced upon that portion of the Entire Property which is described
as Parcel 3 in said Exhibit A, in which event the foregoing restriction
shall thereafter continue only so long as said Parcel 3, or some part thereof,
shall continue to be used for said Drug Store Usage except that if said
Parcel 3 is not used for Drug Store Usage as a direct result of strikes,
walkout, riot, insurrection, fire, or act of God, or operation of law,
governmental regulations or order or any cause beyond the reasonable
control of the occupant of Parcel 3 an extension of one working day will
be allowed for each working day lost from such cause. The failure to
use said Parcel 3, or some part thereof, for said Drug Store Usage during
any period in which a building or buildings for Drug Store Usage are being
built, rebuilt, repaired or remodeled upon said Parcel 3, or some part
thereof, shall not cause the foregoing restriction to terminate unless
any such building, rebuilding, repair or remodeling shall result in the
failure to use said Parcel 3, or some part thereof, for said Drug Store
Usage for a period in excess of two years. Any such two year period
shall be extended by the period of any and each occurrence of any strikes,

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its tenants or successors to said real property, selling items custom-
arily sold by other stores of said Lucky Stores, Inc. or its successor
or successors, upon the condition that it or they continue to conduct
a typical grocery store or supermarket business and so long as such items
as are customarily sold are not required to be sold by, or in the
presence of, a registered pharmacist, as aforesaid.

7 8.2 Any and all other provisions of this Declaration to the contrary
8 notwithstanding, the foregoing restriction shall expire fifteen (15)
9 years from the date hereof unless prior to said expiration date the conduct
10 of a drug store and/or prescription pharmacy and/or a store compounding
11 prescriptions and/or a store handling and/or selling patent and other
12 medicines or drugs, including items of merchandise which under any
13 law, rule, regulation or order promulgated by a competent governmental
14 authority must be sold by or in the presence of a registered pharmacist
15 (hereinafter collectively referred to as "Drug Store Usage") shall
16 have commenced upon that portion of the Entire Property which is described
17 as Parcel 3 in said Exhibit A, in which event the foregoing restriction
18 shall thereafter continue only so long as said Parcel 3, or some part thereof,
19 shall continue to be used for said Drug Store Usage except that if said
20 Parcel 3 is not used for Drug Store Usage as a direct result of strikes,
21 walkout, riot, insurrection, fire, or act of God, or operation of law,
22 governmental regulations or order or any cause beyond the reasonable
23 control of the occupant of Parcel 3 an extension of one working day will
24 be allowed for each working day lost from such cause. The failure to
25 use said Parcel 3, or some part thereof, for said Drug Store Usage during
26 any period in which a building or buildings for Drug Store Usage are being
27 built, rebuilt, repaired or remodeled upon said Parcel 3, or some part
28 thereof, shall not cause the foregoing restriction to terminate unless
29 any such building, rebuilding, repair or remodeling shall result in the
30 failure to use said Parcel 3, or some part thereof, for said Drug Store
31 Usage for a period in excess of two years. Any such two year period
32 shall be extended by the period of any and each occurrence of any strikes,

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Declaration

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labor difficulties, governmental restrictions upon building activity,
or delays caused by or resulting from fire, casualty, war, or acts of
God.

9. Liquor, Beer and Wine Sales Restriction.

9.1 Except for that portion of the Entire Property described as
Parcels 2 and 3 in said Exhibit A, no portion of the Entire Property
shall be used for the sale or handling of liquor or beer or wine, provided
however, that without limiting or expanding the foregoing, said restriction
shall not be deemed to apply to, or include in its terms, a restaurant
which sells liquor or beer or wine for on-premises consumption, as
an incidental part of its business.

9.2 Any and all other provisions of this Declaration to the
contrary notwithstanding, the foregoing restriction shall expire fifteen
(15) years from the date hereof unless prior to said expiration date
the conduct of a store, or the liquor department of a store, handling
and/or selling liquor, beer, wine (hereinafter collectively referred
to as "Liquor Sales Usage") shall have commenced upon either that
portion of the Entire Property which is described as Parcel 3 in said
Exhibit A, or that portion of the Entire Property which is described
as Parcel 2 in said Exhibit B, or both, in which event the foregoing
restriction shall thereafter continue only so long as said Parcels 2
or 3 or some part thereof, shall continue to be used for said Liquor
Sales Usage. The failure to use said Parcels 2 or 3 or some part thereof,
for said Liquor Sales Usage during any period in which a building or
buildings are being built, rebuilt, repaired, or remodeled upon said
Parcels 2 or 3, or some part thereof, shall not cause the foregoing
restriction to terminate unless any such building, rebuilding, repair
or remodeling shall result in the failure to use said Parcels 2 or 3
or some part thereof, for said Liquor Sales Usage for a period in
excess of two years. Any such two year period shall be extended by the
period of any and each occurrence of any strikes, labor difficulties,
governmental restrictions upon building activity, or delays caused by or
resulting from fire, casualty, war or acts of God.

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10. Bank Restriction

10.1 Except for that portion of the Shopping Center designated Parcel 1 in said Exhibit "B", no portion of the Entire Property shall ever be used for the operation of a bank or for an escrow business, without the written consent of the owner of Parcel 1 and any tenant who then has a leasehold interest of record in Parcel 1 for the operation of a bank.

10.2 However, without limiting or expanding the foregoing restriction, said restriction shall not be deemed to apply to, or to include in its terms, a Lucky Market (being a market operated by Lucky Stores, Inc., a California corporation, whether as owner or as a lessee, tenant or subtenant of the owner of Parcel 2, or some part thereof), its lessee or its tenants or successors to said real property with respect to operations customarily conducted by other stores of said Lucky or its successor or successors, or any other supermarket, upon the condition that a typical grocery store or supermarket business be conducted thereof.

10.3 However, without limiting or expanding the foregoing restrictions set forth in Section 10.1 hereof, said restrictions shall not be deemed to apply to, nor to include in its terms, a Thrifty Drug Store (being a super-drug store operated by Thrifty Drug Stores Co. Inc., a California corporation, whether as owner or as a lessee, tenant, or subtenant of the owner of said Parcel 3, or some part thereof), its lessee, tenants, or successors to said real property, with respect to operations customarily conducted by other stores of said Thrifty Drug Stores Co. Inc., or its successor or successors, upon the condition that it or they continue to conduct a typical drug store business thereon.

10.4 Any and all other provisions of this Declaration to the contrary notwithstanding, the said restriction shall expire fifteen (15) years from the date hereof unless prior to said expiration date the conduct of a bank or escrow business (hereafter collectively referred to as "Bank Usage"), shall have commenced on that portion of the Entire Property which is described as Parcel 1 in Exhibit "A", in which event the foregoing restriction shall thereafter continue only so long as said parcel or some part thereof shall continue to be used for Bank Usage.

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10.5 The failure to use said Parcel 1 or some part thereof for said Bank Usage during any period in which a building or buildings for Bank Usage are being built, rebuilt, repaired or remodeled upon said parcel or some part thereof, shall not cause the foregoing restriction to terminate unless any such building, rebuilding, repairing or remodeling shall result in the failure to use said parcel or some part thereof for said Bank Usage for a period in excess of two (2) years. Any such two-year period is extended by the period of any and each occurrence of any strikes, labor difficulties, governmental restrictions on building activity, or delays caused by or resulting from fire, casualty, war or acts of God.

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11. ENTERTAINMENT FACILITY RESTRICTIONS

No portion of the Shopping Center shall be used for the purposes of any office building, entertainment or recreational facility, or training or educational facilities without the prior written consent of the then record owners of Parcels 2 and 3 and the tenants thereof.

As used herein, "entertainment or recreational facilities" includes, but is not limited to, a bowling alley, skating rink, theater, billard room, health spa or studio, or gym or other place of public amusement; and "training or educational facilities" includes, but is not limited to, a beauty school, barber college, reading room, place of instruction or any other operations catering primarily to students or trainees rather than to customers; and "office building" does not include one (1) one-story financial institution.

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12. Miscellaneous Provision.

12.1 Each and all of the foregoing covenants, conditions, and restrictions shall apply to and bind each of the parties hereto, and each and all of the owners of any and all portions of the Entire Property and each and all of their respective heirs, successors, assigns, grantees, mortgagees, tenants, and subtenants; and the same and each of them are hereby imposed pursuant to a general plan for the improvement and use of the Entire Property and are designed for the mutual benefit of said owners, tenants, subtenants, and occupants of any and all portions thereof; and the same shall obligate, inure to, and pass with each and every portion thereof, and shall remain in force and effect as hereinafter provided.

12.2 Breach of any of the covenants or restrictions contained in this Declaration shall not defeat nor render invalid the lien of any mortgage or deed of trust made in good faith and for value as to the Entire Property or any part thereof; but all of the foregoing provisions, restrictions and covenants shall be binding and effective against any owner of any of said Entire Property, of any part thereof, whose title thereto is acquired by foreclosure, trustee's sale, or otherwise.

12.3 The term "mortgagee" wherever used herein, shall be construed to include beneficiaries and trustees under deeds of trusts.

12.4 All the provisions of this Declaration shall be covenants running with the land pursuant to applicable law, including, but not limited to, Section 1468 of the Civil Code of the State of California. It is expressly agreed that each covenant to do or refrain from doing some act on the Entire Property as the covenantor (a) is for the benefit of the land of the covenantee, (b) runs with both the land owned by the covenantor and the land owned by the covenantee, and (c) shall benefit or be binding upon each successive owner, during his ownership, of any portion of the land affected hereby and each person having any interest therein derived through any owner of the land affected hereby.

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12.5 The covenants contained in this Declaration shall continue in perpetuity; provided, however, that the same may be terminated or amended by the written agreement of fee owners of the Entire Property representing not less than ninety-five percent (95%) of the area of the land of the Entire Property, with the written approval of Lucky Stores Inc. a California corporation, ^{and} Thrifty Drug Stores Co. Inc., a California corporation, so long as either has any interest in any portion of the Entire Property as owner or tenant, duly acknowledged by each of them, and recorded in the office of the county recorder of the county in which the Entire Property is situated.

12.6 Invalidation of any one of the covenants, conditions, restrictions, or other provisions herein contained by judgment or court order shall in no way effect any of the other covenants, conditions, restrictions or provisions hereto and the same shall remain in full force and effect.

12.7 This Declaration shall create privity of contract and estate with and among all grantees of all or any part of the said Entire Property, and their respective heirs, executors, administrators, successors, and assigns. In the event of a breach, or attempted or threatened breach, by any owner of any part of said Entire Property, in any of the terms, covenants, and conditions hereof, any one or all such other owners of the Entire Property or Lucky or Thrifty Drug Stores Co. Inc., so long as either have an interest in any part of the entire premises, shall be entitled forthwith to full and adequate relief by injunction all such other available legal and equitable remedies from the consequences of such breach. The remedies permitted at law or equity of any one or all such owners specified herein shall be cumulative as to each and as to all.

12.8 Any monetary lien created as a result of this document, such as for failure to pay parking lot maintenance charges, shall be subordinate to any bona fide mortgage or deed of trust covering any portion of the Entire Property, and any purchaser at any foreclosure or trustee's sale (as well as any grantee of deed in lieu of foreclosure or trustee's sale) under any such mortgage or deed of trust shall take title free

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from any such lien, but otherwise subject to the provisions hereof.

12.9 In the event of condemnation by any duly constituted authority for a public or quasi-public use of all or any part of the Entire Property, that portion of the award attributable to the value of any land within the Common Parking Area so taken shall be payable only to the owner in fee thereof and no claim thereon shall be made by other owners of any other portion of the Entire Property; provided, however, all other owners of the Entire Property may file collateral claims with the condemning authority over and above the value of the land of the area so taken; provided further, however, that the owner of the fee of each portion of the area so condemned shall promptly repair and restore the remaining portion of the area so owned by such owner as near as practicable to the condition of same immediately prior to such condemnation, except to the extent that the proceeds of such award are insufficient to pay the costs of such restoration and repair and without contribution from any other owner.

12.10 The captions heading the various sections of this Declaration are for convenience and identification only, and shall not be deemed to limit or define the contents of their respective sections.

12.11 In the event that suit is brought for the enforcement of this Declaration or as the result of any alleged breach thereof, the successful party or parties to such suit shall be entitled to be paid reasonable attorneys' fees by the losing party or parties, and any judgment or decree rendered shall include an award thereof.

12.12 It is expressly agreed that no breach of this Declaration shall entitle any owner to cancel, rescind, or otherwise terminate this Declaration, but such limitation shall not affect in any manner any other rights which such owner may have hereunder by reason of any breach of this Declaration.

IN WITNESS WHEREOF, THIS DECLARATION AND GRANT is executed by the parties hereto the day and year first above written.

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(Corporate Seal)

SDC, INC., a California corporation

By William H. Georgia, Jr.
Vice - President

By [Signature]
Secretary

THRIFTY REALTY COMPANY, a California corporation

By [Signature]
President

By [Signature]
Secretary

(Corporate Seal)

CONSENT, APPROVAL, AND SUBORDINATION

FOR VALUABLE CONSIDERATION, the receipt whereof is hereby acknowledged, Lucky Stores, Inc., a California corporation, the present Lessee of that certain Lease, a Memorandum of which is recorded concurrently herewith, does hereby declare said Lease to the extent of its interest thereunder to be subject and subordinate to this Declaration of Establishment of Protective Covenants, Conditions and Restrictions and Grants of Easements.

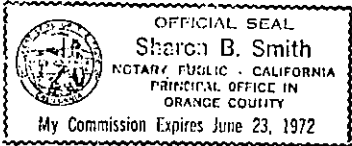
LUCKY STORES, INC., a California corporation

By [Signature]

By [Signature]

(Corporate Seal)

STATE OF CALIFORNIA,
COUNTY OF ~~LOS ANGELES~~ ORANGE



ss. ON NOVEMBER 1, 19 71
before me, the undersigned, a Notary Public in and for said State, personally appeared H. WAYNE KIRBY, known to me to be the Vice President, and J. A. BUTTON, known to me to be the Asst. Secretary of LUCKY STORES, INC., SOUTHERN REGION

the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument, on behalf of the Corporation herein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.
WITNESS my hand and official seal.

[Signature]
SHARON B. SMITH

Magnolia & 1
Katella,
Garden Grove,
California

SDC, INC., a California corporation

By William W. Hughes, Jr.
Vice - President

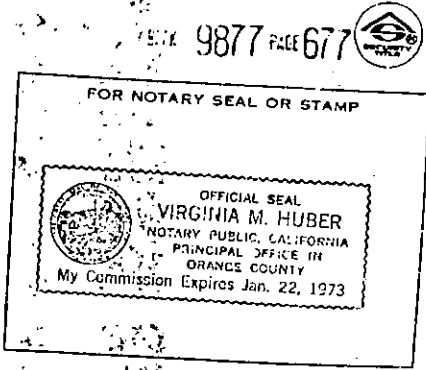
Virginia M. Huber Not. Sec.

Dec 9/ 10

STATE OF CALIFORNIA
COUNTY OF Orange } SS.
ON October 21, 1971

the undersigned, a Notary Public in and for said County and State,
personally appeared William W. Hughes, Jr.
known to me to be the Vice - President, and
Am K. Youngman
Asst. Secretary of the corporation that executed the
within instrument, known to me to be the persons who executed the
acknowledged to me that such corporation executed the within
instrument pursuant to its by-laws or a resolution of its board of
directors.

Signature: Virginia M. Huber
Virginia M. Huber
Name (Typed or Printed)
Notary Public in and for said County and State



13 acknowledged, Lucky Stores, Inc.
14 Lessee of that certain Lease, a Memorandum of which is recorded concurrently
15 herewith, does hereby declare said Lease to the extent of its interest
16 thereunder to be subject and subordinate to this Declaration of Establishment
17 of Protective Covenants, Conditions and Restrictions and Grants of Easements.

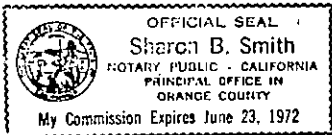
LUCKY STORES, INC., a California corporation

By H. Wayne Kirby
By J. A. Button

(Corporate Seal)

STATE OF CALIFORNIA,
COUNTY OF ~~XXXXXX~~ ORANGE

ON NOVEMBER 1, 1971,
before me, the undersigned, a Notary Public in and for said State, personally appeared
H. WAYNE KIRBY, known to me to be the
Vice President, and J. A. BUTTON, known to me
to be the Asst. Secretary of
LUCKY STORES, INC., SOUTHERN REGION



the Corporation that executed the within instrument, known to me to be the persons who
executed the within instrument, on behalf of the Corporation herein named, and acknowledged
to me that such Corporation executed the within instrument pursuant to its by-laws or a
resolution of its board of directors.
WITNESS my hand and official seal.

Sharon B. Smith
SHARON B. SMITH
NAME (TYPED OR PRINTED)
Notary Public in and for said State.

Garden Grove,
California

Post Office Box 3660
222 EAST LINCOLN AVENUE, ANAHEIM, CALIFORNIA 92803
PHONE (714) 774-1763

Declaration

EDG/MTL/ pl
9/14/71

LEGAL DESCRIPTION FOR PARCEL 1
SEC KATELLA & MAGNOLIA, GARDEN GROVE, CALIFORNIA

A portion of the northwest quarter of the northwest quarter of Section 30, Township 4 South, Range 10 West, as per map recorded in Book 51, Page 10, of Miscellaneous Maps, in the office of the County Recorder of Orange County, California, being situated in the Rancho Los Coyotes, and being described as follows:

Beginning at the centerline intersection of Katella Avenue and Magnolia Street, said intersection being the northwest corner of said Section 30, as shown on Tract No. 6606, as per map recorded in Book 278, Pages 39 and 40 of Miscellaneous Maps, Records of said County; running thence along the centerline of Magnolia Street, South $00^{\circ} 46' 50''$ East, 478.86 feet; thence North $89^{\circ} 42' 00''$ East, 50.00 feet to the east line of Magnolia Street; said point being the True Point of Beginning for this description. Thence along said east line, South $00^{\circ} 46' 50''$ East, 92.00 feet to a point on the north line of Tract No. 1963 as per map recorded in Book 73, Pages 46 to 48 of Miscellaneous Maps, Records of said County; thence along said north line, North $89^{\circ} 42' 00''$ East, 155.15 feet; thence North $00^{\circ} 18' 00''$ West, 92.00 feet; thence South $89^{\circ} 42' 00''$ West, 155.92 feet to the True Point of Beginning.

The above described parcel of land contains 0.328 acres.

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TWC/mh
9/14/71

EXHIBIT A

Garden Grove,
California

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PHONE (714) 774-1763

Declaration

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9/14/71

LEGAL DESCRIPTION FOR PARCEL 2
S.E. Cor. Katella & Magnolia, Garden, Grove, California

A portion of the northwest quarter of the northwest quarter of Section 30, Township 4 South, Range 10 West, as per map recorded in Book 51, Page 10, of Miscellaneous Maps, in the office of the County Recorder of Orange County, California, being situated in the Rancho Los Coyotes, and being described as follows:

Beginning at the centerline intersection of Katella Avenue and Magnolia Street, said intersection being the northwest corner of said Section 30, as shown on Tract No. 6606, as per map recorded in Book 278, Pages 39 and 40 of Miscellaneous Maps, Records of said County; running thence along the centerline of Katella Avenue, North $89^{\circ} 42' 00''$ East, 536.07 feet to the northerly prolongation of the west line of Lots 29 to 36 of said Tract No. 6606; thence along said prolongation and along said west line, South $0^{\circ} 24' 32''$ East, 324.00 feet to the True Point of Beginning of this description. Thence continuing South $0^{\circ} 24' 32''$ East, 245.85 feet to the southwest corner of said Tract No. 6606, being at a point on the north line of Tract No. 1963 as per map recorded in Book 73, Pages 46 to 48 of Miscellaneous Maps, Records of said County; thence along said north line, South $89^{\circ} 42' 00''$ West, 327.21 feet to a point thereon distant North $89^{\circ} 42' 00''$ East, 155.15 feet from the east line of Magnolia Street, 100 feet wide. Thence North $0^{\circ} 18' 00''$ West, 92.00 feet; thence South $89^{\circ} 42' 00''$ West, 155.92 feet to said east line of Magnolia Street; thence along said east line North $0^{\circ} 46' 50''$ West, 194.85 feet. Thence North $89^{\circ} 42' 00''$ East, 188.72 feet; thence South $0^{\circ} 18' 00''$ East, 40.00 feet; thence North $89^{\circ} 42' 00''$ East, 295.58 feet to the True Point of Beginning.

The above described parcel of land contains 2.583 acres.

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EXHIBIT A

Katella,
Garden Grove,
California

ENGINEERING AND SURVEYING
POST OFFICE BOX 3688
222 EAST LINCOLN AVENUE ANAHEIM, CALIFORNIA 92803
PHONE (714) 774-1763

BOOK 9877 PAGE 680

Declaration

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9/14/71

LEGAL DESCRIPTION PARCEL 3
S.E. Cor. Katella & Magnolia, Garden Grove, California

A portion of the Northwest quarter of the Northwest quarter of Section 30, Township 4 South, Range 10 West, as per map recorded in Book 51, Page 10 of Miscellaneous Maps, in the office of the County Recorder of Orange County, California, being situated in the Rancho Los Coyotes, and being described as follows:

Beginning at the centerline intersection of Katella Avenue and Magnolia Street, said intersection being the Northwest corner of said Section 30, as shown on Tract No. 6606, as per map recorded in Book 278, Pages 39 and 40 of Miscellaneous Maps, Records of said County; running thence along the centerline of Katella Avenue, North $89^{\circ} 42' 00''$ East, 536.07 feet to the Northerly prolongation of the West line of Lots 29 to 36 of said Tract No. 6606; thence along said prolongation and along said West line, South $0^{\circ} 24' 32''$ East, 60.00 feet to the South line of Katella Avenue, and the True Point of Beginning for this description; thence continuing along said West line South $0^{\circ} 24' 32''$ East, 264.00 feet; thence South $89^{\circ} 42' 00''$ West, 295.58 feet; thence North $0^{\circ} 18' 00''$ West, 40.00 feet; thence South $89^{\circ} 42' 00''$ West, 188.72 feet to a line parallel with and distant easterly 50.00 feet at right angles from the centerline of Magnolia Street; thence along said parallel line, North $0^{\circ} 46' 50''$ West, 104.02 feet to a line parallel with and 179.99 feet southerly at right angles from the centerline of Katella Avenue; thence along said parallel line, North $89^{\circ} 42' 00''$ East, 150.00 feet to a line parallel with and 200.00 feet at right angles from the centerline of Magnolia Street; thence along said parallel line, North $0^{\circ} 46' 50''$ West, 119.99 feet to a line parallel with and 60.00 feet southerly at right angles from the centerline of Katella Avenue; thence along said parallel line, North $89^{\circ} 42' 00''$ East, 111.56 feet; thence South $0^{\circ} 18' 00''$ East, 130.00 feet; thence North $89^{\circ} 42' 00''$ East, 198.12 feet; thence North $0^{\circ} 18' 00''$ West, 130.00 feet to a line which is parallel with the centerline of Katella Avenue and which passes through the True Point of Beginning. Thence along said parallel line, North $89^{\circ} 42' 00''$ East, 26.00 feet to the True Point of Beginning.

The above described parcel of land contains 76,697 square feet.

JFB/mh
7/14/71

EXHIBIT A

California

222 EAST LINCOLN AVENUE ANAHEIM, CALIFORNIA 92803
PHONE (714) 774-1783

Declaration

EDG/MTL/pl
9/14/71

LEGAL DESCRIPTION FOR PARCEL 4
SEC KATELLA & MAGNOLIA, GARDEN GROVE, CALIFORNIA

A portion of the northwest quarter of the northwest quarter of Section 30, Township 4 South, Range 10 West, as per map recorded in Book 51, Page 10, of Miscellaneous Maps, in the office of the County Recorder of Orange County, California, being situated in the Rancho Los Coyotes, and being described as follows:

Beginning at the centerline intersection of Katella Avenue and Magnolia Street, said intersection being the northwest corner of said Section 30, as shown on Tract No. 6606, as per map recorded in Book 278, Pages 39 and 40 of Miscellaneous Maps, Records of said County; running thence along the centerline of Katella Avenue, North $89^{\circ} 42' 00''$ East, 312.06 feet; thence South $00^{\circ} 18' 00''$ East, 60.00 feet to the south line of Katella Avenue, said point being the True Point of Beginning of this description. Thence along said south line North $89^{\circ} 42' 00''$ East, 198.12 feet; thence South $00^{\circ} 18' 00''$ East, 130.00 feet; thence South $89^{\circ} 42' 00''$ West, 198.12 feet; thence North $00^{\circ} 18' 00''$ West, 130.00 feet to the True Point of Beginning.

The above described parcel of land contains 0.591 acres.

J. O. M.
TWC/mh
9/14/71

EXHIBIT A

Declaration

EDG/MTL/pl
9/14/71LEGAL DESCRIPTION FOR THE ENTIRE PROPERTY
SE Cor. Katella & Magnolia

A portion of the northwest quarter of the northwest quarter of Section 30, Township 4 South, Range 10 West, as per map recorded in Book 51, Page 10, of Miscellaneous Maps, in the office of the County Recorder of Orange County, California, being situated in the Rancho Los Coyotes, and being described as follows:

Commencing at the centerline intersection of Katella Avenue and Magnolia Street, said intersection being the northwest corner of said Section 30, as shown on Tract No. 6606, as per map recorded in Book 278, Pages 39 and 40, of Miscellaneous Maps, Records of said County, Thence along the centerline of Katella Avenue, North $89^{\circ} 42' 00''$ East, 536.07 feet to the northerly prolongation of the west line of Lots 29 to 36 of said Tract No. 6606; thence along said prolongation South $0^{\circ} 24' 32''$ East, 60.00 feet to a point on the south line of Katella Avenue and being at the northwest corner of said Lot 36 and the True Point of Beginning. Thence along said west line South $0^{\circ} 24' 32''$ East, 510.85 feet to the southwest corner of said Lot 29; thence along the westerly prolongation of the south line of said Tract No. 6606, being also along the north line of Tract No. 1963 as per map recorded in Book 73, Pages 46 to 48, of Miscellaneous Maps, Records of said County, South $89^{\circ} 42' 00''$ West, 432.36 feet to the east line of said Magnolia Street; thence along said east line, North $0^{\circ} 46' 50''$ West, 390.87 feet to a line parallel with and 179.99 feet southerly at right angles from the aforesaid centerline of Katella Avenue; thence along said parallel line, North $89^{\circ} 42' 00''$ East, 150.00 feet to a line parallel with and 200.00 feet at right angles from the centerline of Magnolia Street; thence along said parallel line, North $0^{\circ} 46' 50''$ West, 119.99 feet to the south line of Katella Avenue; thence along said south line, North $89^{\circ} 42' 00''$ East, 335.68 feet to the True Point of Beginning.

Subject to all conditions, restrictions, easements and rights-of-way of record.

The above described parcel of land contains 5.263 acres, net.

ATK
JFB/mh
9/14/71

EXHIBIT A

RESOLUTION NO. 6107-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-275-2025, FOR A PROPERTY LOCATED ON THE EAST SIDE OF MAGNOLIA STREET, SOUTH OF KATELLA AVENUE, AT 11074-11076 MAGNOLIA STREET, ASSESSOR'S PARCEL NO. 132-061-31.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on February 20, 2025, hereby approves Conditional Use Permit No. CUP-275-2025, for a property located on the east side of Magnolia Street, south of Katella Avenue, at 11074-11076 Magnolia Street, Assessor's Parcel No. 132-061-31, subject to the conditions of approval attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-275-2025, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Thanh Mai Tran, the applicant, for Mr. Care Inc., with authorization of the property owner, KMJ Investment Group.
2. The applicant is requesting approval of a Conditional Use Permit to operate a new 18,183 square foot adult daycare facility for 463 adults on a property located at 11074-11076 Magnolia Street.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the Planning Commission hereby determines that the proposed project is categorically exempt from the CEQA pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines (14 Cal. Code Regs., Section §15301).
4. The property has a General Plan Land Use designation of Residential/Commercial Mixed Use 2, and is zoned Neighborhood Mixed Use (NMU). The subject 2.5-acre parcel is located within an existing shopping center comprised of four (4) parcels totaling approximately 5.2 acres currently developed with one-story commercial buildings.
5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.
6. Report submitted by City Staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on February 20, 2025, 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 February 20, 2025.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030 (Conditional Use Permits), are as follows:

FACTS:

The subject property is located on the east side of Magnolia Street, south of Katella Avenue. The subject 2.5-acre parcel is located within an existing shopping center comprised of four (4) parcels totaling approximately 5.2 acres, currently developed with one-story commercial buildings. The parcels are under separate ownership with reciprocal parking and vehicular access agreements in place to share parking and vehicular access across the parcels. Vehicular access is provided via two existing driveways located along Magnolia Street, and a single driveway on Katella Avenue.

The subject site is zoned NMU (Neighborhood Mixed Use) and has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2 (RC2). The subject shopping center abuts R-1 (Single-Family Residential) zoned properties to the east and south, improved with single-family dwellings, C-1 (Neighborhood Commercial) and PUD-109-96 (Planned Unit Development) zoned properties to the west, across Magnolia Street, improved with residential uses, and properties improved with commercial and residential uses to the north, across Katella Avenue, located in the City of Anaheim.

The subject 18,183 square foot vacant tenant space provides 16,469 square feet on the ground floor and 1,714 square feet on a mezzanine.

A "Day Care Facility, Adult" use is a conditionally permitted use in the NMU zone. The applicant is proposing to operate a new adult daycare facility for 463 adults. Therefore, the applicant is requesting a Conditional Use Permit to operate the facility at the subject site.

According to the business plan provided by the applicant, the adult daycare facility, although requesting 463 patrons, is not anticipating more than 400 patrons daily and, if at full capacity, fifteen (15) staff members will be on-site. The facility will operate as a Community-Based Adult Services (CBAS) program model, as classified by the California Department of Public Health and the California Department of Aging. A CBAS is a community-based day health program that provides services to older adults and adults with chronic medical, cognitive, or behavioral health conditions and/or disabilities that make them at risk of needing institutional care. The CBAS Program is an alternative to institutional care for patrons who can live at home with the aid of appropriate health, rehabilitative, personal care, and social services. The Program stresses partnership with the patron, the family and/or caregiver, the primary care physician, and the community in working toward maintaining personal independence. Services provided at the center will include

professional nursing services, physical, occupational and speech therapies, mental health services, therapeutic activities, social services, personal care, hot meals and nutritional counseling, and transportation to and from the patron's residence. The proposed hours of operation are from 8:00 a.m. to 4:30 p.m., Monday through Friday. Pick-up and drop-off shuttle services will be provided.

The interior of the proposed adult daycare facility will consist of a reception area, a therapy/relaxing room, a nurse's room, consultation rooms, two (2) multi-purpose rooms, a kitchen area, offices, and multiple restroom areas. The multi-purpose rooms will provide non-fixed tables and chairs, as well as two (2) pool tables and four (4) foosball tables for the patrons. The mezzanine will provide offices, a lunch room for staff members, and a sitting area. Three (3) pick-up and drop-off shuttle areas will be provided along the southern portion of the building, clear of the existing truck route.

A parking study and parking management plan has been submitted in order to determine if there is adequate parking to support the subject adult daycare facility and all other on-site uses within the shopping center. The parking study and parking management plan determined that there is sufficient parking available for the proposed use. The study has been reviewed and approved by the City's Traffic Engineering Division.

The Community Development Department has reviewed the request and is supporting the proposal. All appropriate Conditions of Approval have been incorporated.

FINDINGS AND REASONS:

1. That the proposed use will be consistent with the City's adopted General Plan and redevelopment plan.

The subject site is zoned NMU (Neighborhood Mixed Use) and has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2 (RC2). The RC2 General Plan Land Use Designation is intended to provide a mix of residential and commercial uses mostly around older underutilized, multi-tenant commercial developments.

The proposed adult daycare facility is a commercial type use. A "Day Care Facility, Adult" use is a conditionally permitted use in the NMU zone. The establishment of the proposed adult daycare use is consistent with the goals and policies of the General Plan, which include:

- a. Policy LU-2.4: Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.*

The proposed Conditional Use Permit would allow for a new adult daycare facility within an existing shopping center that provides a variety of uses, including restaurants, beauty/barber shops, a martial arts studio, and other retail uses. Other uses in the immediate neighborhood include commercial and residential uses. Adult daycare uses are compatible with these existing uses and are of similar land use intensity. Furthermore, provided the conditions of approval are adhered to for the life of the project, the use will be compatible with other uses in the immediate neighborhood.

b. Goal LU-4: Uses compatible with one another.

The proposed Conditional Use Permit would allow for a new adult daycare facility within an existing shopping center that provides a variety of uses, including restaurants, beauty/barber shops, a martial arts studio, and other retail uses. Adult daycare uses are compatible with these existing uses already established in the shopping center. Furthermore, provided the conditions of approval are adhered to for the life of the project, the use will be compatible with other adjacent uses.

c. Goal LU-5: Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.

Adult daycare uses can enhance the vitality of the City's commercial centers while serving the needs of the community. The proposed Conditional Use Permit would allow for a new adult daycare facility within an existing shopping center that provides a variety of uses, including restaurants, beauty/barber shops, a martial arts studio, and other retail uses. A new adult daycare use can enrich the community by providing additional services for the elderly, and those in need of such adult daycare, in a tenant space that has been underutilized and vacant since 2014.

d. Policy LU-6.2: Encourage a mix of retail and commercial services along major corridors and in centers to meet the community's needs.

The subject site is located within a shopping center with frontages along Magnolia Street and Katella Avenue, both major corridors. The subject request for a Conditional Use Permit would allow for a new adult daycare facility within the existing shopping center. With the subject request, the proposed use will further enhance the variety of commercial services already in the area. By approving the subject request, the commercial corridors along Magnolia Street and Katella Avenue, would provide a variety of commercial services to meet the community's needs.

- e. *Goal ED-2: The City must attract new businesses, while supporting and assisting those already located within Garden Grove.*

The proposed Conditional Use Permit will allow a new adult daycare facility within an existing vacant tenant space in a shopping center currently improved with a variety of commercial uses. Establishing an adult daycare facility will further support and assist the residents of Garden Grove by providing additional services for those in need of such care in a tenant space that has been underutilized and vacant since 2014.

- 2. That the requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare.

The proposed adult daycare use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The proposed use is located in a commercial zone, on a commercially developed property with similar type uses that are permitted in the NMU zone. The day-to-day business operations of the adult daycare use will be conducted within an enclosed building and is low impact in nature to the surrounding area. A parking management plan has been submitted in order to determine if there is adequate parking to support the subject adult daycare facility during peak hours and all other on-site uses within the shopping center. The parking management plan has been reviewed and approved by the City's Traffic Engineering Division, which demonstrates that there is sufficient parking for the proposed use during peaks hours. The Conditions of Approval will minimize potential impacts to the adjoining area. Provided the Conditions of Approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area.

Additionally, the proposed adult daycare use will not unreasonably interfere with the use, enjoyment or valuation of the property of other persons located within the vicinity of the site. The proposed adult daycare use operation is conditionally permitted in the NMU zone. The business activities will be compatible with the surrounding uses provided the business complies with all appropriate codes and regulations set forth in the City's Municipal Code as well as requirements of the Orange County Fire Authority (OCFA), applicable California Building Codes, and requirements of State law administered and regulated by the California Department of Public Health and the California Department of Aging.

Finally, the proposed adult daycare use will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. The Conditions of Approval will ensure the public health, safety, and welfare. Also, the applicant is required to obtain all necessary building permits to ensure maintenance of public health, safety, and welfare. Therefore, the project will not create a menace to the public health, safety, or welfare provided the Conditions of Approval are adhered to for the life of the project, and all necessary permits are obtained with accompanying inspections.

3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title or as is otherwise required in order to integrate such use with the uses in the surrounding area.

The subject 2.5-acre parcel is located within an existing shopping center comprised of four (4) parcels totaling approximately 5.2 acres currently developed with one-story commercial buildings. The parcels are under separate ownership with reciprocal parking and vehicular access agreements in place to share parking and vehicular access across the parcels. The applicant for the adult daycare facility is not proposing any site improvements, with the exception of establishing three pick-up and drop-off shuttle areas along the southern portion of the building clear of the existing truck route. The shuttles will utilize the same route currently used by delivery trucks, entering the site on the easternmost driveway along Katella Avenue, and exiting on the westernmost driveway also along Katella Avenue, to minimize impacts to the existing surface parking areas. The City has reviewed the proposed plans to ensure that adequate site circulation, parking, and loading area access are maintained. A parking management plan has been submitted in order to determine if there is adequate parking to support the subject adult daycare facility during peak hours and all other on-site uses within the shopping center. The parking management plan has been reviewed and approved by the City's Traffic Engineering Division, which demonstrates that there is sufficient parking for the proposed use during peak hours. No site walls, yards, or landscaping will be affected by the proposed adult daycare facility.

4. That the proposed site is adequately served: by highways or streets or sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The site is adequately served by two driveways on Magnolia Street, and a single driveway on Katella Avenue. The site is also adequately served by the public service facilities required such as public utilities: gas, electric, water, and sewer facilities. Therefore, the site will continue to be adequately served

by all existing highways, streets, and other public and private service facilities.

INCORPORATION OF FACTS AND REASONS SET FORTH IN THE STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and reasons set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Conditional Use Permit does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030 (Conditional Use Permits).
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, attached as Exhibit "A", shall apply to Conditional Use Permit No. CUP-275-2025.

Adopted this 20th day of February 2025

ATTEST: /s/ JOHN RAMIREZ
CHAIR

/s/ SURGEIRY REYNOSO
RECORDING SECRETARY

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

I, SURGEIRY REYNOSO, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on February 20, 2025, by the following vote:

AYES:	COMMISSIONERS:	(7)	ASHLAND, BEARD, CUEVA, FLANDERS, LARICCHIA, LINDSAY, RAMIREZ
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(0)	NONE

/s/ SURGEIRY REYNOSO
RECORDING SECRETARY

Resolution No. 6107-25
Page 8

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is March 13, 2025.

EXHIBIT "A"

Conditional Use Permit No. CUP-275-2025

11074-11076 Magnolia Street

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required within 30 days of the approval.
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, Thanh Mai Tran for Mr. Care Inc., the current property owner, KMJ Investment Group, the future 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 of the Conditions of Approval require approval by the Planning Commission.
3. Approval of this Conditional Use Permit 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. Conditional Use Permit No. CUP-275-2025 only authorizes a new 18,183 square foot adult daycare facility for 463 adults on property located at 11074-11076 Magnolia Street, as depicted, on the plans submitted by the applicant and made part of the record of the February 20, 2025 Planning Commission proceedings. Approval of this Conditional Use Permit 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.
5. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the approved floor plan, site plan, or Conditions of Approval that would result in the intensification of the project or create impacts that have not been previously addressed, and which are determined by the Community 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.

FINAL

6. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Water Services Division

7. New water service installations two inches (0'-2") and smaller, may be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services three inches (3") and larger, shall be installed by developer/owner's contractor per City Standards.
8. Water meters shall be located within the City right-of-way. Fire services and large water services three inches (3") and larger, shall be installed by contractor with Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.
9. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. 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 are to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
10. A composite utility site plan shall be part of the water plan approval.
11. New utilities shall have a minimum 5-foot horizontal and a minimum 1-foot vertical clearance from water main and appurtenances.
12. Any new or existing water valve located within a new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
13. City shall determine if existing water services(s) is/are usable and meets current City Standards. Any existing meter and service located within new driveway(s) shall be relocated at owner's expense.
14. Any fire service or private fire hydrant lateral shall have above-ground backflow device with a double-check valve assembly. Device shall be tested

immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the property owner. The above-ground assembly shall be screened from public view as required by the Planning Services Division.

15. The capacity of the public sewer main in Magnolia Street is sufficient. However, the proposed adult daycare building is tied to an existing private sewer lateral on-site that is shared between 11012 thru 11072 Magnolia Street and 11080 thru 11092 Magnolia Street. It is the owner's responsibility to ensure that the existing sewer lateral on-site is adequate to support the added load from the proposed use. On-site sewer is under the Building and Safety Division's jurisdiction. Per Garden Grove Sanitary District records, the sewer lateral on-site just north of the grease interceptor for 11092 Magnolia Street has sags and a history of blockages, and multiple sewage overflows have taken place in the parking lot at this location. A CCTV inspection of the sewer on-site shall be submitted to the Building and Safety Division for their review and comments. Any sewer spills that run off into the public right-of-way are NPDES violations and will be fined as such. If not in place already, a private sewer easement between the different lots that the lateral passes through should also be obtained.
16. Commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license. Plumbing plan for grease interceptor shall be routed to Environmental Services for review.
17. A properly sized grease interceptor shall be installed on the waste line and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor may be located inside of the building per County Health Department requirements. Prior to City permit issuance, interceptor location must be approved by the Orange County Health Department as evidenced by their stamp on the plans. Owner shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.
18. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Existing units are to be removed.

19. If needed, owner shall install new sewer lateral with clean out connecting to existing private sewer system on-site. It is the responsibility of the owner to install appropriate size sewer lateral.
20. If proposing to connect into the existing sewer lateral on-site, applicant is required to submit a CCTV (closed circuit television) video and report of the lateral in the public right-of-way (from connection at the sewer main in Magnolia Street to the property line) for the District's review and approval. Should the lateral be less than six inches (6") in size, the lateral will be required to be upsized.
21. If required, owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be six inches (6") min. dia., extra strength VCP with wedgelock joints. Only one sewer connection per lot is allowed.
22. Contractor shall abandon any existing unused sewer lateral(s) on the property owner's side in accordance with California Plumbing Code.
23. All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of min. twelve inches (12") below the water main, outer diameter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board.

Building and Safety Division

24. The project shall be subject to building plan review to demonstrate compliance with all applicable locally adopted codes and ordinances.
25. The project plans shall demonstrate compliance with Occupancy Category Code III per Section 1604 of the latest edition of the C.B.C. (California Building Code). Compliance must be addressed by a licensed engineer. The plans shall demonstrate compliance, or provide the necessary seismic retrofitting design and details to comply.
26. The allowable area shall be justified and construction Type III-A or B must be shown. Building 2 must be considered in its entirety unless the demising wall is a firewall per Section 706 of the latest edition of the C.B.C. (California Building Code).
27. The applicant shall conduct a CCTV inspection of the existing private sewer line to identify any failure points and propose appropriate solutions.

28. The applicant shall provide a recorded easement for the existing private sewer line.
29. The applicant shall provide a notarized letter designating the individual(s) responsible for the existing private sewer line maintenance and repair.

Engineering Division

30. To the extent applicable, the applicant shall be subject to Traffic Mitigation Fees, identified in Chapter 9.44 of the Garden Grove Municipal Code, if any, 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.

Orange County Fire Authority

31. The applicant shall comply with all applicable Orange County Fire Authority requirements, including, but not limited to the Fire Master Plan.

Police Department

32. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises at any time.
33. There shall be no customers or patrons in or about the premises when the establishment is closed.
34. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation up to \$1,000 pursuant to GGMC 1.22.010(a).

Community Development Department

35. The hours of operation for the adult daycare shall be permitted from 8:00 a.m. to 4:30 p.m., Monday through Friday.
36. The adult daycare shall maintain a maximum occupancy of 463 clients, and a maximum of fifteen (15) employees at any one time as allowed by the State license for the program.
37. The applicant shall devise and implement a plan in the event the site cannot accommodate the parking demand for the on-site uses, at any given time,

which causes a nuisance, hindrance, and/or problem with both on-site and/or off-site parking and circulation. The applicant shall submit a plan to manage parking issues for review and approval by the Community Development Department. The plan may include, but not be limited to: reducing the hours of operation; staggering operating times; instituting an off-site parking arrangement; having on-site parking control personnel; and/or other alternatives that may be deemed applicable to the situation. If the City deems such action is necessary to address parking and circulation problems, such action shall be required within thirty (30) days of written notice. Failure to take appropriate action may result in the City restricting the overall use of the facility or revoking Conditional Use Permit No. CUP-275-2025.

38. No outside storage or displays shall be permitted at any time.
39. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
40. There shall be no deliveries to, or from, the premises before 7:00 a.m. and after 10:00 p.m., seven (7) days a week.
41. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.
42. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least once per week, however, if additional pick-ups are needed to accommodate the uses on the site, the property owner shall increase the number of pick-ups as required.
43. The appropriate building permits shall be obtained for any proposed construction.
44. There shall be no uses or activities of an adult-oriented nature permitted on the premises as outlined in City Code Section 9.04.060.
45. Litter shall be removed daily from the premises, including adjacent public sidewalks and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.

46. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises 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, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
47. All activities associated with the daycare shall be conducted within a fully enclosed building.
48. The property owner shall comply the adopted City Noise Ordinance.
49. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
50. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.
51. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department, Planning Services Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
52. The applicant shall be responsible for providing adequate parking area lighting in compliance with City regulations. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent properties.
53. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community Development Department, Planning Services Division. No advertising material shall be placed thereon.
54. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).

55. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. Any opaque material applied to the store front, such as window tint, shall count toward the maximum window coverage area.
56. In order to minimize any potential impacts to neighboring properties, the applicant shall implement best practices to manage on-site circulation during times for drop-off and pick-up of patrons including, but not limited to, delineated areas for drop-off and pick-up, established times for drop-off and pick-up windows, and dissemination of drop-off and pick-up instructions to patrons.
57. Any modifications to existing signs or the installation of new signs shall require approval by the Community Development Department, Planning Services Division prior to issuance of a building permit.
58. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-275-2025 shall be kept on the premises at all times.
59. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-275-2025 and his/her agreement with all conditions of the approval.
60. If deemed necessary by the Community Development Director, the Conditional Use Permit may be reviewed within one year from the date of this approval, and every three (3) years thereafter, in order to determine if the business is operating in compliance.
61. 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 Conditional Use Permit No. CUP-275-2025. 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. The City shall retain the right to select its counsel of choice in any action referred to herein.

62. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the use authorized by this approval of Conditional Use Permit No. CUP-275-2025 shall become null and void if the subject use or construction necessary and incidental thereto is not commenced within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
63. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.
64. The applicant shall direct all drop-off and pick-up traffic from the northeast corner driveway approach located along Katella Avenue. The vehicular gates shall remain open during operational hours.

RESOLUTION NO. 6131-26

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING A ONE-YEAR TIME EXTENSION FOR CONDITIONAL USE PERMIT NO. CUP-275-2025, (REFERRED TO AS CUP-275-2025 (TE1)).

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on April 16, 2026, does hereby approve a one (1) year time extension for the entitlement approved under Conditional Use Permit No. CUP-275-2025 (TE1) for land located on the east side of Magnolia Street, south of Katella Avenue, at 11074-11076 Magnolia Street, Assessor's Parcel No. 132-061-31.

BE IT FURTHER RESOLVED in the matter of the time extension for Conditional Use Permit No. CUP-275-2025, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Thanh Mai Tran, the applicant, for Mr. Care Inc., with authorization of the property owner, KMJ Investment Group.
2. The applicant is requesting approval of a one (1) year time extension for the approved entitlement under Conditional Use Permit No. CUP-275-2025, which allowed the operation of a new 18,183 square-foot adult daycare facility for 463 adults.
3. On February 20, 2025, the Planning Commission adopted Resolution No. 6107-25 approving Conditional Use Permit No. CUP-275-2025 to operate a new 18,183 square-foot adult daycare facility for 463 adults on a property located at 11074-11076 Magnolia Street.
4. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove previously determined that the proposed project was categorically exempt from the CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines (14 Cal. Code Regs., Section §15301).
5. The property has a General Plan Land Use designation of Residential/Commercial Mixed Use 2, and is zoned Neighborhood Mixed Use (NMU). The subject 2.5-acre parcel is located within an existing shopping center comprised of four (4) parcels totaling approximately 5.2 acres currently developed with one-story commercial buildings.
6. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
7. Report submitted by City staff was reviewed.

8. Pursuant to a legal notice, a public hearing was held on April 16, 2026, and all interested persons were given an opportunity to be heard.
9. The Planning Commission gave due and careful consideration to the matter during its meeting of April 16, 2026; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030.D.9, are as follows:

FACTS:

The subject property is located on the east side of Magnolia Street, south of Katella Avenue. The subject 2.5-acre parcel is located within an existing shopping center comprised of four (4) parcels totaling approximately 5.2 acres, currently developed with one-story commercial buildings. The parcels are under separate ownership with reciprocal parking and vehicular access agreements in place to share parking and vehicular access across the parcels. Vehicular access is provided via two existing driveways located along Magnolia Street, and a single driveway on Katella Avenue.

The subject site is zoned NMU (Neighborhood Mixed Use) and has a General Plan Land Use Designation of Residential/Commercial Mixed Use 2 (RC2). The subject shopping center abuts R-1 (Single-Family Residential) zoned properties to the east and south, improved with single-family dwellings, C-1 (Neighborhood Commercial) and PUD-109-96 (Planned Unit Development) zoned properties to the west, across Magnolia Street, improved with residential uses, and properties improved with commercial and residential uses to the north, across Katella Avenue, located in the City of Anaheim.

On February 20, 2025, the Planning Commission approved Conditional Use Permit No. CUP-275-2025. The approval allowed the operation of a new 18,183 square-foot adult daycare facility for 463 adults. The approval included the necessary improvements to the tenant space to accommodate the adult daycare facility.

Condition of Approval No. 62 of CUP-275-2025 provides for the Conditional Use Permit to expire one (1) year from the approval's effective date, unless a time extension is granted under Section 9.32.030.D.9 of Title 9 of the Municipal Code. The land use entitlements became effective on March 14, 2025, with a one-year expiration date of March 14, 2026.

On March 28, 2025, a set of construction plans was submitted via the City's plan check portal (Application No. A-316989). The City completed review of the first cycle of plan check and provided corrections on June 16, 2025. According to the applicant's representative, significant progress has been made, as approval from

the Orange County Health Care Agency was recently acquired. Additionally, the applicant's team is currently addressing the Cycle 1 plan check comments for resubmittal.

On March 11, 2026, prior to the expiration of the subject Conditional Use Permit entitlement on March 14, 2026, the applicant filed a land use permit application to the City, requesting a one-year time extension of Conditional Use Permit No. CUP-275-2025.

In accordance with the Municipal Code, and because the approved Conditional Use Permit land use entitlement has not been exercised, the applicant is requesting a one-year time extension for the previously approved Conditional Use Permit entitlement. No changes are proposed to the previously approved project.

FINDINGS AND REASONS:

Time Extension:

1. A request for a time extension, including the reasons therefore, has been submitted prior to the permit expiration date, or the hearing body finds that due to special circumstances demonstrated by the property owner or the applicant, a late-filed request should be considered.

The applicant submitted a timely request on March 11, 2026, to extend the Conditional Use Permit approval of the subject adult daycare facility for one (1) year, prior to the entitlement expiration date of March 14, 2026. The applicant's request for a time extension indicated that the requested one-year time extension will provide adequate time to work through the plan check process and begin construction. The applicant indicated that additional time will be necessary to finalize the plan check process and begin construction. The applicant expects to secure all permits within the next year, which is within the time-extension period.

2. There has been no change in the General Plan designation or Zoning of the site that would render the development or use nonconforming.

The subject site's General Plan Land Use Designation, Residential/Commercial Mixed Use 2 (RC2), and the zone, NMU (Neighborhood Mixed Use), have not changed since the effective date of the original approval on March 14, 2025. Therefore, the development and use will not be rendered nonconforming.

3. There are no land use actions or studies currently underway that would have the potential to render the development or use nonconforming.

There are no known studies or actions that would affect the site or proposed development or use that would possibly render the development or use nonconforming.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Time Extensions for the approved Conditional Use Permit possesses characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.32.030.D.9 (Time Extension).
2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the originally approved conditions of approval for Conditional Use Permit No. CUP-275-2025 shall remain in effect.

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D.3.	SITE LOCATION: Southeast corner of Garden Grove Boulevard and Harbor Boulevard, at 13018 Harbor Boulevard
HEARING DATE: April 16, 2026	GENERAL PLAN: International West Mixed Use (IW)
CASE NO.: Conditional Use Permit No. CUP-281-2026	ZONE: Harbor Corridor Specific Plan - District Commercial (HCSP-DC)
APPLICANT: Thomson Dang	APN: 101-621-13, -15, -16, & -21
PROPERTY OWNER: Pelican Investments #888, Inc.	CEQA DETERMINATION: Exempt - Section 15301 - "Existing Facilities"

REQUEST:

A request for Conditional Use Permit approval to allow banquets with live entertainment and dancing as an incidental use to an existing full-service restaurant, and to operate the restaurant with a new original Alcoholic Beverage Control (ABC) Type "47" (On-Sale General – Eating Place) License. Also, a recommendation that the Planning Commission revoke Conditional Use Permit No. CUP-329-11, which previously governed the tenant space. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

BACKGROUND:

The project site is comprised of an approximately 8.2-acre integrated shopping center spanning four (4) parcels on the southeast corner of Harbor Boulevard and Garden Grove Boulevard. The center is at the southern end of the Grove District resort area. The subject site has a General Plan Land Use designation of International West Mixed Use (IW) and is zoned Harbor Corridor Specific Plan - District Commercial (HCSP-DC). The property abuts Single-Family Residential (R-1) and Harbor Corridor Specific Plan – Office Professional (HCSP-OP) zoned properties to the east. To the north, across Garden Grove Boulevard, and west, across Harbor Boulevard, the subject site is adjacent to additional properties in the HCSP-DC zone. The property abuts Harbor Corridor Specific Plan – Transition Zone South (HCSP-TS) zoned properties to the south.

The specific tenant space under application is an approximately 5,845 square-foot tenant space with frontage toward Garden Grove Boulevard to the north. The commercial center, including the subject tenant space, was approved in 1981 under Site Plan No. SP-114-81. The subject space has a history of being used as a restaurant, dating to the completion of construction in 1982.

Later in 1982, Conditional Use Permit No. CUP-114-82 and Unclassified Use Permit No. UUP-102-82 were approved for a Lamppost Pizza restaurant. The Conditional Use

Permit allowed the operation of the restaurant with an ABC Type "41" (On-Sale Beer & Wine – Eating Place) License. The Unclassified Use Permit allowed the operation of the restaurant with amusement arcade games as an incidental activity to the restaurant.

In 1993, a new restaurant, Capone's Pizza was approved under Conditional Use Permit No. CUP-150-93 to also operate with an ABC Type "41" (On-Sale Beer & Wine – Eating Place) License. Concurrently, the previous Conditional Use Permit No. CUP-114-82 and Unclassified Use Permit No. UUP-102-82 were revoked.

By 1997, a new restaurant, Ha Long began their operation within the subject tenant space. On October 1, 1997, the Planning Commission approved Conditional Use Permit No. CUP-355-97 to allow for the operation of the restaurant with a new ABC Type "41" (On-Sale Beer & Wine – Eating Place) License. Concurrently, Conditional Use Permit No. CUP-150-93 was revoked.

In 2000, a new restaurant, King Harbor Seafood began operating in the subject tenant space. On August 25, 2011, Conditional Use Permit No. CUP-329-11 was approved by the Zoning Administrator to allow the King Harbor Seafood Restaurant to operate as a restaurant with incidental banquet uses, and an ABC Type "41" (On-Sale Beer & Wine – Eating Place) License. Concurrently, Conditional Use Permit No. CUP-355-97 was revoked.

According to Business License records, a new restaurant, Blazin Shabu Shabu, took over the subject tenant space in 2021. They did not operate under an ABC license, and they proposed tenant improvements that no longer included banquet capabilities. As such, the business no longer complied with the previous Conditional Use Permit No. CUP-329-11. Blazin Shabu Shabu ceased operations in 2024.

On July 1, 2025, building permits were issued for tenant improvements to remodel the subject tenant space. The permit was finalized on December 15, 2025, and a Certificate of Occupancy was issued on December 22, 2025. On February 11, 2026, the subject restaurant, QD Venue 2, received business license approval to operate as a full-service restaurant. The restaurant is currently in the process of hiring and training staff, prior to officially opening the restaurant.

Now the applicant is requesting a Conditional Use Permit to operate the restaurant with a new original ABC Type "47" (On-Sale General – Eating Place) License, and with incidental banquets including live entertainment and dancing. The HCSP-DC zone requires a Conditional Use Permit for banquet facilities with live entertainment and dancing as an incidental use to a full-service restaurant of at least 4,000 square feet in area. Garden Grove Municipal Code Section 9.16.020.080.B requires the approval of a Conditional Use Permit for a new original ABC license. Additionally, Conditional Use Permit No. CUP-329-11, which previously governed the space, is recommended to be revoked as part of this request.

DISCUSSION:

CONDITIONAL USE PERMIT:

In 1993, the City approved Amendment No. A-121-93 to allow for "Restaurants with entertainment" in the HCSP-DC zone, subject to the following standards: "(a) Conditional Use Permit required; (b) Restaurant shall be at least 4,000 square feet in area; (c) No dancing is permitted; and (d) Entertainment shall be incidental to restaurant use (such as background music)."

In 2008, the City approved Amendment No. A-140-08 to allow for restaurants with incidental banquet facilities in the HCSP-DC zone. This Amendment modified the development standards for "Restaurants with entertainment" uses to read as follows: "(a) Conditional Use Permit required; (b) Restaurant shall be at least 4,000 square feet in area; (c) Banquet facility with or without dancing shall be incidental to restaurant use; and (d) Entertainment shall be incidental to restaurant use (such as background music)." The requested CUP is intended to authorize the operation of an existing restaurant with incidental banquets in compliance with Amendment No. A-140-08. The applicant's proposed business description is provided in [Attachment 3](#).

There would be no modifications to the overall footprint of the existing, approximately 5,845 square-foot tenant space as a part of this request ([Attachment 2](#)). Included in the proposed floor plan is a lobby/reception, an open dining room, a kitchen, restrooms, a rental/management office, and ancillary storage. Dependent on the type of event within the space, there would be an option of installing a temporary dance floor and a temporary stage. The floor plan with the dance floor and stage would accommodate a maximum of approximately 230 seats. Without the dance floor, the maximum seating capacity would increase to approximately 260 seats.

The proposed use would primarily operate as a bona-fide eating establishment. The restaurant would operate between the hours of 10:00 a.m. to 10:00 p.m. seven (7) days a week. These hours are consistent with the City's standard hours of operation for ABC Type "47" establishments. Any sales of alcohol would need to be incidental to the sale of food. The restaurant would be required to remain open with regular business hours during weekends when there are no banquet events scheduled. The restaurant would be required to serve meals during all hours of operation. The service of alcohol would conclude thirty (30) minutes prior to restaurant closing, or the scheduled conclusion of the banquet event. The proposed Conditions of Approval for the project include a condition as such.

The banquet use would be rented to individuals or groups in need of event space. The applicant intends to host events, such as: weddings, quinceañeras, anniversaries, charity, and community events. Events would be held on weekends (Friday, Saturday, and/or Sunday), between 5:00 p.m. and 12:00 a.m. (midnight). If there are events scheduled for a particular weekend date, the restaurant would remain closed to the public, to allow for the set-up of the event. Any entertainment associated with a banquet event would conclude fifteen (15) minutes prior to the scheduled conclusion of

the banquet event. The proposed Conditions of Approval for the project include a condition as such.

The applicant has stated that the restaurant would not operate as a nightclub, or any other form of club or concert venue. The restaurant shall provide managerial staff during all banquet events. The reliance upon vendors or other contractors for staffing would not be permissible. The venue would include at least one (1) security officer on the premises for any event. One (1) additional security officer per one-hundred (100) patrons would be provided for every event in excess of one hundred (100) patrons. Valet and parking attendant staff would be optional for events, as requested by the event client(s).

Parking

The Harbor Corridor Specific Plan (HCSP) does not establish parking standards for restaurants with incidental banquet uses. Therefore, the most applicable established parking ratio would be the "Eating/Drinking Establishments — Restaurants, Cafés, Cafeterias, Lounges, Bars with Entertainment" use category of Title 9 of the Municipal Code. For said use, Municipal Code Section 9.16.040.150 requires a minimum of one (1) parking space per 100 square feet of gross floor area (seating and service), plus 1 space per 35 square feet of entertainment area, and plus 1 space per 7 square feet of dance floor area. At its most parking-intensive floor plan with the dance floor and stage, the restaurant would require seventy-eight (78) parking spaces. Including the proposed use, the existing shopping center would require 654 parking spaces.

The property currently provides 578 parking spaces, a seventy-six (76) parking space (11.6%) deficiency. The HCSP allows for a maximum 20% parking deficiency in on-site parking, and the Municipal Code establishes standards for parking management plans if on-site parking is to be reduced. The applicant hired K2 Traffic Engineering, a licensed traffic engineering firm, to conduct a parking demand study and parking management plan for the shopping center ([Attachment 4](#)).

The study calculated the existing parking demand between 5:00 p.m. (when banquets would be hosted) and 10:00 p.m. (when a majority of other uses on-site would be closed). Based on the current observed parking demand, the proposed use, and a 10% contingency, the peak demand for the center would be on weekdays at 5:00 p.m., when approximately 269 spaces or 47% of the parking spaces would be occupied. At this peak demand, a surplus of 309 unoccupied spaces would remain. On weekends, the anticipated peak parking demand would be at 5:00 p.m. when 226 spaces or 39.0% of the site would be occupied, leaving a surplus of 352 unoccupied spaces. A summary is provided below:

PARKING DEMAND					
	Observed Demand	Project Demand	Demand +10%	Capacity	Surplus
Weekday Peak	166	78	269	578	+309
Weekend Peak	127	78	226	578	+352

Public Convenience or Necessity (PCN):

The subject property is located in a high-crime district, and in an area with an under-concentration of "On-Sale" ABC licenses. Therefore, a finding of public convenience or necessity is required. A summary of the district can be found in Resolution No. 6132-26.

The request has been reviewed by the Community Development Department and the Police Department. All standard conditions of approval for an ABC Type "47" License, and for banquet facilities, would apply.

California Environmental Quality Act (CEQA):

CEQA's Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing facilities, with negligible or no expansion of use (CEQA Guidelines §15301). The subject site is an existing tenant space. A restaurant with alcohol sales, and incidental banquet uses, is conditionally permitted in the HCSP-DC zone. The subject request for the ABC License and incidental banquet use does not physically expand the use of the existing restaurant. The restaurant is a permitted use, and the addition of the ABC license and banquet use would apply to the operation of the restaurant, and not involve the intensification or expansion of said use. Therefore, the proposed project is exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt the attached Resolution No. 6132-26 revoking Conditional Use Permit No. CUP-329-11 and approving Conditional Use Permit No. CUP-281-2026, subject to the recommended Conditions of Approval.



Maria Parra
Planning Services Manager

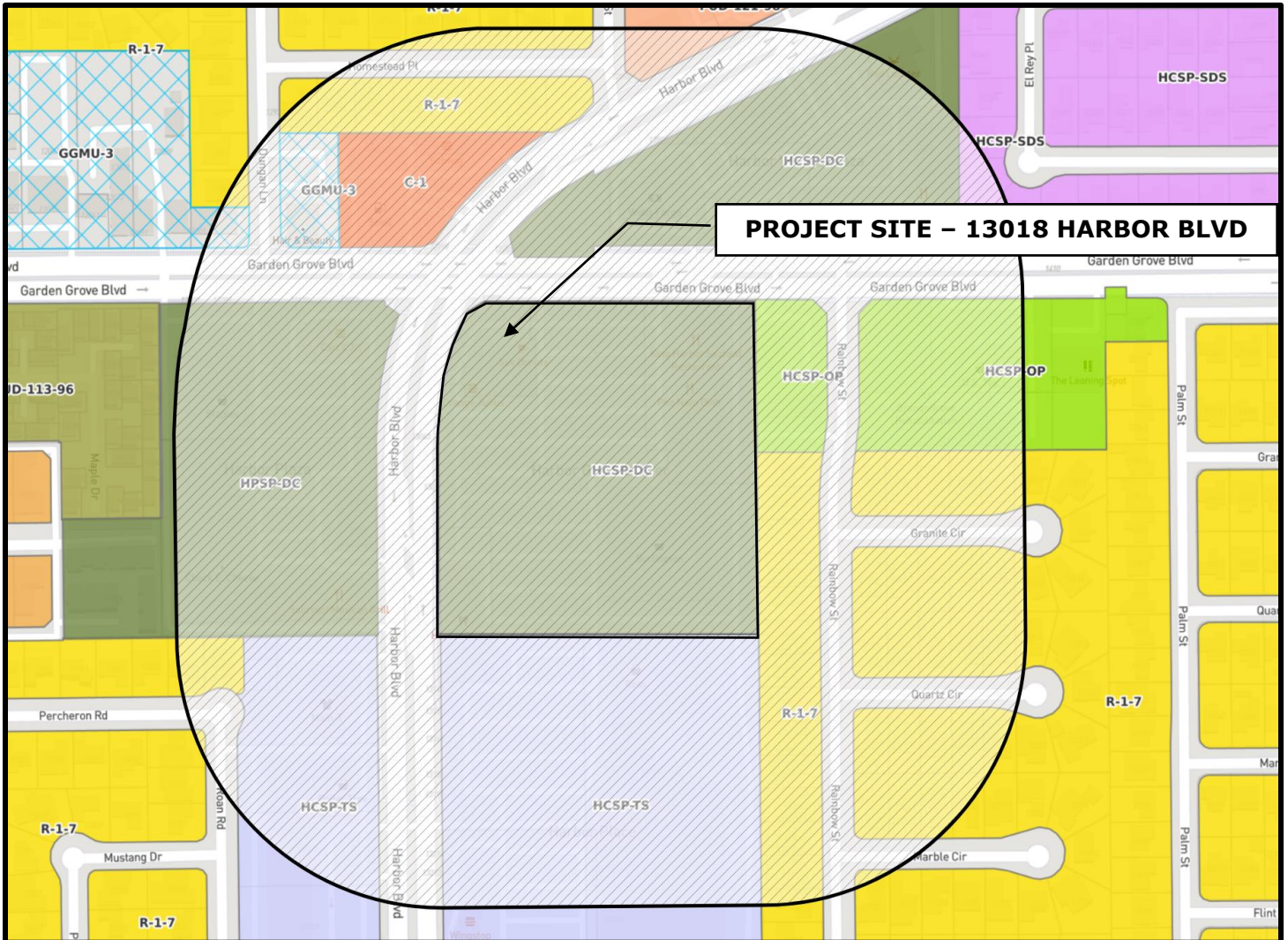


By: Priit Kaskla, AICP
Senior Planner



- | | |
|---------------|--|
| Attachment 1: | Vicinity Map |
| Attachment 2: | Plans |
| Attachment 3: | Business Description |
| Attachment 4: | Parking Study and Parking Management Plan |
| Attachment 5: | Resolution No. 6132-26 with "Exhibit A" – Conditions of Approval |



CONDITIONAL USE PERMIT NO. CUP-281-2026



LEGEND

-  Subject Site - 13018 Harbor Boulevard
-  500-Foot Radius

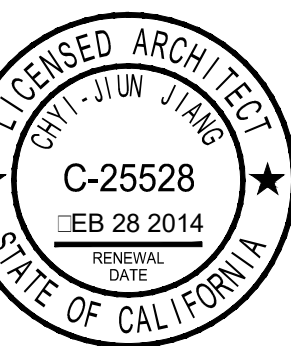
NOTES

1. SITE ADDRESS: 13018 HARBOR BOULEVARD
2. ZONING: HARBOR CORRIDOR SPECIFIC PLAN – DISTRICT COMMERCIAL (HCSP-DC)

**CITY OF GARDEN GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING SERVICES DIVISION
APRIL 2026**

This Plan is the Property of Kingston Engineering, Inc. This drawing is loaned without other consideration than the agreement and condition that it is not to be reproduced, copied, or other use in any form or by any means, and it is not to be used in whole or in part to represent the project or any part thereof. The acceptance of this drawing by the client is an acceptance of the drawing condition, and an acknowledgment of the client's responsibility for the design and construction of the project. Kingston Engineering, Inc.

REVISIONS B DATE



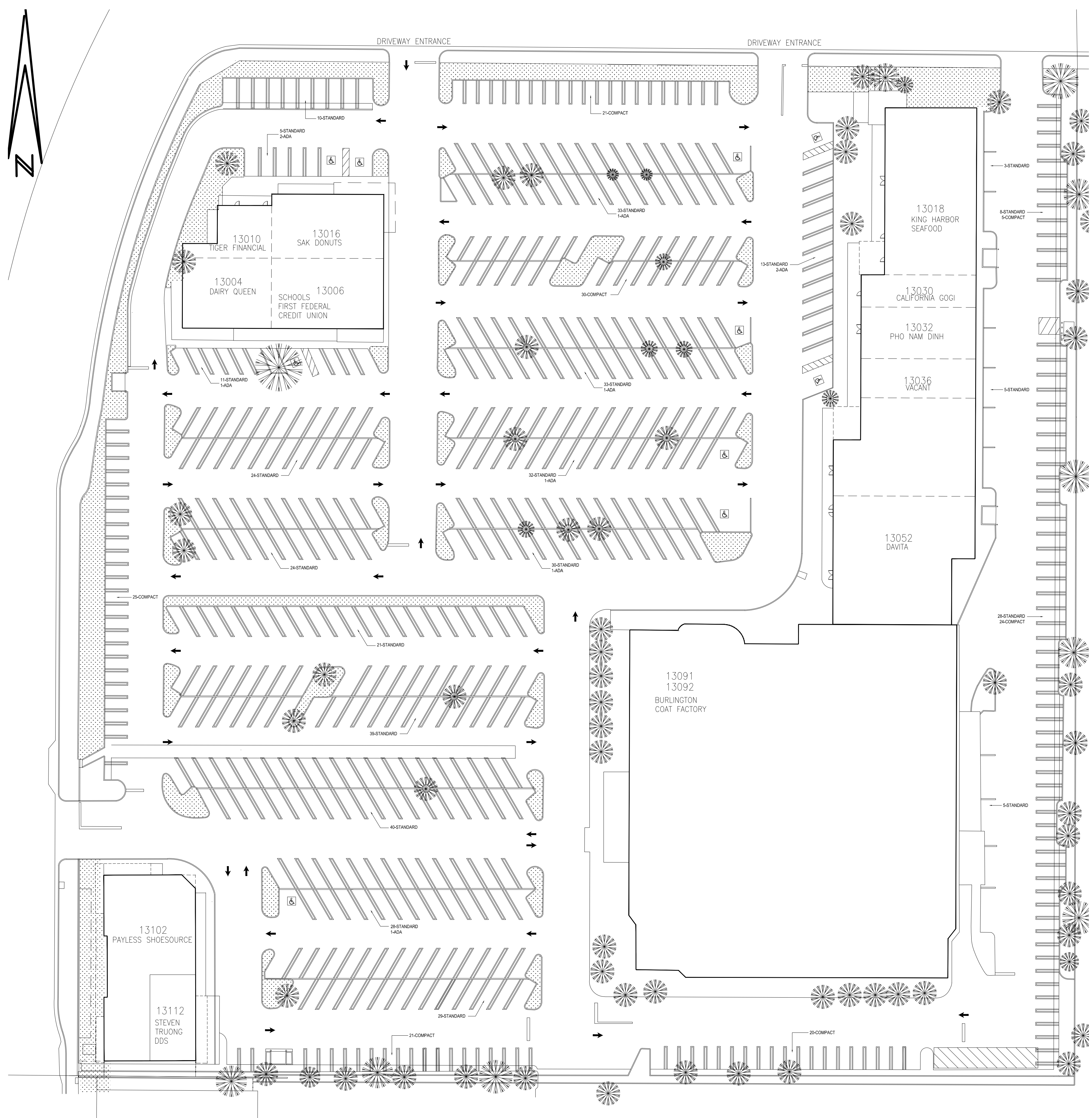
PARKING ANALYSIS:

Suite No.	Tenant	Rentable Sq. Ft.	Parking Spaces Ratio	Required Parking Spaces
13004	Joswev Enterprise, Inc. -Dairy Queen	1,500	200	7.50
13006	Schoolsfirst FCU	4,810	200	24.05
13010	Speedy Cash, Inc., a Nevada Corporation -Tiger Financial	1,160	200	5.80
13016	Ashary Men -Sak Donuts	1,050	200	5.25
13018	Lai & Chan Investments, LLC -King Harbor Seafood	6,000	100	60.00
13030	Jae H. Chang & Ju Hee, as Husband & Wife -California Gogi	1,500	200	7.50
13032	Dich Van Vu, Diep Hong Nguyen & Chuang Hoai Vu -Pho Nam Dinh	2,250	100	22.50
13102	Payless Shoesource, Inc.	3,962	200	19.81
13112	Steven Truong DDS, Inc.	2,009	170	11.82
13036	VACANT	1,915	200	9.58
13052	DAVITA	10,925	170	64.26
13091	Burlington Coat Factory	23,010	250	92.04
13092	Burlington Coat Factory	59,030	225	262.36
TOTAL		119,121		592.46
TOTAL ROUNDUP REQUIRED PARKING SPACES				593

EXISTING PARKING COUNT:

DESCRIPTION	QTY.
PARKING-COMPACT	146
PARKING-STANDARD	421
PARKING-ADA	10
TOTAL	577

Existing Parking Spaces 577
 Required Parking Spaces 593



EXISTING PARKING LAYOUT
 SCALE 1/32" = 1'-0"

PROJECT: GARDEN GROVE CENTER - PARKING LAYOUT
 13004 - 13092 HARBOR BLVD, GARDEN GROVE
 13018 - 13054 GARDEN GROVE BLVD., GARDEN GROVE
 PAGE TITLE: PARKING ANALYSIS

APPROVED BY:

DATE: 07.19.013
 SHEET NO. 1



SIGNED DATE: 03/03/2025
GENERAL CONTRACTOR

**TENANT IMPROVEMENT FOR
THE QD VENUE 2**

13018 Harbor Blvd
Garden Grove, CA 92843

PROJECT NO.: 2024-352
DATE: Jan 6, 2025

#	Date	Description

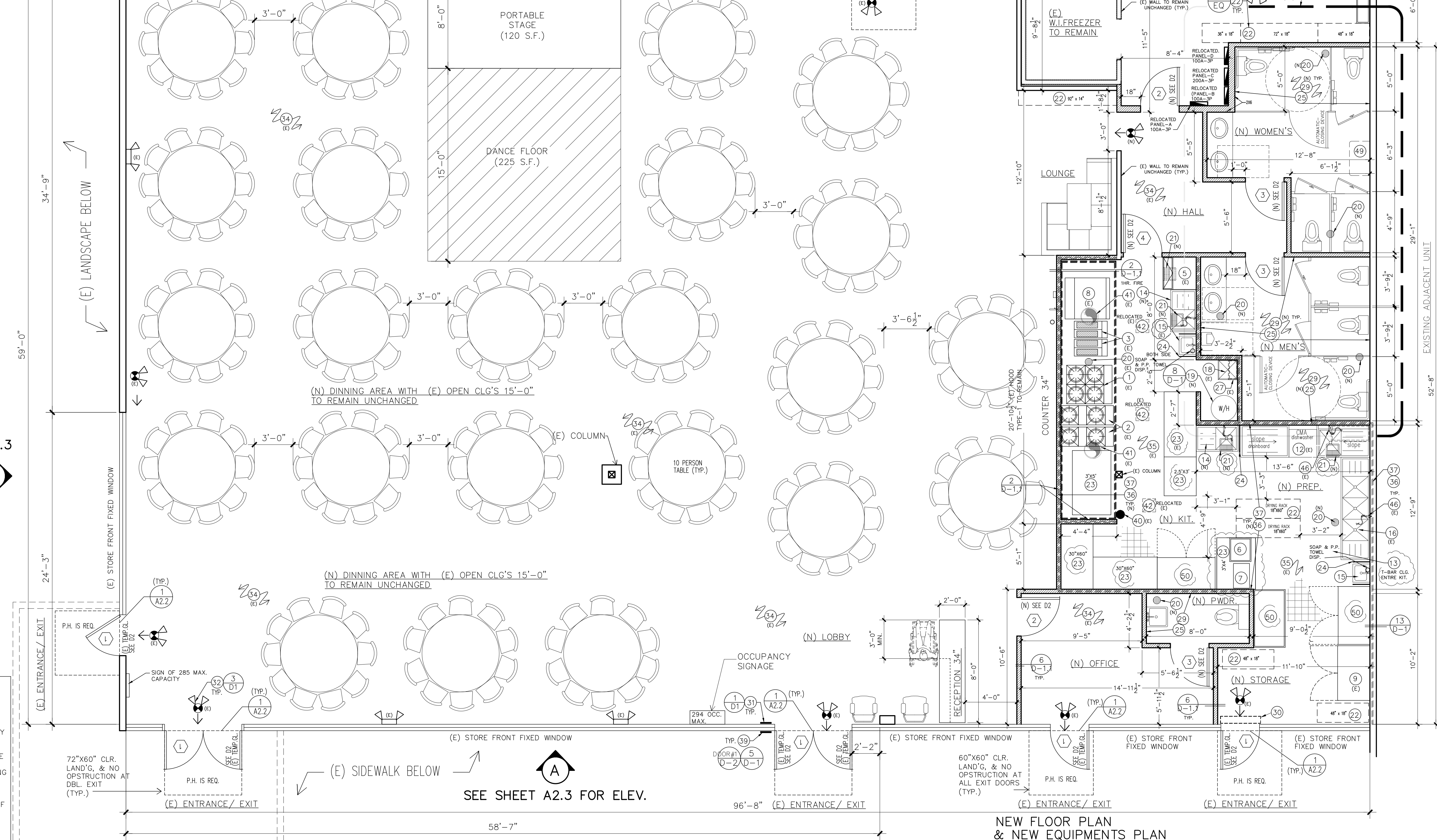
drawing title
NEW BANQUET FLOOR PLAN & EQUIPMENTS SCHEDULE

drawing no.

A-2.1A

OCCUPANCY LOAD				
PER. TABLE 1004.5				
AREA / ROOM ID	OCCUPANCY GROUP	FLOOR AREA (SQ.FT.)	LOAD FACTOR	OCCU. LOAD
DINNING AREA	A-2	3943	15	263
STAGE	A-2	120	15	8
DANCE FLOOR	A-2	225	5	45
KITCHEN/PREP AREA	B	455	200	2
OFFICE	B	175	100	2
WOMEN'S, MEN'S RESTROOM	B	310	100	3
STORAGE, W.I. FREEZER	B	365	300	1
HALLWAY	B	252	300	1
TOTAL OCCUPANT LOAD		5845		325

NUMBER OF EXITS REQUIRED: 3
NUMBER OF EXITS PROVIDED: 3



SEE SHEET A2.3 FOR ELEV.

SEE SHEET A2.3 FOR ELEV.

NEW FLOOR PLAN & NEW EQUIPMENTS PLAN

5,845 SQ.FT. SCALE: 1/4"=1'-0"

SEE SHEET D2, D3.3 FOR DOOR SCHEDULE & ADA. REQ.

ALSO SEE SHEETS A2.2 FOR EQUIPMENTS SCHEDULE & A2.3 FOR BUILDING ELEVATION & KIT. HOOD ELEVATION

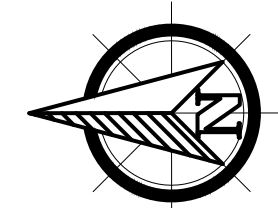
NOTES:
HANDWASHING FACILITIES SHALL BE SUFFICIENT IN NUMBER AND CONVENIENTLY LOCATED AND UNOBSTRUCTED SO AS TO BE ACCESSIBLE AT ALL TIMES FOR USE BY FOOD EMPLOYEES. HANDWASHING CLEANSER AND SINGLE-USE SANITARY TOWELS MUST BE PROVIDED IN DISPENSERS AT ALL HANDWASHING FACILITIES. HOT AIR BLOWERS MAY BE PROVIDED IN LIEU OF THE HAND TOWEL DISPENSERS. ALL HANDWASHING FACILITIES SHALL HAVE WARM WATER SUPPLIED THROUGH A MIXING VALVE OR COMBINATION FAUCET AT A TEMPERATURE OF AT LEAST 100°F. IF THE TEMPERATURE IS NOT READILY ADJUSTABLE AT THE FAUCET, THE TEMPERATURE SHALL BE AT LEAST 100°F BUT NOT TO EXCEED 108°F

NOTES:
ALL FLOOR SINKS MUST BE AT LEAST HALF-EXPOSED UNDER THE CURB MOUNTED EQUIPMENT, OR BE IN LINE WITH THE FRONT FACE OF ELEVATED FREESTANDING EQUIPMENT, AND LOCATED WITHIN 15 FEET OF THE CONDENSATE PRODUCING EQUIPMENT.
ALL EQUIPMENT WHICH GENERATES CONDENSATE OR SIMILAR LIQUID WASTES SHALL BE DRAINED BY MEANS OF INDIRECT WASTE PIPES INTO A FLOOR SINK. FLOOR DRAINS ARE NOT TO BE USED IN LIEU OF FLOOR SINKS.

NOTES:
ALL NEW AND REPLACEMENT FOOD-RELATED OR UTENSIL-RELATED EQUIPMENT SHALL BE CERTIFIED OR CLASSIFIED FOR SANITATION BY AN AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) ACCREDITED CERTIFICATION PROGRAM INCLUDE NSF, UL, INTERTEK ETL, CSA.
ALL NEW AND REPLACEMENT ELECTRICAL APPLIANCES SHALL MEET APPLICABLE UNDERWRITERS LABORATORIES (UL) STANDARDS FOR ELECTRICAL EQUIPMENT AS DETERMINED BY AN ANSI ACCREDITED CERTIFICATION PROGRAM.

NOTES:
ALL HAND SINKS MUST BE CENTRALLY LOCATED, EASILY VISIBLE, UNOBSTRUCTED AND WITHIN (15) FEET FROM ALL FOOD PREPARATION AND FOOD HANDLING AREAS. PROVIDE AN APPROVED, SEPARATE, HANDWASHING BASIN AT A READILY ACCESSIBLE CENTRAL LOCATION WITHIN THE BEVERAGE DISPENSING AREA, THE COOK'S LINE, AND THE DISHWASHING AREA. THE MINIMUM REQUIRED SIZE IS 8"x8"x5" DEEP WITH 6" HIGH INTEGRAL BACK SPLASH.

NOTES:
ALL EQUIPMENT INCLUDING SHELIVING MUST BE SUPPORTED 6" HIGH EASILY CLEANABLE LEGS, COMMERCIAL CASTERS OR COMPLETELY SEALED IN POSITION ON A 4" HIGH CONTINUOUSLY COVERED BASE OR CONCRETE CURB.



QD Venue 2 – Business Plan and Menu

QD Venue 2 – Business Plan

Restaurant With Incidental Banquet Use

13018 Harbor Blvd, Garden Grove, CA

1. Executive Summary

QD Venue 2 is a full-service dining establishment designed to offer quality cuisine, exceptional service, and a welcoming environment to the Garden Grove community. While the primary operation is a restaurant, the venue is also equipped to support incidental banquet events during weekends, allowing families, organizations, and community groups to host celebrations and private gatherings.

The restaurant operates daily, consistently serving guests from morning through evening. On Fridays, Saturdays, and Sundays, when an advance banquet reservation is secured, the facility transitions into a full-day banquet venue. This includes early access for clients to set up and decorate, followed by evening receptions ending no later than midnight.

QD Venue 2 is also pursuing a California Type 47 liquor license, which will enable the sale of beer, wine, and distilled spirits to enhance both dining and event experiences.

2. Business Description

QD Venue 2 is built around two complementary operational components: daily restaurant service and incidental weekend banquet events.

2.1 Primary Use — Restaurant Operations

- Open **seven days per week**
- Standard operating hours: **10:00 AM – 10:00 PM**
- Full restaurant menu offered throughout service hours
- Community-oriented dining environment
- Alcohol service provided with Type 47 license approval

2.2 Secondary Use — Incidental Banquet Operations

Banquet operations are permitted **Friday, Saturday, and Sunday**.

If an **advance banquet booking** is secured for one of these days, the restaurant will **close to the public** and operate as a **full-day banquet facility**.

Banquet Event Schedule

- **Client access for decorating/setup:** begins at **10:00 AM**
- **Reception/celebration:** held in the **evening**, based on the event booking
- **Event conclusion:** no later than **12:00 AM (midnight)**

If **no banquet event** is scheduled on Friday, Saturday, or Sunday, the venue continues operating as a normal restaurant.

Banquet events include birthdays, corporate functions, weddings, anniversaries, cultural gatherings, and community celebrations.

3. Operational Plan

3.1 Hours of Operation

Restaurant (Daily)

- **10:00 AM – 10:00 PM**
- Operates normally unless a weekend banquet event is scheduled

Banquet Events (Fri/Sat/Sun — As Reserved)

- **Setup and decorating:** 10:00 AM
- **Reception event:** Evening
- **Event end time:** 12:00 AM (midnight)
- When booked, the restaurant remains closed to the public for the entire day

3.2 Staffing Plan

- Daily kitchen and service team
- Event staff added for banquet days
- Security provided for large gatherings as required by CUP conditions
- All alcohol-serving staff will be ABC RBS-certified upon Type 47 approval

3.3 Parking & Traffic Management

- Adequate parking consistent with restaurant use
- Banquet events will comply with allowed capacity limits
- Valet or attendants may be used during peak demand

4. Facility Layout & Use of Space

- Standard restaurant seating arrangement during daily operations
 - Flexible seating configuration for banquet-style events
 - Continuous kitchen operations supporting both restaurant and event service
 - Bar/service area activated based on liquor license approval
-

5. Noise, Security & Regulatory Compliance

5.1 Noise Management

- All music and audio levels will comply with Garden Grove noise standards
- Doors remain closed during events to control sound levels

5.2 Security Measures

- Security personnel present for large or high-occupancy events
- Surveillance cameras installed in key public areas

5.3 Compliance Practices

- Adherence to CUP requirements for restaurant and incidental banquet use
 - Compliance with ABC regulations once the Type 47 license is issued
 - Strict enforcement of age verification and responsible beverage service
-

6. Community Benefits

QD Venue 2 aims to contribute positively to the Garden Grove community by: -
Providing a high-quality neighborhood dining destination - Offering a flexible space for cultural and family events - Supporting local employment and workforce development -
Operating responsibly to minimize impacts on surrounding businesses and residents

7. Menu

SOUPS

Chicken Gnocchi Soup – Tender chicken, potato gnocchi, and spinach in a creamy roasted garlic broth.

Tuscan Sausage & Kale Soup – Italian sausage, potatoes, and kale simmered in a lightly creamy garlic broth.

Italian Wedding Soup – Mini beef and pork meatballs with pasta and spinach in savory chicken broth.

SALADS

Italian Garden House Salad – Romaine, tomatoes, red onion, olives, pepperoncini, house Italian vinaigrette.

Strawberry Balsamico – Mixed greens, strawberries, toasted almonds, blue cheese, aged balsamic glaze.

Classic Antipasto Salad – Romaine, radicchio, salami, mozzarella, roasted red peppers, olives.

ENTRÉES

Shrimp Scampi – Jumbo shrimp sautéed in garlic, white wine, and lemon butter over linguine.

Chicken Marsala with Garlic Linguine – Pan-seared chicken with mushrooms in Marsala wine reduction over garlic linguine.

Chicken Parmigiana – Hand-breaded chicken topped with marinara and melted mozzarella.

Chicken Florentine – Chicken with sautéed spinach in parmesan cream sauce, roasted potatoes, and asparagus.

Baked Rigatoni with Italian Sausage – Rigatoni baked with sausage, marinara, ricotta, and mozzarella.

Grilled Ribeye with Garlic Mashed Potatoes – Char-grilled ribeye with herb butter, garlic mashed potatoes, and seasonal vegetables.

8. Conclusion

QD Venue 2 will serve as both a premier dining destination and a responsible, flexible event venue for the community. With a strong operational plan, adherence to City guidelines, and a commitment to high-quality service, the establishment will effectively balance daily restaurant functions with incidental banquet use.



July 22, 2025

Tran Ha
QD Venue
13018 Harbor Blvd
Garden Grove, CA 92843

**Re: Shared Parking Study – “QD Venue 2” Banquet Facility
13018 Harbor Blvd, Garden Grove**

Dear Tran,

Per your request, we have conducted a parking study for the proposed banquet facility. This letter presents our methodology, finding, and recommendation in regards to the sufficiency of parking.

PROJECT INFORMATION

QD2 Banquet is a proposed banquet facility of 5,845 square feet situated at 13018 Harbor Boulevard in the City of Garden Grove. The subject unit is located within the Garden Grove Center, replacing the former use of a restaurant named “Blazin Shabu Shabu”. The proposed office hours are Monday through Friday from 10 AM to 5 PM. Banquet activities are by reservation only from 5 PM to 2 AM on any day of the week.

Parking in Garden Grove Center is shared by all tenants and patrons. The site provides 578 parking spaces. Site plan is shown in **Exhibit 1**.

The project provides two floor layout plans: Floor Plan “A” consists of a portable stage of 120 square feet, a dance floor of 225 square feet, and 4,195 square feet of seating and service area, including reception area, seating lounge, and hallway as shown in **Exhibit 2**; Floor Plan “B” consists of 4,540 square feet of seating and service area, including reception area, seating lounges, and hallway with no stage and dance floor, as shown in **Exhibit 3**.

PARKING CALCULATION

Parking calculation for the proposed multi-purpose banquet facilities is based on the parking requirement for “Restaurant, Eating, Drinking Establishments, Cafes, Coffeehouses, Bars- With Entertainment” according to the Municipal Code of the City of Garden Grove. The proposed banquet facility is required to provide 78 spaces based on the more intensive use of Floor Plan “A”. Parking calculations for both floor plans are shown in **Table 1**.

Table 1. Parking Calculation

Proposed Use	GFA	Parking Ratio	Required Parking
Banquet Facility – Floor Plan “A”	4,195 SF	1 per 100 SF of gross floor area (seating and service)	41.9
	120 SF	Plus 1 per 35 SF of entertainment area	3.4
	225 SF	Plus 1 per 7 SF of dance floor	32.1
	Total		78
Banquet Facility – Floor Plan “B”	4,540 SF	1 per 100 SF of gross floor area (seating and service)	45.4
	N/A	Plus 1 per 35 SF of entertainment area	-
	N/A	Plus 1 per 7 SF of dance floor	-
	Total		46

EXISTING TENANTS

Garden Grove Center is located at the southeast corner of Garden Grove Boulevard and Harbor Boulevard. A total of 578 parking spaces are provided and shared by all tenants and patrons. Existing tenants include Burlington Coat Factory, Davita Garden Grove Harbor Dialysis, Schools First Federal Credit Union, restaurants, dental office, and retail stores. The complete tenant list is shown in **Exhibit 2**.

Other than the subject unit, there is only one unit (Restaurant Thai Princess at 13036 Harbor Boulevard, 1,915 square feet) that is currently under renovation and not open for business at the time of this study. The vacancy reserve is 20 spaces based

on one space per 100 square feet for Restaurant Thai Princess. The overall parking demand is 654 spaces based on the city’s code requirement for all existing and perspective uses. There is a parking deficit of 76 spaces, equivalent to 11.6% of the parking capacity (578 spaces). This is within the maximum 25% reduction allowed by the zoning code (§ 9.16.040.180.B.3).

PARKING SURVEY

The study conducted field observations of actual parking conditions at the subject shopping center in order to verify existing parking usages. Parked vehicles were counted hourly from 5 PM to 10 PM on Thursday, June 5, 2025 and Saturday, June 7, 2025. Complete survey data can be found in **Appendix A**.

EMPIRICAL PARKING SURPLUS

Parking surplus based on the existing tenant parking, project demand, and vacancy reserve are shown in **Table 2**.

Table 2. Parking Surplus

Time	Project Demand	Observed Parking (Existing Tenants)	Princess Thai Restaurant (Vacancy)	Total Demand	Total Demand plus 10% Contingency	Parking Capacity	Parking Surplus
Thursday, June 5, 2025							
5:00 PM	78	146	20	244	269¹	578	309
6:00 PM	78	98	20	196	216	578	362
7:00 PM	78	98	20	196	216	578	362
8:00 PM	78	95	20	193	213	578	365
9:00 PM	78	84	20	182	201	578	377
10:00 PM	78	58	20	156	172	578	406
Saturday, June 7, 2025							
5:00 PM	78	107	20	205	226	578	352
6:00 PM	78	93	20	191	211	578	367
7:00 PM	78	97	20	195	215	578	363
8:00 PM	78	97	20	195	215	578	363
9:00 PM	78	60	20	158	174	578	404
10:00 PM	78	59	20	157	173	578	405

¹ The peak parking demand occurred at 5 PM on Thursday with a projected total demand of 269 spaces and parking surplus of 309 spaces. Parking demand includes 10% contingency per city requirements.

Observed parking demand generally decreases quickly after 8 PM and the observation concluded at 10 PM as eight out of twelve businesses are closing at 10 PM or earlier. Our observations found that peak parking demand took place at 5 PM Thursday when 146 parking spaces were used in the shopping center.


With consideration of project demand, vacancy reserve, and additional 10% contingency, the combined peak parking demand is 269 spaces, equivalent to 47% occupancy of the parking capacity (578 spaces). The subject shopping center is expected to have a parking surplus of 309 spaces.

SUMMARY

This study recommends a parking management plan requiring that all banquet events to be held only after 5 PM to align with the business description and the observed parking counts. With the implementation of this parking management plan, parking demand of the proposed banquet facility can be sufficiently accommodated in the shopping center. No parking overflow onto adjacent streets or neighborhood is anticipated.

Regards,

K2 Traffic Engineering, Inc.

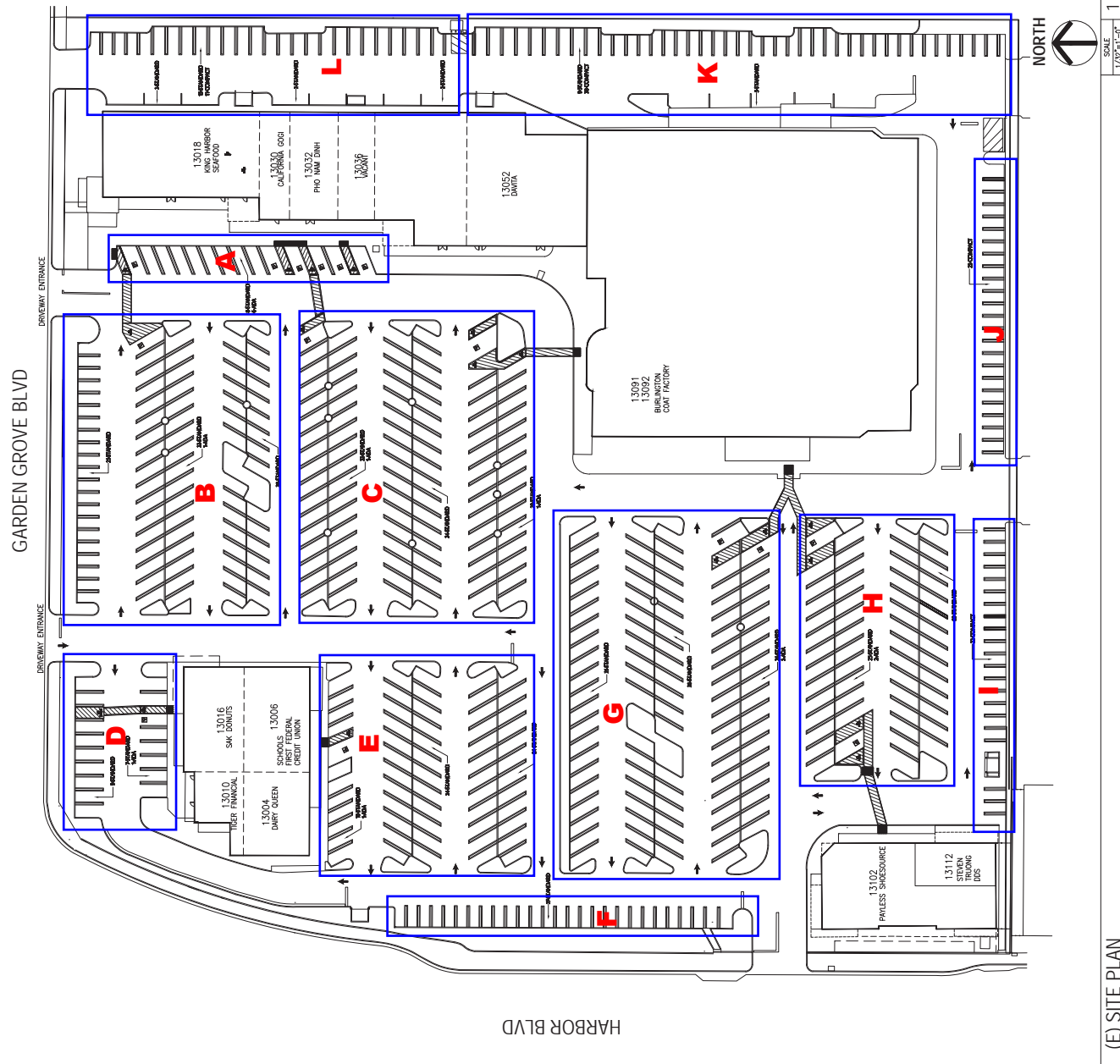

Jende "Kay" Hsu, T.E.
California Licensed TR2285



#	Date	Description

EXISTING PARKING COUNT

DESCRIPTION	QTY.
STANDARD	470
COMPACT	93
ADA	15
TOTAL	578



SCALE: 1/8"=1'-0"

(E) SITE PLAN

EXHIBIT 1. SITE PLAN

C:\Users\User\Desktop\VN Group\Arch\The Arch_MEP\2024\2024-252 00 Venue\Parking\Site Plan.dwg Jul 15, 2025 3:37 pm

Exhibit 2. Tenant List

P6371 Garden Grove QD Venue 2 Parking Study
13004 - 13092 Harbor Blvd, Garden Grove

Address	Name of Business	Square Footage	Use	Parking Ratio* (1 space per)	Parking Demand	Business Hours
13004	Dairy Queen	1,500 SF	Retail	100 SF	15.0	Daily: 10:30a - 10:30p
13006	Schools First Federal Credit Union	4,810 SF	Bank	150 SF	32.1	Mon-Fri: 9a - 5p, Fri: 9a - 6p, Sat: 9a - 2p
13010	Speedy Cash	1,160 SF	Retail	200 SF	5.8	Mon-Fri: 9a - 7p, Sat: 10a - 4p
13016	Sak Donuts	1,050 SF	Retail	200 SF	5.3	24 hr/7 days
13018	(Proposed) QD Venue 2	5,845 SF	Banquet Hall	**	78.0	Daily: 5p - 2a
13030	California Gogi	1,500 SF	Retail	200 SF	7.5	Private Kitchen, Not Open to Public
13032	Pho Nam Dinh	2,250 SF	Restaurant	100 SF	22.5	Daily: 10a - 10p
13102	AT&T Store	3,962 SF	Retail	200 SF	19.8	Mon-Sat: 10a - 8p, Sun: 10a - 7p
13112	Harbor Smile Dental & Orthodontics	2,009 SF	Dental Office	170 SF	11.8	Mon-Fri: 10a - 6p; Sat, Sun by Appointment
13036	Thai Princess	1,915 SF	Restaurant	100 SF	19.2	Under Renovation
13052	Davita Garden Grove Harbor Dialysis	10,941 SF	Medical Office	170 SF	64.4	Mon-Sat: 4:40a - 6p
13092	Burlington Coat Factory	83,731 SF	Retail (40k-100k)	225 SF	372.1	Mon-Sat: 8a - 12a, Sun: 8a - 11p
	TOTAL	120,673 SF			654	

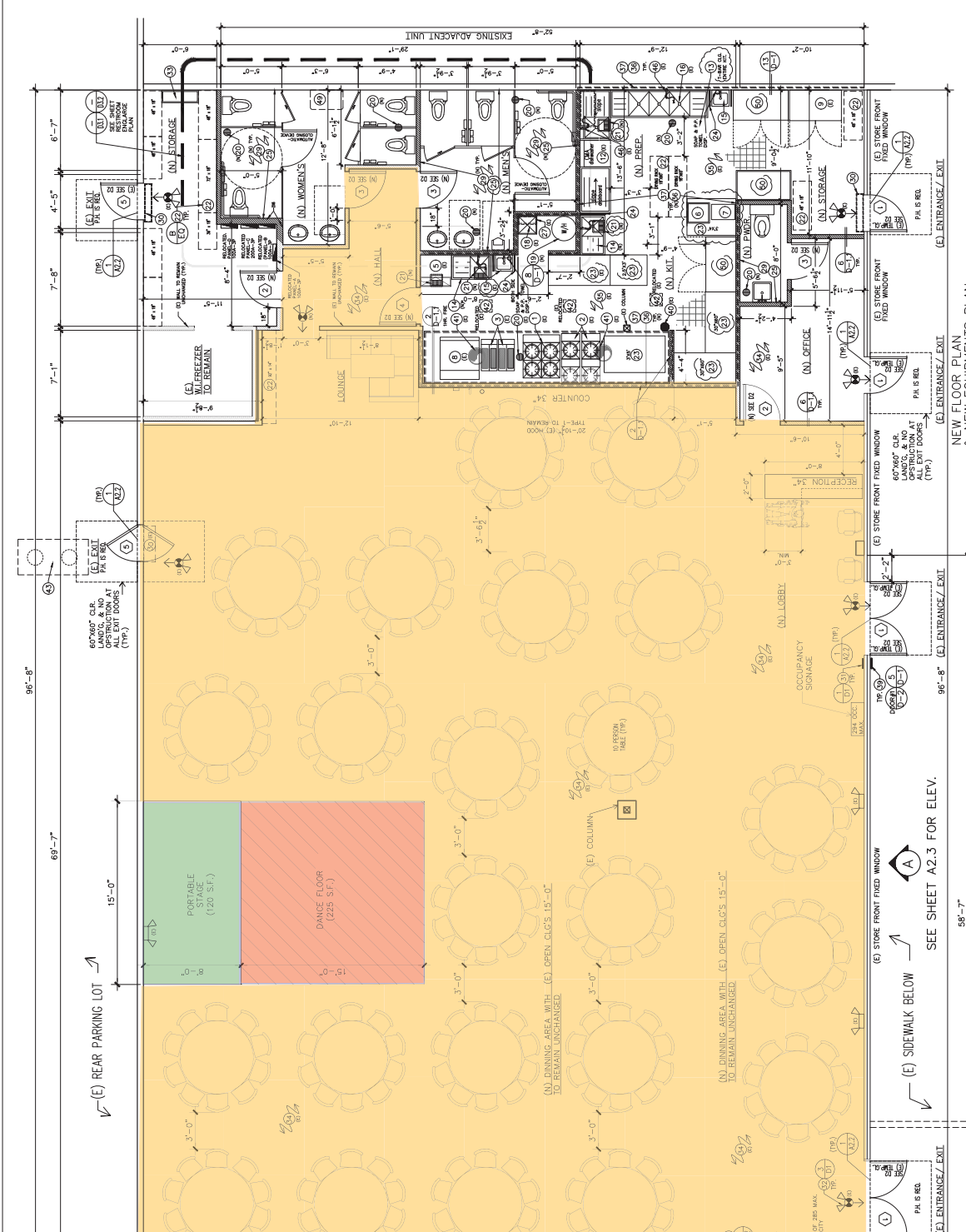
* GGMC § 9.18.140.030

** 1 space per 100 SF of seating and service, plus 1 per 35 SF of entertainment area, plus 1 per 7 SF of dance floor. See Table 1

OCCUPANCY LOAD

AREA / ROOM ID	OCCUPANCY GROUP	FLOOR AREA (SQ.FT.)	LOAD FACTOR	OCCL. LOAD
DINING AREA	A-2	3893	15	285
KITCHEN	B	324	15	49
DANCE FLOOR	A-2	451	200	2
KITCHEN/PREP AREA	B	175	100	2
OFFICE	B	300	100	3
WOMEN'S RESTROOM	B	300	100	3
RESTROOM	B	252	100	3
HALLWAY	B	252	100	3
TOTAL OCCUPANT LOAD				5880

NUMBER OF EXITS PROVIDED:
3



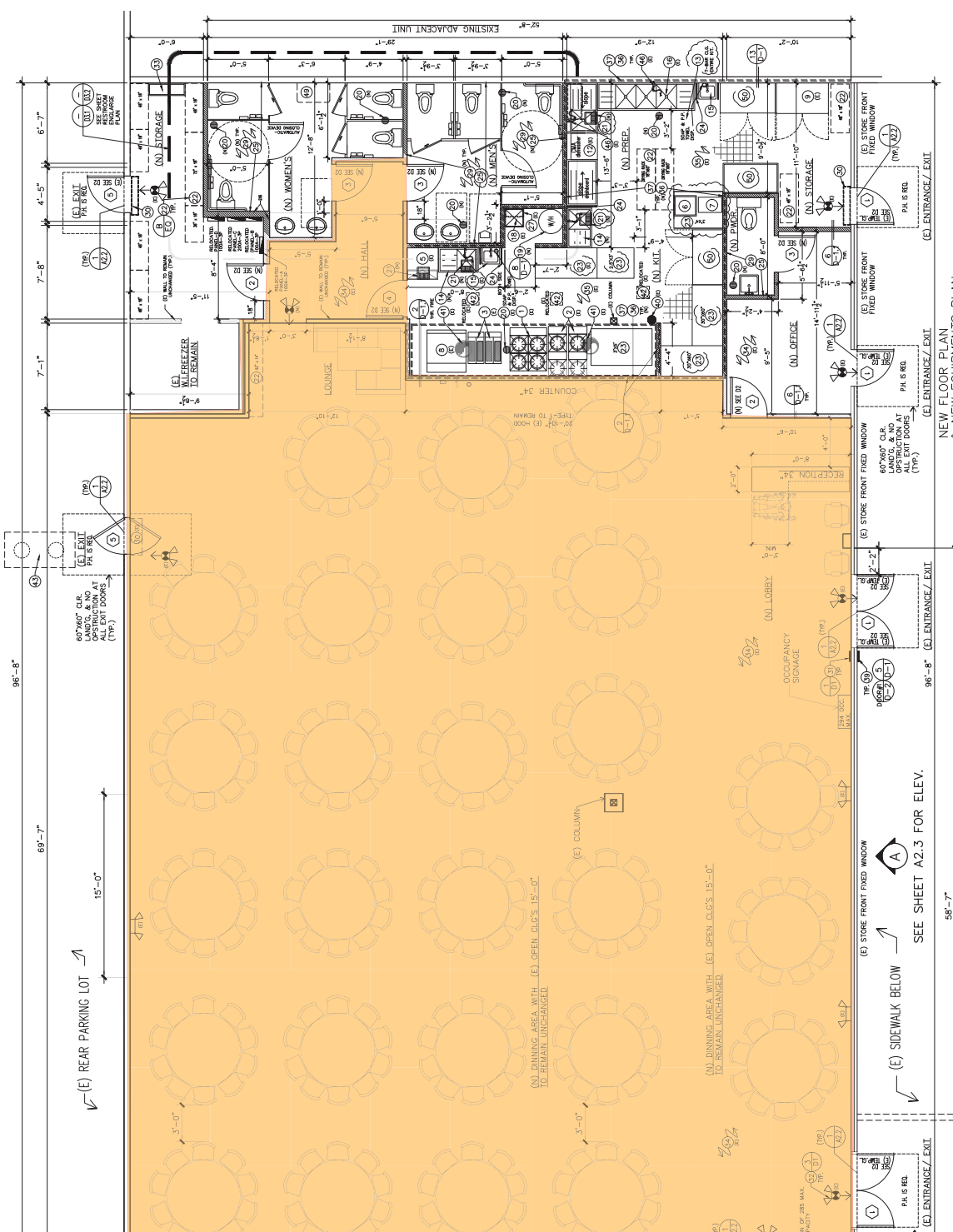
NEW FLOOR PLAN & NEW EQUIPMENTS PLAN
SEE SHEET D2. D3.3 FOR DOOR SCHEDULE & ADA. REC.
SEE SHEET A2.2 FOR EQUIPMENTS SCHEDULE & A2.3 FOR BUILDING ELEVATION & KIT HOOD ELEVATION

- NOTES:**
- ALL NEW AND REPLACEMENT FOOD-RELATED OR UTENSIL-RELATED EQUIPMENT SHALL BE CERTIFIED OR CLASSIFIED FOR SANITATION BY AN NSF INTERNATIONAL CERTIFIED PROGRAM INCLUDE NSF, UL, INTERTEK ETL, CSA.
 - ALL NEW AND REPLACEMENT ELECTRICAL APPLIANCES SHALL MEET APPLICABLE UNDERWRITERS LABORATORIES (UL) STANDARDS FOR CERTIFICATION PROGRAM.
 - ALL FLOOR SINKS MUST BE AT LEAST HALF-EXPOSED UNDER THE CURB MOUNTED EQUIPMENT OR BE IN LINE WITH THE FRONT FACE OF THE CURB MOUNTED EQUIPMENT. ALL SINKS WITHIN 15 FEET OF THE CONDENSATE PRODUCING EQUIPMENT.
 - ALL EQUIPMENT WHICH GENERATES CONDENSATE OR SIMILAR LIQUID MUST BE DISPOSED INTO A FLOOR SINK FLOOR BRANS. NOT TO BE USED IN LIEU OF FLOOR SINKS.
 - ALL HAND SINKS MUST BE CONTINUOUSLY LOCATED, EASILY ACCESSIBLE AND OPERABLE. ALL HAND SINKS MUST BE PROVIDED WITH FOOD PREPARATION AND FOOD HANDLING AREAS. PROVIDE AN APPROVED, SEPARATE, DISHWASHING AREA WITHIN THE BREAKAGE DISPENSING AREA, THE COOK'S LINE, AND THE DISHWASHING AREA. THE MINIMUM REQUIRED SIZE IS 8'X8'X5" DEEP WITH 3" HIGH INTEGRAL BRICK SPURTS.
 - ALL EQUIPMENT INCLUDING SINKS WHICH MUST BE CONTINUOUSLY COVERED SHALL BE CONTINUOUSLY COVERED WITH A CONTINUOUSLY COVERED BASE OR CONCRETE CURB.
 - HANDWASHING FACILITIES SHALL BE SUFFICIENT IN NUMBER AND ACCESSIBLE TO ALL TIMES FOR USE. ALL HANDWASHING FACILITIES SHALL BE PROVIDED WITH SINGLE-USE SANITARY DISPENSERS AT ALL HANDWASHING FACILITIES. ALL HANDWASHING FACILITIES SHALL BE PROVIDED WITH A MINIMUM VALVE SUPPLIED THROUGH A MINING VALVE. ALL HANDWASHING FACILITIES SHALL BE PROVIDED WITH A MINIMUM VALVE SUPPLIED THROUGH A MINING VALVE. ALL HANDWASHING FACILITIES SHALL BE PROVIDED WITH A MINIMUM VALVE SUPPLIED THROUGH A MINING VALVE.
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 - ALL HANDWASHING FACILITIES SHALL BE PROVIDED WITH A MINIMUM VALVE SUPPLIED THROUGH A MINING VALVE.

OCCUPANCY LOAD

AREA / ROOM ID	OCCUPANCY GROUP	FLOOR AREA (SQ. FT.)	LOAD FACTOR	OCCUP. LOAD
DINING AREA	A-2	4288	35	286
KITCHEN/REP AREA	B	1251	200	250
WOMEN'S RESTROOM	B	310	100	30
STORAGE, W.I.L. FREEZER	B	351	300	1
HALLWAY	B	252	300	250
TOTAL OCCUPANCY LOAD				5885

NUMBER OF EXITS REQUIRED:
 (SEPARATE NON-PUBLIC KITCHEN EXIT ALSO PROVIDED)



NEW FLOOR PLAN & NEW EQUIPMENTS PLAN

NEW BANQUET FLOOR PLAN & EQUIPMENTS SCHEDULE

A-2.1B

SEE SHEET A2.3 FOR ELEV.

SEE SHEET D2. D3.3 FOR DOOR SCHEDULE & ADA. REQ.

ALSO SEE SHEETS A2.2 FOR EQUIPMENTS SCHEDULE & A2.3 FOR BUILDING ELEVATION & KIT- HOOD ELEVATION

NOTES:

ALL NEW AND REPLACEMENT FOOD-RELATED OR UTENSIL-RELATED EQUIPMENT SHALL BE CERTIFIED OR CLASSIFIED FOR SANITATION BY AN APPROVED TESTING AGENCY. ALL NEW AND REPLACEMENT ELECTRICAL APPLIANCES SHALL MEET APPLICABLE UNDERWRITERS LABORATORIES (UL) STANDARDS FOR CERTIFICATION PROGRAM.

ALL FLOOR SINKS MUST BE AT LEAST HALF-EXPOSED UNDER THE CURB MOUNTED EQUIPMENT OR BE IN LINE WITH THE FRONT FACE OF THE CURB. ALL SINKS MUST BE AT LEAST 18" FROM THE FRONT FACE OF THE CURB. ALL SINKS MUST BE AT LEAST 18" FROM THE FRONT FACE OF THE CURB. ALL SINKS MUST BE AT LEAST 18" FROM THE FRONT FACE OF THE CURB.

ALL HANDWASHING FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES FOR USE BY INDIVIDUALS WITH PHYSICAL, VISUAL, AND HEARING IMPAIRMENTS. ALL HANDWASHING FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES FOR USE BY INDIVIDUALS WITH PHYSICAL, VISUAL, AND HEARING IMPAIRMENTS.

ALL HANDWASHING FACILITIES SHALL BE ACCESSIBLE AT ALL TIMES FOR USE BY INDIVIDUALS WITH PHYSICAL, VISUAL, AND HEARING IMPAIRMENTS.

EXHIBIT 4. FLOOR PLAN "B"

APPENDIX A. PARKING SURVEY

P6731 Garden Grove QD Venue 2 Parking Study
 13018 Garden Grove Blvd, Garden Grove

Day Thursday
 Date 6/5/2025
 By Danny C.

Area	A	B	C	D	E	F	G	H	I	J	K	L	Total
ADA	6	2	2	1	1	0	2	2	0	0	0	0	16
Compact	0	0	0	0	0	26	0	0	22	0	38	11	97
Standard	8	84	96	16	58	0	95	54	0	23	9	23	466
TOTAL	14	86	98	17	59	26	97	56	22	23	47	34	579
5:00 PM	4	16	30	6	12	0	26	32	8	9	3	0	146 *
5:30 PM	4	13	26	4	9	0	25	28	6	7	1	0	123
6:00 PM	1	14	8	1	5	0	24	31	3	8	3	0	98
6:30 PM	0	13	5	3	5	0	29	28	3	8	2	0	96
7:00 PM	0	14	4	0	7	0	27	35	3	8	0	0	98
7:30 PM	1	15	6	0	15	0	30	34	3	8	0	0	112
8:00 PM	1	8	3	0	6	0	29	38	2	8	0	0	95
8:30 PM	2	5	5	0	17	0	31	31	2	10	0	0	103
9:00 PM	4	9	7	3	10	0	28	18	1	4	0	0	84
9:30 PM	2	6	6	4	13	0	20	13	0	4	0	0	68
10:00 PM	3	7	4	3	12	0	15	11	0	3	0	0	58

* Peak Usage at 5:00 PM

MAX = 146

APPENDIX A. PARKING SURVEY

P6731 Garden Grove QD Venue 2 Parking Study
 13018 Garden Grove Blvd, Garden Grove

Day Saturday
 Date 6/7/2025
 By Danny C.

Area	A	B	C	D	E	F	G	H	I	J	K	L	Total
ADA	6	2	2	1	1	0	2	2	0	0	0	0	16
Compact	0	0	0	0	0	26	0	0	22	0	38	11	97
Standard	8	84	96	16	58	0	95	54	0	23	9	23	466
TOTAL	14	86	98	17	59	26	97	56	22	23	47	34	579
5:00 PM	1	12	9	0	8	0	44	22	3	7	0	1	107 *
5:30 PM	0	10	10	0	9	0	40	22	2	4	0	1	98
6:00 PM	1	10	12	1	10	1	25	24	2	6	0	1	93
6:30 PM	0	5	5	1	13	1	31	27	3	6	0	0	92
7:00 PM	1	5	4	1	12	0	40	27	4	3	0	0	97
7:30 PM	1	5	7	2	7	0	42	28	3	7	0	0	102
8:00 PM	2	7	5	1	13	0	35	25	1	8	0	0	97
8:30 PM	1	8	6	1	6	0	24	12	2	7	0	0	67
9:00 PM	2	6	3	2	10	0	17	15	2	3	0	0	60
9:30 PM	0	5	4	3	14	0	21	13	1	2	0	0	63
10:00 PM	0	4	1	2	11	1	21	14	2	3	0	0	59 *
* Peak Usage at 5:00 PM												MAX =	107

RESOLUTION NO. 6132-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING CONDITIONAL USE PERMIT NO. CUP-281-2026 TO ALLOW BANQUETS WITH LIVE ENTERTAINMENT AS AN INCIDENTAL USE FOR AN EXISTING RESTAURANT, AND TO OPERATE THE RESTAURANT WITH A NEW ORIGINAL ALCOHOLIC BEVERAGE CONTROL (ABC) TYPE "47" (ON-SALE GENERAL – EATING PLACE) LICENSE, AND REVOKING CONDITIONAL USE PERMIT NO. CUP-329-11, FOR A PROPERTY LOCATED ON THE SOUTHEAST CORNER OF GARDEN GROVE BOULEVARD AND HARBOR BOULEVARD, AT 13018 HARBOR BOULEVARD, ASSESSOR’S PARCEL NOS. 101-621-13, 101-621-15, 101-621-16, AND 101-621-21.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on April 16, 2026, hereby approves Conditional Use Permit No. CUP-281-2026 and revokes Conditional Use Permit No. CUP-329-11 for a property located on the southeast corner of Garden Grove Boulevard and Harbor Boulevard, at 13018 Harbor Boulevard, Assessor’s Parcel Nos. 133-091-03, 101-621-15, 101-621-16, and 101-621-21, and hereby determines that public convenience or necessity would be served by issuance of an Alcoholic Beverage Control (ABC) Type “47” (On-Sale General – Eating Place) License at this location.

BE IT FURTHER RESOLVED in the matter of Conditional Use Permit No. CUP-281-2026, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Thomson Dang, with authorization from the property owner, Pelican Investments #888, Inc.
2. The applicant is requesting approval of a Conditional Use Permit to allow banquets with live entertainment and dancing as an incidental use to an existing full-service restaurant, and to operate the restaurant with a new original Alcoholic Beverage Control (ABC) Type "47" (On-Sale General – Eating Place) License. Also, a recommendation that the Planning Commission revoke Conditional Use Permit No. CUP-329-11, which previously governed the tenant space.
3. The Planning Commission hereby determines that the proposed project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines (14 Cal. Code Regs., Section 15301).
4. The property has a General Plan Land Use designation of IW (International West Mixed Use), and is zoned HCSP-DC (Harbor Corridor Specific Plan - District Commercial). The site is currently improved with an approximately 8.2-acre integrated shopping center spanning four (4) parcels.
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 the City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on April 16, 2026, 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 on April 16, 2026.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030 are as follows:

FACTS:

The project site is comprised of an approximately 8.2-acre integrated shopping center spanning four (4) parcels on the southeast corner of Harbor Boulevard and Garden Grove Boulevard, just south of the Grove District. The subject site has a General Plan Land Use designation of International West Mixed Use (IW) and is zoned Harbor Corridor Specific Plan - District Commercial (HCSP-DC). The property abuts Single-Family Residential (R-1) and Harbor Corridor Specific Plan – Office Professional (HCSP-OP) zoned properties to the east, Harbor Corridor Specific Plan – Transition Zone South (HCSP-TS) zoned properties to the south, and HCSP-DC zoned properties to the north, across Garden Grove Boulevard, and west, across Harbor Boulevard.

The specific tenant space under application is an approximately 5,845 square-foot tenant space with frontage toward Garden Grove Boulevard to the north, and the parking lot to the west. The commercial center was approved in 1981 under Site Plan No. SP-114-81. The subject space has a history of being used as a restaurant, dating to 1982, when the building was first constructed.

In 2025, building permits were issued and finalized for tenant improvements to remodel the subject tenant space. On February 11, 2026, the subject restaurant, QD Venue 2, received business license approval to operate as a full-service restaurant.

The applicant is requesting a Conditional Use Permit to operate an existing restaurant with a new original ABC Type "47" (On-Sale General – Eating Place) License, and with incidental banquets including live entertainment and dancing at the subject site. The HCSP-DC zone, as authorized by Amendment No. A-140-08, requires a Conditional Use Permit for banquet facilities with live entertainment and dancing as an incidental use to a full-service restaurant. Conditional Use Permit No. CUP-329-11 would also be revoked. This Conditional Use Permit was previously approved on August 25, 2011, and allowed a prior restaurant to operate with incidental banquet uses and an ABC Type "41" (On-Sale Beer & Wine – Eating Place) License.

There would be no modifications to the overall footprint of the existing, approximately 5,845 square-foot tenant space as a part of this request. Included in the proposed floor plan is a lobby/reception, an open dining room, a kitchen, restrooms, a rental/management office, and ancillary storage. Dependent on the type of event

within the space, there would be an option of installing a temporary dance floor and a temporary stage. The floor plan with the dance floor and stage would accommodate a maximum of approximately 230 seats, and approximately 260 seats without the dance floor.

The proposed use would primarily operate as a bona-fide eating establishment, with incidental sales of alcohol. The restaurant would operate between the hours of 10:00 a.m. to 10:00 p.m. seven (7) days a week. The restaurant is required to remain open with regular business hours during weekends when there are no banquet events scheduled. Banquet events would be held on weekends (Friday, Saturday, and/or Sunday), between 5:00 p.m. and 12:00 a.m. (midnight). The restaurant would remain closed on weekend dates when banquet events are scheduled.

The applicant has stated that the restaurant would not operate as a nightclub, or any other form of club or concert venue. Managerial would be provided for every banquet event. The restaurant would include at least one (1) security officer on the premises for any event. For larger events that have over one hundred (100) patrons, additional security officers would be provided per every one-hundred (100) patrons. Valet and parking attendant staff would be optional for events, as requested by the event client(s).

Including the proposed use, the existing shopping center would require 654 parking spaces. The property currently provides 578 parking spaces, a seventy-six (76) parking space (11.6%) deficiency. The applicant hired a licensed traffic engineering firm, to conduct a parking demand study and parking management plan for the shopping center.

Based on the current observed parking demand, the proposed use, and a 10% contingency, the peak demand for the center would be on weekdays at 5:00 p.m., when approximately 269 spaces or 47% of the parking spaces would be occupied. At this peak demand, a surplus of 309 unoccupied spaces would remain. On weekends, the anticipated peak parking demand would be 226 spaces or 39.0% of the site, leaving a surplus of 352 unoccupied spaces.

The subject property is located in a high-crime district, and in an area with an under-concentration of "On-Sale" ABC Licenses. A summary of the district is as follows:

- The subject site is located in Crime Reporting District No. 145.
- The crime count for the District is 151.
- Average crime count per district in the City is 69.
- A District is considered high when it exceeds the citywide average by 20%.
- The subject District has a crime count of 118% above the citywide average; therefore, it is considered a low-crime area.
- The subject site is located in Alcoholic Beverage Control Census Report District No. 891.016.
- ABC Census Reporting District No. 891.016 allows for nine (9) on-sale licenses within the District. Currently, there are three (3) on-sale licenses in the

District. The approval of this CUP would add a new ABC Type "47" (On-Sale General – Eating Place) License. The approval of this Conditional Use Permit would increase the number of on-sale ABC Licenses in District 891.016 by one (1), and the total number of on-sale licenses in the District would be four (4).

A finding for public convenience or necessity is required for this request because the restaurant is located in a district with a high-crime rate.

PUBLIC CONVENIENCE OR NECESSITY:

A finding for public convenience or necessity would have to be made in order to approve an establishment that is requesting a new original Alcoholic Beverage Control license that is located within a district with a high crime rate and/or in an area with an over-concentration of ABC licenses. California Business and Professions Code Section 23817.5 prohibits the ABC from issuing new alcoholic licenses in areas of over-concentration. Business and Professions Code Section 23958 states:

The department further shall deny an application for a license if issuance of that license would tend to create a law enforcement problem, or if issuance would result in or add to an undue concentration of licenses, except as provided in Section 23958.4.

Business and Professions Code Section 23958.4 provides the following exception:

(b) Notwithstanding Section 23958, the department may issue a license as follows:

(2) With respect to any other license, if the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within ninety (90) days of notification of a completed application that public convenience or necessity would be served by the issuance. The 90-day period shall commence upon receipt by the local governing body of (A) notification by the department of an application for licensure, or (B) a completed application according to local requirements, if any, whichever is later.

Although the subject site is located in an area considered to be in a high-crime district, a finding for public convenience or necessity is warranted given the potential community benefit through the operation of the restaurant with an ABC Type "47" (On-Sale General – Eating Place) License. The addition of the new ABC Type "47" License would provide and maintain an amenity that enhances the customer dining experience and maintains the intent of being a business serving the local community. The use would not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. Provided the Conditions of Approval are adhered to for the life of the project, the use would be harmonious with the persons who work and live in the area.

Furthermore, the establishment would provide an assortment of foods normally offered in restaurants, and the kitchen would be open and preparing food during all hours that the establishment is open. At all times the establishment is open, the sale of alcohol would be incidental to the sale of food; and the quarterly gross sales of alcoholic beverages shall not exceed 35% of the total gross sale of food during the same period.

The Community Development Department and the Police Department have reviewed the request and are supporting the proposal. All standard conditions of approval for a restaurant that operates with an ABC Type "47" License, and that also operates with an incidental banquet facility with live entertainment, will apply.

FINDINGS AND REASONS:

Conditional Use Permit

1. The proposed use will be consistent with the City's adopted General Plan.

The subject site has a General Plan Land Use Designation of IW (International West Mixed Use), and is zoned HCSP-DC (Harbor Corridor Specific Plan – District Commercial). The IW designation is intended to provide for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential that are appropriate for a major entertainment and tourism destination. The HCSP-DC zone is intended as an area of Citywide significance for the retail commercial sales of a selected variety of products and provision of consumer services. The proposed use would meet the intent of the IW General Plan Land Use Designation and HCSP-DC zone. Further, the proposed Project is consistent with several General Plan Goals, Policies, and Implementation Programs, including specifically:

Policy LU-1.4 Encourage a wide variety of retail and commercial services, such as restaurants and cultural arts/entertainment, in appropriate locations.

The subject restaurant is located on the southeast corner of Garden Grove Boulevard and Harbor Boulevard, within a commercial plaza that consists of retail, restaurant, and other commercial services. The subject request would allow for incidental banquet events with live entertainment on weekends, and an ABC license to serve alcohol at the restaurant. The banquet events and the ABC License would be an additional amenity to the restaurant that would enhance the customer dining experience, and maintain the intent of being a business serving the local community.

Goal LU-4 Uses compatible with one another.

The location of the restaurant is within an existing multi-tenant shopping center. The subject request would allow for incidental banquet events with live entertainment on weekends, and an ABC license to serve alcohol at an existing restaurant. Sales of alcohol and weekend banquet events would be

compatible with the existing restaurant, and other commercial uses in the shopping center. Provided the Conditions of Approval are adhered to for the life of the project, the use would be compatible with other commercial uses, and would be harmonious with the persons who work and live in the area.

Goal LU-5 Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.

Restaurant uses, who offer a variety of different cuisines and services, can enhance the vitality of the City's commercial centers. The proposed Conditional Use Permit would allow for incidental weekend banquet events, and the service of alcohol at an existing restaurant. Family-friendly banquet events, such as weddings, birthdays are to be held on weekends only, and are intended to serve the community's need for event space. The service of alcohol is intended to enhance the customer experience at the restaurant. Collectively, the restaurant could enhance the community by providing another unique dining opportunity.

Policy LU-6.2 Encourage a mix of retail and commercial services along the major corridors and in centers to meet the community's needs.

The subject request would allow for incidental banquet events with live entertainment on weekends, and an ABC license to sell alcohol at an existing restaurant. The proposed incidental banquets, and alcohol service would add additional amenities to an existing restaurant that enhances the customer experience. The subject request maintains the intent of being a business serving the local community, while also contributing to the mix of retail and commercial services along a major commercial corridor. In addition to the existing restaurant, the surrounding area features a wide variety of existing commercial uses, including, but not limited to: banks, a supermarket, restaurants, retail, and medical, and professional offices. With the subject request, the proposed use would further enhance the variety of uses in the area. By providing a vast variety of commercial uses, the commercial destination at the intersection of Harbor Boulevard and Garden Grove Boulevard could become more resilient to any future demands.

Goal ED-2 The City must attract new businesses, while supporting and assisting those already located within Garden Grove.

The existing restaurant received a business license earlier in 2026. The subject request for incidental weekend banquet events with live entertainment, and the ABC License to serve alcohol, which would provide additional amenities to the existing restaurant. Should the Conditional Use Permit be approved, the City would be providing the business resources needed to be successful.

SAF-IMP-2C - Involve law enforcement agencies in the design and planning phases of ABC licensed establishments to reduce design elements that conceal or encourage criminal activity.

The Garden Grove Police Department has reviewed all relevant data pertaining to the proposed Conditional Use Permit. The intent of their review is to reduce the number of alcohol-related crimes, and promote the safe operation of the restaurant, including during banquet events with live entertainment. The Police Department has proposed conditions of approval to help ensure the safe operation of the proposed use. So long as the Conditions of Approval are adhered to, the Police Department is supportive of the Conditional Use Permit request.

2. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or unreasonably interfere with the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare.

The use would not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, as the banquet events, and the sale of alcohol would be ancillary to the restaurant use. The banquet events and the sale of alcohol would be subject to the recommended conditions of approval.

The restaurant would operate from 10:00 a.m. to 10:00 p.m., seven (7) days a week, which are standard hours for restaurants. Banquets would occur on Fridays, Saturdays, and Sundays from 5:00 p.m. to 12:00 a.m., and the live entertainment would only be in conjunction with the banquet event. Food would be required to be served during all restaurant and banquet hours, and the sale of alcohol would be required to remain incidental to the sale of food. The conditions of approval would also require all members of the business staff to have completed the LEAD training (Licensee Education on Alcohol and Drugs) through Alcoholic Beverage Control (ABC), or an ABC-approved "Responsible Beverage Service (RBS) Training" program.

Given that the request is an ancillary service provided at an existing restaurant, and the primary use would not change, there would not be any interference with the use, enjoyment or valuation of the property of other persons located within the vicinity of the site. The conditions of approval would minimize potential impacts to the surrounding area. So long as the Conditions of Approval are adhered to, the use would not adversely affect the health, peace, comfort or welfare of persons residing or working nearby.

3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required, in order to integrate such use with the uses in the surrounding area.

All site improvements are existing. No interior or exterior changes are proposed to the restaurant. Similarly, there are no proposed changes to the

existing commercial center parking lot, landscaping, or other site improvements. The site, with the existing site improvements, would be of adequate size to accommodate the proposed use within the surrounding area.

4. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such as to be generated, and by other public or private service facilities as required.

The subject site is located on the southeast corner of Garden Grove Boulevard and Garden Grove Boulevard, which are fully developed streets that provide adequate traffic circulation and driveway access to parking areas. The site is sufficiently served by the public service facilities required, such as public utilities: gas, electric, water, and sewer facilities. The request involves the incidental banquet use and approval of a new ABC license for a restaurant. No changes are proposed to the design of the restaurant. Therefore, the site would continue to be adequately served by all existing public utilities, highways, and streets.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference the facts and findings set forth in the staff report and in Resolution No. 6132-26.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Conditional Use Permit No. CUP-281-2026 does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.D.4 (Conditional Use Permit).
2. Conditional Use Permit No. CUP-281-2026 is approved. 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, attached as Exhibit "A," shall apply to Conditional Use Permit No. CUP-281-2026.
3. Conditional Use Permit No. CUP-329-11 is revoked.

EXHIBIT "A"

Conditional Use Permit No. CUP-281-2026

13018 Harbor Boulevard

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, within thirty (30) days of approval. This Conditional Use Permit runs with the land and is binding upon the property owner, his/her/its heirs, assigns, and successors in interest.
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, Thomson Dang, the current property owner, Pelican Investments #888, Inc., the future owner(s) and tenants(s) of the property, and each of their respective successors and assigns. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Except for minor modifications authorized to be approved by the Community Development Director pursuant to Condition No. 4, any changes of the Conditions of Approval require approval by the appropriate City hearing body.
3. Conditional Use Permit No. CUP-281-2026 only authorizes the operation of a 5,845 square-foot restaurant with an Alcoholic Beverage Control Type "47" (On-Sale General – Eating Place) License, and incidental banquet uses, as identified on the plans submitted by the applicant and made part of the record of the April 16, 2026, Planning Commission proceedings, subject to these Conditions of Approval. Approval of this Conditional Use Permit 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. The approved plans are an integral part of the decision approving this Conditional Use Permit. Minor modifications to the approved site plan, floor plan, and/or these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the approved floor plan, site plan, or Conditions of Approval that would result in the intensification of the project or create impacts that have not been previously addressed, and which are determined by the Community 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.

Police Department

6. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises at any time.
7. Restaurant hours of operation shall be permitted from 10:00 a.m. to 10:00 p.m., seven (7) days a week. Banquet events, including live entertainment, shall be permitted only on Fridays, Saturdays, and Sundays from 5:00 p.m. to 12:00 a.m. During weekend dates with banquet events, the restaurant may remain closed in anticipation of the banquet event to be held later that day. Prior to banquet events, restaurant staff may begin decoration and general preparation at 10:00 a.m. The restaurant shall remain open with regular business hours during weekends when there are no banquet events scheduled. The City of Garden Grove reserves the right to reduce hours of operation, by order of the Chief of the Police Department, in the event problems arise concerning the operation of this business.
8. There shall be no customers or patrons in or about the premises when the establishment is closed.
9. The applicant, at their own expense, shall provide no less than one (1) California-licensed, uniformed security guard for every banquet event. For every banquet event in excess of 100 patrons, the applicant shall provide one (1) additional uniformed security guard per every one hundred (100) patrons. In the event security problems occur, and at the request of the Police Department, the applicant shall provide additional uniformed security guard(s) on the premises during such hours as requested by the Police Department.
10. The restaurant shall provide security cameras within key public areas. The City of Garden Grove reserves the right to request surveillance video, by order of the Chief of the Police Department, in the event problems arise concerning the operation of this business.
11. The sale of alcoholic beverages for consumption off the premises is prohibited. Consumption of alcoholic beverages shall not occur anywhere outside of the establishment at any time.

12. The sale and/or service of alcohol shall cease thirty (30) minutes prior to the required closing time.
13. There shall be no enclosed booths on the premises at any time. Walls and/or partitions exceeding thirty-six (36) inches in height, which partially enclose or separate booths, shall be of a clear and transparent material. No item shall be placed in the area of the booths that would limit or decrease the visibility of the interior of the business from any location within the business.
14. The applicant shall maintain a level of lighting in the establishment sufficient to ensure that individuals inside the restaurant can be clearly seen and identified by an observer at all times. Low-level lighting that does not enable an observer to clearly see and identify individuals inside the restaurant is prohibited.
15. No payment (entrance fee/cover charge) shall be charged to gain access to the business at any time.
16. No "B-girl" or "hostess" activity (as defined in Penal Code Section 303) shall occur within the establishment at any time.
17. There shall be no special entertainers (i.e., Go-Go dancers) permitted to dance/perform in the business. There shall be no "flier parties" or special promotion events (promoter parties). "Under 18" or "Under 21" promotion parties are prohibited.
18. The business operator shall not permit "Taxi Dancing" or similar type of activity, to occur at the business wherein partners are provided for dancing or social purposes. Social purposes include, but are not limited to, the soliciting or accepting of any alcoholic beverages, money, or other forms of compensation, from any customers within the business.
19. No employee or agent shall be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the establishment, nor shall the business provide or permit, or make available either gratuitous or for compensation, male or female persons who act as escorts, companions, or guests of and for the customers.
20. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while in the business.

21. The business shall show proof to the Police Department that all members of the business staff have completed the LEAD training (Licensee Education on Alcohol and Drugs) through Alcoholic Beverage Control (ABC) or an ABC-approved "Responsible Beverage Service (RBS) Training" program.
22. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation of up to \$1,000 pursuant to Garden Grove Municipal Code Section 1.22.010 (a).

Water Services Division

23. If needed, any new water service installations two inches (0'-2") and smaller may be installed by the City of Garden Grove at the property owner's/developer's expense or by developer/owner's contractor per City Standards. Installations shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water series three inches (0'-3") and larger, shall be installed by developer/owner's contract per City Standards.
24. Water meters shall be located within the City right-of-way or within dedicated waterline easement. Fire services and large water services three inches (0'-3") and larger, shall be installed by contractor with a Class A or C-34 License, per City water standards and inspected by approved Public Works inspection.
25. If needed, a Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross-connection inspector shall be notified for inspection after the installation is completed. The owner shall have RPPD device tested once a year thereafter by a certified backflow device tester, and the test results to be submitted to the Public Works Department, Water Services Division. The property owner must open a water account upon installation of RPPD device.
26. It shall be the responsibility of the owner/developer to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.
27. If required, fire service shall have an above ground backflow device with a double-check valve assembly. The device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and

the results to be submitted to the Public Works Department, Water Services Division. The device shall be on private property, and is the responsibility of the property owner. The above-ground assembly shall be screened from public view as required by Garden Grove Municipal Code Section 9.12.040.10.G.

28. If applicable, commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license. Plumbing Plan for grease interceptor shall be routed to Environmental Services for review.
29. If needed, a properly-sized grease interceptor shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor shall be located outside of the building and accessible for routine maintenance. Owner shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.
30. Commercial food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Any existing units are to be removed.

Orange County Fire Authority

31. The applicant shall comply with all applicable Orange County Fire Authority (OCFA) requirements, including, but not limited to, the Fire Master Plan.

Community Development Department

32. Approval of this Conditional Use Permit will allow the restaurant to operate with an incidental banquet facility with live entertainment. Banquet events shall only be held on weekends (Friday, Saturday, and Sunday), between 5:00 p.m. and 12:00 a.m. (midnight). The restaurant shall remain open with regular business hours during weekdays, and weekends when there are no banquets scheduled. There shall be no additional changes in the design of the floor plan without the approval of the Community Development Department, Planning Services Division. Any additional changes in the approved floor plan, which has the effect of expanding or intensifying the present use, shall require of the appropriate entitlements.
33. The Conditional Use Permit shall be presented to the Planning Commission for revocation, review, or further consideration in the event any of the following

- occur: the Alcoholic Beverage Control (ABC) License is suspended for any period of time and/or fined for any ABC violation as a result of disciplinary action, a Code Enforcement Notice of Violation is issued to the restaurant, and/or by order of the Chief of the Police Department due to an undue burden of police calls-for-service to the restaurant.
34. Food service shall be provided during all hours the restaurant is open, including banquets, and shall also be available at all times when alcoholic beverages are being served.
 35. Banquet events with or without the live entertainment shall be an incidental use to the restaurant. Any live entertainment shall be limited to only during banquet events. All amplified music shall not be audible outside the boundaries of the interior of the restaurant. All entertainment shall stop fifteen (15) minutes prior to the designated closing time.
 36. All banquets events with or without live entertainment are the sole responsibility of the applicant. The applicant shall be solely responsible for all bookings and contractual arrangements for any type of banquet events including live entertainment. Any advertisement (e.g., written, email, web page, etc.) shall promote the restaurant first with the indication that the live entertainment may be permitted in conjunction with a banquet event. Any such advertisement that is printed (e.g., handbill, flier, printed promotion, etc.) shall be limited to distribution within the City of Garden Grove.
 37. The establishment shall be operated as a "Bona Fide Public Eating Place" as defined by Alcoholic Beverage Control (ABC). The restaurant shall contain sufficient space and equipment to accommodate a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open. The establishment shall provide an assortment of foods normally offered in restaurants. The service of only appetizers, sandwiches and/or salads shall not be deemed in compliance with this requirement. The service of pre-event "tastings" during the scheduling of banquets shall not be deemed in compliance with this requirement
 38. At all time when the restaurant is open for business, including banquet events, the sale of alcoholic beverages shall be incidental to the sale of food. The quarterly gross sales of alcoholic beverages shall not exceed thirty-five percent (35%) of the quarterly gross sales of food.
 39. The applicant shall, upon request, provide the City of Garden Grove with an audited report of sales ratio of food to alcoholic beverages.

40. During all banquet events, the restaurant shall provide staff onsite for the management and general coordination of the event. The restaurant shall not solely rely on vendors, contractors, or third-party staff during banquet events.
41. No outdoor storage or display shall be permitted outside of the building, including, but not limited to, storage and display of merchandise, cardboard, pallets, or boxes.
42. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.
43. All meals provided at banquet events shall be prepared by the restaurant. There shall be no outside food catering service allowed, including, but not limited to, food trucks, and other mobile food vendors.
44. There shall be no pool tables, arcade games, or other incidental amusement devices, as defined in Municipal Code Section 9.04.060, on the premises at any time.
45. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.
46. There shall be no uses or activities permitted of an adult oriented nature as outlined in Municipal Code Section 9.04.060.
47. There shall be no deliveries to or from the premises before 7:00 a.m. and after 10:00 p.m., seven (7) days a week.
48. All exterior doors shall be kept closed at all times, except to permit ingress and egress, and in emergencies.
49. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
50. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be at least three (3) times a week.

51. The applicant/property owner shall maintain all existing landscaped areas on a neat and health condition. Landscaping maintenance shall include pruning or removal of overgrown weeds and vegetation.
52. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises 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, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonable possible after it is discovered, but not later than 72 hours after discovery.
53. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishments as of January 1, 1995.
54. No-roof mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department, Planning Services Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
55. The applicant shall be responsible for providing adequate parking area lighting in compliance with City regulations. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent areas.
56. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community Development Department, Planning Services Division. No advertising material shall be placed thereon.
57. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).
58. Signs shall comply with the City of Garden Grove sign requirements. No more than fifteen percent (15%) of the total window area and clear doors shall bear advertising or signs of any sort. No signs advertising alcoholic beverages shall be placed on the windows. Any opaque material applied to the store front, such as window tint, shall count toward the maximum window coverage area.

59. Any modifications to the existing signs or the installation of new signs shall require approval by the Community Development Department, Planning Services Division prior to issuance of a building permit.
60. The project shall comply with all recommendations of the parking management plan. This shall include limitations on the hours of banquet events to only occur after 5:00 p.m., and for the reduction of operating hours for businesses within the shopping center in the event that parking problems occur.
61. In the event the development cannot accommodate the parking demand due to impacts generated by the development, at any given time, which causes a nuisance, hindrance, and/or problem with either on-site and off-site parking and circulation, as determined by the City's Community Development Director in his/her reasonable discretion, the applicant shall devise and implement a plan approved by the City to relieve the situation. Upon written request by the City, the applicant shall submit a plan to manage parking issues for review and approval by the Community Development Department. The plan may include, but is not be limited to: reducing the hours of operation, instituting an off-site parking arrangement; having on-site parking control personnel; and/or others actions that may be deemed applicable to the situation. If the City's Community Development Director deems such action is necessary to address parking and circulation problems, such action shall be implemented within thirty (30) days of written notice. Failure to take appropriate action shall be deemed a violation of these Conditions of Approval and may result in the City restricting the overall use of the facility.
62. A copy of the decision and the conditions of approval for Conditional Use Permit No. CUP-281-2026 shall be kept on the premises at all times.
63. The permittee shall submit a signed letter acknowledging receipt of the decision approving Conditional Use Permit No. CUP-281-2026 and his/her agreement with all conditions of approval within thirty (30) days from the date of this approval.
64. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.
65. If deemed necessary by the Community Development Director, the Conditional Use Permit may be reviewed at any time, in order to determine if the business is operating in compliance.

66. 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 Conditional Use Permit No. CUP-281-2026. 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. The City shall retain the right to select its counsel of choice in any action referred to herein.
67. In accordance with Garden Grove Municipal Code Sections 9.32.160, the rights granted pursuant to Conditional Use Permit No. CUP-281-2026 shall be valid for a period of two (2) years. Unless a time extension is granted pursuant to Garden Grove Municipal Code Section 9.32.030.D.9, the rights conferred by Conditional Use Permit No. CUP-281-2026 shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period, and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced, but not diligently advanced until completion, the rights granted pursuant to Conditional Use Permit No. CUP-281-2026 shall expire if the building permits for the project expire.
68. The applicant is advised that if the use of the establishment ceases to operate for more than ninety (90) days, then the existing Conditional Use Permit will become null and void and the new applicant shall be required to apply for a new Conditional Use Permit subject to the approval by the Community Development Department, Planning Services Division. In the event the use(s) authorized by the CUP cease and the property owner no longer desires to continue such use(s) on the property, property owner may voluntarily terminate the CUP and all rights and obligations thereunder by executing and recording a request for voluntary revocation and termination of the CUP in a form acceptable to the City.
69. No alcoholic beverages shall be sold until all conditions of approval have been met, as determined by the Planning Services Division, and the State Alcoholic Beverage Control Board (ABC) has approved the release of the ABC License.