



## AGENDA

### GARDEN GROVE PLANNING COMMISSION

MAY 01, 2025 - 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 Department of Community & Economic Development at (714) 741-5312 or email [planning@ggcity.org](mailto:planning@ggcity.org) 72 hours prior to the meeting to arrange for special accommodations. (Government Code §5494.3.2).

**Agenda Item Descriptions:** Are intended to give a brief, 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 (1) 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](mailto: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, RAMIREZ

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES – [April 3, 2025](#)
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
  - C.1. [SITE PLAN NO. SP-157-2025](#)  
[LOT LINE ADJUSTMENT NO. LLA-036-2025](#)

APPLICANT: IN-N-OUT BURGERS, INC.

LOCATION: SOUTHEAST CORNER OF TRASK AVENUE AND MAGNOLIA STREET, AT 9032 AND 9062 TRASK AVENUE

REQUEST: A request for Site Plan approval to construct 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. The project includes the demolition of an existing vacant restaurant building, formerly occupied by Mae's Café, to accommodate additional drive-thru vehicle queuing and parking spaces. Also, a request for Lot Line Adjustment approval to remove an existing lot line for the purpose of consolidating two (2) adjoining parcels into one (1) parcel to accommodate the proposed improvements. 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 Resolution No. 6111-25 approving Site Plan No. SP-157-2025 and Lot Line Adjustment No. LLA-036-2025, subject to the recommended Conditions of Approval.

**C.2. [SITE PLAN NO. SP-155-2025](#)**

APPLICANT: LEISHAN CUBIT

LOCATION: NORTHEAST CORNER OF ACACIA AVENUE AND PALA DRIVE AT 7191 ACACIA AVENUE

REQUEST: A request for Site Plan approval to add 1,806 square feet of building area to an existing industrial building to accommodate additional mechanical equipment. 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 Resolution No. 6112-25 approving Site Plan No. SP-155-2025, subject to the recommended Conditions of Approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT



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

Meeting Minutes  
Thursday, April 3, 2025

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: Commissioner Lindsay

PLEDGE OF ALLEGIANCE: Led by Commissioner Cueva.

ORAL COMMUNICATIONS – PUBLIC

Speaker: Nicholas Dibs

March 6, 2025 MINUTES:

Action: Received and filed.

Motion: Laricchia Second: Ashland

Ayes: (6) Ashland, Beard, Cueva, Flanders, Laricchia, Ramirez  
Noes: (0) None  
Abstain (0) None  
Absent: (1) Lindsay

PUBLIC HEARING – LOT LINE ADJUSTMENT NO. LLA-035-2025 SITE PLAN NO. 154-2025 FOR PROPERTY LOCATED ON THE WEST SIDE OF NEWHOPE STREET, NORTH OF WESTMINSTER AVENUE, SOUTH OF WOODBURY, AT 13781 NEWHOPE ST

Applicant: BILL CHOW  
Date: April 3, 2025

Request: A request for Lot Line Adjustment approval to consolidate two parcels into a single, approximately 0.28-acre lot. Also, a Site Plan request to construct a new 5,658 square-foot industrial warehouse, with an attached 3,100 square-foot parking garage, and associated site improvements. 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).

Action: Resolution No. 6110-25 was approved.

Other than applicant, one person spoke in favor of project, but cited concerns of rain water run-off and percolation.

Motion: Cueva Second: Ashland

Ayes: (6) Ashland, Beard, Cueva, Flanders, Laricchia, Ramirez

Noes: (0) None

Absent: (1) Lindsay

STUDY SESSION - STUDY SESSION REGARDING PROPOSED LAND USE CODE UPDATES: Presentation and discussion of draft proposed updates to Garden Grove Municipal Code, including the multi-family, commercial, mixed-use, Accessory Dwelling Units and Junior Accessory Dwelling Units, special housing regulations, and procedures chapters of the zoning code, to make clarifications, typographical corrections, and to conform to changes in State law and City policies.

One person spoke in favor of proposed updates to the Accessory Dwelling Units and Junior Accessory Dwelling Units ordinance.

ITEM FOR CONSIDERATION - REVIEW OF THE CODE OF ETHICS: Commissioners reviewed and acknowledged the Code of Ethics governing the Planning Commission.

MATTERS FROM COMMISSIONERS: Commissioner Laricchia indicated that he will be meeting with State Assemblyman Tri Ta and State Senator Tom Umberg.

MATTERS FROM STAFF: Staff stated that the April 15, 2025 Planning Commission Meeting would be cancelled and gave a brief description of the upcoming

ADJOURNMENT: At 8:50 p.m.

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Carol Sebbo  
Recording Secretary

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> <b>C.1.</b>	<b>SITE LOCATION:</b> Southeast corner of Trask Avenue and Magnolia Street, at 9032 and 9062 Trask Avenue
<b>HEARING DATE:</b> May 1, 2025	<b>GENERAL PLAN:</b> Heavy Commercial (HC)
<b>CASE NOS.:</b> Site Plan No. SP-157-2025 and Lot Line Adjustment No. LLA-036-2025	<b>ZONE:</b> PUD-107-96 (Planned Unit Development)
<b>APPLICANT:</b> In-N-Out Burgers, Inc.	<b>APN(S):</b> 098-641-01 and 098-641-02
<b>PROPERTY OWNER:</b> Same as applicant	<b>CEQA DETERMINATION:</b> Exempt - Section 15303 "New Construction or Conversion of Small Structures" and Section 15305 - "Minor Alterations in Land Use Limitations"

## **REQUEST:**

A request for Site Plan approval to construct 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. The project includes the demolition of an existing vacant restaurant building, formerly occupied by Mae's Café, to accommodate additional drive-thru vehicle queuing and parking spaces. Also, a request for Lot Line Adjustment approval to remove an existing lot line for the purpose of consolidating two (2) adjoining parcels into one (1) parcel to accommodate the proposed improvements.

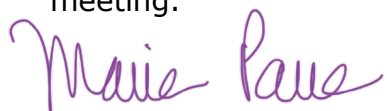
## **DISCUSSION:**

The Applicant, In-N-Out Burgers, Inc., has requested that the Public Hearing for Site Plan No. SP-157-2025 and Lot Line Adjustment No. LLA-036-2025 be continued to the June 5, 2025, Planning Commission meeting, in order to re-evaluate the design of the site plan.

## **RECOMMENDATION:**

Staff recommends that the Planning Commission take the following action:

1. Open the public hearing and continue Site Plan No. SP-157-2025 and Lot Line Adjustment No. LLA-036-2025 to the June 5, 2025, Planning Commission meeting.



Maria Parra  
Planning Services Manager



By: Mary Martinez  
Urban Planner

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

<b>AGENDA ITEM NO.:</b> C.2.	<b>SITE LOCATION:</b> Northeast corner of Acacia Avenue and Pala Drive at 7191 Acacia Avenue
<b>HEARING DATE:</b> May 1, 2025	<b>GENERAL PLAN:</b> Industrial (I)
<b>CASE NO.:</b> Site Plan No. SP-155-2025	<b>ZONE:</b> M-P (Industrial Park)
<b>APPLICANT:</b> Leishan Cubit	<b>CEQA DETERMINATION:</b> Exempt – Section 15301 – Existing Facilities
<b>PROPERTY OWNER(S):</b> Alfred Anawati	<b>APN:</b> 215-011-08

## **REQUEST:**

A request for Site Plan approval to add 1,806 square feet of building area to an existing industrial building to accommodate additional mechanical equipment, along with a request for approval of an associated Joint Use and Parking Management Plan and Shared Parking Agreement between the owner of the subject property and Calvary Chapel WestGrove, owner of property located at 12832 Knott Street, to allow the non-exclusive use of twenty-five (25) off-site spaces to serve the proposed expanded use.

## **BACKGROUND:**

The project site is a 2-acre lot located at the northeast corner of Acacia Avenue and Pala Drive. The property is zoned M-P (Industrial Park) and has a General Plan Land Use Designation of Industrial (I). The subject site abuts M-P zoned properties improved with industrial buildings to the north, east, and west, across Pala Drive. To the south, across Acacia Avenue, there is a Planned Unit Development (PUD-134-99) zoned property improved with a religious facility.

In May of 1973, the City issued building permits allowing the construction of a new 40,000-square-foot industrial concrete tilt-up building, along with associated site improvements, including fifty-two (52) on-site parking spaces. Since 1973, the industrial building has been occupied by the American Metal Bearing Company (AMB).

AMB, who specializes in the design, manufacture, and reconditioning of metal bearings propulsion systems for naval applications, was originally founded in the City of Los Angeles in 1921, before moving its operation to the City of Garden Grove in 1973.

On September 18, 2014, the City approved Site Plan No. SP-011-2014 allowing an addition of 3,760 square feet of building area to the original 40,000-square-foot industrial building to house a large machine that manufactures complex metal parts. At the time of approval, additional parking spaces were added to the site to

accommodate the expansion, and the property was required to maintain a total of 60 parking spaces on-site.

The applicant is now requesting to add 1,806 square feet of building area to the existing industrial building to accommodate additional mechanical equipment. Section 9.32.030.D.3.a.ii of Title 9 of the Municipal Code ("Code") requires the approval of a Site Plan for any new building or structure, or any addition to an existing structure or building that exceeds ten percent (10%) of the existing floor area, or 1,000 square feet, whichever is less. Therefore, a Site Plan approval is required to add 1,806 square feet of building area, including associated site improvements, as proposed.

### **PROJECT STATISTICS:**

	<b>Provided</b>	<b>Required</b>	<b>Meet Code</b>
<b>Lot Area:</b>	87,120 sq. ft.	15,000 sq. ft.	Yes
<b>Existing Building Area:</b>	43,760 square feet	N/A	
<b>Proposed Addition:</b>	1,806 square feet	-	
<b>Total Building Area</b>	45,566 square feet		
<b>Proposed Building Height:</b>	35'-0"	35'-0" maximum	Yes
<b>Floor Area Ratio (F.A.R.)</b>	0.52	1.0 maximum	Yes
<b>Proposed Building Setbacks:</b>			
Front (south)	59'-0"	10'-0" minimum <sup>1</sup>	Yes
Interior side (east)	53'-0"	0'-0"	Yes
Street side (west)	14'-0"	10'-0"	Yes
Rear (north)	26'-0"	0'-0"	Yes
<b>Parking</b>			Yes
On-site	54 parking spaces		
Off-site <sup>2</sup>	25 parking spaces		
<b>Total<sup>3</sup></b>	79 parking spaces	64 parking spaces	Yes

### **DISCUSSION:**

#### **SITE PLAN:**

#### **Site Design, Circulation, and Building Design**

<sup>1</sup> The M-P zone does not explicitly establish a minimum front setback; it requires a minimum ten-foot (10'-0") landscape planter at all street frontages along non-arterial streets.

<sup>2</sup> Assembly Bill 894 (AB 894) allows the use of underutilized parking spaces on one property to satisfy parking requirements for other properties, provided a shared parking agreement and a parking analysis are conducted. Parking spaces identified in a shared parking agreement can be counted toward the parking requirements of new or existing developments or uses.

<sup>3</sup> 54 on-site parking spaces and 25 off-site parking spaces via off-site parking agreement at Calvary Chapel West Grove.

The proposed 1,806 square foot addition would be attached to the northeast corner of the existing building. The proposed addition satisfies the development standards of the M-P zone per Title 9 of the Municipal Code, which establishes a minimum ten-foot (10'-0") front landscaped setback along Acacia Avenue, ten-foot (10'-0") street side landscaped setback along Pala Drive, and zero setbacks along the interior side and rear property lines. Furthermore, the existing industrial building plus the proposed addition would result in a 0.52 Floor Area Ratio (F.A.R.), staying within the maximum F.A.R. established in the Industrial (I) Land Use Designation, which is 1.0.

The proposed addition is one-story, thirty-five feet (35'-0") in height, which complies with the Code's maximum height requirement of 35 feet. The addition would consist of prefinished metal siding painted to match the existing building's color.

Vehicular and pedestrian access throughout the site and from the public right-of-way would remain unchanged. Vehicles would continue to access the site using the two (2) existing driveway approaches off Acacia Avenue and Pala Drive, both of which connect to the internal single drive-aisle wrapping around the building. The site includes an existing trash enclosure that would remain unchanged. The proposed building expansion would not interfere with the trash collection route.

Vehicular and pedestrian access, and on-site circulation were reviewed by the Public Works Department, Engineering Division, and the Orange County Fire Authority (OCFA) and were deemed to meet applicable standards and requirements.

#### Parking

The original 40,000-square-foot AMB building, developed in 1972, was approved with fifty-two (52) on-site parking spaces. In 2014, the existing industrial building was expanded by 3,760 square feet of new building area, approved under SP-011-2014, prompting the need for eight (8) more parking spaces, bringing the total number of parking spaces on-site to sixty (60) spaces. Since then, the number of parking spaces has been remained at sixty (60) spaces in form of a mixture of standard, accessible and compact vehicular parking spaces.

According to Section 9.16.040.150 (Parking Spaces Required) of Title 9 of the Municipal Code, for industrial buildings with a gross floor area between 20,001 and 100,000 square feet, two (2) parking spaces are required for every 1,000 square feet of gross floor area. No additional parking is required if the office area within the building is less than 30% of the gross floor area. With the proposed addition, which is solely serving the manufacturing activities, the project would only be required to provide four (4) additional parking spaces to accommodate the expansion, which brings the total minimum number of required parking spaces for the site to sixty-four (64) spaces. It should be noted, AMB currently has a maximum of twenty-five (25) employees on-site at any given time. Because the use of the new building

addition would only be to house additional mechanical equipment, it is not anticipated that the number of staff will increase.

Based on the proposed design, six (6) existing parking spaces would be eliminated to ensure an adequate drive aisle widths are maintained for internal vehicular circulation, resulting in fifty-four (54) parking spaces provided on-site. Consequently, there is a deficiency of ten (10) parking spaces that must be added to the site to satisfy the parking requirements outlined in the Zoning Code.

Section 9.16.040.180 - Joint Use/Parking Management of the Municipal Code allows off-site parking for new development with the approval of a parking management plan. In addition, Assembly Bill 894 (AB 894), passed by the State of California in October 2023, authorizes the use of underutilized parking spaces on one property to satisfy parking requirements for other properties, provided a parking analysis demonstrating there are underutilized parking spaces on one site that can be reasonably shared with another site is prepared and a shared parking agreement securing long-term provision of parking spaces or affording the opportunity for periodic City review and approval is entered into between the property owners. The bill further requires local agencies (the City) to allow parking spaces identified in the shared parking agreement to count toward meeting parking requirement for existing development and use. To make up for the loss of parking spaces and to address the increase in the parking demand as a result of the proposed addition, the applicant is proposing a Joint Use and Parking Management Plan, prepared by a licensed traffic engineering firm, RK Engineering Group, that proposes off-site parking to support the project. Included with the Plan is a proposed Shared Parking Agreement between AMB and the property located across Acacia Avenue, owned and operated by Calvary Chapel West Grove, a religious facility at 12832 Knott Street, which allows AMB to utilize twenty-five (25) parking spaces in the church's parking lot from 9:00 a.m. to 5:00 p.m., Monday through Friday only.

The Calvary Chapel West Grove site was constructed and is currently operating under the governance of Planned Unit Development No. PUD-134-99. Per City's records, the site has a total of two-hundred ninety-three (293) on-site parking spaces. In addition to the weekly religious services and functions, the church also shares the facility with a preschool, Shine Preschool, and a coffee shop, Moongate Coffee. As detailed in the parking analysis, each use on site would operate at different hours, resulting in fluctuating parking demand throughout the week. Table 1 below shows the hours of operation of all uses at the church site:

**Table 1** – Hours of Operation at the Calvary Chapel West Grove

Activity	Days	Hours
Church services	Sunday	9:00 AM – 1:00 PM
	Wednesday	7:00 PM – 9:00 AM
Moongate Coffee	Monday-Sunday	6:00 AM – 7:00 PM
Shine Preschool	Monday – Friday	7:00 AM – 6:00 PM

According to the analysis, the church services, which is most likely to generate the highest parking demand, occurs outside of normal business hours (Monday through Friday); thus, it would not conflict with the AMB who operates from 5:00 A.M. – 5:00 P.M.

Only Moongate Coffee and Shine Preschool have operational hours that overlap with those of AMB. An observed parking survey was conducted on three (3) weekdays to assess the church facility's current weekday utilization of its two-hundred ninety-three (293) on-site parking spaces. The survey shows that there were at least two-hundred and four (204) parking spaces available on the church property during peak parking demand times. The results of the survey indicates that the church site will continue to have ample parking available to accommodate its own operation, as well as accommodate parking for AMB, during weekday periods.

An additional observed parking survey was conducted on the AMB project site to assess current operational parking demand within its typical Monday through Friday business hours from 5:00 a.m. to 5:00 p.m. During peak parking demand times, with an anticipated allotment of fifty-four (54) parking spaces on-site, a total of twenty-two (22) parking spaces would be available. Based on the results of the parking analysis, and with the inclusion of the twenty-five (25) additional off-site parking spaces via the Shared Parking Agreement between AMB and Calvary Chapel West Grove, AMB would have adequate parking for the project at all times. With the total of 79 parking spaces (54 on-site and 25 off-site), the proposed expansion will meet the minimum parking requirements of the Code.

#### Landscaping

The proposed expansion would be in an area that are currently paved. Therefore, existing landscaped areas would not be impacted by the proposed addition. All existing landscaping areas would be retained, including landscaped setback areas, parking lot landscaped planters, and site trees. Conditions of Approval would require that all existing landscaping continue to be maintained.

#### 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), provided that the addition would not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or (2) 10,000 square feet if: (A) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) the area in which the project is located is not environmentally sensitive. The subject site is currently improved with approximately 43,760 square feet floor area for industrial purposes. The applicant is proposing to add 1,806 square feet of



building area to house new mechanical equipment, which is less than 10,000 square feet. The site is properly served by all public services and facilities to allow for maximum development, and the site is not in an environmentally sensitive area. Therefore, the proposed project is exempt from CEQA.

**RECOMMENDATION:**

Staff recommends that the Planning Commission take the following action:

- Adopt Resolution No. 6112-25 approving Site Plan No. SP-155-2025 and the associated Joint Use and Parking Management Plan and Shared Parking Agreement, subject to the recommended Conditions of Approval.



MARIA PARRA  
Planning Services Manager



By: Huong Ly, AICP  
Associate Planner

Attachment 1: Vicinity Map  
Attachment 2: Plans  
Attachment 3: Parking Management Plan and Shared Parking Agreement  
Attachment 4: Resolution No. 6112-25 for Site Plan No. SP-155-2025 with Exhibit "A"- Conditions of Approval

# 7191 ACACIA AVENUE

CITY OF GARDEN GROVE, CA





7191 Acacia Avenue  
Garden Grove, California 92841



## DETAILS


























**CONTRACTOR:**

PROJECT NAME:

New Addition for:  
**AMB Company**  
719| Acacia Avenue  
Garden Grove, California 92841

New Addition for:  
AMB Company

## REVISIONS

		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
Date	Description	

SEAL / SIGNATURE



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# COVER SHEET

PLOT DATE: 10/5/2023

DATE: 09/06/23

PROJECT: **23-049**

SHEET: 0.1

## PROJECT REPRESENTATIVES

$$Aq = \{12,000 + [12,000 \times 1.5] + [12,000 \times 3]\}$$

SHEET: 0.1





New Addition for:  
**AMB Company**

719| Acacia Avenue  
Garden Grove, California 92841

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	04-22-24	PLANNING CORRECTIONS

SEAL / SIGNATURE

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## EXISTING FACILITIES PLAN

PLOT DATE: 2/6/2025

DATE: 09/13/24

PROJECT: **23-049**SHEET: **EFSP1.1**

SCALE: ONE INCH = 20 FEET

ALL CONSTRUCTION SHOWN ON THIS DRAWING IS  
EXISTING UNLESS SPECIFICALLY NOTED OTHERWISE





CONTRACTOR:

PROJECT NAME:

New Addition for:  
**AMB Company**

7191 Acacia Avenue  
Garden Grove, California 92841

## REVISIONS

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1	04-22-24	PLANNING CORRECTIONS

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## OVERALL FLOOR PLAN

PLOT DATE: 2/6/2025

DATE: 09/13/24

PROJECT: **23-049-1**SHEET: **A1**

## EXISTING OVERALL FLOOR PLAN

SCALE: 3/32 INCH = ONE FOOT



1	RELOCATED EXISTING 3070 H.M. DOOR
2	(not used)
3	FRAMED OPENING AT SWITCH GEAR 12'-5" x 9'-0"
4	NEW 10'-0" x 10'-0" OPENING IN EXISTING CONCRETE WALL (SEPARATE PERMIT)
5	NEW EQUIPMENT PAD - SEE SHEETS D2 - D5 (EXACT LOCATION T.B.D.)
6	WALL ROD BRACING PER PEMB DRAWINGS

4845 MAIN ST.  
YORBA LINDA, CA. 92886  
714-777-3765  
rherman@rhermanse.com  
<https://www.rhermanse.com>

CONTRACTOR:

PROJECT NAME:

New Addition for:  
**AMB Company**

7191 Acacia Avenue  
Garden Grove, California 92841

## REVISIONS

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1	04-22-24	PLANNING CORRECTIONS

SEAL / SIGNATURE

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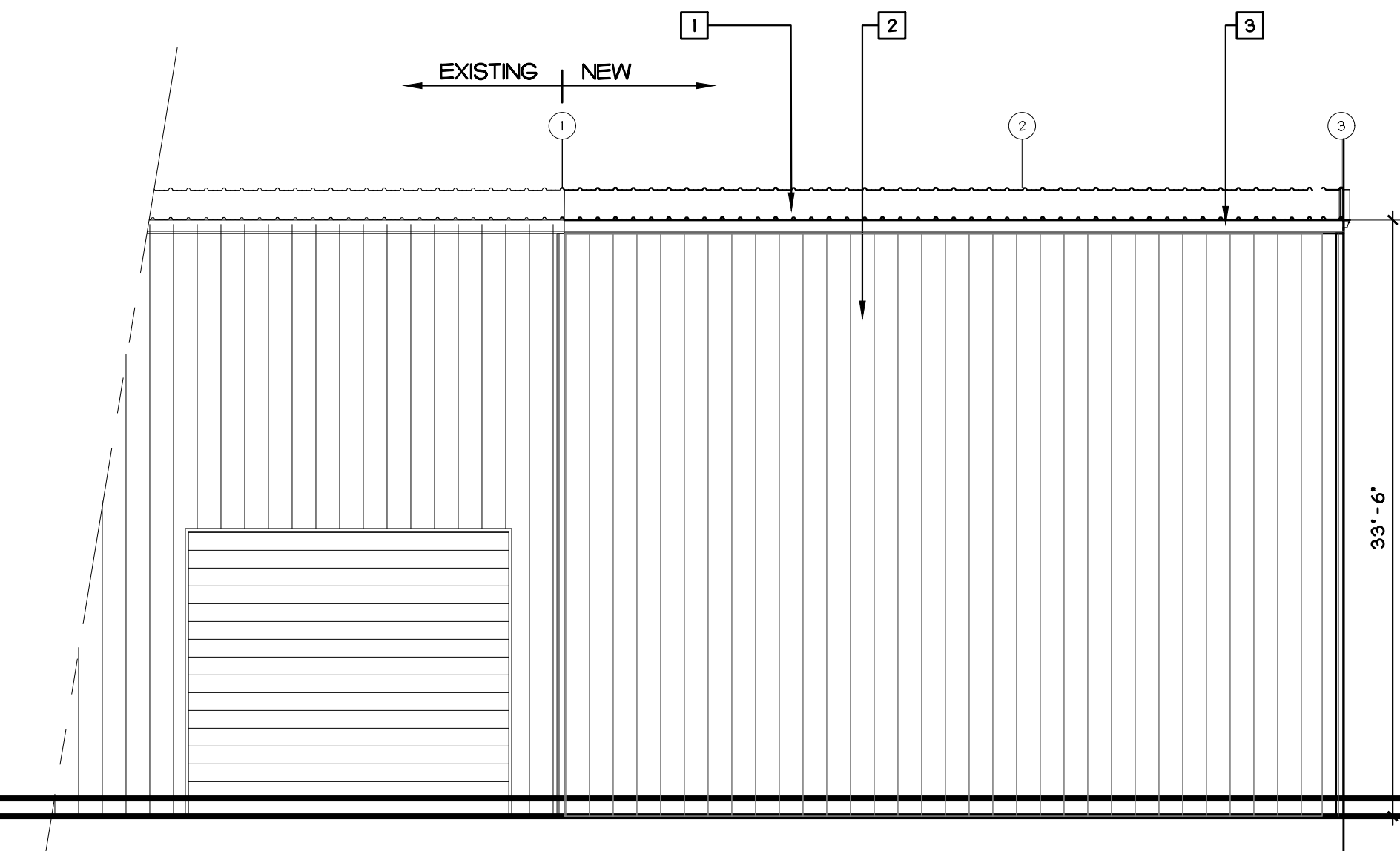
## PROPOSED FLOOR PLAN

PLOT DATE: 2/6/2025

DATE: 09/13/24

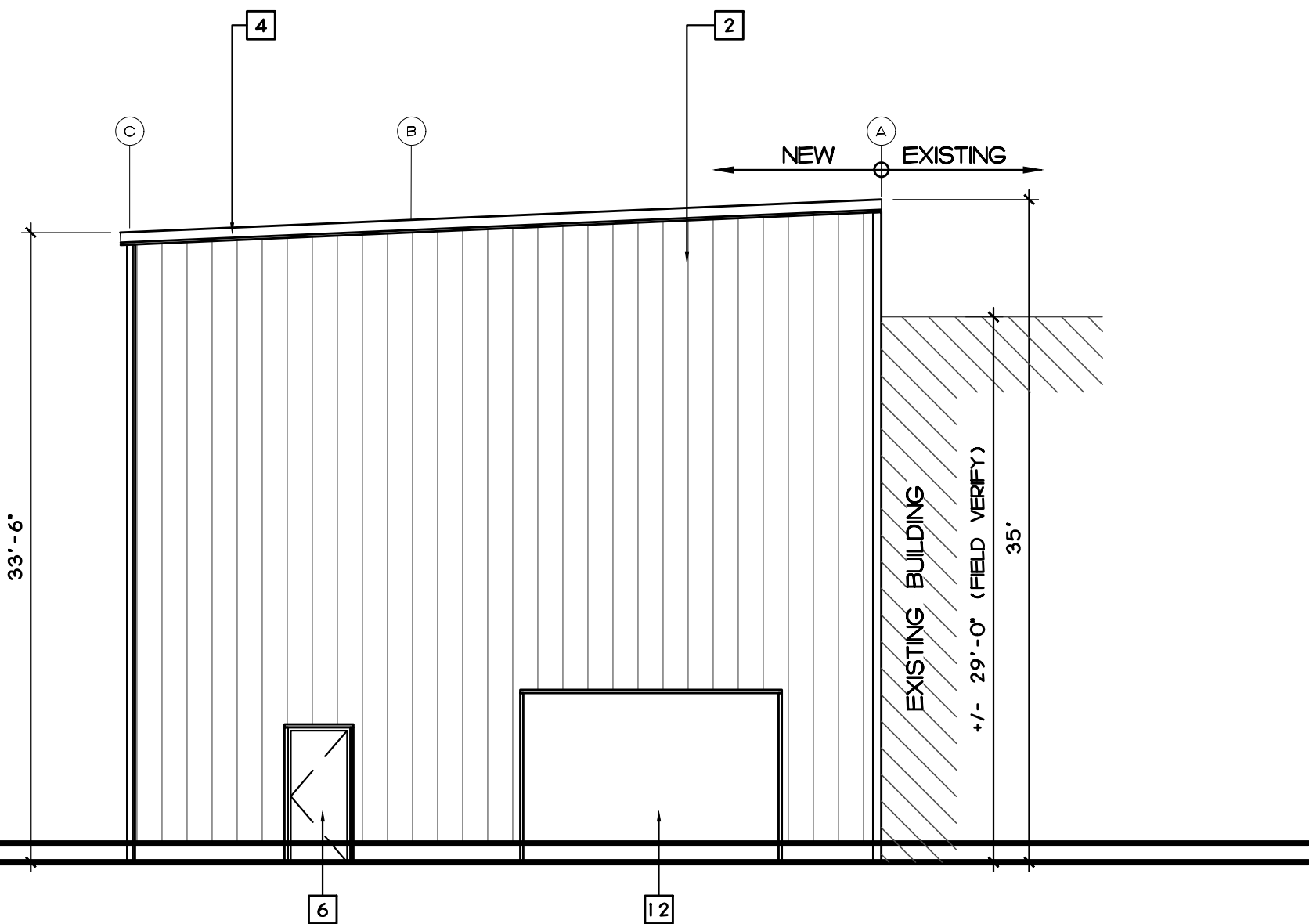
PROJECT: **23-049-1**

SHEET: **A2**



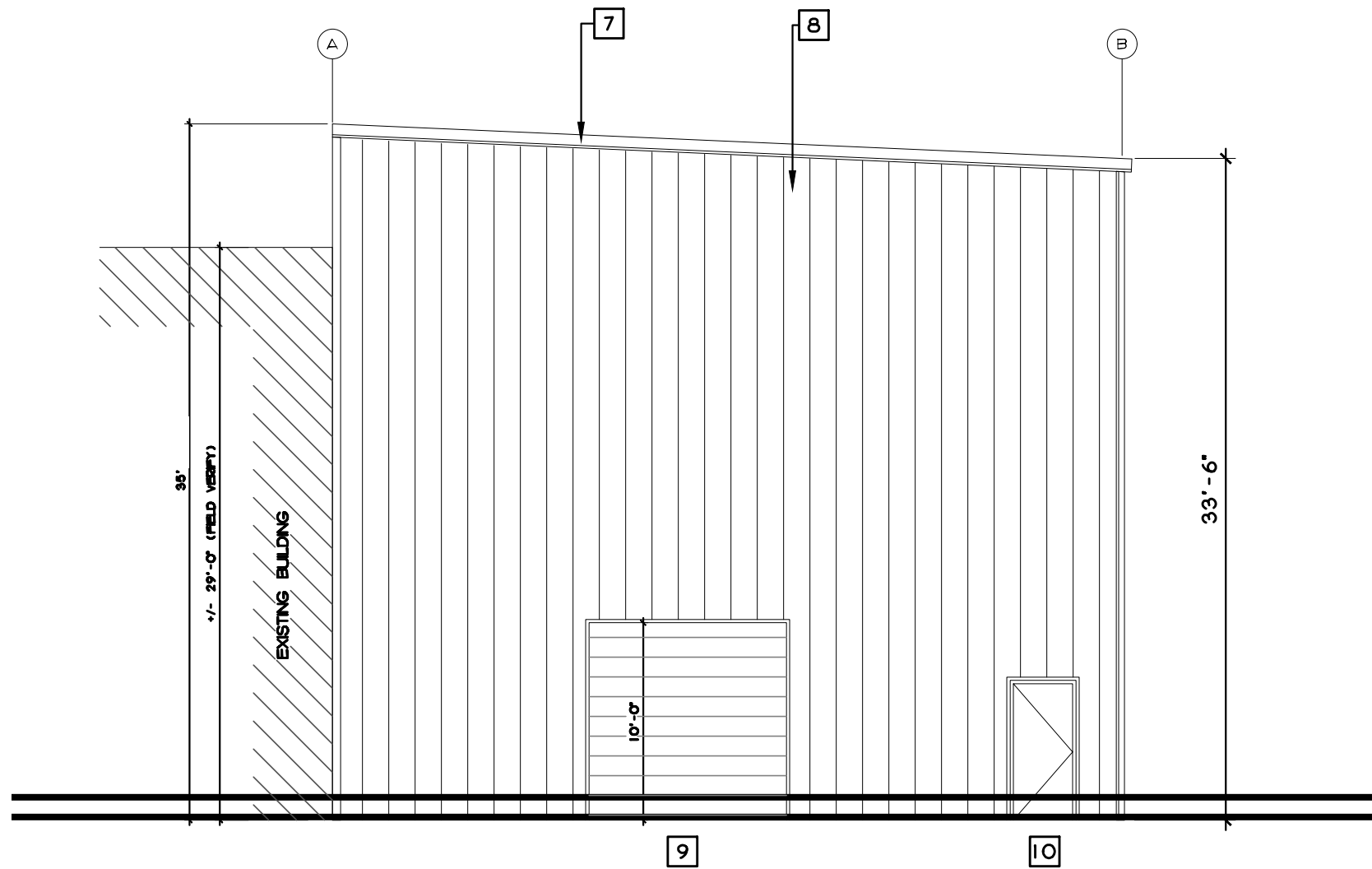
EAST ELEVATION

SCALE: 1/8 INCH = ONE FOOT



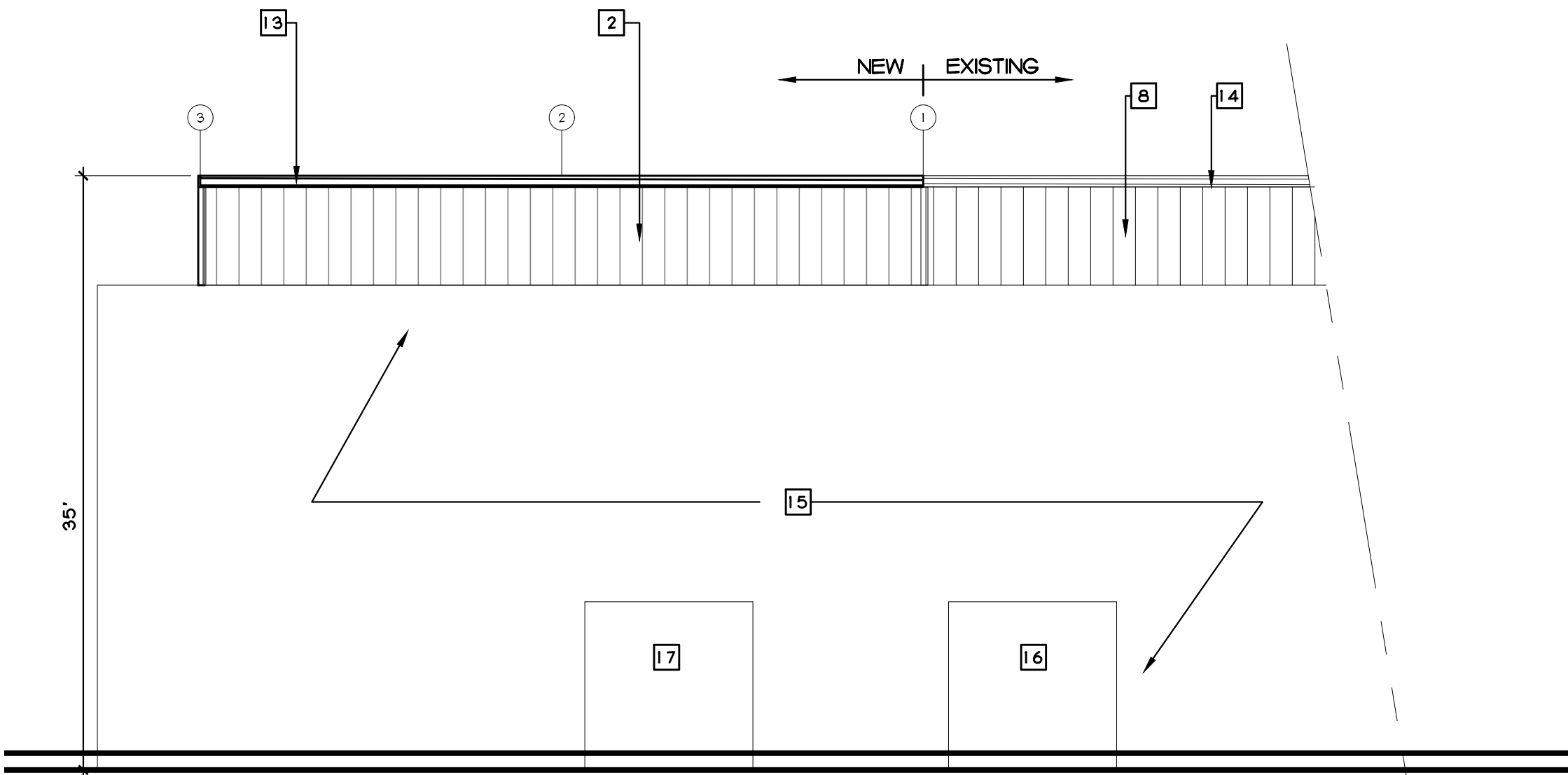
NORTH ELEVATION

SCALE: 1/8 INCH = ONE FOOT



SOUTH ELEVATION

SCALE: 1/8 INCH = ONE FOOT



WEST ELEVATION

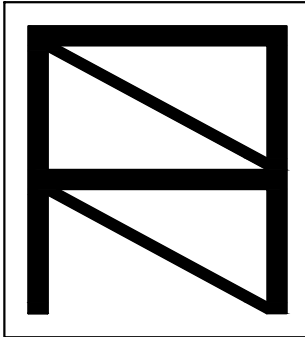
SCALE: 1/8 INCH = ONE FOOT

GENERAL NOTES

1. ALL ITEMS ARE EXISTING UNLESS NOTED OTHERWISE

KEYNOTES

- 1 NEW PREFINISHED RIBBED METAL ROOF PANELS  
COLOR: LINEN WHITE, TO MATCH EXISTING
- 2 NEW PREFINISHED FLAT METAL WALL PANELS  
COLOR: LINEN WHITE, TO MATCH EXISTING
- 3 NEW EAVE GUTTER  
COLOR: SNOWDRIFT WHITE, TO MATCH EXISTING
- 4 RELOCATED EXISTING GABLE TRIM,  
COLOR: SNOWDRIFT WHITE, TO MATCH EXISTING
- 5 RELOCATED EXISTING PREFINISHED  
FLAT METAL WALL PANELS  
COLOR: LINEN WHITE, TO MATCH EXISTING
- 6 RELOCATED EXISTING  
3070 H.M. DOOR
- 7 EXISTING GABLE TRIM,  
COLOR: SNOWDRIFT WHITE
- 8 EXISTING PREFINISHED  
FLAT METAL WALL PANELS  
COLOR: LINEN WHITE
- 9 EXISTING 10'-0" x 10'-0" ROLL-UP DOOR,  
COLOR: SNOWDRIFT WHITE
- 10 RELOCATED EXISTING GABLE TRIM,  
COLOR: SNOWDRIFT WHITE, TO MATCH EXISTING
- 11 NEW 8'-0" x 10'-0" ROLL-UP DOOR  
COLOR SNOWDRIFT WHITE
- 12 12'-5" x 9'-0" FRAMED OPENING FOR SWITCH  
GEAR ACCESS
- 13 NEW EAVE TRIM TO MATCH EXISTING
- 14 EXISTING EAVE TRIM
- 15 EXISTING CONCRETE WALL
- 16 EXISTING DOOR
- 17 NEW 10'-0" x 10'-0" OPENING



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rherman@hermanse.com  
https://www.rhermanse.com

CONTRACTOR:

PROJECT NAME:

New Addition for:  
**AMB Company**  
7191 Acacia Avenue  
Garden Grove, California 92841

REVISIONS

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ELEVATIONS /  
SECTIONS

PLOT DATE: 2/6/2025

DATE: 09/13/24

PROJECT: 23-049-1

SHEET:

A3

Secondary Part Schedule

Mark	Part	Thick.	Depth	Lap	Detail
E1	00108HS2503411B00	0.1130	8 1/2"		RS12PF,BR09Y2,BR09W2,RS12PE
E2	00108ES2503411B00	0.1130	8 1/2"		RS12PF,RS12PE
E3	00208HS1707411B00	0.1130	8 1/2"		RS12PF,BR09Y2,BR09W2,RS12PE
E4	00208ES1707417B00	0.0600	8 1/2"		RS12PF,RS12PE
P1	08Z2903414A5B0	0.0790	8 1/2"	3'-10 1/2"	RS02T1,RS01T1
P2	08Z2903413A5B0	0.0880	8 1/2"	3'-10 1/2"	RS02T1,RS01T1
P3	08Z2903412A5B0	0.0980	8 1/2"	3'-10 1/2"	RS02T1,RS01T1
P4	00108ZS2007417A0	0.0600	8 1/2"	2'-10 1/2"	RS02T1,RS01T1
P5	00208ZS2007414A0	0.0790	8 1/2"	2'-10 1/2"	RS02T1,RS01T1
P6	00308ZS2007416A0	0.0680	8 1/2"	2'-10 1/2"	RS02T1,RS01T1

Secondary Bracing Schedule

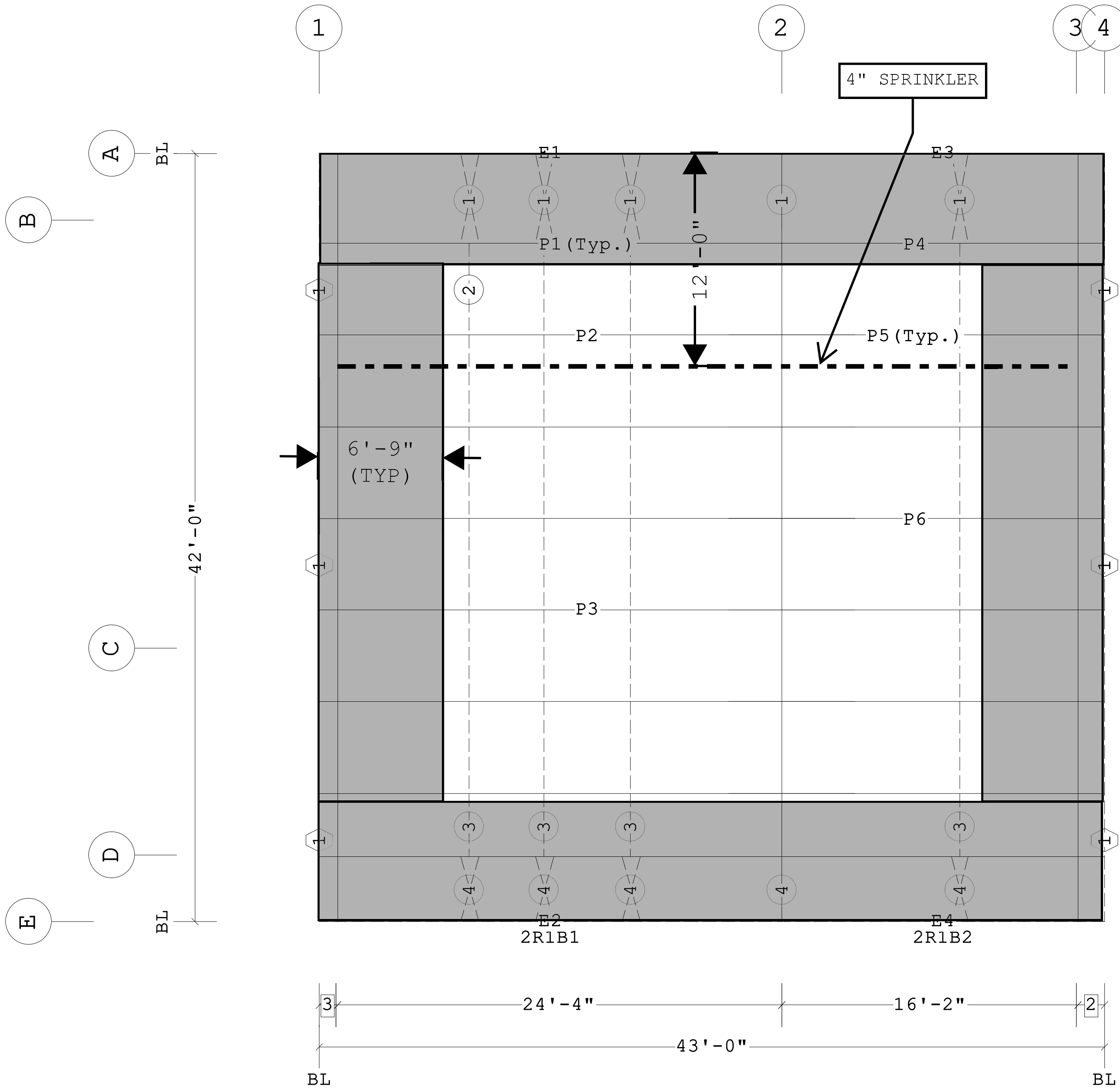
Id	Qty	Mark No	Spacing
1	9	PBA0503	5'-0"
2	24	CPBB050108 (Typ.)	5'-0"
3	4	CPBB030712	3'-6 3/16"
4	9	PBA0310	3'-6 3/16"

See SED:

BR09K5, BR09JG, BR09RY, BR09RZ, BR09JR  
BR09JH, BR09K2

- 3 1'-0"  
2 1'-6"  
1 3'-8"

Dimension Key



NOTE :

4" SPRINKLER - 17 PLF  
FP3 ON SHADED ZONE (MS026)  
FP2 PM REST OF ROOF (MS023)

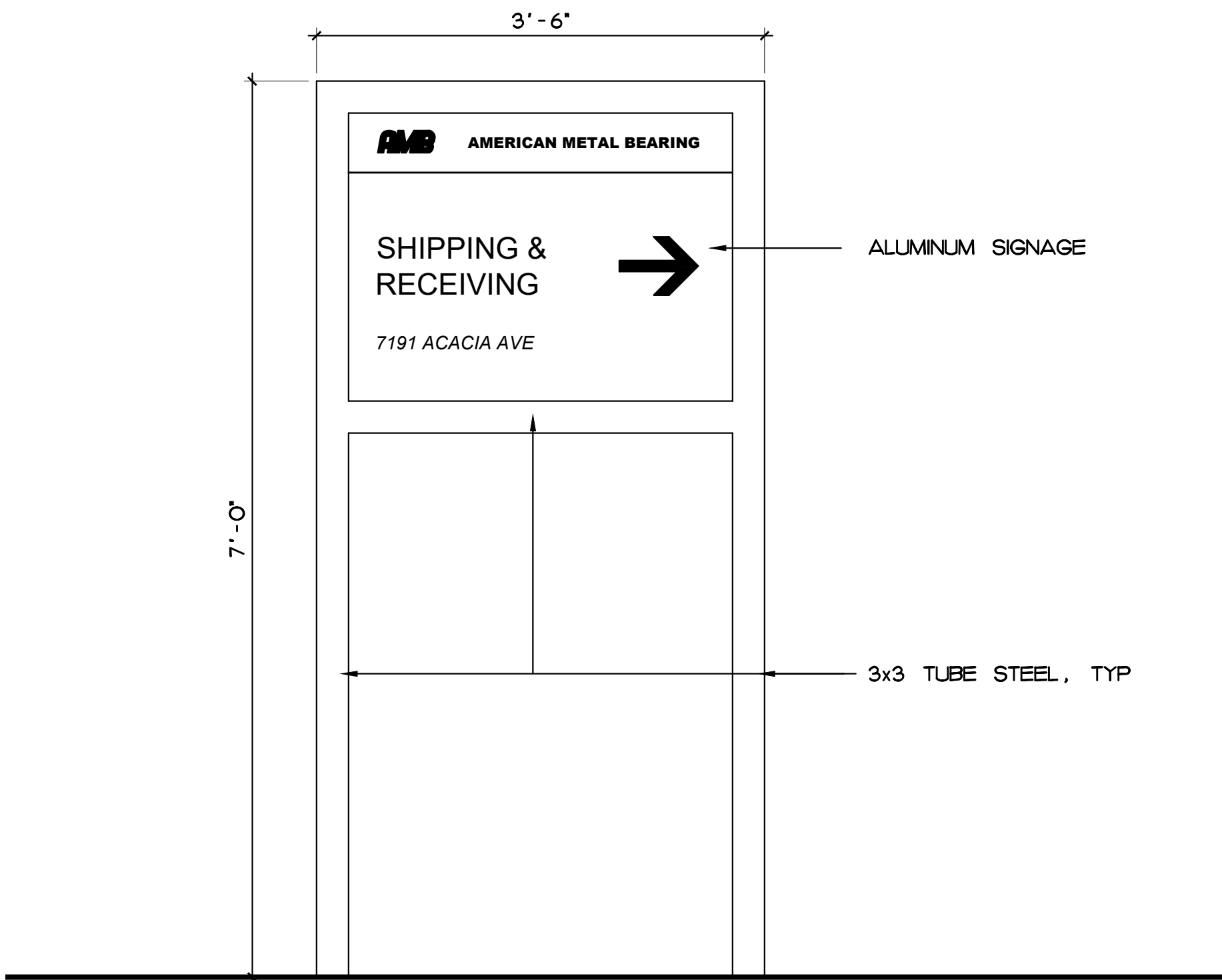
Part Mark Key  
1 RCHB15

ROOF SECONDARY PLAN

FOR APPROVAL- NOT FOR CONSTRUCTION

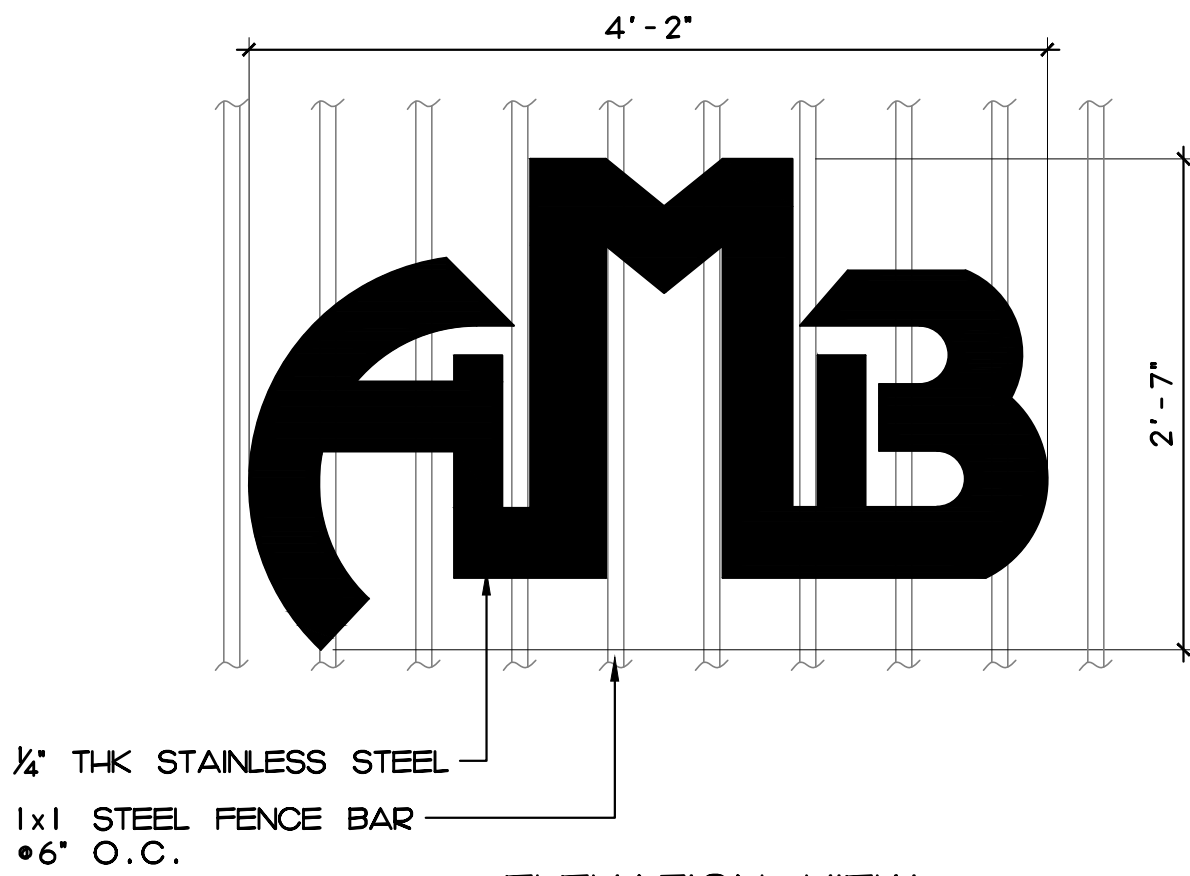
1. UNLESS NOTED, USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS. 2. FLANGE BRACES ARE AN INTEGRAL PART OF THE STABILITY OF THE STRUCTURAL SYSTEM AND MUST BE PROPERLY INSTALLED PRIOR TO ERECTION OF WALL AND ROOF SHEETS. 3. REMOVAL OR ALTERATION OF ANY COMPONENT IS PROHIBITED.	THE VP ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF VP AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY VP. THE VP ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY VP EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY VP.	THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF VP BUILDINGS. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF VP BUILDINGS. THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING. DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE VP BUILDINGS ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.	<div>B</div> <div>VP Buildings</div> <div>3200 Players Club Circle Memphis TN 38125</div>				ROOF SECONDARY PLAN				<div><div><div><div></div></div><div>VP BUILDINGS</div><div>VP BUILDINGS</div></div><div>VPC VERSION: 24.3.1</div><div>a division of BlueScope Buildings North America, Inc.</div></div>	JOB # 24-025256-01 DATE 12/19/2024 DRAWN/CHECK RG LC PAGE 12
			REV	DATE	BY	DESCRIPTION	BUILDER	Kindness General Contractors				
							CUSTOMER	American Metal Bearing Company				
							LOCATION	Garden Grove, California				
							PROJECT	American Metal Bearing Expansion				
			NTS				BUILDER'S POF#					
				12/19/2024		15:43:09		FILENAME: AMB Expansion.Rev2024-10-09				



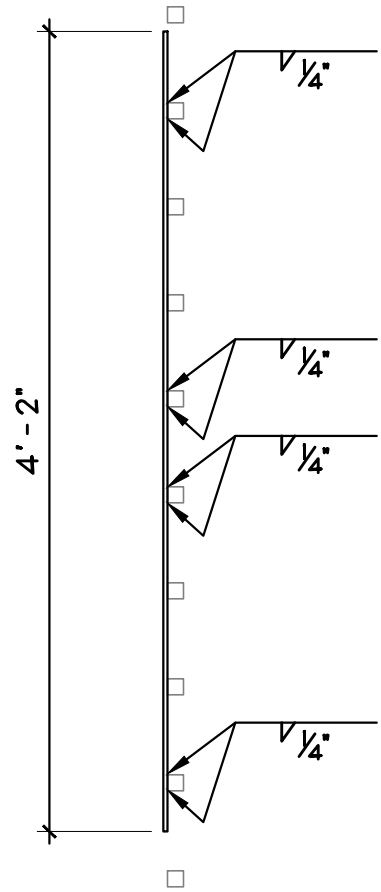


**1 - SHIPPING ENTRANCE SIGN**

SCALE: 1/2 INCH = ONE FOOT



**ELEVATION VIEW**



**TOP VIEW**

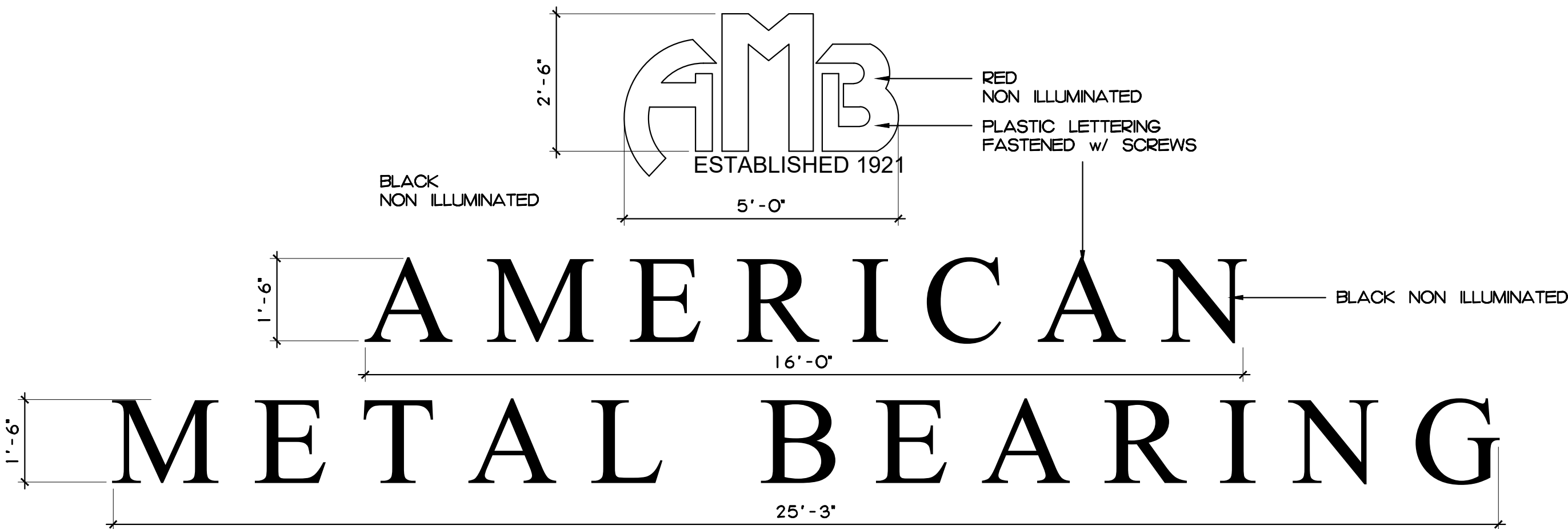
**2 - ENTRANCE GATE SIGN**

SCALE: 1/2 INCH = ONE FOOT



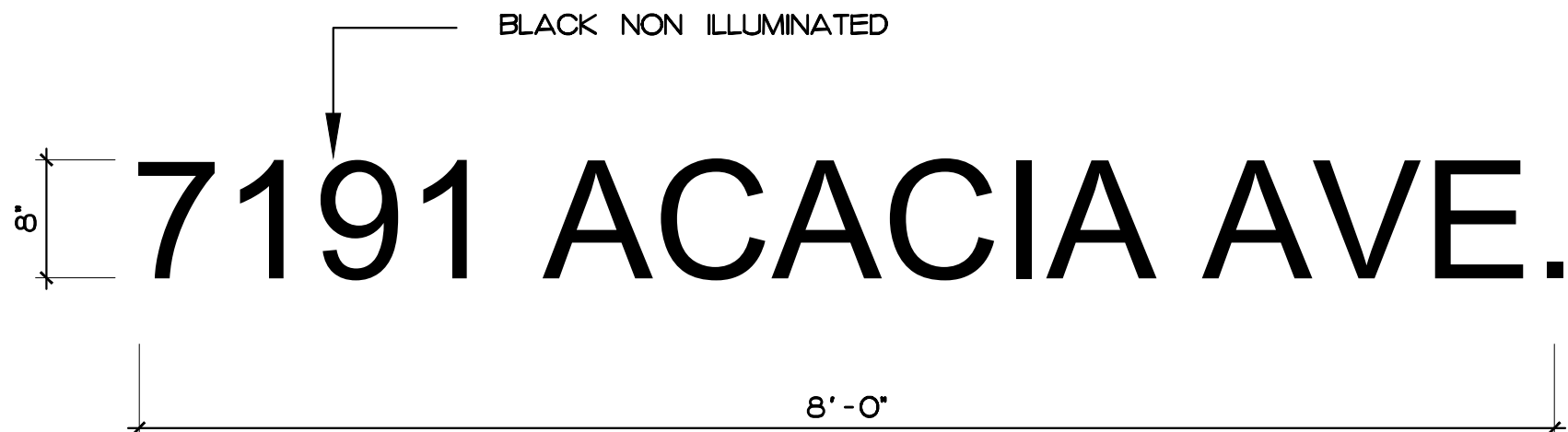
**3 - BUILDING SIGN FRONT ELEVATION**

SCALE: 1/8 INCH = ONE FOOT



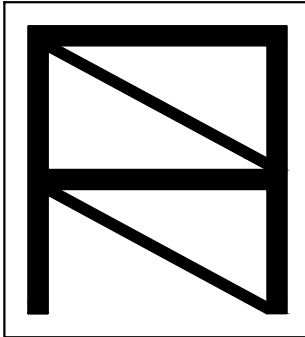
**4 - ENLARGED SIGN DETAIL**

SCALE: 1/8 INCH = ONE FOOT



**5 - ADDRESS SIGNAGE**

SCALE: 1/2 INCH = ONE FOOT



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PROJECT NAME:

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**AMB Company**  
7191 Acacia Avenue  
Garden Grove, California 92841

REVISIONS

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**SIGNS ELEVATIONS AND DETAILS**

PLOT DATE: 2/6/2025

DATE: 09/13/24

PROJECT: **23-049**

SHEET: **A3.1**



CONTRACTOR:

PROJECT NAME:

New Addition for:  
**AMB Company**

7191 Acacia Avenue  
Garden Grove, California 92841

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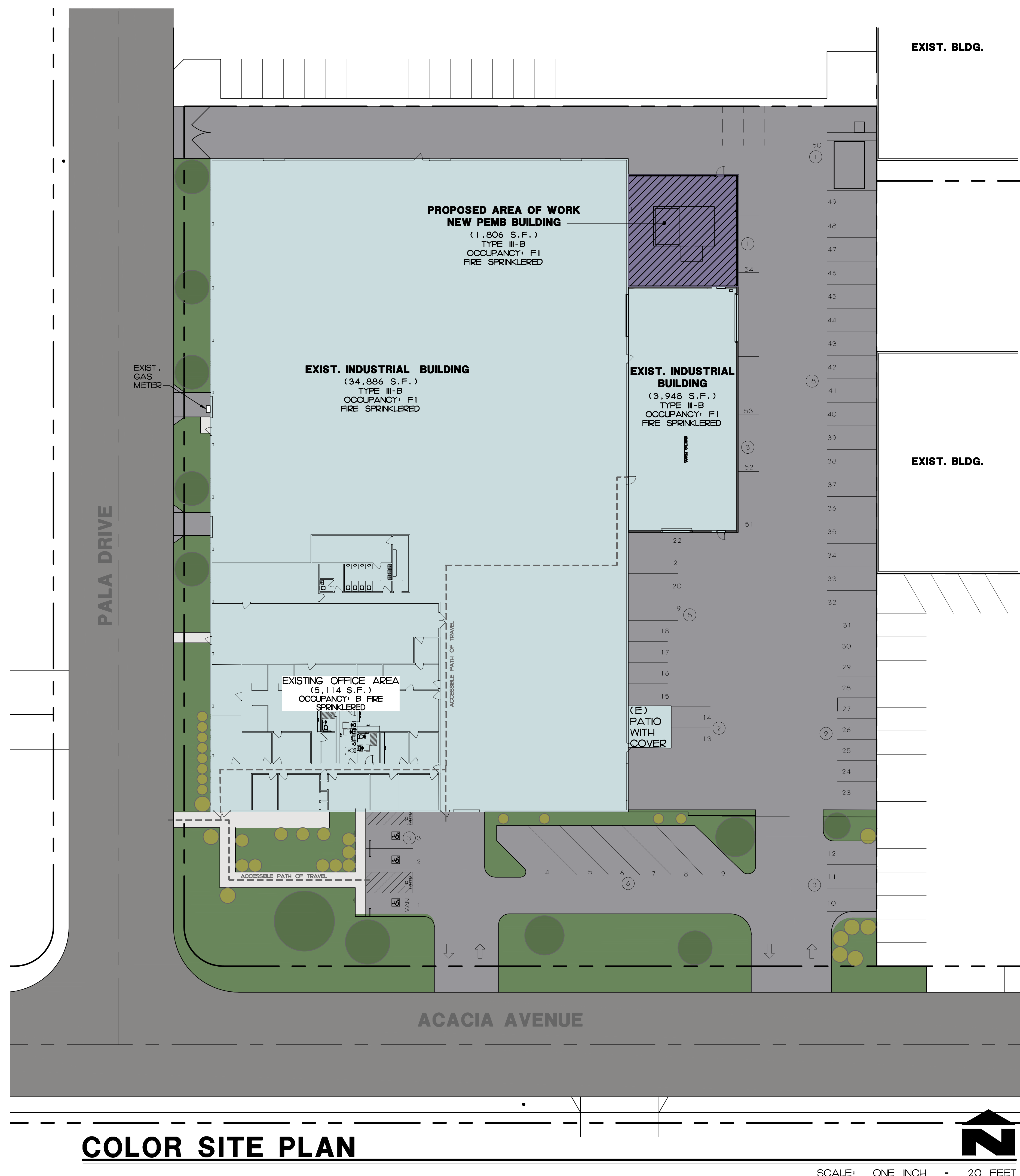
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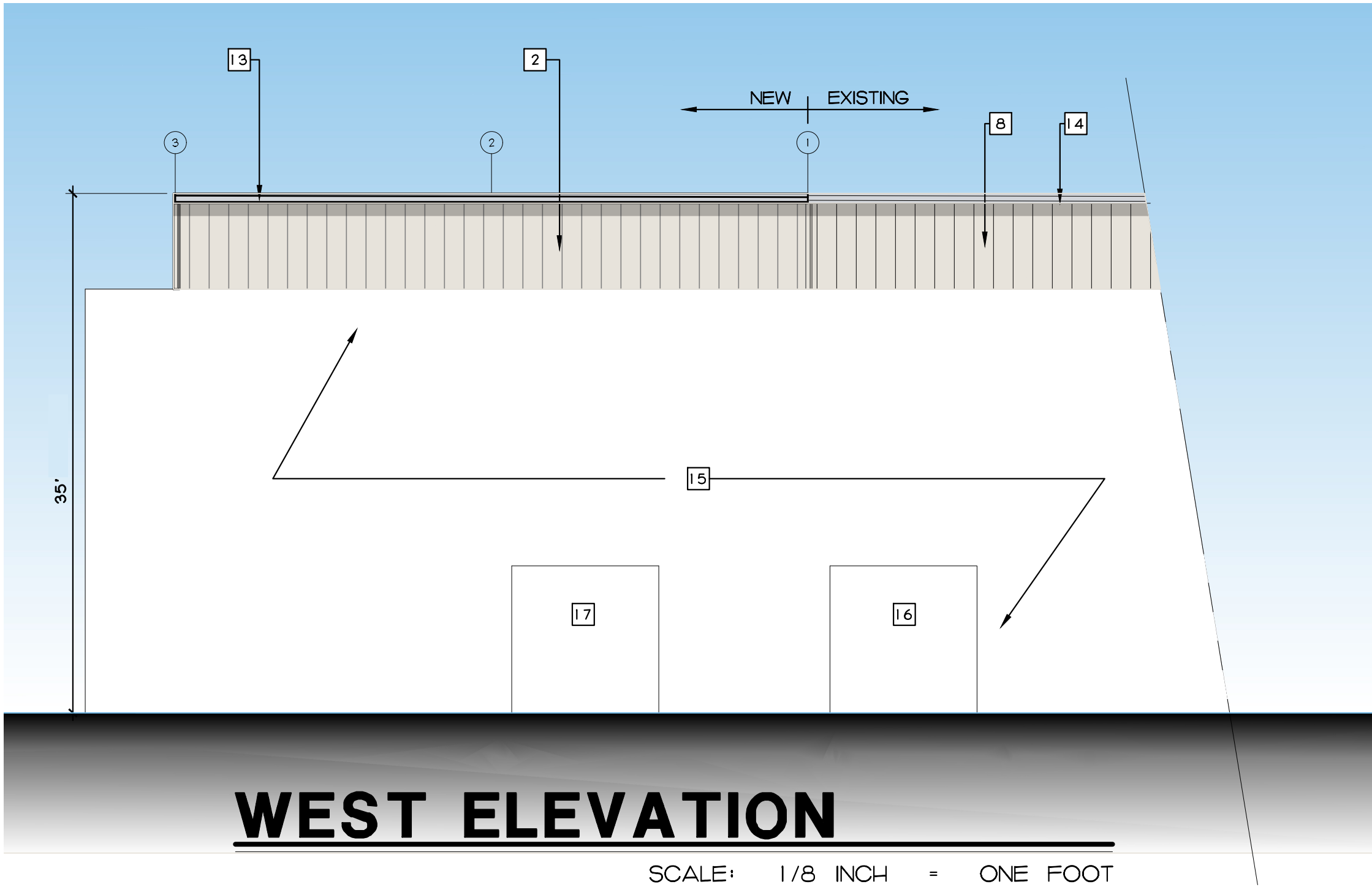
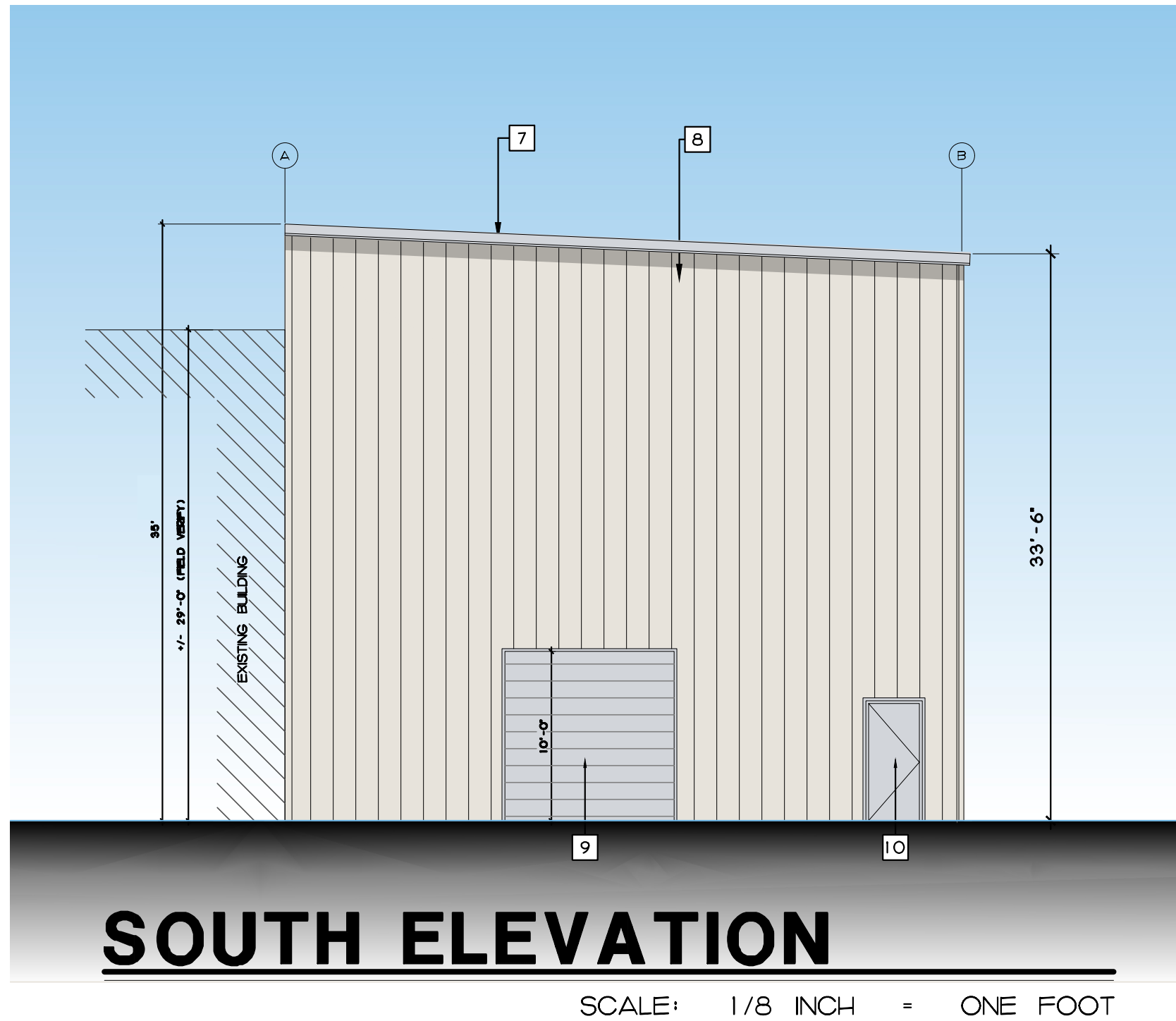
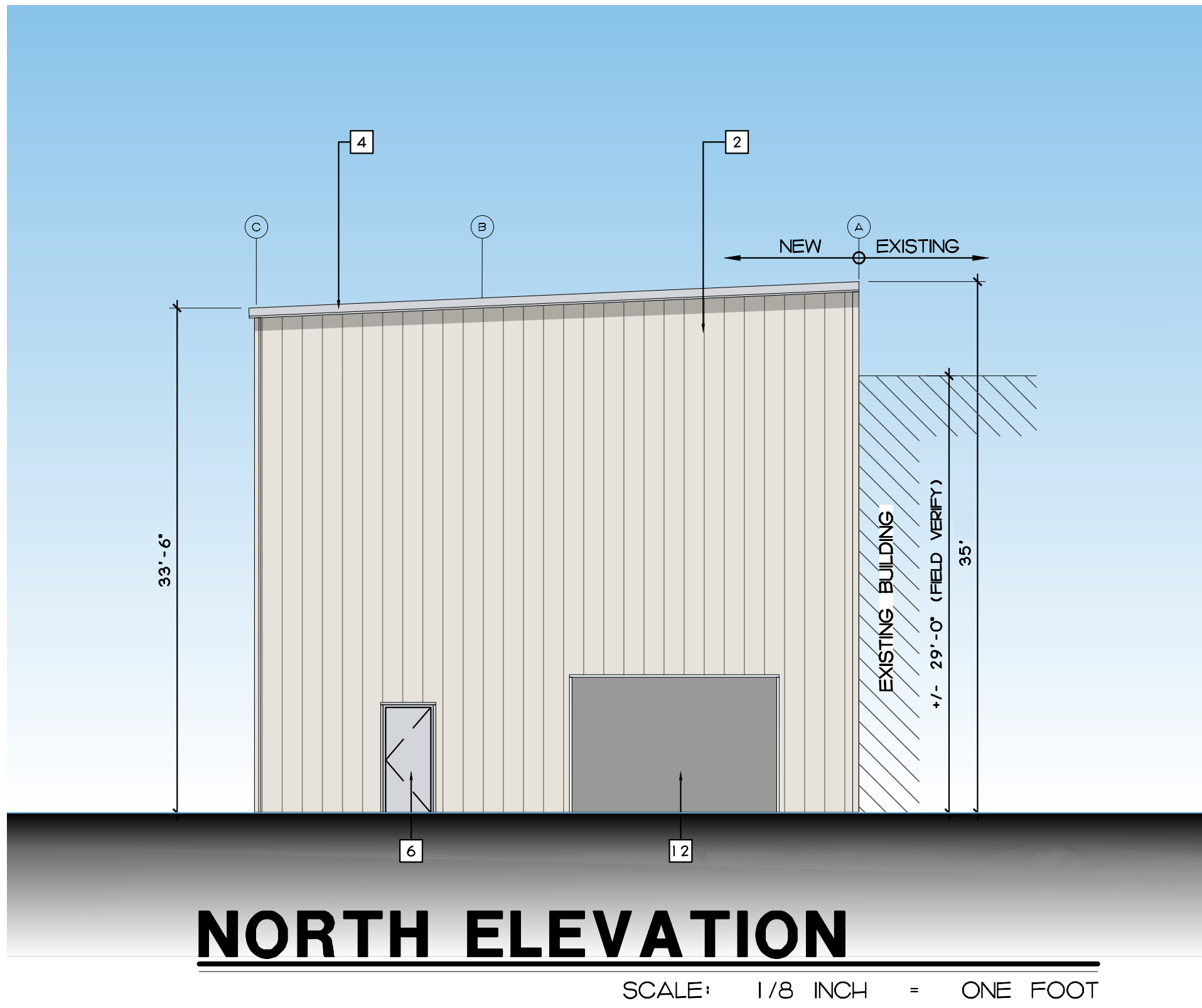
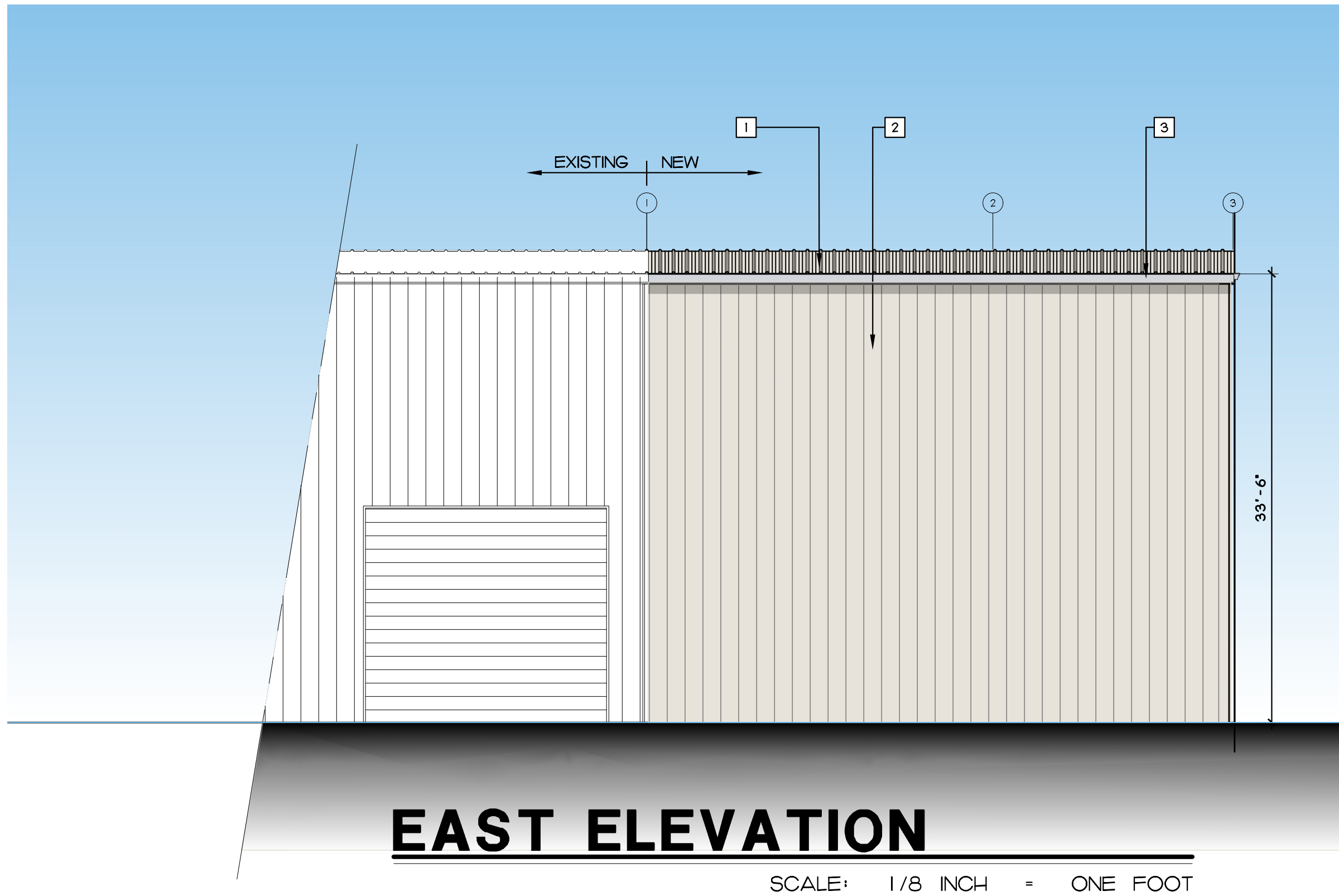
## EXISTING FACILITIES PLAN

PLOT DATE: 2/6/2025

DATE: 09/13/24

PROJECT: **23-049**SHEET: **CSP1.1**

ALL CONSTRUCTION SHOWN ON THIS DRAWING IS  
EXISTING UNLESS SPECIFICALLY NOTED OTHERWISE



GENERAL NOTES

1. ALL ITEMS ARE EXISTING UNLESS NOTED OTHERWISE

KEYNOTES

- NEW PREFINISHED RIBBED METAL ROOF PANELS  
COLOR: LINEN WHITE, TO MATCH EXISTING
- NEW PREFINISHED FLAT METAL WALL PANELS  
COLOR: LINEN WHITE, TO MATCH EXISTING
- NEW EAVE GUTTER  
COLOR: SNOWDRIFT WHITE, TO MATCH EXISTING
- RELOCATED EXISTING GABLE TRIM,  
COLOR: SNOWDRIFT WHITE, TO MATCH EXISTING
- RELOCATED EXISTING PREFINISHED  
FLAT METAL WALL PANELS  
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FLAT METAL WALL PANELS  
COLOR: LINEN WHITE
- EXISTING 10'-0" x 10'-0" ROLL-UP DOOR,  
COLOR: SNOWDRIFT WHITE
- RELOCATED EXISTING GABLE TRIM,  
COLOR: SNOWDRIFT WHITE, TO MATCH EXISTING
- NEW 8'-0" x 10'-0" ROLL-UP DOOR  
COLOR SNOWDRIFT WHITE
- 12'-5" x 9'-0" FRAMED OPENING FOR SWITCH  
GEAR ACCESS
- NEW EAVE TRIM TO MATCH EXISTING
- EXISTING EAVE TRIM
- EXISTING CONCRETE WALL
- EXISTING DOOR
- NEW 10'-0" x 10'-0" OPENING



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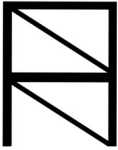
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PLOT DATE:	2/7/2025
DATE:	09/13/24
PROJECT:	<b>23-049-1</b>
SHEET:	<b>A3</b>



Richard Herman Structural Engineering Inc. dba

**Herman Group**

Architecture

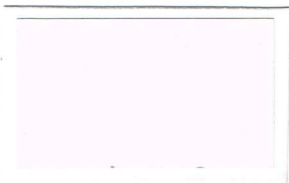
Structural Engineering

Civil Engineering

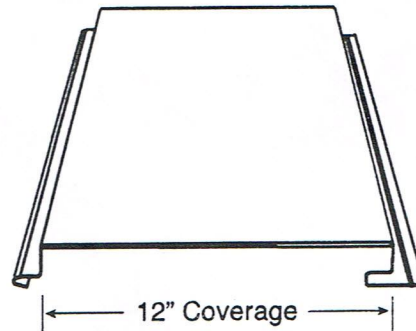
4845 Main Street  
Yorba Linda, Ca. 92886  
Office: 714-777-3765  
[www.rhermanse.com](http://www.rhermanse.com)

## New Addition for AMB Company 7191 Acacia Avenue, Garden Grove, CA

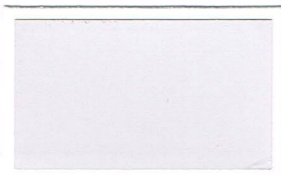
1. Pre-Painted Metal Panels  
Color: Linen White



12" No Reveal - Flat Pan



2. Metal Roll-up Doors  
Color: Snowdrift White





## ATTACHMENT 3



June 6, 2024

Mr. Perris Anawati  
AMERICAN METAL BEARING  
7191 Acacia Ave  
Garden Grove, CA 92841

**Subject: American Metal Bearing Parking Analysis, City of Garden Grove**

Dear Mr. Anawati:

**Introduction**

RK ENGINEERING GROUP, INC. (RK) is pleased to provide this parking analysis for the existing American Metal Bearing (AMB) manufacturing facility located at 7191 Acacia Avenue in the City of Garden Grove. The existing building consists of approximately 43,948 square feet of building area (38,834 square feet of Industrial Use and 5,114 square feet of office use). Parking for the project is provided on-site with a surface parking lot consisting of 60 exclusive parking spaces.

A Location Map is provided in Exhibit A.

**Proposed Project**

Representatives of the project propose expanding the building by approximately 1,806 square feet of industrial use. The expansion area will house a single large machine that manufactures complex metal parts. Based on the proposed expansion, the building will consist of approximately 40,640 square feet of industrial use and 5,114 square feet of office use. As a result, the building size including the proposed addition will consist of 45,754 square feet. To accommodate the building expansion, 7 parking spaces will be removed and 1 parking space will be added back in, thereby reducing the total number of on-site parking to 54 spaces. (60 spaces – 7 spaces + 1 space = 54 spaces.)

Currently, AMB has a maximum of 25 employees on-site at any given time. The building addition will not increase the number of staff on-site.

**Existing & Proposed & Proposed  
Hours of Operation**

Activity	Days	Hours
Manufacturing	Monday -Thursday	5:00 AM - 3:30 PM
Office	Monday-Thursday	7:00 AM - 5:00 PM
	Friday	7:00 AM - 11:00 AM
Maximum Staff Onsite		25

A Site Plan is provided in Exhibit B.

**American Metal Bearing Background**

Founded in 1921, AMB has carved a niche within the defense manufacturing and engineering sector, focusing on the development and supply of bearing propulsion systems. From humble beginnings in a small shop in Los Angeles, AMB has grown into a recognized industry leader. AMB's engineering team focuses on the applied research, design, and development of the components that enable navies around the globe to patrol our oceans. AMB's advanced production floor utilizes the latest in modern automated machining work centers and employs skilled tradesmen who have mastered their craft. This dedication to excellence and customer satisfaction has earned AMB a reputation as a trusted partner to shipbuilders worldwide. The company has operated from its current location in Garden Grove since the 1970s.

**Parking Analysis Objectives**

The primary objective of this parking analysis is to verify the sufficiency of parking for the proposed project. This will involve completing the following tasks:

1. Verify the parking code requirements for both the existing and proposed project according to the City of Garden Grove Municipal Parking Code Section 9.16.040.
2. Gather hourly observed parking counts on-site and in the surrounding area to assess the adequacy of parking based on current conditions.
3. Analyze the observed parking demand data alongside the proposed project expansion parking requirements to determine if sufficient parking is available for the project.

4. Develop a Joint Use and Parking Management Plan to prevent overflow parking on public roadways or adjacent properties without permission.

### **City of Garden Grove Municipal Parking Code: Tables 1 & 2**

Based on the City of Garden Grove Municipal Parking Code Section 9.16.040, industrial use requires "2 spaces per 1,000 square feet of gross floor area" for industrial buildings ranging in size from 20,001 to 100,000 square feet of gross floor area. Since the proposed increase in office use is 11.18% of the total building area, it is considered incidental as it is under 30% of the gross floor area, no additional parking requirements are required for the office. The percentage breakdown of building square footage is provided in Tables 1 and 2.

**Table 1 Existing Conditions:** In 2014, the City of Garden Grove approved Site Plan No. SP-011-2014, which allowed the construction of an 1806 SF one-story addition to the existing building. Based on the approval of SP-011-2014, the site was required to provide 60 parking spaces. The site currently provides 60 parking spaces.

**Table 2 Proposed Conditions:** Based on Municipal Code parking requirements for industrial buildings, four (4) additional parking spaces are required to accommodate the proposed 1,806 SF addition. In total, the site is required to provide sixty-four (64) parking spaces to accommodate the existing development and the proposed addition.

Based on the existing number of on-site parking spaces sixty (60), seven (7) parking spaces will be removed, and one (1) parking space will be added back in, thereby reducing the total number of on-site parking to 54 spaces to accommodate the proposed addition.

As discussed in the Joint Use and Parking Management Section of this report, additional parking for the development will be provided via an off-site parking agreement, which will provide access to an additional twenty-five (25) parking spaces to support the subject site. The parking requirement calculations are provided in Table 2.

Based on the parking requirements for both existing and proposed conditions, the project falls short of code standards in both scenarios. However, it is crucial to understand that the code's parking deficiency might not necessarily translate to an actual shortage of parking on-site. This is because the parking code does not account for factors such as operational hours, staff numbers, or any unique site operations. Consequently, an hourly parking



analysis was conducted to assess the adequacy of parking for the project in a real-world context.

The City of Garden Grove Municipal Parking Code is included in Appendix A.

**Observed Parking Surveys**

A representative of RK completed a field review of the study area to confirm existing conditions.

To establish and confirm the adequacy of parking for the project, Counts Unlimited, Inc. (third-party data collection company) conducted three (3) consecutive days of observed parking surveys to assess the existing parking demand at the site and the surrounding area.

As identified in Exhibit C, the on-site parking area for AMB was divided into Parking Zones 1 and 2. To further verify the adequacy of parking and determine if AMB employees were parking on adjacent streets, Parking Zones 3 (Pala Drive) and 4 (Acacia Avenue) were included in the survey and counted as part of the analysis. Care was taken to only count AMB employees who parked vehicles in Zones 3 & 4. As a result, Zones 1-4 include the existing parking demand for AMB.

A breakdown of the number of parking spaces per Parking Zone is provided in the Table below:

**Proposed Project Conditions  
Parking Inventory**

<b>Parking Zone</b>	<b>Number of Parking Spaces</b>	<b>Location</b>
1	12	AMB On-Site
2	42	
3	0	On-Street
4	0	
5	64	Calvary Church On-Site
6	229	
<b>Total Spaces</b>	<b>347</b>	

The table above reflects the onsite parking count at AMB assuming proposed conditions with the project expansion (54 spaces).

The on-street Parking Zones located along Pala Drive and Acacia Avenue do not have designated striped parking spaces, however vehicles can park on the street. **It should be noted that based on the observed parking data, vehicles parked specifically for AMB were**

not observed parking off-site along the streets. All vehicles were parked on-site in Zones 1 and 2.

Off-site observed parking counts were also obtained at Calvary Chapel WestGrove located adjacent to the project. Parking Zones 5 and 6 were utilized to obtain the existing parking demands. AMB employees are not currently parking at this location. The parking counts only reflect vehicles parked for Calvary Chapel WestGrove.

The church is currently approved and operates under PUD-134-99 which indicates a total of 293 on-site parking spaces. The parking count is consistent with the observed parking analysis which also includes a parking inventory of 293 parking spaces.

The table below shows the weekly activities and hours of operation for Calvary Chapel WestGrove.

**Calvary Chapel WestGrove  
Hours of Operation**

Activity	Days	Hours
Church Services	Sunday	9:00 AM - 1:00 PM
	Wednesday	7:00 PM - 9:00 PM
Moongate Coffee	Daily	6:00 AM - 7:00 PM
Shine Preschool	Monday-Friday	7:00 AM - 6:00 PM

As evident in the table above, Moongate Coffee and Shine Preschool are active while AMB is in operation. The results of the observed parking counts include the hourly parking utilization of these two uses in Parking Zones 5 and 6. The Church Services likely generate the highest parking demand are NOT active at Calvary Chapel Westgrove and therefore DO NOT conflict with AMB hours of operation.

Exhibit C includes all Parking Zones within the study area. Photographs of the Study Area are provided in Appendix B

The observed parking surveys were conducted during the following days and times:

Hourly Observed Parking Demand Counts

Day	Hours	Interval	Observed Hours
Tuesday, February 13, 2024	5:00 AM - 6:00 PM	Hourly	14
Wednesday, February 14, 2024	5:00 AM - 6:00 PM	Hourly	14
Thursday, February 15, 2024	5:00 AM - 6:00 PM	Hourly	14
Total Observed Hours			42

The raw data observed parking counts are included in Appendix C.

The observed analysis follows standard engineering practices and guidelines. The survey days included typical weather conditions with no rain. The observed parking counts were completed with typical operation conditions and times when the site was in operation. Furthermore, the parking survey times of 5:00 AM to 6:00 PM were selected because they cover the daily hours of operation for the site. A total of 42 hours of observed parking demand data was collected to determine the adequacy of parking for the project.

As identified in Tables 3-6, the projected parking demand for the project was determined by adding a 10% increase to the observed parking data (per City of Garden Grove Municipal Code Section 9.16.040 and adding the parking requirement of the proposed industrial expansion (4 parking spaces). The following tables identify the hourly parking demand for the project based on existing and proposed conditions:

**Parking Demand Results: Tables 3-6**

**Table 3: Tuesday, February 13, 2024.**

On-site Zones 1-2: The peak parking demand occurred at 10:00 AM when 22 vehicles were parked for the project. Including the 10% increase and the proposed expansion area parking requirement, the peak projected parking demand is 28. Since the project will have 54 parking spaces available, 51% are occupied. As previously mentioned, and as identified in Table 3, no vehicles were observed parking offsite (Zones 3 and 4) for the project.

Calvary Chapel WestGrove Zones 5-6: The peak parking demand occurred at 10:00 AM when 72 vehicles were parked. Since the site has 293 parking spaces, there are 221 parking spaces available during peak parking demand times. As previously mentioned, no AMB employee vehicles were observed parking at Calvary WestGrove Church.

**Table 4: Wednesday, February 14, 2024.**

On-site Zones 1-2: The peak parking demand occurred at 9:00 AM when a total of 20 vehicles were parked for the project. Including the 10% increase and the proposed expansion area parking requirement, the peak projected parking demand is 26. Since the project will have 54 parking spaces available, 48% are occupied. As previously mentioned, and as identified in Table 3, no vehicles were observed parking offsite (Zones 3 and 4) for the project.

Calvary Chapel WestGrove 5-6: The peak parking demand occurred at 11:00 AM when a total of 67 vehicles were parked. Since the site has a total of 293 parking spaces, there are 226 parking spaces available during peak parking demand times. As previously mentioned, no AMB employee vehicles were observed parking at Calvary WestGrove Church.

**Table 5: Thursday, February 15, 2024.**

On-site Zones 1-2: The peak parking demand occurred at 11:00 AM 21 vehicles were parked for the project. Including the 10% increase and the proposed expansion area parking requirement, the peak projected parking demand is 27. Since the project will have 54 parking spaces available, 50% will be occupied. As previously mentioned, and as identified in Table 3, no vehicles were observed parking offsite (Zones 3 and 4) for the project.

Calvary Chapel WestGrove Zones 5-6: The peak parking demand occurred at 12:00 AM when 89 vehicles were parked. Since the site has 293 parking spaces, there are 204 parking spaces available during peak parking demand times. As previously mentioned, no AMB employee vehicles were observed parking at Calvary WestGrove Church.

#### **Table 6: Summary of Observed Parking Demand**

The overall projected onsite parking demand occurred on Tuesday, February 13, 2024, when 28 vehicles were parked onsite. Since the site will have 54 parking spaces, a total of 22 on-site parking spaces are available during peak parking projected times.

Furthermore, based on the observed parking counts collected at Calvary Chapel WestGrove (Parking Zones 5-6), the Church has ample parking available during weekday conditions. There are at least 204 parking spaces available during all weekday observed parking periods at the church. As a result, the church and its incidental uses have enough parking available to accommodate additional parking from AMB during weekdays.

**Based on the results of 42 hours of observed parking surveys, AMB has demonstrated that adequate parking can be provided on-site during peak parking demand times with the proposed expansion in operation. All vehicles can be accommodated onsite without creating an overflow parking situation. Furthermore, the church and its incidental uses have enough parking available to accommodate additional parking from AMB during weekdays.**

However, as an option to add additional parking, representatives from AMB have reached an agreement with Calvary Chapel WestGrove to utilize a total of 25 parking spaces at the church parking lot during weekdays. This will allow AMB to have access to additional off-site parking under a joint-use agreement if needed. Details of the off-site parking agreement are identified on the following page. **It should be noted that representatives of the church acknowledge that the joint-use parking agreement will be recorded against the property.**

### **Joint Use & Parking Management Plan**

Representatives from AMB have reached an agreement with Calvary Chapel WestGrove to utilize a total of 25 parking spaces at the church parking lot. This would increase the number of parking spaces for AMB to 83 (54 on-site plus 25 off-site). As a result, a Joint Use and Parking Management Plan is required to ensure the adequacy of parking for the project. The methods identified in this report are consistent with the City of Garden Grove Chapter 9.16 Mixed Use Regulations and Development Standards Section 9.18.140 Parking and § 9.16.140.060. Joint Use and Parking Management.

If needed, AMB will assign designated staff members to park in the “Shared Parking Area” (as defined in Appendix D) at Calvary Chapel WestGrove. This parking lot was selected based on the following factors:

1. Sufficient Pedestrian Access: The off-site parking lot is located approximately 300’ from the AMB building and is convenient for off-site employee parking.
2. As identified on page 6, Moongate Coffee and Shine Preschool are active while AMB is in operation. The results of the observed parking counts include the hourly parking utilization of these two uses in Parking Zones 5 and 6. **As evident in the results of the observed parking analysis, the church parking lot has ample parking availability during weekdays. As a result, the peak parking demand hours for the church and AMB are complimentary and lend themselves well to a shared parking or joint-use agreement.**

Representatives of AMB and Calvary Chapel WestGrove have entered into a shared parking agreement to allow AMB employees to park at Calvary Chapel WestGrove in the shared parking area on weekdays from 5:00 AM to 5:00 PM. A total of 25 parking spaces have been made available for designated AMB staff during this time. **It should be noted that representatives of the church acknowledge that the joint-use parking agreement will be recorded against the property.**

Appendix D includes the signed Shared Parking Agreement.

The following recommendations are provided to ensure that adequate parking is continually provided without creating an overflow parking situation:

1. Representatives of AMB should regularly monitor the parking demand on-site to ensure that adequate parking is provided. All employees and visitors should be informed to park on-site or in the designated off-site parking areas only. On-street parking is not encouraged.
2. Representatives of AMB will select employees for off-site parking. A placard must be placed in the vehicles that indicate they are an AMB employee and can park in the "Shared Parking Area" as defined in Appendix D on weekdays from 5:00 AM to 5:00 PM only. These designated AMB employees will walk to and from the AMB building as needed.




## **Conclusion**

Representatives of American Metal Bearing propose expanding its existing building by approximately 1,806 square feet of industrial use. The expansion will not increase the number of staff on-site. Based on the City of Garden Grove Municipal Parking Code, the project is deficient per code. Furthermore, as identified in obtaining 42 hours of observed parking surveys, the project is projected to have adequate on-site parking with project expansion during peak parking demand times. To further ensure the adequacy of parking for the proposed project, a Joint Use and Parking Management Plan consistent with the City of Garden Grove development standards was created.

**Based on the results of the parking analysis and the shared parking agreement between American Metal Bearing (AMB) and Calvary Chapel WestGrove, AMB will have access to 25 off-site parking spaces during weekdays, ensuring sufficient parking for the project at all times. The results of the observed parking analysis indicate that the church site has ample parking spaces available to accommodate parking for AMB employees during weekday periods.**

RK ENGINEERING GROUP, INC. (RK) appreciates this opportunity to work the American Metal Bearing on this project. If you have any questions regarding this study, please do not hesitate to contact us at (949) 474-0809.

Respectfully Submitted,  
RK ENGINEERING GROUP, INC.



Rogier Goedecke  
President

RK19677

JN:3156-2024-01

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# Exhibits





**Legend:**

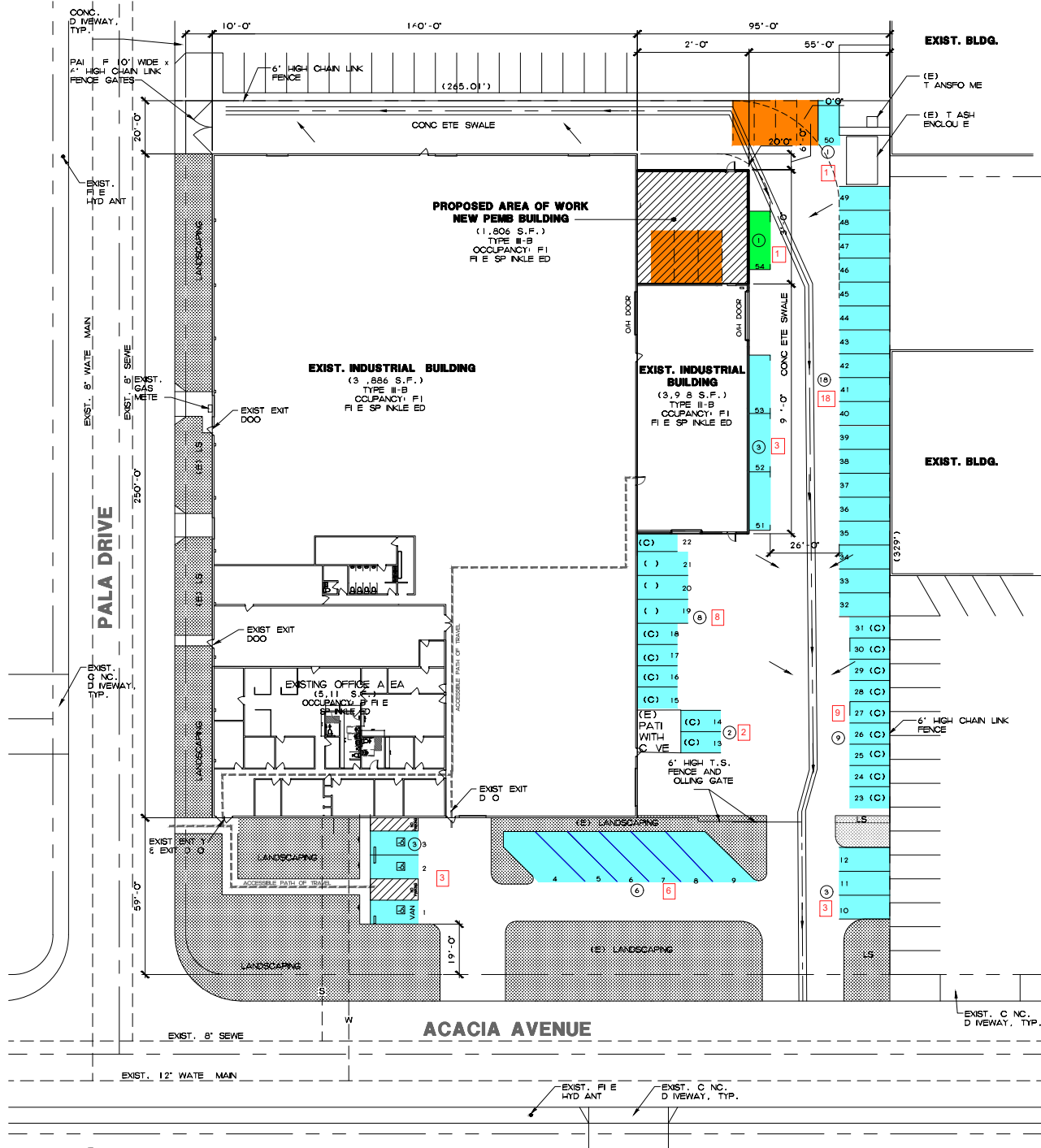
\* = American Metal Bearing, 7191 Acacia Avenue





## Exhibit B

# Site Plan

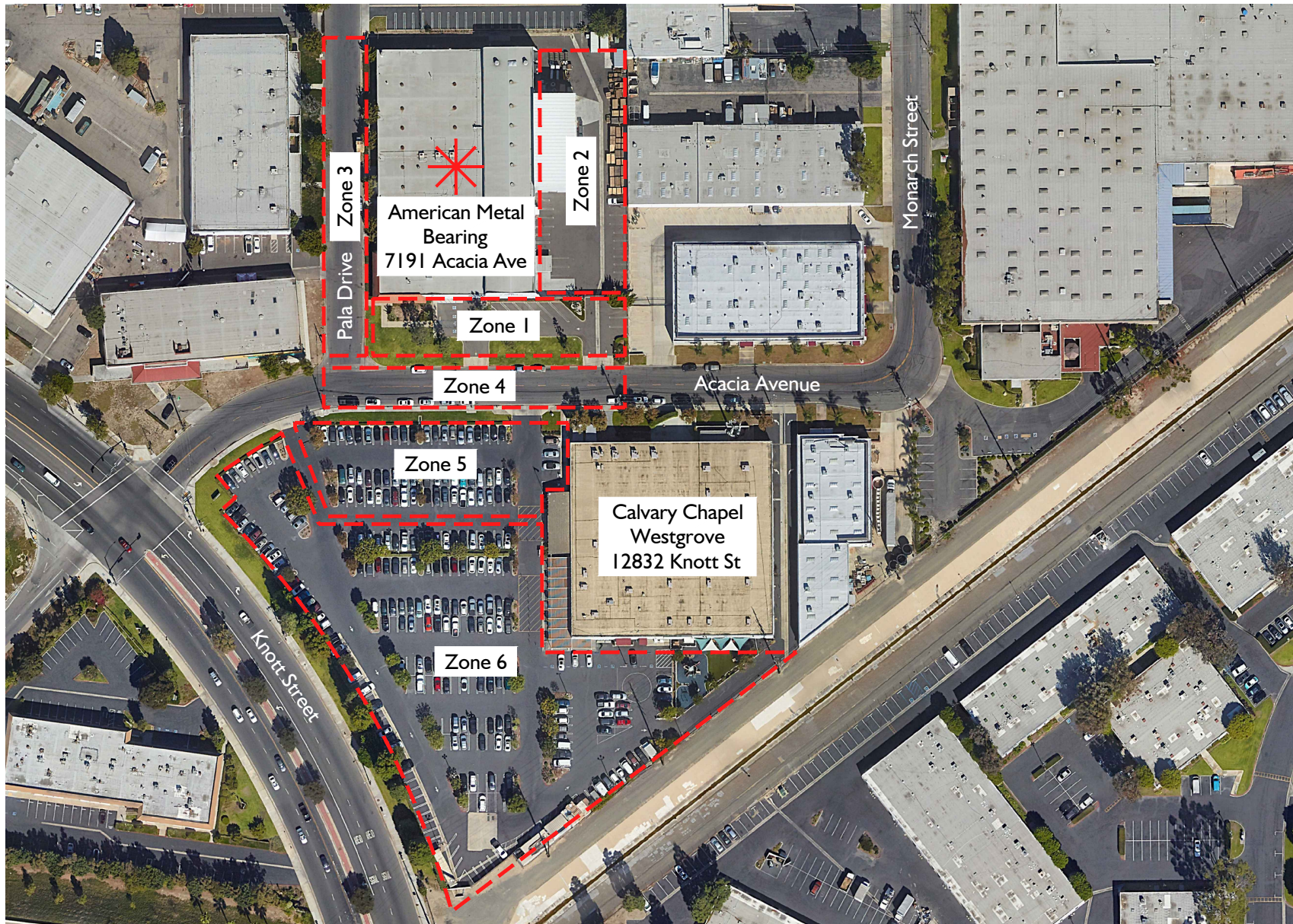


#	Number of parking spaces per section
Existing parking spaces	Total: 53
Removed parking spaces	Total: 7
Added Proposed spaces	Total: 1

Additional Proposed space(s).....1 Space  
Total proposed parking for site.....54 Spaces

Total spaces per section  
 $13+6+3+2+8+9+18+1+3+1=54$  Spaces





**Legend:**

- \* = Site
- - - = Parking Zones



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# Tables





**Table 2**  
**American Metal Bearing**  
**7191 Acacia Avenue, Garden Grove**  
**Proposed Conditions**  
**City of Garden Grove Municipal Parking Code<sup>1</sup>**

Use	Square Feet of Gross Floor Area	Percent of Floor Gross Area	Required Parking	Parking Spaces Required
Existing Industrial use	38,834	84.88%	2 spaces per 1,000 square feet of gross floor area	60
Proposed Industrial Use Expansion	1,806	3.95%		4
<b>Subtotal Industrial Use</b>	<b>40,640</b>	<b>88.82%</b>		<b>64</b>
Incidental Office	5,114	11.18%	Under 30% of gross floor area No Additional Requirements	0
	<b>45,754</b>	<b>100%</b>	<b>Total Parking Spaces Required</b>	<b>64</b>
<b>Total Parking Spaces Provided On-Site<sup>2</sup></b>				<b>54</b>
<b>Off-Site Parking (CALVARY CHAPEL WESTGROVE)<sup>2</sup></b>				<b>25</b>
<b>Total Parking Spaces Provided On-Site &amp; Off-site<sup>2</sup></b>				<b>79</b>
<b>Surplus Number of Parking Spaces Per Municipal Code</b>				<b>15</b>
<b>Percent Surplus Per Municipal Code</b>				<b>23.4%</b>

<sup>1</sup> Parking rates obtained from City of Garden Grove Municipal Parking Code Section 9.16.040 Required Parking Spaces and City of Garden Grove SP-011-2014 Approval.

<sup>2</sup> To accommodate the building expansion, 7 parking spaces will be removed and 1 parking space will be added back in, thereby reducing the total number of on-site parking to 54 spaces. (60 spaces – 7 spaces + 1 space = 54 spaces.) To offset the parking deficiency, representatives from AMB have reached an agreement with Calvary Chapel Westgrove to utilize a total of 25 parking spaces at the church parking lot. This would increase the number of parking spaces for AMB to 79 (54 on-site plus 25 off-site).



**Table 3**  
**American Metal Bearing & Calvary Chapel Westgrove**  
**7191 Acacia Avenue, Garden Grove**  
**Observed Hourly Parking Demand (On-Site & Off-Site)<sup>1</sup>**  
**Tuesday, February 13, 2024**

	AMERICAN METAL BEARING 7191 Acacia Avenue, Garden Grove										
	ON-SITE OBSERVED PARKING DEMAND					ON-STREET PARKING DEMAND		Subtotal Parking Demand Zones 1-4	Add 10% Increase <sup>3</sup>	Add 1,806 SF Gross Floor Area Expansion <sup>4</sup>	Total Observed & Expansion Parking Demand
	ZONE 1			ZONE 2	Total Zone 3	Total Zone 4					
TIME	Regular	♿	Total Zone <sup>1</sup>	Regular							
Spaces Provided <sup>2</sup>	9	3	12	42			54				
5:00 AM	0	0	0	10	0	0	10	11	4	15	
6:00 AM	2	0	2	12	0	0	14	15	4	19	
7:00 AM	3	0	3	15	0	0	18	20	4	24	
8:00 AM	5	0	5	16	0	0	21	23	4	27	
9:00 AM	5	0	5	15	0	0	20	22	4	26	
10:00 AM	5	1	6	16	0	0	22	24	4	28	
11:00 AM	5	0	5	16	0	0	21	23	4	27	
12:00 PM	5	0	5	16	0	0	21	23	4	27	
1:00 PM	5	0	5	13	0	0	18	20	4	24	
2:00 PM	5	0	5	16	0	0	21	23	4	27	
3:00 PM	5	0	5	16	0	0	21	23	4	27	
4:00 PM	4	0	4	10	0	0	14	15	4	19	
5:00 PM	4	0	4	7	0	0	11	12	4	16	
6:00 PM	3	0	3		0	0	3	3	4	7	
							Peak Parking Demand		28		

CALVARY CHAPEL WESTGROVE 12832 Knott Street, Garden Grove											
OBSERVED PARKING DEMAND											
ZONE 5				ZONE 6					Total Parking Demand Zones 5-6	Parking Spaces Available	
Regular	♿	10-Min	Total Zone 5	Regular	♿	Staff	Church Van	Total Zone 6			
59	3	2	64	181	8	32	2	229	293		
0	0	0	0	0	0	6	2	8	8	285	
5	0	0	5	0	0	6	2	8	13	280	
22	2	1	25	2	0	6	2	10	35	258	
22	3	2	27	15	0	8	2	25	52	241	
29	2	2	33	16	0	17	2	35	68	225	
38	0	2	40	16	1	13	2	32	72	221	
30	0	1	31	18	0	16	2	36	67	226	
26	0	0	26	23	0	14	2	39	65	228	
25	0	0	25	22	0	14	2	38	63	230	
21	0	1	22	18	0	13	2	33	55	238	
22	1	1	24	19	0	15	2	36	60	233	
20	0	0	20	15	0	14	2	31	51	242	
14	0	1	15	14	0	13	2	29	44	249	
7	0	1	8	10	0	9	2	21	29	264	
Peak Parking Demand			40	Peak Parking Demand				39	72	221	

<sup>1</sup> The observed parking counts were obtained by Counts Unlimited, Inc. during typical weekday operating conditions. For Zones 3 & 4, care was taken to only count vehicles sepectically parked for

<sup>2</sup> The project will provide a total of 54 parking spaces with the proposed expansion.

<sup>3</sup> Per City of Garden Grove Municipal Parking Code Chapter 9.18 Mixed Use Regulations and Development Standards, a 10% increase is added to allow for future ch;

<sup>4</sup> The project is proposing to expand the industrial use . As a result, the parking requirement is added to the observed parking count data. See Table 2 for details.

**Table 4**  
**American Metal Bearing & Calvary Chapel Westgrove**  
**7191 Acacia Avenue, Garden Grove**  
**Observed Hourly Parking Demand (On-Site & Off-Site)<sup>1</sup>**  
**Wednesday, February 14, 2024**

AMERICAN METAL BEARING 7191 Acacia Avenue, Garden Grove											
	ON-SITE OBSERVED PARKING DEMAND				ON-STREET PARKING DEMAND		Subtotal Parking Demand Zones 1-4	Add 10% Increase <sup>3</sup>	Add 1,806 SF Gross Floor Area Expansion <sup>4</sup>	Total Observed & Expansion Parking Demand	
TIME	ZONE 1			ZONE 2	Total Zone 3	Total Zone 4					
	Regular	♿	Total Zone 1	Regular							
Spaces Provided <sup>2</sup>	9	3	12	42			54				
5:00 AM	0	0	0	6	0	0	6	7	4	11	
6:00 AM	0	0	0	11	0	1	12	13	4	17	
7:00 AM	3	0	3	14	0	0	17	19	4	23	
8:00 AM	5	0	5	14	0	0	19	21	4	25	
9:00 AM	5	0	5	15	0	0	20	22	4	26	
10:00 AM	5	0	5	14	0	0	19	21	4	25	
11:00 AM	5	0	5	13	0	0	18	20	4	24	
12:00 PM	5	0	5	13	0	0	18	20	4	24	
1:00 PM	5	0	5	13	0	0	18	20	4	24	
2:00 PM	5	0	5	13	0	0	18	20	4	24	
3:00 PM	5	0	5	13	0	0	18	20	4	24	
4:00 PM	5	0	5	9	0	0	14	15	4	19	
5:00 PM	4	0	4	8	0	0	12	13	4	17	
6:00 PM	0	0	0		0	0	0	0	4	4	
								Peak Parking Demand		26	

CALVARY CHAPEL WESTGROVE 12832 Knott Street, Garden Grove										
OBSERVED PARKING DEMAND										
ZONE 5				ZONE 6					Total Parking Demand Zones 5-6	Parking Spaces Available
Regular	♿	10-Min	Total Zone 5	Regular	♿	Staff	Church Van	Total Zone 6		
59	3	2	64	181	8	32	2	229	293	
0	0	0	0	0	0	0	2	2	2	291
1	0	0	1	0	0	6	2	8	9	284
7	0	1	8	0	0	6	2	8	16	277
9	0	1	10	0	0	12	2	14	24	269
19	0	1	20	0	0	18	2	20	40	253
26	0	2	28	10	0	19	2	31	59	234
27	0	2	29	17	0	19	2	38	67	226
28	1	1	30	14	0	20	2	36	66	227
29	1	2	32	15	1	11	2	29	61	232
26	0	0	26	17	0	13	2	32	58	235
26	0	1	27	13	0	12	2	27	54	239
25	0	1	26	14	0	14	1	29	55	238
21	0	0	21	11	1	15	2	29	50	243
19	0	0	19	13	1	12	2	28	47	246
Peak Parking Demand			32	Peak Parking Demand				38	67	226

<sup>1</sup> The observed parking counts were obtained by Counts Unlimited, Inc. during typical weekday operating conditions. For Zones 3 & 4, care was taken to only count vehicles sepectically parked for

<sup>2</sup> The project will provide a total of 54 parking spaces with the proposed expansion.

<sup>3</sup> Per City of Garden Grove Municipal Parking Code Chapter 9.18 Mixed Use Regulations and Development Standards, a 10% increase is added to allow for future ch;

<sup>4</sup> The project is proposing to expand the industrial use . As a result, the parking requirement is added to the observed parking count data. See Table 2 for details.

**Table 5**  
**American Metal Bearing & Calvary Chapel Westgrove**  
**7191 Acacia Avenue, Garden Grove**  
**Observed Hourly Parking Demand (On-Site & Off-Site)<sup>1</sup>**  
**Thursday, February 15, 2024**

AMERICAN METAL BEARING 7191 Acacia Avenue, Garden Grove											
TIME	ON-SITE OBSERVED PARKING DEMAND				ON-STREET PARKING DEMAND		Subtotal Parking Demand Zones 1-4	Add 10% Increase <sup>3</sup>	Add 1,806 SF Gross Floor Area Expansion <sup>4</sup>	Total Observed & Expansion Parking Demand	
	ZONE 1			ZONE 2	Total Zone 3	Total Zone 4					
	Regular	♿	Total Zone 1	Regular							
	Spaces Provided <sup>2</sup>	9	3	12	42			54			
5:00 AM	0	0	0	11	0	0	11	12	4	16	
6:00 AM	1	0	1	12	0	0	13	14	4	18	
7:00 AM	4	0	4	14	0	0	18	20	4	24	
8:00 AM	5	0	5	14	0	0	19	21	4	25	
9:00 AM	5	0	5	15	0	0	20	22	4	26	
10:00 AM	5	0	5	15	0	0	20	22	4	26	
11:00 AM	6	0	6	15	0	0	21	23	4	27	
12:00 PM	5	0	5	14	0	0	19	21	4	25	
1:00 PM	5	0	5	14	0	0	19	21	4	25	
2:00 PM	5	0	5	15	0	0	20	22	4	26	
3:00 PM	4	0	4	15	0	0	19	21	4	25	
4:00 PM	3	0	3	9	0	0	12	13	4	17	
5:00 PM	3	0	3	8	0	0	11	12	4	16	
6:00 PM	0	0	0		0	0	0	0	4	4	
								Peak Parking Demand		27	

CALVARY CHAPEL WESTGROVE 12832 Knott Street, Garden Grove										
OBSERVED PARKING DEMAND										
ZONE 5				ZONE 6					Total Parking Demand Zones 5-6	Parking Spaces Available
Regular	♿	10-Min	Total Zone 5	Regular	♿	Staff	Church Van	Total Zone 6		
59	3	2	64	181	8	32	2	229	293	
0	0	0	0	0	0	6	2	8	8	285
1	0	1	2	0	0	6	2	8	10	283
5	0	0	5	4	0	6	2	12	17	276
7	0	1	8	16	0	11	2	29	37	256
22	0	1	23	19	0	16	2	37	60	233
35	0	2	37	26	0	17	2	45	82	211
35	0	1	36	28	0	20	2	50	86	207
34	0	1	35	32	0	20	2	54	89	204
28	0	1	29	34	1	14	2	51	80	213
29	0	2	31	27	0	10	2	39	70	223
15	0	1	16	18	0	12	2	32	48	245
7	0	0	7	14	0	12	2	28	35	258
1	0	0	1	13	0	10	2	25	26	267
1	0	0	1	3	1	12	2	18	19	274
Peak Parking Demand			37	Peak Parking Demand				54	89	204

<sup>1</sup> The observed parking counts were obtained by Counts Unlimited, Inc. during typical weekday operating conditions. For Zones 3 & 4, care was taken to only count vehicles sepectically parked for

<sup>2</sup> The project will provide a total of 54 parking spaces with the proposed expansion.

<sup>3</sup> Per City of Garden Grove Municipal Parking Code Chapter 9.18 Mixed Use Regulations and Development Standards, a 10% increase is added to allow for future ch;

<sup>4</sup> The project is proposing to expand the industrial use . As a result, the parking requirement is added to the observed parking count data. See Table 2 for details.

**Table 6**  
**American Metal Bearing & Calvary Chapel Church**  
**Observed Peak Hour Parking Demand Summary<sup>1</sup>**

American Metal Bearing (On-Site) (Zones 1-4)						
Table	Observed Date	Peak Hour Parking Demand Time	Parking Spaces Provided Onsite <sup>2</sup>	Maximum Parking Demand	Parking Spaces in Surplus	Sufficient On-Site Parking Provided (YES / NO)
3	Tuesday, February 13, 2024	10:00 AM	54	28	26	YES
4	Wednesday, February 14, 2024	9:00 AM	54	26	28	YES
5	Thursday, February 15, 2024	11:00 AM	54	27	27	YES

Calvary Chapel Westgrove (Off-Site) (Zones 5-6)		
Parking Spaces Provided On-Site	Peak Parking Demand	Parking Spaces Available at Peak Demand Time
293	72	221
293	67	226
293	89	204

<sup>1</sup> The observed parking counts were obtained by Counts Unlimited, Inc. during typical weekday operating conditions.

<sup>2</sup> The project will provide a total of 50 parking spaces with the proposed expansion.

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# Appendices

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## **Appendix A**

The City of Garden Grove Municipal Parking Code

for sale on private residential property belonging to or resided on by the registered owner of the vehicle, nor on the public street immediately adjacent to said private residential property. For purposes of this section, a vehicle, camper, camper shell or vessel shall be presumed to be for sale if there is a price, or phone number, or a contact person, or address displayed thereon. Any person violating the provisions of this section shall be guilty of an infraction.

- N. No person shall repair, grease or service, or cause to be repaired, greased or serviced, any vehicle or any part thereof in a parking lot, or anywhere outside of a wholly enclosed building.
- O. No person shall occupy or use any camp car, camper, mobile home, recreational vehicle, camper shell, trailer, vessel or other vehicle or trailer as a dwelling or for living or sleeping quarters upon any public street, right-of-way, alley, private street or alley, or any private property except in an approved trailer, mobile home or recreational vehicle park.

#### **§ 9.16.040.150. Parking Spaces Required.**

The number of off-street parking spaces required shall be no less than as set forth in the following schedule. Parking shall be calculated by the maximum building occupancy and/or the gross floor area, as applicable. Where the application of these schedules results in a fractional space, then the resulting fraction shall be rounded up to the higher whole number.

USE	REQUIRED MINIMUM PARKING SPACES
<b><i>A. Residential Uses</i></b>	
1. Preschool/daycare	1 space per care provider and staff member plus 1 space for each 6 children
<b><i>B. Commercial Uses</i></b>	
1. Retail	
a. Under 40,000 sq. ft.	1 space per 200 sq. ft. gross floor area
b. 40,000—100,000 sq. ft.	1 space per 225 sq. ft. gross floor area
c. 100,000+ sq. ft.	1 space per 250 sq. ft. gross floor area
2. Eating/Drinking Establishments—Restaurants, Cafés, Cafeterias, Lounges, Bars	
a. Attached 0-16 seats less than 300 sq. ft. of customer/dining area	1 space per 200 sq. ft. of gross floor area
b. Attached 16+ seats	1 space per 100 sq. ft. of gross floor area with a min. of 10 spaces
c. Freestanding	1 space per 100 sq. ft. of gross floor area with a min. of 10 spaces
d. With entertainment	1 space per 100 sq. ft. of gross floor area (seating and service), plus 1 space per 35 sq. ft. of entertainment area, plus 1 space per 7 sq. ft. of dance floor

USE	REQUIRED MINIMUM PARKING SPACES
e. Outdoor dining	No additional parking required for the first 500 square feet of outdoor dining area. For any area in excess of 500 square feet, parking shall be provided as required above for the applicable use. Where dining areas are enclosed on at least three sides, all parking shall be provided as required for the above applicable use.
3. Service stations	
a. With convenience store	1 space per pump, plus 1 space per 200 sq. ft. of gross floor area of sales area, plus 3 spaces per service bay
b. Without convenience store	1 space per employee, plus 3 spaces per service bay
4. Financial institutions	1 space per 200 sq. ft. of gross floor area if a drive-up window exists. If no window, 1 space per 150 sq. ft. of gross floor area
5. Nursery, home improvement center, building materials, furniture, general appliance stores (large display area)	1 space per 200 sq. ft. gross floor area
6. Hotel and motel	1 space per unit plus 2 spaces for hotel manager unit
7. Personal service	1 space per 200 sq. ft. of gross floor area
8. Professional studio	
a. Art, music, dance, martial arts	1 space per employee, plus 1 space per 2 students
b. Photography, portrait, radio, TV, recording	1 space per 200 sq. ft. of gross floor area
c. Karaoke studios	1 space per 200 sq. ft. of gross floor area
9. Automatic car wash	5 times the internal washing capacity for stacking and drying, plus 1 space per employee based on the maximum shift, not less than 3 (internal capacity is defined as conveyor length divided by 20 feet)
10. Auto rental	
a. Office only	1 space per 250 sq. ft. of gross floor area
b. Vehicle storage	1 space per 350 sq. ft. of gross floor area of office, plus 1 space per vehicle
11. Auto and boat sales, leasing	1 space per 400 sq. ft. of gross floor area of inside display, plus 1 space per 2,000 sq. ft. of outside display, plus 1 space per 500 sq. ft. of gross floor area of repair, plus 1 space per 300 sq. ft. of gross floor area of parts storage and sales area
12. Auto repair and maintenance	1 space per 200 sq. ft. of gross floor area including auto paint and body of office space, plus 3 spaces per service bay
13. Massage establishment	1 space per 200 sq. ft. of gross floor area
14. Funeral home/mortuary with no crematorium	



USE	REQUIRED MINIMUM PARKING SPACES
Fixed seats in viewing room(s):	1 space per each 3 fixed seats in area(s) designated for assembly purposes
No fixed seats in viewing room(s):	1 space for each 21 sq. ft. of area designated for assembly purposes
	All usable ancillary area(s) shall provide 1 space for each 250 sq. ft. of gross floor area
<b>C. Office</b>	
1. General business offices	1 space per 250 sq. ft. of gross floor area
2. Medical, dental and related service support facilities	1 space per 170 sq. ft. of gross floor area
<b>D. Industrial Uses</b>	
1. Industrial uses	
a. Buildings less than 20,000 of gross floor area	2.25 spaces per 1,000 sq. ft. of gross sq. ft. floor area
b. Buildings 20,001 to 100,000 sq. ft. of gross floor area	2 spaces per 1,000 sq. ft. of gross floor area
c. Buildings over 100,000 sq. ft. of gross floor area	1 space per 1,000 sq. ft. of gross floor area
d. Incidental office	
i. Under 30% of gross floor area	No additional requirements
ii. 30 to 50% of gross floor area of a building	1 space per 250 sq. ft. of gross floor area
2. Mini-warehouses	1 space per 250 sq. ft. of gross floor area of manager's office and residence, plus 2 covered spaces for manager's residence
3. Crematorium	
a. Buildings less than 20,000 sq. ft. of gross floor area	2.25 spaces per 1,000 sq. ft. of gross floor area
b. Buildings 20,001 to 100,000 sq. ft. of gross floor area	2 spaces per 1,000 sq. ft. of gross floor area
c. Buildings over 100,000 sq. ft. of gross floor area	1 space per 1,000 sq. ft. of gross floor area
d. Incidental office	
i. Under 30% of gross floor area	No additional requirements
ii. 30 to 50% of gross floor area of a building	1 space per 250 sq. ft. of gross floor area
4. Crematorium with incidental funeral home/mortuary	
Fixed seats in viewing room(s):	1 space per each 3 fixed seats in area(s) designated for assembly purposes
No fixed seats in viewing room(s):	1 space for each 21 sq. ft. of area designated for assembly purposes
	All usable ancillary area(s) shall provide 1 space for each 250 sq. ft. of gross floor area

USE	REQUIRED MINIMUM PARKING SPACES
<b><i>E. Public and Semi-Public</i></b>	
1. Hospital	4 spaces per bed
2. Private school	
a. Elementary through high school	1 space per each employee, plus 1 space for each 6 students
b. College or university	1 space per employee, plus 1 space per 3 students
3. Trade school—Adult education	1 space per employee, plus 1 space per 3 students (based on maximum occupancy allowable by building code), or 1 space per 35 sq. ft. of instructional area, plus 1 space per 250 sq. ft. of office space
4. Churches/religious facilities	
Fixed seats:	1 space per each 3 fixed seats
No fixed seats:	1 space for each 21 sq. ft. of area designated for assembly purposes
	All ancillary area(s) shall provide 1 space for each 250 sq. ft. of gross floor area
<b><i>F. Commercial Recreation</i></b>	
1. Golf course	100 spaces per 9 holes; 200 spaces for 18 holes, plus requirements for other facilities
2. Golf driving range	1.5 spaces per tee
3. Bowling alley	3 spaces per alley plus spaces for other uses on-site
4. Movie theaters	
a. Single screen	0.5 space per seat
b. Multi screen	0.3 space per seat
5. Arcades, pool hall	1 space per 200 sq. ft. of gross floor area
6. Night clubs	1 space per 7 sq. ft. of dance floor, plus 1 space per 35 sq. ft. of additional gross floor area
7. Assembly halls and dance floors	1 space per 7 sq. ft. of dance floor or assembly area, plus 1 space per 35 sq. ft. of additional gross floor area
8. Spa/health clubs/gyms	1 space per 200 sq. ft. of gross floor area
9. Indoor sports facility	A parking study prepared by a licensed traffic engineer and reviewed by the Community Development Department shall determine the number of parking spaces.
10. Private clubs	1 space per each 15 sq. ft. of assembly area
11. Water oriented parks	
a. Public swimming pool	1 space per 500 sq. ft., plus spaces required for other uses on-site
b. Amusement park	Parking study required

USE	REQUIRED MINIMUM PARKING SPACES
12. Skating rinks	1 space per 100 sq. ft. of gross floor area, plus spaces required for other uses on-site
13. Adult entertainment uses	
a. Adult bookstores including video rental and video arcade	1 space per 90 sq. ft.
b. Adult motion picture theater/mini motion picture theater	1 space per 3 seats, plus 5 spaces for employees
c. Cabaret	1 space per 25 sq. ft. of gross floor area
d. Escort bureau/introductory service	1 space per 200 sq. ft. of gross floor area

( 2861 § 12, 2015; 2883 § 9, 2017; 2926 § 4, 2022)

### **§ 9.16.040.160. Parking—Special Requirements.**

The following parking requirements are applicable to all land uses, unless otherwise stated (spaces provided for the following uses shall be clearly designated by signs, colored lines or other appropriate indicators):

- A. **Handicapped Parking.** Handicapped spaces shall be located to provide easy access to the main building or designated entrance to the building to be used by the physically handicapped in accordance with federal, state and local laws.
  1. Parking spaces for the physically handicapped shall be provided at a ratio of not less than one space per 40 parking spaces provided on an office, commercial or industrial site and shall count toward fulfilling the total automobile parking requirements.
  2. A minimum of one handicapped parking space shall be provided for each nonresidential building that requires more than 15 spaces.
  3. Handicapped spaces shall be identified by blue striping and the installation of the appropriate signage incorporating the international physically handicapped symbol.
- B. **Parking Space Size.** All parking spaces, stalls and garages or carports shall conform to minimum stall sizes as adopted by the Planning Commission.
- C. **Compact Car Parking Spaces.** Up to 20% of the required parking stalls may be compact parking spaces. Compact stall size is subject to public works standards for compact car spaces.
- D. **Motorcycle Parking Spaces.** Commercial and industrial facilities with 25 or more parking spaces shall provide at least one paved designated parking area for use by motorcycles. Said area shall be constructed of concrete.
- E. **Bicycles.** All nonresidential buildings and places of assembly shall provide adequate locking facilities for bicycle parking at any location convenient to the facility for which they are designated.

**§ 9.16.040.170. Location of Parking Spaces.**

- A. All required open parking spaces and garages shall be located on the same building site or within the same development.
  - 1. Off-site parking for new uses or new construction shall only be permitted with the approval of a parking management plan in accordance with Section 9.16.040.180.
  - 2. If an irrevocable access and/or parking easement is obtained on another site for use and benefit of the site in issue, and such access and/or parking agreement, when fully exercised, does not diminish the available parking capacity of the site subject to the easement to less than required by this section, and a parking management plan is approved, the parking may be on an adjacent site.
- B. All off-street open and enclosed parking spaces shall be located and maintained so as to be accessible and usable for the parking of motor vehicles.
  - 1. Off-street parking spaces shall not be located in any required setback.
  - 2. All motor vehicles, trailers, vessels, campers and camper shells must be parked or stored on a fully paved surface with approved entrances and exits to the street.
  - 3. For projects approved and developed after April 25, 1991, where security gates are proposed to be provided, 70% of the guest parking spaces shall be located outside the secured area.

**§ 9.16.040.180. Joint Use/Parking Management.**

- A. Overall parking requirements may vary for mixed use, multi-tenant developments, uses that have staggered hours of operation, or similar uses that have different operational characteristics. Preparation of a parking management plan shall be required for varying parking requirements from standards established by this section as set forth below. When prepared, a parking management plan shall provide applicable parking standards that address current development trends and the benefits of parking alternatives.
- B. Parking Required. A parking management plan shall be required as follows:
  - 1. Where off-site parking is proposed;
  - 2. Where parking is to be shared or jointly used among the same or different developments; or
  - 3. Where the number of parking spaces required is proposed to be reduced; however, no proposed reduction may exceed 25% of the parking required pursuant to this section.
- C. 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 represents the minimum number of spaces to be provided, and
  - 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; and
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.

#### **§ 9.16.040.190. Loading Areas.**

All nonresidential developments must provide loading berths in accordance with the following:

- A. Retail Stores, Warehouses, Wholesaling, Manufacturing and Other Goods Handling Uses.

Gross Floor Area of Building or Use (Sq. Ft.)	Number of Loading Berths Required
0-100,000	0
100,001-200,000	1
200,001-500,000	2
Over 500,001	3 plus 1 for each additional 400,000 sq. ft.

- B. Offices, Hotels/Motels and Other Non-Goods-Handling Uses.

Number of Berths	Width	Length	Height
1	10 feet	25 feet	12 feet
2 or more	10 feet	35 feet	14 feet

- C. Minimum Size of Berths. All berths must be provided with an on-site maneuvering area to the loading berth that provides a turning radius of not less than 48 feet.
- D. All Loading Areas Shall be Screened from View of Adjacent Streets.
1. Access to the loading docks shall be provided without the necessity of vehicle maneuvers in the public right-of-way.
  2. The dock approach may not be encumbered by parking stalls or physical obstructions.
  3. All loading must be conducted in loading berths when berths are provided. Loading and unloading operations shall not be conducted so as to be a nuisance to adjacent residential areas.
  4. Loading areas shall not interfere with parking or with vehicle and pedestrian access.

#### **§ 9.16.040.200. Parking Dimensions and Design Lay-Outs.**

- A. Design standards are established to set basic minimum dimensions and regulations for design, construction and maintenance of parking within residential, commercial and industrial districts.
- B. Parking Improvements.
1. Paving. Parking and loading facilities shall be surfaced and maintained with asphalt concrete, concrete or other permanent, impervious surfacing material sufficient to prevent loose surfacing materials and other nuisances. Parking lot striping shall be maintained at all times. Any development requiring parking lot improvements will be required to file with the City conditions, covenants and restrictions requiring maintenance of the parking area. Said conditions, covenants and restrictions shall run with the land.
  2. Drainage. All parking and loading facilities shall be graded and provided with permanent storm drainage facilities.
    - a. Surfacing, curbing and drainage improvements shall be sufficient to preclude free flow of water onto adjacent properties or public streets or alleys.
    - b. Measures listed above shall be taken to preclude standing pools of water within the parking facility.
  3. Safety Features. Parking and loading facilities shall meet the following standards:

- a. Safety barriers, protective bumpers or curbing and directional markers shall be provided to assure pedestrian and vehicular safety, efficient utilization, protection to landscaping and to prevent encroachment onto adjoining public or private property.
  - b. Pedestrians', bicyclists' and motorists' safety shall be assured upon entering and exiting parking lots. Unobstructed visibility shall be maintained at all times while vehicles are circulating within the parking area.
  - c. Internal circulation patterns and the location and traffic direction of all access drives shall be designated and maintained in accordance with accepted principles of traffic engineering and traffic safety.
  - d. Striping of parking lots must at all times be clearly visible and maintained throughout the life of the facility.
4. Lighting. Lights provided to illuminate any parking facility or paved area shall be designed with automatic timers (photovoltaic cells) and maintained in accordance with the provisions of this title. Parking lot security lights shall be maintained and shall be operated during all hours of darkness.
  - a. All nonresidential parking area lighting shall be provided during the hours of darkness the establishment is open at a minimum of two foot-candles of light on the parking surface.
  - b. A minimum of one foot candle of light shall be provided during all other hours of darkness.
  - c. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate the window area of nearby residences.
5. Noise. Areas used for primary circulation, or for frequent idling of vehicular engines or for loading facilities shall be designed and located to minimize impacts on adjoining properties, including sound attenuation to adjacent property and visibility screening from adjacent property.
6. Screening. Open off-street parking areas shall be screened from view of public streets and adjacent land uses that are more restrictive.
7. Walls. High walls shall not block or otherwise impair visual access from adjacent residential properties.
8. Landscaping. Open off-street parking areas shall be landscaped in accordance with this title.
9. Dimensions. Parking space dimensions shall be as adopted by resolution of the Planning Commission.

**§ 9.16.040.210. Waiver of Off-Street Parking Requirements.**

A waiver of these parking standards may be applied for where the requirements of this section are insufficient or excessive due to the nature of the use involved, or other relevant circumstances. Said waiver shall be processed in accordance with Chapter 9.32.

**§ 9.16.040.220. Collection of Recyclable Materials—Purpose.**

- A. The City of Garden Grove must divert 50% of all solid waste by January 1, 2000, through source reduction, recycling and composting activities. Diverting 50% of all solid waste requires the participation of the residential, office, commercial, industrial and public sectors.
- B. The lack of adequate areas for the collecting and loading of recyclable materials that are compatible with surrounding land uses is a significant impediment to diverting solid waste, and constitutes an urgent need for state and local agencies to address access to solid waste for source reduction, recycling and composting activities. This section has been developed to meet that need.

**§ 9.16.040.230. Collection of Recyclable Materials—Definitions.**

The following definitions shall apply to the language in this section:

"Collection area" means space allocated for collecting and loading of recyclable materials.

"Development project" means:

1. A project for which a building permit is required to construct any commercial, industrial, institutional, office or residential building or complex where solid waste is collected and loaded; or
2. Any new public facility where solid waste is collected and loaded, and any improvements for areas of a public facility used for collecting and loading solid waste.

"Recyclable material" means any material that is capable of being diverted from disposal, and then either reused, manufactured back to its original form, or used in the manufacturing process of a new product.

"Recycling" means the process of collecting, sorting, cleansing, treating and reconstructing solid waste, and returning the material to the economic mainstream in the form of raw material for new, reused or reconstituted products that meet the quality standards necessary to be used in the marketplace.

"Refuse" means any material that is the unwanted by-product of manufacturing, office, commercial or residential operations and that is not considered a recyclable or green waste material. Hazardous waste, low-level radioactive waste or untreated medical waste shall not be included in the definition of refuse and are not referenced in this section.

**§ 9.16.040.240. Collection of Recyclable Materials—General Requirements.**



- A. Any new development project for which an application for a building permit is submitted shall include adequate, accessible and convenient areas for collecting and loading recyclable materials.
- B. Any improvements to areas of a public facility used for collecting and loading of any solid waste shall include adequate, accessible and convenient areas for collecting and loading recyclable material.
- C. Any project for which an application for a building permit is submitted for modifications that meet the following requirement shall include adequate, accessible and convenient areas for collecting and loading recyclable materials:
  - 1. Modification to any development project that exceeds 1,000 square feet or 10% of the existing floor area, whichever is less.
  - 2. Exemption: Construction of an addition to an existing single-family residence, or less than one full unit to multiple-family residential.

**§ 9.16.040.250. Collection of Recyclable Materials—Minimum Collection Areas.**

- A. Office, Commercial, Industrial, Institutional. Three-cubic-yard bins shall be utilized. A storage enclosure shall be provided sufficient to hold one or more standard three-cubic-yard bins. Each enclosure shall provide sufficient area for the collection of refuse and recyclable materials.
- B. Areas for refuse and recyclable material storage shall be adequate in capacity, number and distribution to serve the development where the project occurs, and shall be based on the following requirements:
  - 1. Office, Commercial, Industrial, Institutional Area Must Accommodate.

Building Square Footage	Types of Receptacles	Number of Receptacles
0—5,000	Bin	1
5,001—10,000	Bin	2
10,001—15,000	Bin	3
15,001—20,000	Bin	4
20,001—25,000*	Bin	5

\* Each additional 5,000 square feet requires one additional bin, or more than one pickup per week, per bin.

**§ 9.16.040.260. Collection of Recyclable Materials—Development Project Design Standards.**

The following standards shall apply to all developments utilizing three-cubic-yard bins:

- A. All refuse and recyclable material storage areas shall be readily accessible to the

users they serve, as well as for collection operations, and shall be enclosed by a solid masonry or concrete block wall.

- B. Recycling bins or containers shall provide protection against adverse environmental conditions that might render the collected materials unmarketable. Refuse and recyclable materials must be stored within the bins or containers.
- C. Driveways or travel aisles shall provide unobstructed access for collection vehicles and personnel, and provide at least the minimum clearance required by the collection methods and vehicles utilized for the particular project.
- D. A sign clearly identifying all recycling and refuse collection and loading areas and the materials accepted therein shall be posted adjacent to the storage areas.
- E. The design and construction of refuse and recyclable materials storage areas shall be compatible with surrounding land uses.
  - 1. The storage area shall be shielded from public view by a wall that matches the exterior building material and color.
  - 2. The storage area shall be designed as per the Garden Grove design guidelines, as approved by City Council resolution.
- F. Storage areas shall not be located in any required front, side or rear setback or any area required to be maintained as unencumbered according to any public safety laws as adopted.
- G. Where collection of refuse and recyclable materials is separated, whenever feasible, areas for collecting and loading recyclable materials should be adjacent to the refuse storage areas.

#### **§ 9.16.040.270. Large Venue Recycling.**

- A. Large venues, as defined by Public Resources Code Section 42648, including, but not limited to, stadiums, convention centers, shopping malls, performing arts centers, amusement parks, theaters and other public attraction facilities with an average attendance of 2,000 or more persons per day of operation shall submit a waste reduction and recycling plan to the City/Garden Grove Sanitary District. Such plan shall include, but not be limited to, source reduction and recycling programs and the processing of solid waste collected from the facility by the hauler franchised to provide solid waste collection services in the City. All solid waste collected from the large venue shall be subject to the waste reduction plan.
- B. Any large venue subject to this section that is not complying with the waste reduction plan submitted to the City/Garden Grove Sanitary District may be subject to periodic waste audits by an auditor contracted by the City/Garden Grove Sanitary District at the expense of the large venue. Based on such audit, the City/Garden Grove Sanitary District may require additional processing of solid waste generated by the large venue at an additional cost to the operator to meet the diversion goals of the City/Garden Grove Sanitary District.

Permitted Uses	GGMU-1, -2, -3	CC-1	CC-2	CC-3	CC-OS	NMU	AR	Additional Regulations and Comments
Trade or Business School	C	C	[-]	C	[-]	C	[-]	

Notes:
* Use shall be subject to special conditions for specific restrictions as listed in this section.

§ 9.18.020.030

§ 9.18.020.070

( 2814, 2012; 2836 § 9, 2014; 2850 § 5, 2014; 2857 § 6, 2015; 2861 § 13, 2015; 2883 § 6, 2017; 2888 § 5, 2017; 2933 § 4, 2022; 2939 § 3, 2022)

**§ 9.18.020.040. Required Notification for all Residential Uses.**

- A. Resident Notification. Residents of new residential and residential/commercial mixed use development projects in any Mixed Use zone where residential uses are allowed, whether owners or tenants, shall be notified in writing before taking up residence that they will be living in an urban-type environment and that noise levels may be higher than a strictly residential area.
- B. Acknowledgement of Notification Receipt. The covenants, conditions, and restrictions of a residential or mixed use project shall require that prospective residents acknowledge the receipt of the written noise notification. Signatures shall confirm receipt and understanding of this information.  
( 2814, 2012)

**§ 9.18.020.050. Use Regulations Applicable to all Commercial Uses.**

- A. Performance Standards. All operations conducted on the premises shall not create a nuisance by reason of noise, odor, dust, mud, smoke, steam, vibration, or other similar causes.
- B. Products Produced on Premises. All products that are manufactured or processed on the premises in conjunction with a permitted use shall be sold on the premises as retail only.
- C. On-Site Storage. Storage shall be limited to accessory storage of commodities sold at retail on the premises, or used as an element of an activity permitted on the premises. Such storage shall be placed within a wholly enclosed building or structure, unless otherwise permitted by this chapter.  
( 2814, 2012)

**§ 9.18.020.060. Use Regulations Applicable to all Industrial Uses.**

All operations conducted on the property shall not create a nuisance by reason of noise, odor, dust, mud, smoke, steam, vibration, or other similar causes.  
( 2814, 2012)

**§ 9.18.020.070. Restrictions on Uses and Activities within a Vertically Integrated Residential/Commercial Mixed Use Development.**

- A. Required Commercial Component. In the GGMU-1, CC-2, CC-3, NMU, and AR zones, stand-alone residential development shall not be permitted. All vertically integrated mixed use developments shall require a minimum commercial component as follows:
  - 1. GGMU-1 Zone. In the GGMU-1 zone, the commercial development component shall comprise a minimum of 0.3 FAR of the overall development.

However, any project consisting entirely of deed-restricted affordable housing shall not be required to have a commercial component. See Section 9.18.090.020 (Garden Grove Boulevard Mixed Use Zone Development Standards).

2. CC-2 Zone. In the CC-2 zone, residential uses shall be permitted only on the second and third floors. See Section 9.18.090.050 (Additional Regulations Specific to the CC-2 Zone).
  3. CC-3 Zone. In the CC-3 zone, commercial storefronts and related and fully functional commercial spaces are required along street frontages per Section 9.18.090.030.C (Storefronts and Commercial Uses Required at Ground Floors) and Figure 9.18-11 (CC Required Storefronts/Ground Floor Commercial Uses).
  4. NMU Zone. In the NMU zone, the commercial development component shall comprise a minimum of 0.2 FAR of the overall development. See Section 9.18.090.070 (Neighborhood Mixed Use Zone Development Standards).
  5. AR Zone. In the AR zone, only work-live units are permitted as part of a residential/commercial mixed use development; multiple family residential units are not permitted, per Section 9.18.090.080 (Adaptive Reuse Zone Development Standards).
- B. Prohibited Activities within Vertically Integrated Mixed Use. The following activities shall be prohibited within any vertically integrated residential/commercial mixed use development:
1. Auto Repair—General, Auto Repair including paint or body work, Auto Maintenance—Minor, or any similar use.
  2. Manufacturing or industrial activities, including but not limited to welding, machining, or any open flame work, except those permitted as part of a work-live development in the AR zone.
  3. Any other activity, as determined by the responsible review authority, to be incompatible with residential activities and/or to have the possibility of affecting the health or safety of residents due to the potential for the use to create late-night activity, dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration, or other impacts, or would be hazardous because of materials, processes, products, or wastes.
- C. Loading and Unloading Activities. Where applicable, the covenants, conditions, and restrictions of a residential/commercial mixed use development shall indicate the times when the loading and unloading of goods may occur, provided that, in no event, shall loading or unloading take place after 10:00 p.m. or before 7:00 a.m. on any day of the week.
- D. Change in Use. After approval and project completion/issuance of a certificate of occupancy permit, a mixed use building shall not be converted to entirely

§ 9.18.020.070

§ 9.18.020.070

residential use unless such use is permitted in the zone in which it is located.  
( 2814, 2012)



## **Appendix B**

Study Area Photographs





METAL  
ER





AMB AMERICAN METAL BEARING  
SHIPPING & RECEIVING →  
7191 ACACIA AVE

AMB  
AMERICAN  
METAL BEARING

BAY-1

ACACIA AVE

SHIPPING  
RECEIVING













**BAY-1**

**SHIPPING  
AND  
RECEIVING**

NO ADM  
ESCOR ONLY  
← RING BELL FOR













## **Appendix C**

Raw Data Observed Parking Counts

Garden Grove  
American Metal Bearing / Calvary Chapel Westgrove/Street Parking - Parking Count  
7191 Acacia Avenue and 12832 Knott Street, Garden Grove

Tuesday, February 13, 2024

		Inventory	5:00 AM	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
Zone 1	Regular	9	0	2	3	5	5	5	5	5	5	5	5	4	4	3
	Handicap	3	0	0	0	0	0	1	0	0	0	0	0	0	0	0
	Subtotal	12	0	2	3	5	5	6	5	5	5	5	5	4	4	3
Total Occupancy		12	0	2	3	5	5	6	5	5	5	5	5	4	4	3
Total Percent			0%	17%	25%	42%	42%	50%	42%	42%	42%	42%	42%	33%	33%	25%
		Inventory	5:00 AM	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
Zone 2	Regular	48	10	12	15	16	15	16	16	16	13	16	16	10	7	4
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	48	10	12	15	16	15	16	16	16	13	16	16	10	7	4
Total Occupancy		48	10	12	15	16	15	16	16	16	13	16	16	10	7	4
Total Percent			21%	25%	31%	33%	31%	33%	33%	33%	27%	33%	33%	21%	15%	8%
		Inventory	5:00 AM	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
Zone 3 Pala Dr.	AMB	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Occupancy		29	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Percent		Approx.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
		Inventory	5:00 AM	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
Zone 4 Acacia Ave.	AMB	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Occupancy		20	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Percent		Approx.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
		Inventory	5:00 AM	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
Zone 5	Regular	59	0	5	22	22	29	38	30	26	25	21	22	20	14	7
	Handicap	3	0	0	2	3	2	0	0	0	0	0	1	0	0	0
	10 Min.	2	0	0	1	2	2	2	1	0	0	1	1	0	1	1
	Subtotal	64	0	5	25	27	33	40	31	26	25	22	24	20	15	8
Total Occupancy		64	0	5	25	27	33	40	31	26	25	22	24	20	15	8
Total Percent			0%	8%	39%	42%	52%	63%	48%	41%	39%	34%	38%	31%	23%	13%
		Inventory	5:00 AM	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
Zone 6	Regular	181	0	0	2	15	16	16	18	23	22	18	19	15	14	10
	Handicap	8	0	0	0	0	0	1	0	0	0	0	0	0	0	0
	Staff	32	6	6	6	8	17	13	16	14	14	13	15	14	13	9
	Church Van	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Subtotal	223	8	8	10	25	35	32	36	39	38	33	36	31	29	21
Total Occupancy		223	8	8	10	25	35	32	36	39	38	33	36	31	29	21
Total Percent			4%	4%	4%	11%	16%	14%	16%	17%	17%	15%	16%	14%	13%	9%



Garden Grove  
American Metal Bearing / Calvary Chapel Westgrove/Street Parking - Parking Count  
7191 Acacia Avenue and 12832 Knott Street, Garden Grove

Wednesday, February 14, 2024

		Inventory	5:00 AM	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
Zone 1	Regular	9	0	0	3	5	5	5	5	5	5	5	5	5	4	0
	Handicap	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	12	0	0	3	5	5	5	5	5	5	5	5	5	4	0
Total Occupancy		12	0	0	3	5	5	5	5	5	5	5	5	5	4	0
Total Percent			0%	0%	25%	42%	42%	42%	42%	42%	42%	42%	42%	42%	33%	0%
		Inventory	5:00 AM	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
Zone 2	Regular	48	6	11	14	14	15	14	13	13	13	13	13	9	8	5
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	48	6	11	14	14	15	14	13	13	13	13	13	9	8	5
Total Occupancy		48	6	11	14	14	15	14	13	13	13	13	13	9	8	5
Total Percent			13%	23%	29%	29%	31%	29%	27%	27%	27%	27%	27%	19%	17%	10%
		Inventory	5:00 AM	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
Zone 3 Pala Dr.	AMB	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Occupancy		29	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Percent		Approx.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
		Inventory	5:00 AM	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
Zone 4 Acacia Ave.	AMB	-	0	1	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	20	0	1	0	0	0	0	0	0	0	0	0	0	0	0
Total Occupancy		20	0	1	0	0	0	0	0	0	0	0	0	0	0	0
Total Percent		Approx.	0%	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
		Inventory	5:00 AM	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
Zone 5	Regular	59	0	1	7	9	19	26	27	28	29	26	26	25	21	19
	Handicap	3	0	0	0	0	0	0	0	1	1	0	0	0	0	0
	10 Min.	2	0	0	1	1	1	2	2	1	2	0	1	1	0	0
	Subtotal	64	0	1	8	10	20	28	29	30	32	26	27	26	21	19
Total Occupancy		64	0	1	8	10	20	28	29	30	32	26	27	26	21	19
Total Percent			0%	2%	13%	16%	31%	44%	45%	47%	50%	41%	42%	41%	33%	30%
		Inventory	5:00 AM	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
Zone 6	Regular	181	0	0	0	0	0	10	17	14	15	17	13	14	11	13
	Handicap	8	0	0	0	0	0	0	0	0	1	0	0	0	1	1
	Staff	32	0	6	6	12	18	19	19	20	11	13	12	14	15	12
	Church Van	2	2	2	2	2	2	2	2	2	2	2	2	1	2	2
	Subtotal	223	2	8	8	14	20	31	38	36	29	32	27	29	29	28
Total Occupancy		223	2	8	8	14	20	31	38	36	29	32	27	29	29	28
Total Percent			1%	4%	4%	6%	9%	14%	17%	16%	13%	14%	12%	13%	13%	13%

Garden Grove  
American Metal Bearing / Calvary Chapel Westgrove/Street Parking - Parking Count  
7191 Acacia Avenue and 12832 Knott Street, Garden Grove

Thursday, February 15, 2024

		Inventory	5:00 AM	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
Zone 1	Regular	9	0	1	4	5	5	5	6	5	5	5	4	3	3	0
	Handicap	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	12	0	1	4	5	5	5	6	5	5	5	4	3	3	0
Total Occupancy		12	0	1	4	5	5	5	6	5	5	5	4	3	3	0
Total Percent			0%	8%	33%	42%	42%	42%	50%	42%	42%	42%	33%	25%	25%	0%
		Inventory	5:00 AM	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
Zone 2	Regular	48	11	12	14	14	15	15	15	14	14	15	15	9	8	5
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	48	11	12	14	14	15	15	15	14	14	15	15	9	8	5
Total Occupancy		48	11	12	14	14	15	15	15	14	14	15	15	9	8	5
Total Percent			23%	25%	29%	29%	31%	31%	31%	29%	29%	31%	31%	19%	17%	10%
		Inventory	5:00 AM	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
Zone 3 Pala Dr.	AMB	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Occupancy		29	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Percent		Approx.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
		Inventory	5:00 AM	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
Zone 4 Acacia Ave.	AMB	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Occupancy		20	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Percent		Approx.	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
		Inventory	5:00 AM	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
Zone 5	Regular	59	0	1	5	7	22	35	35	34	28	29	15	7	1	1
	Handicap	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	10 Min.	2	0	1	0	1	1	2	1	1	1	2	1	0	0	0
	Subtotal	64	0	2	5	8	23	37	36	35	29	31	16	7	1	1
Total Occupancy		64	0	2	5	8	23	37	36	35	29	31	16	7	1	1
Total Percent			0%	3%	8%	13%	36%	58%	56%	55%	45%	48%	25%	11%	2%	2%
		Inventory	5:00 AM	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
Zone 6	Regular	181	0	0	4	16	19	26	28	32	34	27	18	14	13	3
	Handicap	8	0	0	0	0	0	0	0	0	1	0	0	0	0	1
	Staff	32	6	6	6	11	16	17	20	20	14	10	12	12	10	12
	Church Van	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Subtotal	223	8	8	12	29	37	45	50	54	51	39	32	28	25	18
Total Occupancy		223	8	8	12	29	37	45	50	54	51	39	32	28	25	18
Total Percent			4%	4%	5%	13%	17%	20%	22%	24%	23%	17%	14%	13%	11%	8%



## **Appendix D**

Signed Shared Parking Agreement

**RECORDING REQUESTED BY**

American Metal Bearing Company

**WHEN RECORDED, MAIL TO:**

American Metal Bearing Company

7191 Acacia Avenue

Garden Grove, California 92841

SPACE ABOVE FOR RECORDER'S USE ONLY

## Shared Parking Agreement

# Shared Parking Agreement

This Shared Use Agreement for Parking Facilities, is entered into this 18th day of March, 2024 between Calvary Chapel WestGrove ("CCWG") of 12832 Knott Street Garden Grove, California, and American Metal Bearing ("AMB") of 7191 Acacia Avenue, Garden Grove, California. In consideration of the covenants herein, Calvary Chapel agrees to share with AMB a portion of their parking facilities, referenced here as the SUBJECT PARKING FACILITIES.

The Subject Parking Facilities are the property of CCWG, a church, and are located at 12832 Knott Street, Garden Grove, California. There are 287 parking spaces at the Subject Parking Facilities.

The Subject Parking Facilities shall be shared by CCWG with AMB according to the terms below, and shall be effective upon execution by both parties and acceptance of the Agreement by the Planning Services Division of the City of Garden Grove.

CCWG represents that it holds the legal title to the subject parking lot containing the parking stalls to be shared. The parking spaces referred to in this Agreement have been determined to conform to current City of Garden Grove standards for parking spaces, and the parties agree to maintain the parking spaces to meet those standards.

The parties agree:

## **1. USE OF FACILITIES**

CCWG will make 25 non-exclusive spaces available for use to AMB and any of AMB's employees, customers, visitors or other designated users during the hours of 5AM to 5PM between Monday and Friday.

AMB will restrict use of the Subject Parking Facilities to the area described as *SHARED PARKING AREA* as presented in Exhibit 1 (attached).

AMB agrees that the defined area above is only to be used for the storage of functioning, privately-owned motor vehicles during the above stated hours and will not be employed for any other use without expressed written permission from CCWG.

## **2. MAINTENANCE**

CCWG agrees to maintain and care for the Subject Parking Facilities in a manner consistent with parking industry best practices.

### **3. ENFORCEMENT**

AMB will undertake the following actions to ensure compliance with the approved usage of the subject parking facilities:

- a. AMB will ensure all employees and visitors only use CCWG's parking facilities when there are no vacant stalls available on AMB's on-site lot.
- b. AMB will issue to each registered user a placard or other visual indicator that they are approved to park in the designated Shared Parking Area.
- c. Should there be any violations of this agreement, a representative of CCWG shall issue a formal notice of violation to AMB.
- d. CCWG retains the right to call a bonded, insured towing company to remove any violating vehicles from their property within twenty-four (24) hours of issuing a violation notice to AMB.

### **4. COMPENSATION**

There was no request made by CCWG for compensation as a result of this agreement. The parties have agreed upon a one time payment of \$1.00 made by AMB to CCWG and due upon execution of this Agreement by both parties and acceptance of the Agreement by the Planning Services Division of the City of Garden Grove.

### **5. COOPERATION**

AMB and CCWG agree to cooperate to the best of their abilities to mutually use the subject parking facilities without disrupting the other party. The parties agree to meet as necessary to work out any issues that may arise from the shared use.

### **6. TERM AND TERMINATION**

This Agreement is in perpetuity and can only be terminated if replacement parking has been approved by the Planning Services Division of the City of Garden Grove and written notice of termination of this agreement has been provided to the other party at least sixty (60) days prior to the termination date.

IN WITNESS WHEREOF, the parties have signed this Agreement on the date set forth below.



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Perris Anawati  
Chief Operating Officer  
American Metal Bearing

**3/19/2024**

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Date



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Chris Vlastic  
Administrative Pastor  
Calvary Chapel WestGrove

**3/18/2024**

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Date



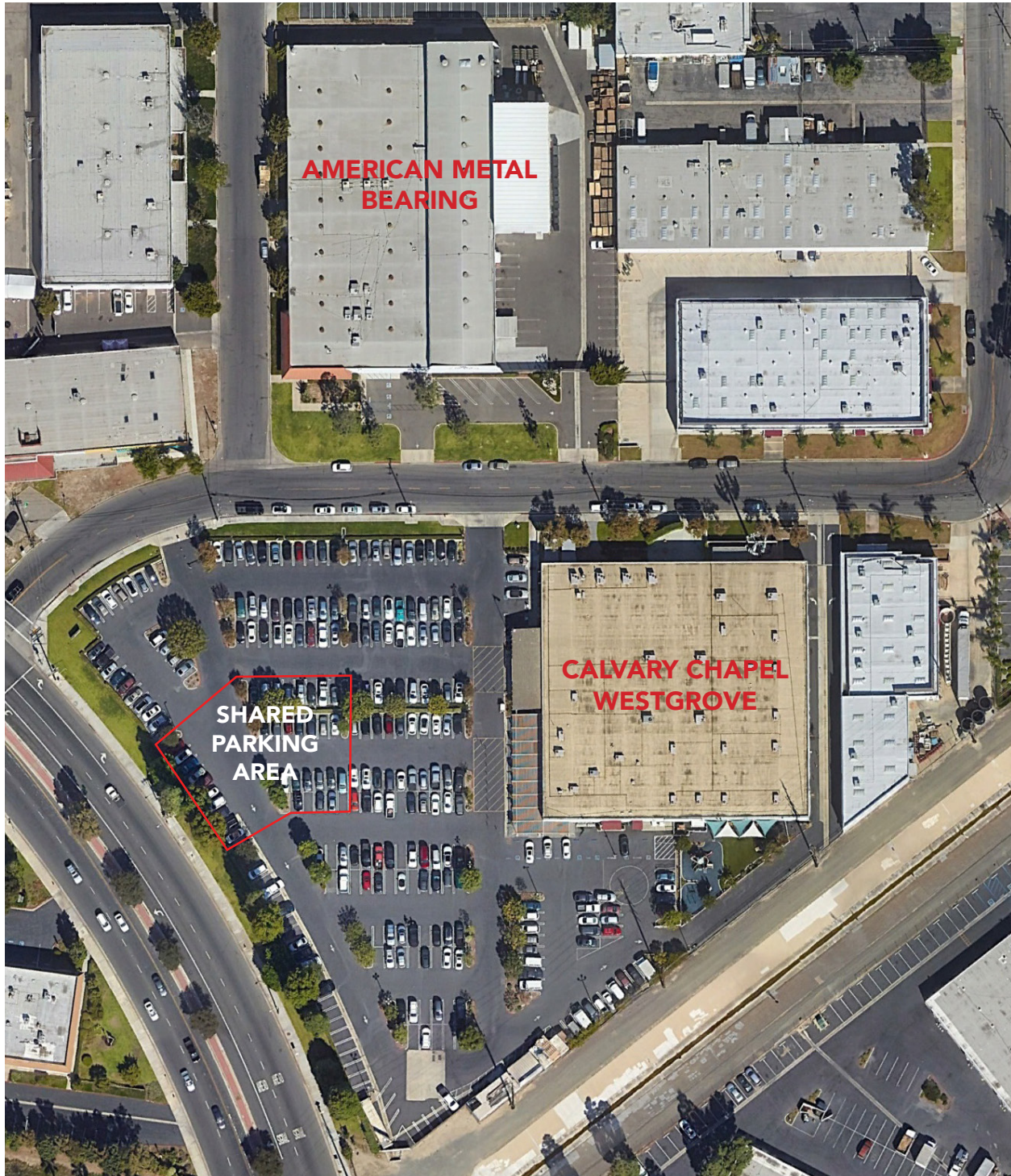


Exhibit 1  
SHARED PARKING AREA

## RESOLUTION NO. 6112-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-155-2025 FOR PROPERTY LOCATED AT 7191 ACACIA AVENUE, ASSESSOR'S PARCEL NO. 215-011-08, ALONG WITH AN ASSOCIATED JOINT USE AND PARKING MANAGEMENT PLAN AND SHARED PARKING AGREEMENT.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on May 1, 2025, hereby approves Site Plan No. SP-155-2025 for a property located on northeast corner of Acacia Avenue and Pala Drive, at 7191 Acacia Avenue, Assessor's Parcel No. 215-011-08, subject to the attached Conditions of Approval, along with an associated joint use and parking management plan and a shared parking agreement between the owner(s) of the subject property and the owner(s) of the property located at 12832 Knott Street, Assessor's Parcel Nos. 215-012-07 and 215-012-08

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-155-2025, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Leishan Cubit for American Metal Bearing Company (AMB), with the authorization of the property owner, Alfred Anawati.
2. The applicant is requesting Site Plan approval to add 1,806 square feet of building area to an existing industrial building to accommodate additional mechanical equipment, along with approval of an associated joint use and parking management plan and a shared parking agreement between the owner of the subject property and Calvary Chapel WestGrove, owner of property located at 12832 Knott Street, to allow the non-exclusive use of twenty-five (25) off-site spaces to serve the proposed expanded use.
3. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove Planning Commission hereby determines that this project is categorically exempt from 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 Industrial (I) and is zoned M-P (Industrial Park). The site is improved with an existing 43,760 square foot industrial building.
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 May 1, 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 on May 1, 2025; and

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

FACTS:

The project site is a 2-acre lot located at the northeast corner of Acacia Avenue and Pala Drive. The property is zoned M-P (Industrial Park) and has a General Plan Land Use Designation of Industrial (I). The subject site abuts M-P zoned properties improved with industrial buildings to the north, east, and west, across Pala Drive. To the south, across Acacia Avenue, there is a Planned Unit Development (PUD-134-99) zoned property improved with a religious facility.

In May of 1973, the City issued building permits allowing the construction of a new 40,000-square-foot industrial concrete tilt-up building, along with associated site improvements, including fifty-two (52) on-site parking spaces. Since 1973, the industrial building has been occupied by the American Metal Bearing Company (AMB).

AMB, who specializes in the design, manufacture, and reconditioning of metal bearings propulsion systems for naval applications, was originally founded in the City of Los Angeles in 1921, before moving its operation to the City of Garden Grove in 1973.

On September 18, 2014, the City approved Site Plan No. SP-011-2014 allowing an addition of 3,760 square feet of building area to the original 40,000-square-foot industrial building to house a large machine that manufactures complex metal parts. At the time of approval, additional parking spaces were added to the site to accommodate the expansion, and the property was required to maintain a total of 60 parking spaces on-site.

The applicant is now requesting to add 1,806 square feet of building area to the existing industrial building to accommodate additional mechanical equipment. Section 9.32.030.D.3.a.ii of Title 9 of the Municipal Code ("Code") requires the approval of a Site Plan for any new building or structure, or any addition to an existing structure or building that exceeds ten percent (10%) of the existing floor area, or 1,000 square feet, whichever is less. Therefore, a Site Plan approval is required to add 1,806 square feet of building area, including associated site improvements, as proposed.



FINDINGS AND REASONS:

1. The Site Plan is consistent with the General Plan and complies with the spirit and intent of the provisions, conditions, and requirements of the Municipal Code and other applicable ordinances.

The subject site is currently improved with an existing 43,760 square foot industrial building. The property has a General Plan Land Use designation of Industrial (I) and is zoned M-P (Industrial Park). The Industrial (I) designation is intended to encourage general industrial uses, such as warehousing and distribution or business parks, and more intensive industrial uses, such as manufacturing, fabrication, assembly, processing, trucking, warehousing and distribution, and servicing. The Industrial Land Use designation is implemented, in part, by the M-P (Industrial Park) zone, and allows a floor area ratio (F.A.R.) of up to 1.0. The applicant is proposing to add 1,806 square feet of building area to the existing industrial building to accommodate additional mechanical equipment. The resulting F.A.R. with the proposed expansion will be 0.52, which is within the limit established in the Industrial Land Use designation. The project is designed to comply with the development standards of the M-P zone, including setbacks and building height. In addition, the proposed Project is consistent with the goals, policies, and implementation programs of the General Plan, including the following:

- a. Implementation Program LU-IMP-4A: Monitor existing and review all requests to expand intensive commercial or industrial uses.*

The proposed project consists of an expansion at a site currently improved with an existing industrial building. The proposed expansion will accommodate additional equipment serving the current industrial business operation, as intended by the City's General Plan, which encourages the expansion of industrial uses.

- b. Goal LU-7: Industrial areas that contribute in terms of jobs and the economic impacts they provide.*

The City's General Plan identifies the City's industrial areas as an important contributor to a well-planned community and for the jobs and economic impacts they provide. The proposed expansion will accommodate additional mechanical equipment to expand the current industrial business operations, which will continue to contribute to maintain the jobs and create positive economic impacts to the community. The proposed project will ensure that the City maintains healthy and competitive industrial areas contributing to a well-planned and well-maintained community.

- c. *Implementation Program LU-IMP-7B: Require improved maintenance and rehabilitation of industrial buildings and sites, as necessary.*

The City's General Plan strives to require improved maintenance and rehabilitation of industrial buildings and sites. The proposed Conditions of Approval will remain in perpetuity for the life of the development and will ensure that the property is well-maintained and will not be materially detrimental to the public welfare in the surrounding area. Moreover, the proposed project has been designed to comply with the requirements of the City's Municipal Code.

- d. *Goal LU-4: The City seeks to develop uses that are compatible with one another.*

The subject site is surrounded by properties improved with industrial uses. The subject site abuts M-P zoned properties improved with industrial buildings to the north, east, and across Pala Drive to the west, and a Planned Unit Development No. PUD-134-99 zoned property improved with a religious facility, across Acacia Avenue, to the south. Surrounding uses consist of industrial services including automotive paint and supplies, manufacture, warehouse to the north, east and west. The proposed expansion will accommodate additional mechanical equipment serving the existing business operation. Therefore, the proposed expansion to the existing industrial building continue to be compatible with the uses of the immediate area.

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

Existing vehicular and pedestrian access throughout the site and from the public right-of-way would remain unchanged. Vehicles would continue to access the site using the two (2) existing driveway approaches off Acacia Avenue and Pala Drive, both of which connect to the internal single drive-aisle wrapping around the building.

The proposed addition would require a minimum of sixty-four (64) parking spaces to be provided. Based on the proposed design, there would only be fifty-four (54) parking spaces available on-site. Pursuant to Assembly Bill (AB) 894 (Government Code §65863.1)) and Section 9.16.040.180 of the Garden Grove Municipal Code, a shared parking analysis, prepared by a licensed traffic engineering firm, RK Engineering Group, was included in the proposal to address the on-site parking deficiency. Included in the analysis is a Joint Use and Parking Management Plan and associated Shared Parking Agreement between AMB and the property located across Acacia Avenue—owned and operated by Calvary Chapel West Grove, a religious facility at

12832 Knott Street—which allows AMB to utilize twenty-five (25) parking spaces in the church’s parking lot from 9:00 a.m. to 5:00 p.m., Monday through Friday only.

The parking analysis determined that the shared parking on the church’s site would not impact the current operation of the church since its functions and services occur outside of normal business hours, Monday through Friday. Only the coffee shop, Moongoat Coffee, and the preschool, Shine Preschool, who share the facility with the church, have operational hours that overlap with those of AMB. A survey, which was conducted on three (3) weekdays to assess parking utilization on the church site, shows that there were at least 204 on-site parking spaces available during peak parking demand times. The result of the parking analysis indicates that the church site would have ample parking spaces to accommodate the church’s activities, as well as accommodate AMB’s parking.

An additional observed parking survey was conducted on the AMB project site to assess current operational parking demand within its typical Monday through Friday business hours from 5:00 a.m. to 5:00 p.m. During peak parking demand times, with an anticipated allotment of fifty-four (54) parking spaces on-site, a total of twenty-two (22) parking spaces would be available. Therefore, with the total of 79 parking spaces (54 on-site and 25 off-site), the proposed expansion will meet the minimum parking requirements of the Code. The proposed project has been reviewed by the Engineering and Traffic Divisions and they are in support of the request. All appropriate conditions of approval have been incorporated to minimize any impacts.

3. The development, as proposed, will not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels.

The streets in the area are adequate to accommodate the proposed development. Existing utilities and drainage channels in the area are adequate to accommodate the existing development and the proposed expansion. The proposed expansion will not affect the drainage of storm water. Existing landscaping areas will remain unaffected by the proposal. The Public Works Department has reviewed the project and has incorporated all the appropriate conditions of approval to minimize any adverse impacts.

4. The proposed project will not adversely impact the Public Works Department ability to perform its required function.

The proposed project has been reviewed by the Public Works Department. All appropriate conditions of approval included by the Public Works Department will eliminate any adverse impacts to the streets and alleys, utilities and

drainage channels, and will ensure that the project will not adversely impact the City's ability to perform its required public works functions.

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

The subject site is currently developed with an existing 43,760 square foot industrial building. The proposed expansion will occur in area that is already paved. The addition will be a single-story structure, thirty-five feet (35'-0") in height, in compliance with the Code's maximum building height requirement. The expansion will feature prefinished metal siding, painted to match the existing building's color.

The purpose of the proposed expansion is to accommodate new mechanical equipment to support the ongoing operations of AMB Company. As such, the proposed project will maintain a high degree of physical, functional, and visual compatibility with the surrounding industrial uses.

The City's Community Development Department has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to ensure physical, functional, and visual compatibility with the project's surroundings.

6. Through the planning and design of buildings and building placement, the provision of open space landscaping and other site amenities will attain an attractive environment for the occupants of the property.

The proposed expansion will be attached to the northeast corner of the existing building, toward the rear of the building and not visible from the public right-of-way. The expansion area will consist of prefinished metal siding painted to match the existing building's color. The proposed expansion will be located in areas that are currently paved. Therefore, existing landscaped areas will not be disturbed by the proposed addition. All existing landscaping areas will be retained, including landscaped setback areas, parking lot landscaping planters, and site trees. Furthermore, conditions of approval will require that all existing landscaping continue to be maintained for the life of the project, keeping an attractive environment for the occupants of the industrial buildings.

The City's Community Development Department has reviewed the proposed project, and all appropriate conditions of approval have been incorporated to ensure the attractiveness of the site.

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 Site Plan possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.
2. The Joint Use and Parking Management Plan and Shared Parking Agreement possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.16.040.180 and Government Code Section 65863.1.
3. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A") shall apply to Site Plan No. SP-155-2025.



## **EXHIBIT "A"**

### **Site Plan No. SP-155-2025**

7191 Acacia Avenue

### **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, within 30 days of 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, Leishan Cubit for American Metal Bearing (AMB) Company, with the authorization of the property owner, Alfred Anawati, the developer of the project, the future owner(s) and tenant(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 to these Conditions of Approval require approval by the appropriate City hearing body.
3. Site Plan No. SP-155-2025 only authorizes approval to construct a building addition consisting of 1,806 square feet of building area to an existing 43,760-square-foot industrial building, to accommodate additional mechanical equipment, for a property located at 7191 Acacia Avenue, (APN: 215-011-08), as depicted on the plans submitted by the applicant and made part of the record of the May 1, 2025 Planning Commission proceedings. Approval of this Site Plan shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. Minor modifications to the Site Plan and/or these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval 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. The approved site plan and floor plan are an integral part of the decision approving this Site Plan. There shall be no additional changes in the design

of the site plan and floor plan without the approval of the Community Development Department, Planning Services Division. Any additional changes in the approved site plan and floor plan, which have the effect of expanding or intensifying the present use, shall require obtaining the proper entitlement(s).

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

**Orange County Fire Authority**

7. 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**

8. The project shall comply with all applicable requirements of the latest edition of the California Building Code (CBC) at the time of building permit application.
9. A soils report shall be included in the Building Permit plan check application.

**Planning Services Division**

10. 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.
11. No outside display of merchandise shall be permitted at any time.
12. 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.
13. The applicant/property owner shall maintain all existing landscaped areas in a neat and healthy condition. Landscaping maintenance shall include pruning or removal of overgrown weeds and vegetation.
14. 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.

15. 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.
16. Any satellite dish antennas installed on the premises shall be screened, subject to approval by the Community Development Department, Planning Services Division. No advertising material shall be placed thereon.
17. Hours and days of construction and grading shall be as set forth in the City of Garden Grove 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. Saturday – not before 8:00 a.m. and not after 5:00 p.m. All construction activity on Saturday shall be limited to interior construction only.
  - c. Sunday and Federal Holidays – may work the same hours, but be subject to the restrictions as stipulated in Sections 8.47.040 to 8.47.060 of the Municipal Code.
18. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, using electricity from power poles rather than diesel or gasoline powered generators, and using methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible, using solar or low-emission water heaters, and using low-sodium parking lot lights, to ensure compliance with Title 24.
19. The applicant/property owner shall comply with the adopted City Noise Ordinance.
20. As a part of the finalized working drawings for the Planning Services Division, Engineering Division and Building and Safety Division, the developer shall submit a detailed and dimensioned plot plan, floor plans, and exterior elevations that reflect the conditions of approval.
21. 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 in the common and parking areas shall be directed, positioned or shielded in such manner so as not to

- unreasonably illuminate the window area of nearby residences. Parking area lighting shall be provided during the hours of darkness the establishment is open at a minimum of two-foot candles of light, and one-foot candle of light during all other hours of darkness.
22. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community Development Department, Planning Services Division, for review and approval prior to submittal of plans for Building and Safety Division plan check process. The project shall also be subject to the following:
    - a. All above-ground utility equipment (e.g., electrical, gas, telephone) shall not be located in the street setbacks and shall be screened to the satisfaction of the Community Development Department, Planning Services Division.
    - b. No roof or wall mounted mechanical equipment shall be permitted unless the Planning Services Division approves a method of screening complementary to the architecture of the building, prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets, including the surrounding properties.
  23. 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.
  24. 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.
  25. The applicant shall work with the Planning Services Division to ensure that the proposed building colors are appropriate and compatible. All exterior finishes of the proposed expansion shall match the existing building in terms of color, including, but not limited to, exterior finish, roofing material, etc. The applicant shall submit the actual chip samples of the proposed paint colors to the Planning Services Division for review and approval.
  26. The trash bins shall be kept inside the trash enclosures, 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.
  27. It shall be the applicant's responsibility to verify that any building or site improvements do not impermissibly interfere with any recorded easements on the subject property or the adjacent properties.

28. During construction, if paleontological or archaeological resources are found, all attempts shall be made to preserve in place or leave in an undisturbed state in compliance with applicable law. 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 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 its own cost.
29. A copy of the resolution approving Site Plan No. SP-155-2025, including these Conditions of Approval, shall be kept on the premises at all times.
30. The applicant shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-155-2025 and his/her agreement with all conditions of the approval.
31. 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-155-2025. 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.
32. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the approval of Site Plan No. SP-155-2025, and the development authorized pursuant thereto, shall expire and become null and void if the subject use or construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period for this approval 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-155-2025 shall expire if the building permits for the project expire.

33. All on-site parking areas shall be free and clear of any debris, materials, or any other obstructing objects, to ensure that all parking spaces are striped and available for the parking of vehicles, as depicted on the plans approved under Site Plan No. SP-155-2025.
34. In the event the subject property 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 may not be limited to: reducing the hours of operation, instituting and/or updating 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.
35. The applicant shall at all times comply with and implement the Joint Use and Parking Management Plan contained within the American Metal Bearing Parking Analysis, dated June 6, 2024, prepared by RK Engineering Group, Inc., submitted by the applicant and made part of the record of the May 1, 2025 Planning Commission proceedings, and all associated recommendations contained therein. In addition, prior to building permit final for the 1,806-square-foot building addition, the applicant shall submit to the City a duly executed and recorded agreement between the legal owners of the subject property located at 7191 Acacia Avenue, and the property located at 12832 Knott Street, in substantially the same form as the Shared Parking Agreement included in the approved Joint Use and Parking Management Plan, to allow the use of twenty-five (25) parking spaces on the 12832 Knott Street property, in a defined parking area as depicted in "Exhibit 1" of the Shared Parking Agreement. Updated preliminary title reports or other evidence of ownership of the properties satisfactory to the City shall be provided along with the recorded agreement. Minor modifications to the Shared Parking Agreement may be made with the approval of the Community Development Director.
36. The applicant shall regularly monitor both on-site and off-site parking to ensure that a minimum of 72 parking spaces is provide during business hours of 5:00 A.M. -5:00 P.M., Monday to Friday.

37. A placard shall be installed on the Calvary Chapel West Grove parking lot designating the "Shared Parking Area" as depicted in "Exhibit 1" of the Shared Parking Agreement. The Shared Parking Area shall be reserved and available to employees of the subject industrial business at all times between the hours of 5:00 A.M. and 5:00 P.M., Monday through Friday.