



## A G E N D A

### GARDEN GROVE PLANNING COMMISSION

AUGUST 15, 2024 - 7:00 PM

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

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**Meeting Assistance:** Any person requiring auxiliary aids and services, due to a disability, to address the Planning Commission, should contact the Community Development Department at (714) 741-5312 or email [planning@ggcity.org](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: CHAIR LINDSAY, VICE CHAIR RAMIREZ  
COMMISSIONERS BEARD, CUEVA, CUNNINGHAM, LARICCHIA,  
PAREDES

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. [APPROVAL OF MINUTES – July 18, 2024](#)
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
  - C.1. [SITE PLAN NO. SP-070-2019 \(REINSTATEMENT 2024\)](#)  
[VARIANCE NO. V-023-2019 \(REINSTATEMENT 2024\)](#)

APPLICANT: DR. MICHAEL DAO  
LOCATION: NORTHWEST CORNER OF WESTMINSTER AVENUE AND  
ATLANTIS WAY AT 9191 WESTMINSTER AVENUE

REQUEST: A request to reinstate the approval for Site Plan No. SP-070-2019 to construct a 7,140 square foot third floor addition to an existing two-story 29,000 square foot medical office building, and to reinstate the approval of Variance No. V-023-2019 to deviate from the maximum stories and height permitted in the O-P (Office Professional) zone to facilitate the construction of the new third floor addition. The site is in the O-P (Office Professional) zone. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION: Approval of Site Plan No. SP-070-2019 (REINSTATEMENT 2024) and Variance No. V-023-2019 (REINSTATEMENT 2024), pursuant to the recommended Conditions of Approval.

C.2. [SITE PLAN NO. SP-141-2024](#)  
[LOT LINE ADJUSTMENT NO. LLA-031-2024](#)  
[CONDITIONAL USE PERMIT NO. CUP-493-00 \(REV. 2024\)](#)

APPLICANT: WINSTON LIU  
LOCATION: NORTH OF ORANGEWOOD AVENUE, EAST OF MAC  
STREET, AT 8811 and 8791 ORANGEWOOD AVENUE

REQUEST: A request to expand an existing religious facility by incorporating an approximately 0.42-acre adjoining parcel into the development's site area, and constructing a new ancillary building. The Planning Commission will consider approval of (i) a Site Plan to construct a new 4,285 square foot two-story ancillary building to serve the existing religious facility site, along with associated site improvements; (ii) a Lot Line Adjustment to remove an existing lot line for the purpose of consolidating two (2) adjoining lots into one (1) lot to accommodate the religious facility expansion; and (iii) a modification to Conditional Use Permit No. CUP-493-00 to allow the expansion of the religious use. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the subject religious facility, CUP-493-00, would be replaced by the modified Conditional Use Permit No. CUP-493-00 (REV. 2024). The site is in the R-1 (Single Family Residential) zone. In conjunction with the requests, the Planning Commission will consider a determination that the project is

categorically exempt from the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION: Approval of Site Plan No. SP-141-2024, Lot Line Adjustment No. LLA-031-2024, and Conditional Use Permit No. CUP-493-00 (REV. 2024), pursuant 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, July 18, 2024

CALL TO ORDER: 7:05 p.m.

ROLL CALL:

Commissioner Beard  
Commissioner Cueva  
Commissioner Cunningham  
Commissioner Laricchia  
Commissioner Lindsay  
Commissioner Paredes  
Commissioner Ramirez

Absent: Lindsay, Paredes, Ramirez

PLEDGE OF ALLEGIANCE: Led by Commissioner Cunningham

ORAL COMMUNICATIONS – PUBLIC – None

June 20, 2024 MINUTES:

Action: Received and filed.  
Motion: Laricchia Second: Cueva  
Ayes: (3) Cueva, Cunningham, Laricchia  
Noes: (0) None  
Absent: (3) Lindsay, Paredes, Ramirez  
Abstain: (1) Beard

PUBLIC HEARING – SITE PLAN NO. SP-138-2024 AND TENTATIVE TRACT MAP NO. TT-19314 FOR PROPERTY LOCATED ON THE WEST SIDE OF BUARO STREET, BETWEEN LAMPSON AVENUE AND HARBOR BOULEVARD, AT 12701 BUARO STREET.

Applicant: ASHTON 3  
Date: July 18, 2024

Request: A request for Site Plan approval to construct thirty-five (35) three-story, "for-sale" residential condominium units and associated site improvements on an approximately 1.4-acre lot. The proposal includes two (2) affordable housing units for "very-low income" households. Inclusion of the two (2) "very low-income" units qualifies the project for

a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. Also, a Tentative Tract Map to create a one-lot subdivision for the purpose of selling each dwelling unit as a condominium. The site is in the R-2 (Limited Multiple-Family Residential) zone. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Action: Resolution No. 6093-24 was approved. One letter of opposition was submitted in regard to parking issues, increased traffic, and safety. Six people spoke in regard to current overcrowded parking conditions, child safety, vehicle speeds, and the need for proper street lighting in the neighborhood. The Developer stated they would work with staff to try and lessen the impact of the new development, while the City would look into different methods for improving traffic safety in the area. Two Conditions of Approval were amended to read:

73a. All one-bedroom units shall maintain the ability to park one car within the garages at all times. All other units shall maintain the ability to park two cars within the garages at all times. Unless otherwise permitted by State Law, garages shall not be converted to any other use.

76. All units shall be equipped with space for the collection and storage of refuse, organic material, and recyclable material. The area for each container shall be a minimum of twenty-seven inches (2'-3") by thirty-one inches (2'-7") to accommodate 65-gallon carts. Trash containers shall be stored within designated storage areas only within the garage parking area. Trash containers shall not encroach into the minimum required interior garage clearances, as depicted in the floor plan. The placement of trash containers for pick-up, and the duration of time prior to and after trash collection of those trash containers, is subject to the requirements of Republic Services and the City of Garden Grove, Environmental Services.

Motion: Cunningham Second: Laricchia

Ayes: (4) Beard, Cueva, Cunningham, Laricchia  
Noes: (0) None  
Absent: (3) Lindsay, Paredes, Ramirez

MATTERS FROM COMMISSIONERS: Commissioner Beard thanked staff for the opportunity to Chair the meeting.

MATTERS FROM STAFF: Staff stated the August 1<sup>st</sup> meeting would be cancelled and gave a brief overview of the August 15<sup>th</sup> agenda items.

ADJOURNMENT: At 8:00 p.m.

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Judith Moore  
Recording Secretary

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

|  |   |
|--|---|
| <b>AGENDA ITEM NO.:</b> C.1.   | <b>SITE LOCATION:</b> Northwest corner of Westminster Avenue and Atlantis Way, at 9191 Westminster Avenue |
| <b>HEARING DATE:</b> August 15, 2024   | <b>GENERAL PLAN:</b> Office Professional  |
| <b>CASE NO.:</b> Site Plan No. SP-070-2019 (REINSTATEMENT) & Variance No. V-023-2019 (REINSTATEMENT) | <b>ZONE:</b> O-P (Office Professional)  |
| <b>APPLICANT:</b> Dr. Michael Dao  | <b>CEQA DETERMINATION:</b> Exempt – Section 15301 – Existing Facilities                                   |
| <b>PROPERTY OWNER(S):</b> Same as Applicant  | <b>APN:</b> 098-401-22  |

**REQUEST:**

The applicant is requesting to reinstate the approval of Site Plan No. SP-070-2019 to construct a 7,140 square-foot third floor addition to an existing two-story, approximately 29,000 square-foot, medical office building, and to reinstate the approval of Variance No. V-023-2019 to deviate from the maximum stories and height permitted in the O-P (Office Professional) zone to facilitate the construction of the new third floor addition.

**BACKGROUND:**

The subject property is a 1.97-acre lot improved with an existing two-story, approximately 29,000 square-foot, medical office building, AMD Medical Plaza. The property has a General Plan Land Use Designation of Office Professional and is zoned O-P (Office Professional). The property abuts PUD-101-73 (Planned Unit Development) zoned properties to the west, R-1 (Single-Family Residential) zoned properties to the north, and O-S (Open Space) zoned properties to the east. Surrounding uses include a multifamily residential townhome development to the west, single-family residences to the north, the Garden Grove Park to the east, and a mobile home park to the south, across Westminster Avenue, in the City of Westminster.

In 1970, the County of Orange constructed an approximately 14,000 square-foot one-story social services office building on the subject property. At the time of construction, the property had a General Plan Land Use Designation of "Public/Quasi-Public" and was zoned C-1 (Limited Commercial). Due to this inconsistency between the General Plan Land Use Designation and zoning, in 1983, the City of Garden Grove approved General Plan Amendment No. GPA-2-83 and Amendment No. A-101-83, to change the Land Use Designation and zoning of the

property to Office Professional and O-P (Office Professional), respectively, thereby establishing consistency.

In 2004, the City approved Site Plan No. SP-320-03 to allow an expansion of the existing one-story medical office building with a two-story, approximately 14,500 square-foot addition, along with a 500 square-foot addition to the first floor – for a total floor area of approximately 29,000 square feet. The City also approved Variance No. V-102-03 to allow reduced landscape setbacks along the front, side, and rear setbacks of the property, in order to facilitate a revision to the existing parking lot layout to add additional parking spaces to the site, accommodating the new addition. A 1,500 square-foot “mezzanine” above the second floor was also constructed, which was intended to serve as an architectural feature and access to the roof. This 1,500 square-foot “mezzanine” was not permitted to be occupied as usable floor area.

At the time of the approval of SP-320-03, the site provided 137 parking spaces. The proposed development, including both the existing and proposed floor areas, required a total of 170 parking spaces. In order to satisfy the number of required parking spaces for the development, the applicant entered into a parking license agreement with the City of Garden Grove, allowing the use of 33 parking spaces in the adjoining Garden Grove Park parking area. With the 137 parking spaces on-site, and the 33 available parking spaces for use in the Garden Grove Park, the proposed development met the required total of 170 parking spaces.

In 2019, the City approved Site Plan No. SP-070-2019 to allow the construction of a 7,140 square-foot third floor addition to the existing two-story approximately 29,000 square-foot medical office building. The City also approved Variance No. V-023-2019 to deviate from the maximum stories and height permitted in the O-P (Office Professional) zone to facilitate the construction of the new third floor addition. After the land use entitlements were granted, the applicant submitted construction documents to the City for plan check, under Plan Check No. PC2020-202. However, due to various challenges, which included the abrupt retirement of the project architect and the COVID-19 pandemic, the project experienced significant delays resulting in the expiration of the land use entitlements and the building plan check. The applicant has expressed that, with its newly assembled team of architects and engineers, they are ready to move the project forward to completion. Therefore, the applicant is requesting to reinstate the original land use entitlements (SP-070-2019 and V-023-2019), with the intent to also reinstate and complete the building plan check, obtain all necessary permits, and commence construction of the third floor addition project.



**PROJECT STATISTICS:**

|   | <b>Provided</b> | <b>Code Requirement<sup>1</sup></b> | <b>Meets Code</b> |
|---|-----------------|-------------------------------------|-------------------|
| <b>Existing Building Area:</b>                |                 |                                     |                   |
| 1 <sup>st</sup> Floor                         | 14,500 S.F.     | -                                   | -                 |
| 2 <sup>nd</sup> Floor                         | 14,500 S.F.     |                                     |                   |
| <b>Proposed Addition Area:</b>                |                 |                                     |                   |
| 3 <sup>rd</sup> Floor                         | 7,140 S.F.      | -                                   | -                 |
| <b>Building Height and Number of Stories:</b> |                 |                                     |                   |
| Building Height                               | 40'-11"         | 35'-0" maximum                      | Variance Required |
| Number of Stories                             | 3 stories       | 2 stories maximum                   |                   |
| <b>Floor Area Ratio (FAR):</b>                | 0.42            | 0.50 maximum                        | Yes               |
| <b>Building Setbacks:</b>                     |                 |                                     |                   |
| Front (South)                                 | 126'-4"         | 15'-0"                              | Yes               |
| Interior Side (West)                          | 52'-9"          | 10'-0"                              | Yes               |
| Street Side (East)                            | 65'-3"          | 10'-0"                              | Yes               |
| Rear (North)                                  | 77'-0"          | 10'-0"                              | Yes               |
| <b>Parking:</b>                               |                 |                                     |                   |
| On-Site                                       | 142 spaces      |                                     |                   |
| Off-Site (Garden Grove Park)                  | 33 spaces       | 175 spaces                          | Yes <sup>2</sup>  |
| <b>Total Parking</b>                          | 175 spaces      |                                     |                   |

**DISCUSSION:**

**SITE PLAN:**

**Site Design, Circulation & Floor Plan:**

With exception to minor differences in the location of certain walls, rooms, and doors, the project plans of the proposed third floor addition area are virtually identical to the original plans approved in 2019 under Site Plan No. SP-070-2019. The size and location of the proposed third floor addition remain the same.

The proposal consists of a 7,140 square-foot third floor addition to the existing approximately 29,000 square-foot two-story medical office building. The new third floor addition areas are intended for additional medical office areas, as well as storage space (i.e., for medical records) to support existing tenants of the building. The third floor will be accessible via an elevator and two (2) stairwells – one each on the north and south ends of the building. The third floor will consist of various office areas, storage rooms, and restrooms. A primary communal corridor (hallway) down the center of the addition area provides access to each of the respective areas. At

<sup>1</sup> All Code Requirements are listed as minimums, unless otherwise specified.

<sup>2</sup> Pursuant to K2 Parking Study (February 2018) and Memo (August 2024).

the rear of the building (north side), the exit to the exterior will provide a covered walkway leading to the north stairwell. The remaining uncovered and unenclosed areas of the building roof will remain as-is, which are currently improved with existing roof mechanical equipment (i.e., air conditioner condenser units). Additionally, all first and second floor existing office areas within the building will remain as-is with no proposed changes.

The overall site plan design of the property will remain as-is with no proposed changes. The site maintains two (2) driveways for vehicular access – one off of Westminster Avenue and the other off of Atlantis Way.

#### Parking:

Applying the parking requirements, per the Municipal Code, for “Medical, dental and related service support facilities” uses, which requires a parking ratio of one (1) parking spaces per 170 square feet of gross floor area, the existing approximately 29,000 square-foot medical office building required a minimum of 170 parking spaces.

As mentioned prior, when the second floor addition to the medical office was approved (under Site Plan No. SP-320-03), the minimum parking requirement of 170 parking spaces was satisfied by providing 137 on-site parking spaces, and 33 usable off-site parking spaces within the adjoining Garden Grove Park through a parking license agreement executed with the City of Garden Grove. It should be noted, the parking license agreement will continue to be in effect. Through subsequent parking lot restriping, today, the subject site provides a total of 142 on-site parking spaces. By applying the same Code required parking ratio (for medical office uses) to the proposed 7,140 square-foot third floor addition, said addition would require 42 additional parking spaces. Therefore, Code would require a minimum total of 212 parking spaces (170 + 42) to accommodate the existing two-story building and the proposed third floor addition. However, based on the 175 parking spaces available (142 on-site and 33 off-site) to the property, this would equal a parking reduction/deficiency of 17.5%.

As part of the project, a parking study, dated February 22, 2018, was conducted by K2 Traffic Engineering (“K2”), a licensed traffic engineering firm, to determine the actual parking demand generated by the existing two-story medical office building, and to provide a recommendation for the adequate number of parking spaces to accommodate the existing parking demand and the additional parking demand of the proposed third floor addition.

K2 conducted a parking survey of the project site (9191 Westminster Ave), the parking areas of the adjoining Garden Grove Park, and the available public parking spaces on Atlantis Way. The parking surveys took place on two (2) typical weekdays and a weekend day (Saturday), during typical business hours between 8:00 a.m. to

6:00 p.m., to capture parking data during all typical hours. The survey found that peak parking on the project site occurred on a Tuesday at 11:00 a.m., when 133 parking spaces were occupied, and nine (9) parking spaces available. On the weekend, peak parking demand on the subject site, observed at 10:30 a.m, was observed to be less, at 108 parking spaces occupied, and thirty-four (34) parking spaces available. The parking areas of the Garden Grove Park provide a total of 495 parking spaces. During the peak parking hour, sixteen (16) parking spaces at the Garden Grove Park were occupied, which equals a utilization of 3%. The number of public on-street parking spaces available along Atlantis Way is approximately 100 parking spaces (actual number may vary depending on how closely vehicles are parked between each other). During the peak parking hour, 43 vehicles were parked on Atlantis Way, which equals a utilization of 43%. K2 observed that the number of vehicles parked within the Garden Grove Park and on Atlantis Way comprised of a combination of nearby residents, park-goers, and patrons of the medical office building.

As noted prior, the standard parking ratio for medical office uses (at 1 parking space per 170 square feet of gross floor area) was applied to the proposed third floor addition area, which equals 42 additional parking spaces required. By adding the observed peak parking demand of the subject site with the existing two-story medical office building, of 133 parking spaces, to the Code-required parking requirement for the third floor addition area, of 42 parking spaces, K2 determined that the adequate number of parking spaces to accommodate both the existing and proposed building area would be 175 parking spaces. The subject site provides a total of 142 on-site parking spaces, in addition to the 33 available parking spaces in the Garden Grove Park, via the existing parking license agreement with the City of Garden Grove. Therefore, the project would comply with the number of required parking spaces, as determined by the Municipal Code, in concert with the peak parking demand, of the existing two-story medical office building, observed in the parking study prepared by K2 Traffic Engineering.

The traffic engineering consultant for the project, K2, prepared a memo, dated August 6, 2024, and conducted an updated review of the 2018 parking study and trip generation analysis and concluded that the prior study's findings, which concluded the project would provide adequate parking as described above, remain valid given that there are no changes to project conditions, Municipal Code parking requirements, and trip generation. Staff, along with the City Traffic Engineer, have reviewed the original K2 parking study (dated February 22, 2018), including the recent memo (dated August 6, 2024), and concurred with the findings.

In an effort to further reduce parking demand and minimize potential parking impacts on- and off-site, the K2 parking study also recommends, and Conditions of Approval will require as such, that the applicant/property owner of the existing medical building continue to implement its "Employee Carpool Program" and provide the free transportation program for patients, which has been a benefit and service

provided by AMD Medical Plaza since it opened in 2000. The "Employee Carpool Program" is eligible for employees who rideshare, with at least two (2) occupants in a vehicle, and for at least 80% of the work week, while providing incentives (e.g., gift cards) to participants of the program. The AMD Medical Plaza also provides free transportation for patients who require non-ambulatory transportation to and from the facility. Currently, the AMD Medical Plaza provides this free transportation for thirty (30) patients a day, on average.

Building Design:

The existing front façade of the medical office building, which functions as an architectural interest feature, has a building height of forty feet and eleven inches (40'-11") to the top of the roof and forty-one feet and six inches (41'-6") to the topmost part of the roof parapet/cornice. The proposed third floor addition will provide a building height that matches and aligns with the existing roof of the building, thereby maintaining the same forty feet and eleven inches (40'-11") to the top of the roof and forty-one foot and six inches (41'-6") height to the topmost part of the roof parapet/cornice. All exterior features of the addition will also match the existing building. These matching features include a variety of wall colors and materials, windows with window trims, window mullions, roof parapets, and cornices. This ensures architectural compatibility and seamless integration between the existing building architecture and the proposed addition.

VARIANCE:

The applicant is requesting consideration of a Variance from Section 9.16.040.010.A.1 of Title 9 of the Municipal Code for a deviation to the maximum stories and maximum building height permitted in the O-P (Office Professional) zone, in order to facilitate the construction of the proposed third floor addition. The maximum stories and maximum building height permitted in the O-P zone is two (2) stories or thirty-five feet (35'-0"), respectively. The proposed addition would provide a third floor with a proposed building height of forty feet and eleven inches (40'-11"). Findings supporting the requested Variance are included in the proposed Resolution No. 6094-24.

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 will 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

property is improved with an existing two-story approximately 29,000 square-foot medical office building. The applicant is proposing to construct a 7,140 square-foot third floor addition, 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 actions:

1. Approve Site Plan No. SP-070-2019 (REINSTATEMENT) and Variance No. V-023-2019 (REINSTATEMENT), subject to the recommended Conditions of Approval.

 FOR MP

Maria Parra  
Planning Services Manager



By: Chris Chung, AICP  
Senior Planner

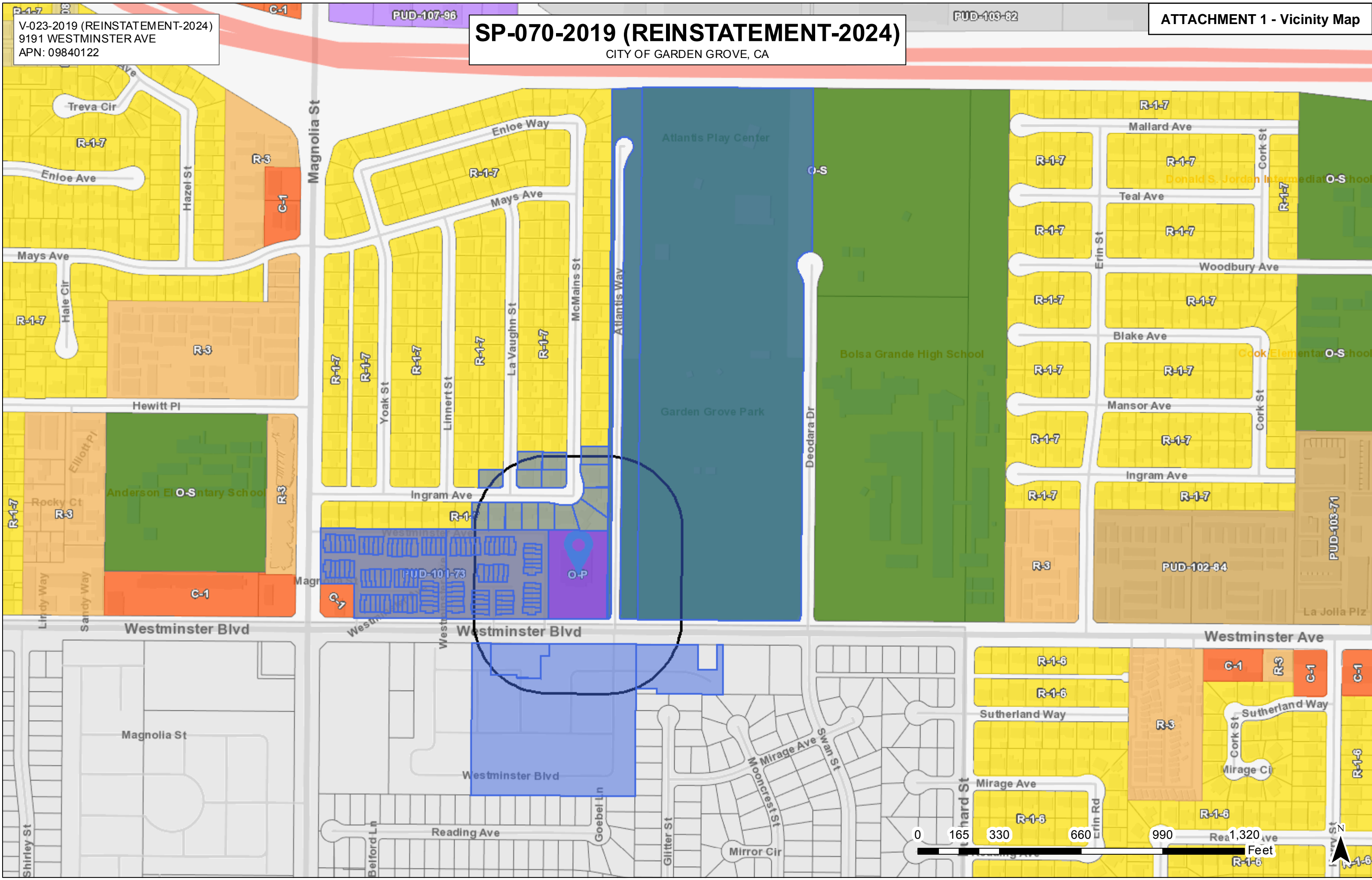
- Attachment 1: Vicinity Map
- Attachment 2: Plans
- Attachment 3: Resolution No. 6094-24 with Exhibit "A"- Conditions of Approval
- Attachment 4: K2 Traffic Engineering Parking Study dated February 22, 2018
- Attachment 5: K2 Traffic Engineering Memo dated August 6, 2024

V-023-2019 (REINSTATEMENT-2024)  
9191 WESTMINSTER AVE  
APN: 09840122

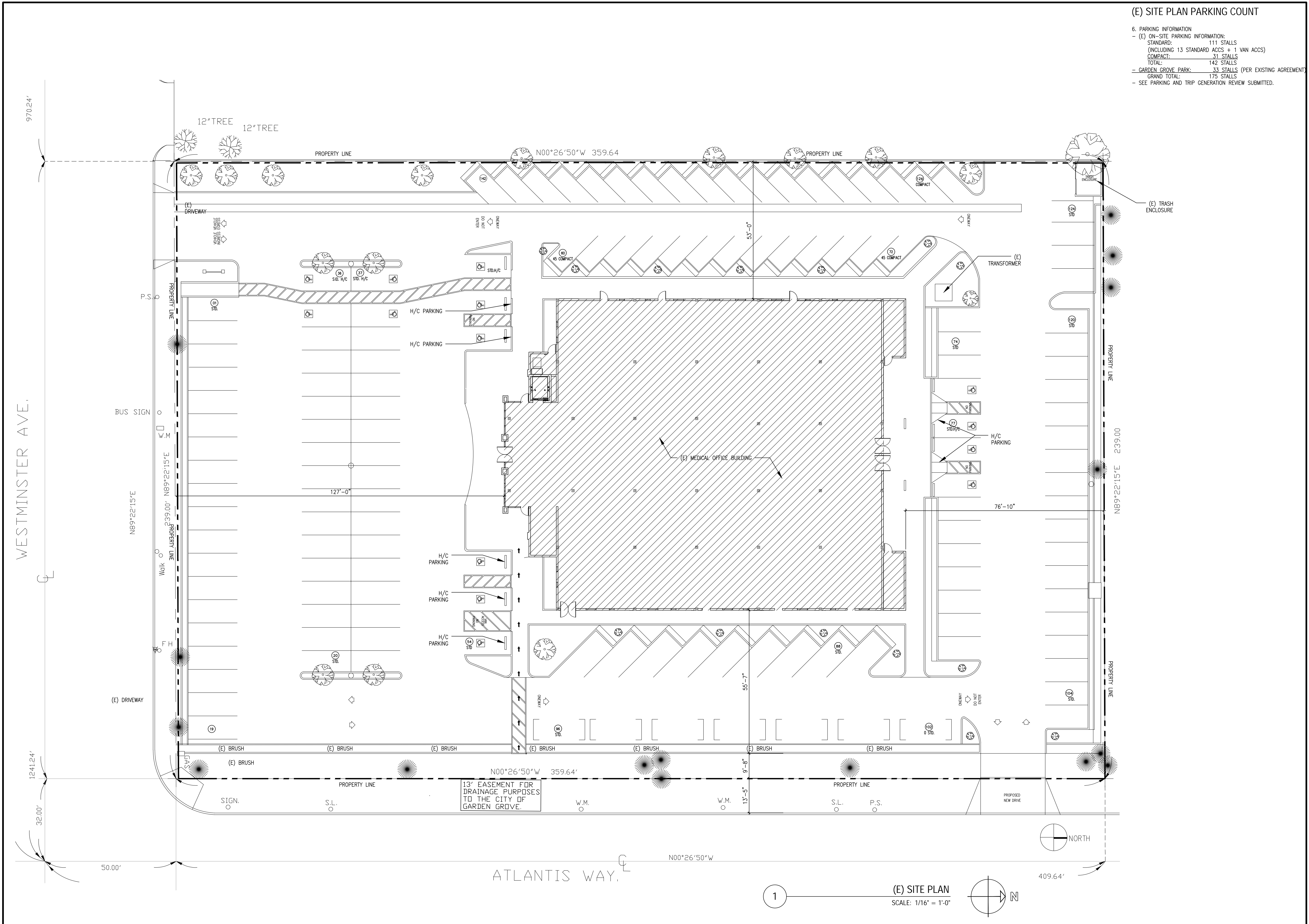
# SP-070-2019 (REINSTATEMENT-2024)

CITY OF GARDEN GROVE, CA

ATTACHMENT 1 - Vicinity Map







**(E) SITE PLAN PARKING COUNT**

|   |                                    |
|---|------------------------------------|
| 6. PARKING INFORMATION                              |                                    |
| - (E) ON-SITE PARKING INFORMATION:                  |                                    |
| STANDARD:   | 111 STALLS                         |
| (INCLUDING 13 STANDARD ACCS + 1 VAN ACCS)           |                                    |
| COMPACT:  | 31 STALLS                          |
| TOTAL:  | 142 STALLS                         |
| - GARDEN GROVE PARK:                                | 33 STALLS (PER EXISTING AGREEMENT) |
| GRAND TOTAL:  | 175 STALLS                         |
| - SEE PARKING AND TRIP GENERATION REVIEW SUBMITTED. |                                    |

**SOURCE ARCHITECTURE**  
 6101 BALL RD., STE #205, CYPRESS, CA 90630  
 P. 714) 309-7444  
 E. Pkim@Source-Architecture.com

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CONSULTANT

**PROJECT :** AMD MEDICAL PLAZA 3RD FLOOR ADDITION  
 9191 WESTMINSTER AVE., GARDEN GROVE, CA 92844

**OWNER :** MR. MICHAEL DAO  
 9191 WESTMINSTER AVE., GARDEN GROVE, CA 92844

**TITLE :**

**(E) SITE PLAN**

| DATE     | REVISION           | BY |
|----------|--------------------|----|
| 06/21/24 | DEVELOPMENT REVIEW |    |

**DRAWN BY :**      **APPROVED :**

**DATE :**      **SCALE :**

**SHEET :**

**A-1.1**

**OF SHEETS**



SEAL/SIGNATURE



CONSULTANT

PROJECT : AMD MEDICAL PLAZA 3RD FLOOR ADDITION  
9191 WESTMINSTER AVE.,  
GARDEN GROVE, CA 92844

OWNER : MR. MICHAEL DAO  
9191 WESTMINSTER AVE., GARDEN GROVE, CA 92844

PROJECT :

TITLE

(E) 1ST FLOOR PLAN

DATE REVISION BY  
06/21/24 DEVELOPMENT REVIEW

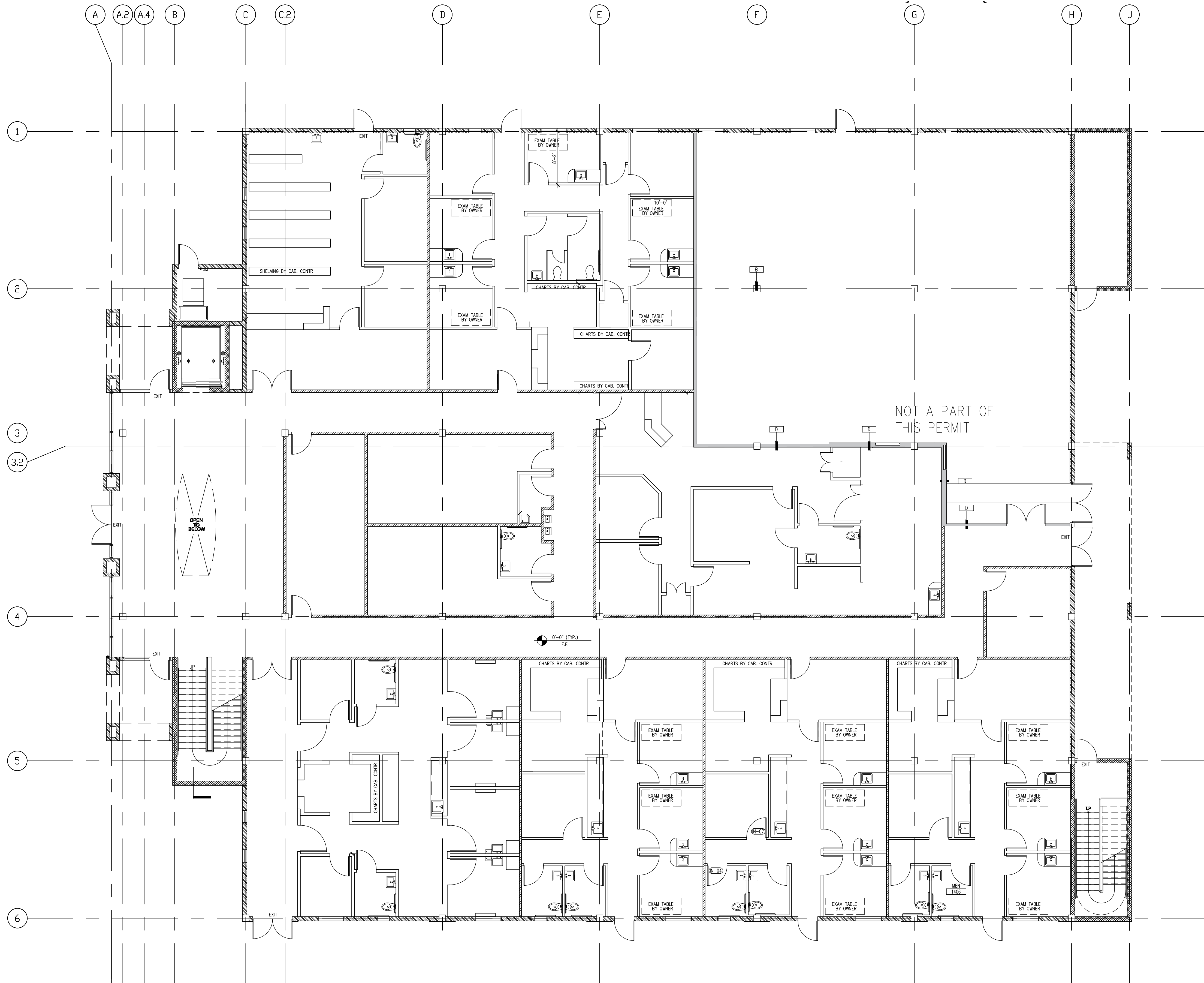
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DATE: SCALE:

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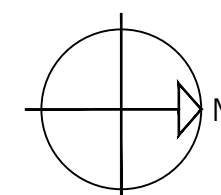
A-1.3

OF SHEETS



1 (E) FIRST FLOOR

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



SEAL/SIGNATURE



CONSULTANT

PROJECT : AMD MEDICAL PLAZA 3RD FLOOR ADDITION  
9191 WESTMINSTER AVE.,  
GARDEN GROVE, CA 92844

OWNER : MR. MICHAEL DAO  
9191 WESTMINSTER AVE., GARDEN GROVE, CA 92844

TITLE

(E) 2ND FLOOR PLAN

| DATE     | REVISION           | BY |
|----------|--------------------|----|
| 06/21/24 | DEVELOPMENT REVIEW |    |

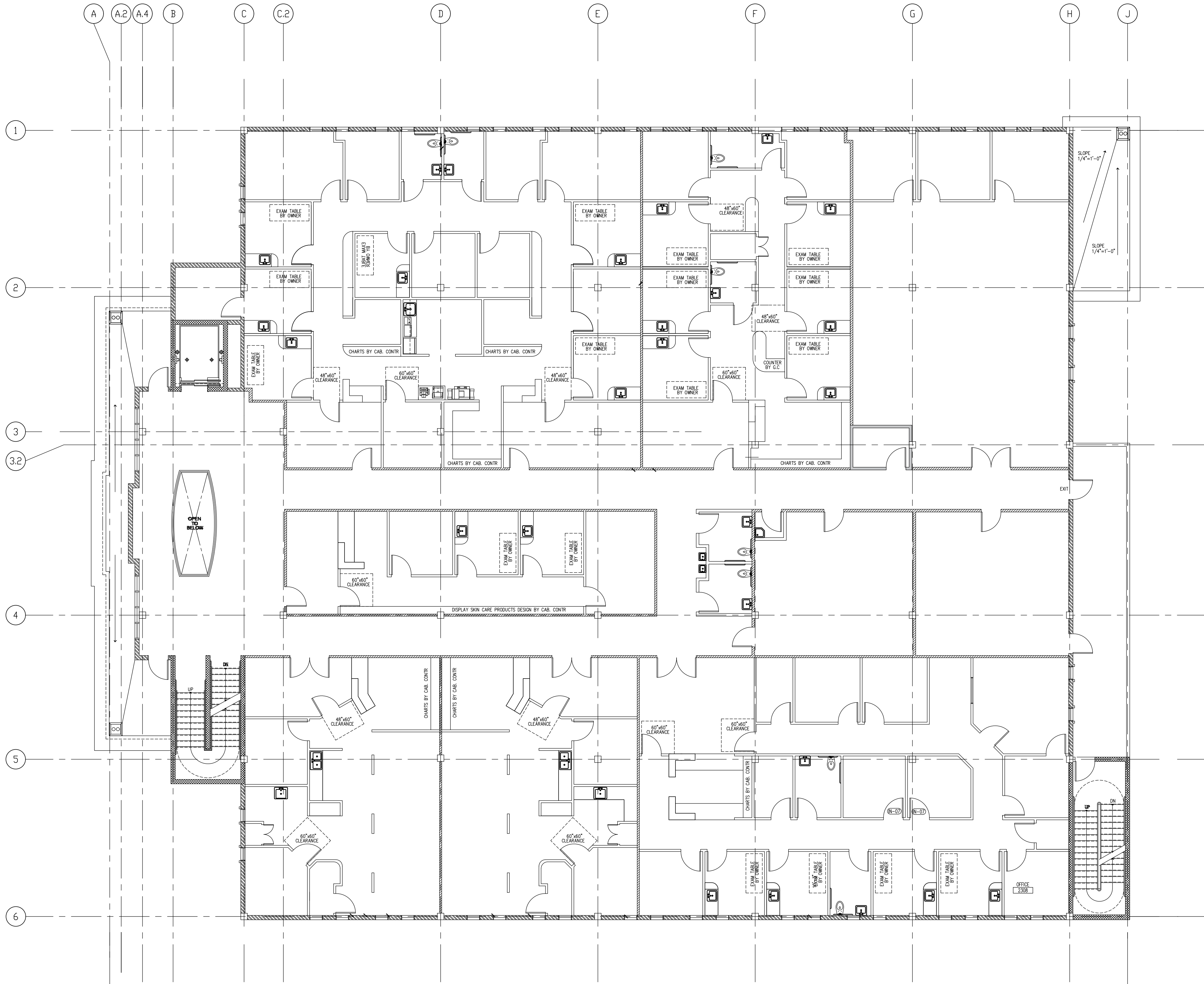
DRAWN BY: APPROVED:

DATE: SCALE:

SHEET:

A-1.5

OF SHEETS



1 (E) SECOND FLOOR  
SCALE: 1/8" = 1'-0"  
N

SEAL/SIGNATURE



CONSULTANT

PROJECT : AMD MEDICAL PLAZA 3RD FLOOR ADDITION  
9191 WESTMINSTER AVE.,  
GARDEN GROVE, CA 92844

OWNER : MR. MICHAEL DAO  
9191 WESTMINSTER AVE., GARDEN GROVE, CA 92844

TITLE

(E) 3RD FLOOR AND LOWER ROOF PLAN

| DATE     | REVISION           | BY |
|----------|--------------------|----|
| 06/21/24 | DEVELOPMENT REVIEW |    |

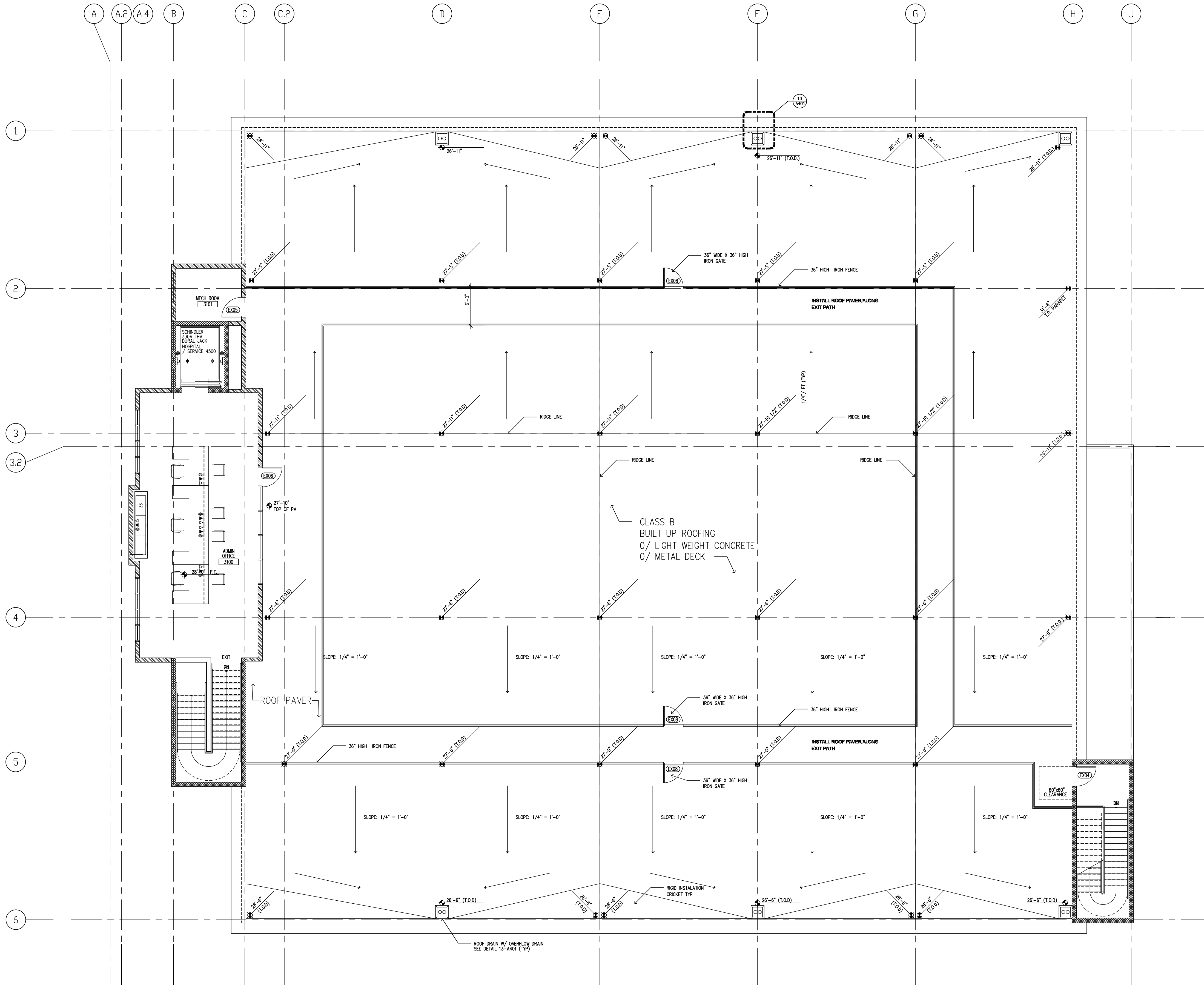
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DATE: SCALE:

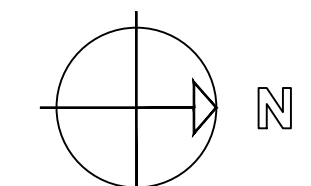
SHEET:

A-1.7

OF SHEETS



1 (E) THIRD FLOOR/ROOF PLAN  
SCALE: 1/8" = 1'-0"





SEAL/SIGNATURE



CONSULTANT

PROJECT : AMD MEDICAL PLAZA 3RD FLOOR ADDITION  
9191 WESTMINSTER AVE.,  
GARDEN GROVE, CA 92844

OWNER : MR. MICHAEL DAO  
9191 WESTMINSTER AVE., GARDEN GROVE, CA 92844

TITLE

(E) UPPER ROOF PLAN

| DATE     | REVISION           | BY |
|----------|--------------------|----|
| 06/21/24 | DEVELOPMENT REVIEW |    |

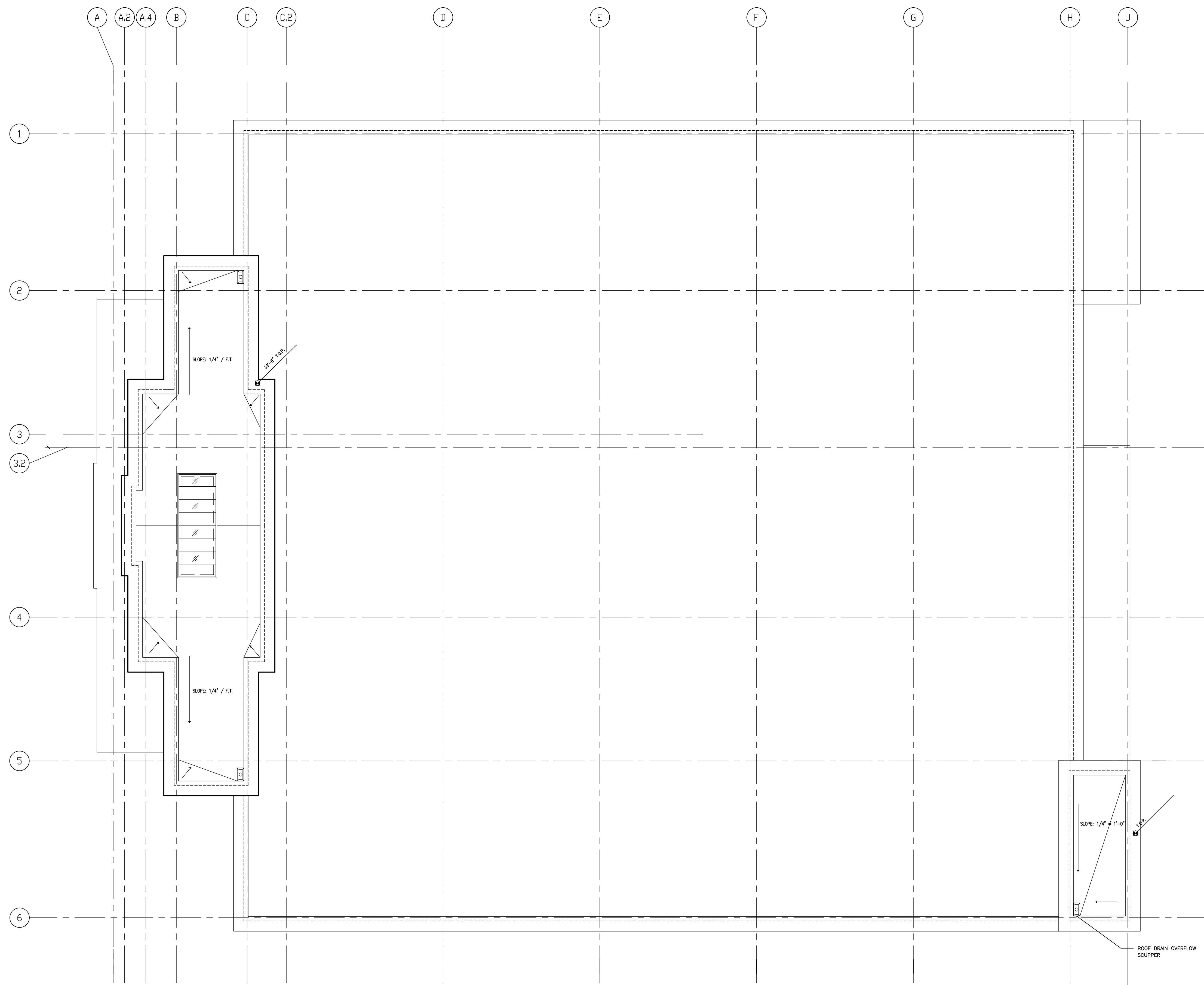
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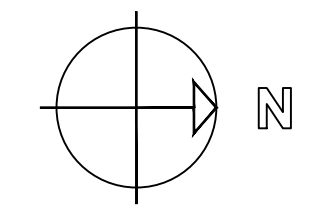
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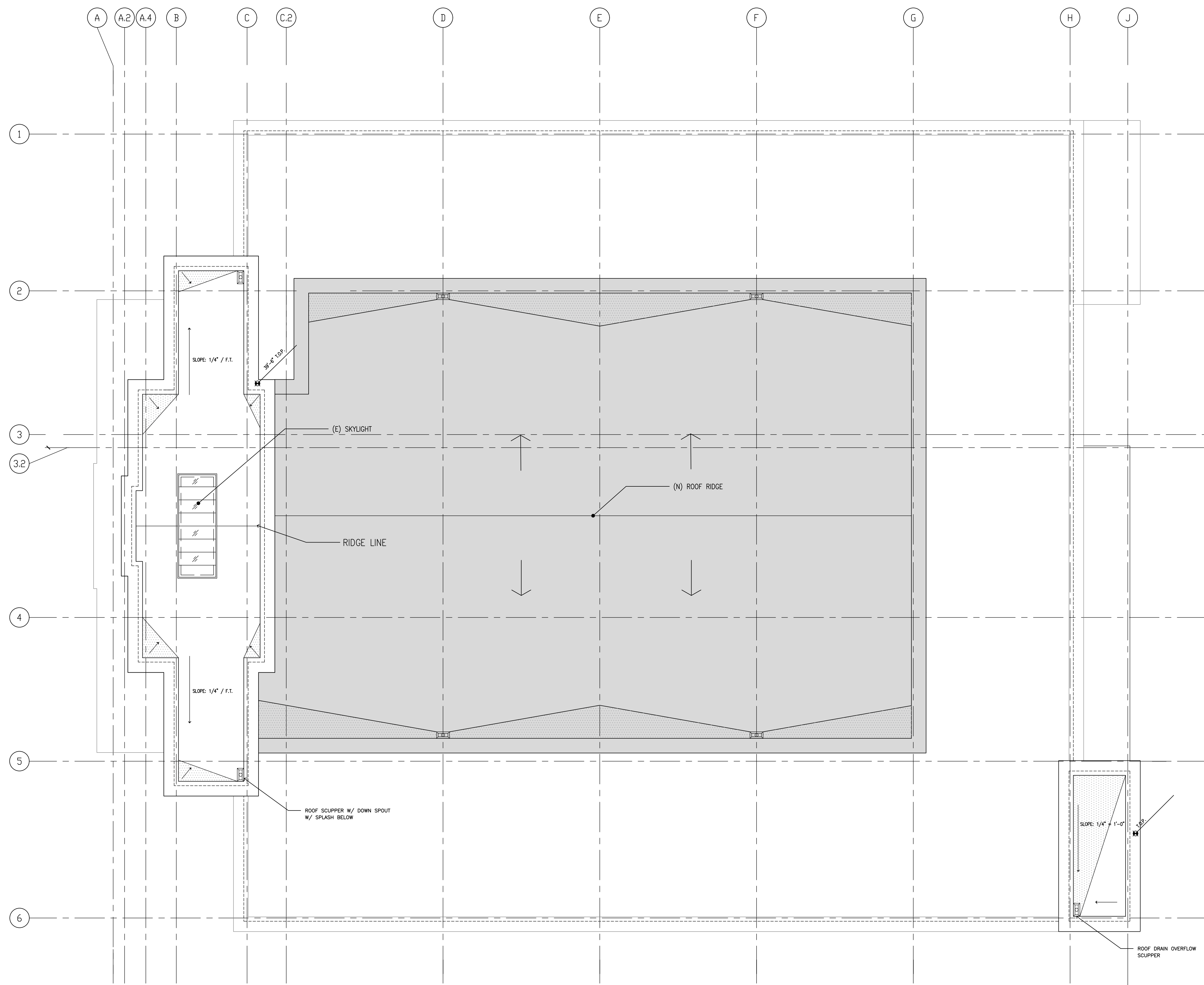
1 (E) ROOF PLAN  
SCALE: 1/8" = 1'-0"



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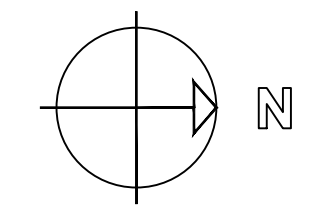
CONSULTANT



(N) FLOOR PLAN LEGEND

- (N) ADDITION AREA
- ROOF DRAIN
- ROOF SLOPE, 1/4" PER FOOT

1 (N) ROOF PLAN  
SCALE: 1/8" = 1'-0"



PROJECT: AMD MEDICAL PLAZA 3RD FLOOR ADDITION  
9191 WESTMINSTER AVE.,  
GARDEN GROVE, CA 92844

OWNER: MR. MICHAEL DAO  
9191 WESTMINSTER AVE., GARDEN GROVE, CA 92844

TITLE

(N) ROOF PLAN

| DATE     | REVISION           | BY |
|----------|--------------------|----|
| 06/21/24 | DEVELOPMENT REVIEW |    |

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DATE: SCALE:

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A-1.10

OF SHEETS

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CONSULTANT

PROJECT: **AMD MEDICAL PLAZA 3RD FLOOR ADDITION**  
9191 WESTMINSTER AVE.,  
GARDEN GROVE, CA 92844

OWNER: **MR. MICHAEL DAO**  
9191 WESTMINSTER AVE., GARDEN GROVE, CA 92844

TITLE

(E) ELEVATIONS-1

| DATE     | REVISION           | BY |
|----------|--------------------|----|
| 06/21/24 | DEVELOPMENT REVIEW |    |

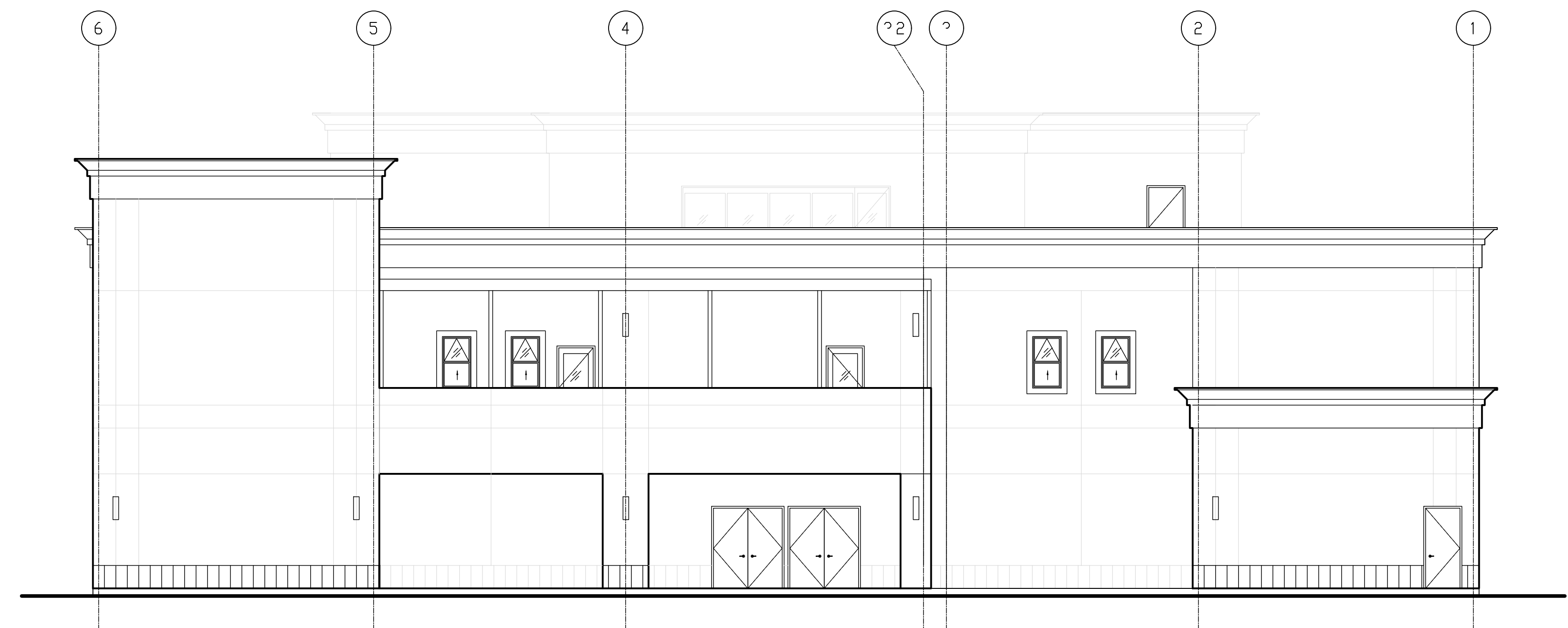
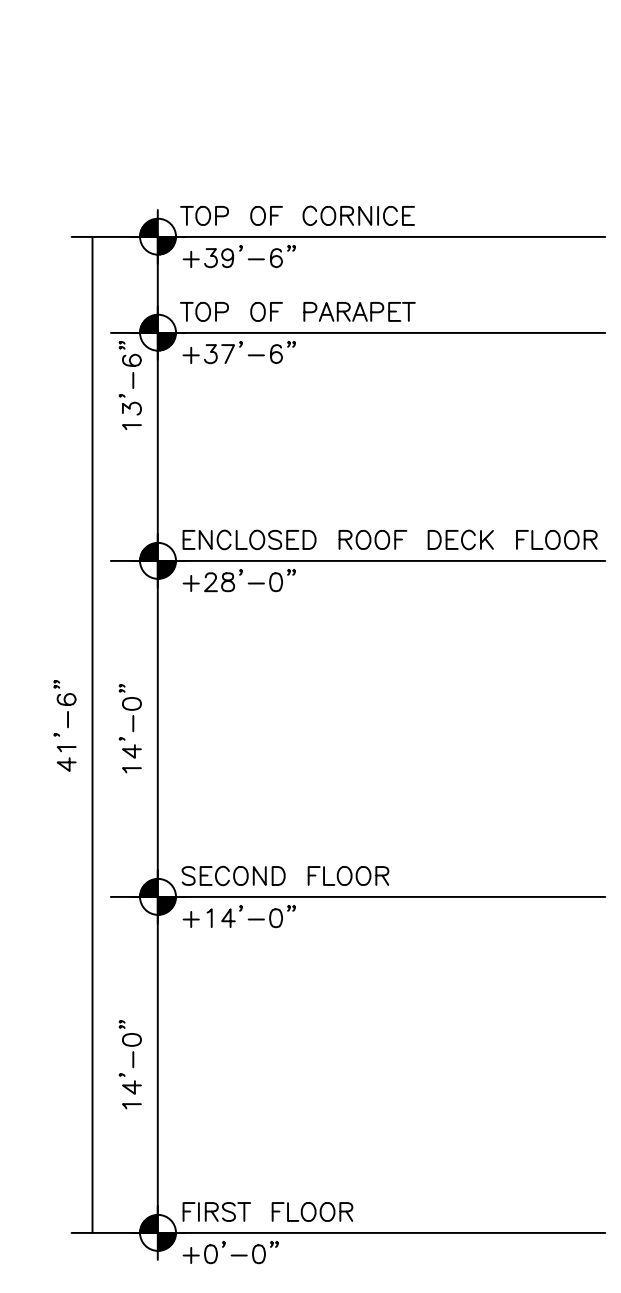
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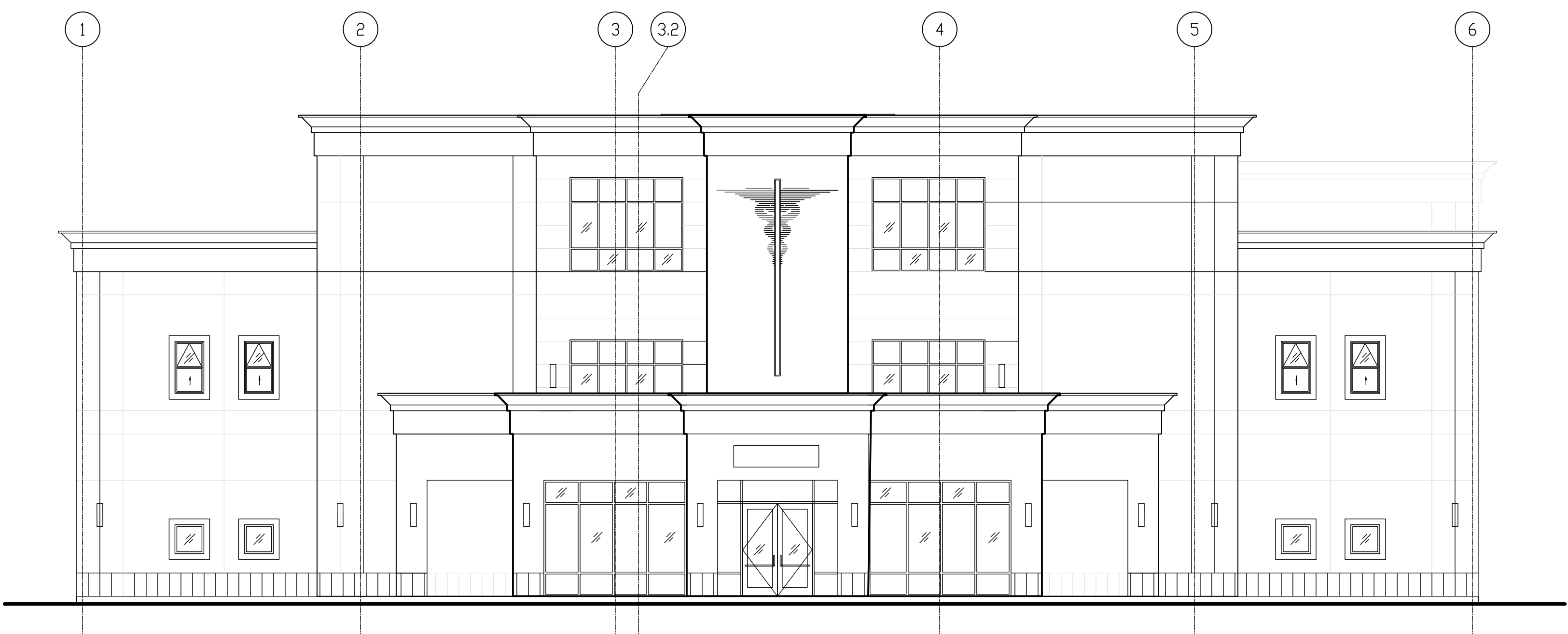
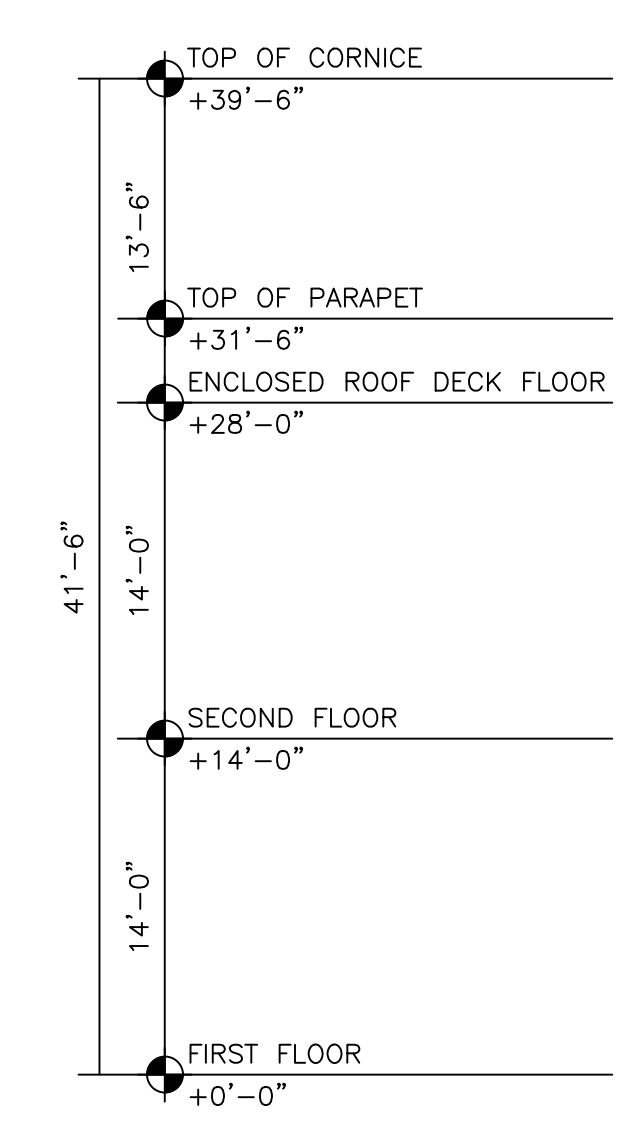
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A-2.1

OF SHEETS



2 (E) NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 (E) SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



PROJECT: **AMD MEDICAL PLAZA 3RD FLOOR ADDITION**  
9191 WESTMINSTER AVE.,  
GARDEN GROVE, CA 92844

OWNER: **MR. MICHAEL DAO**  
9191 WESTMINSTER AVE., GARDEN GROVE, CA 92844

TITLE

(E) ELEVATIONS-2

| DATE     | REVISION           | BY |
|----------|--------------------|----|
| 06/21/24 | DEVELOPMENT REVIEW |    |

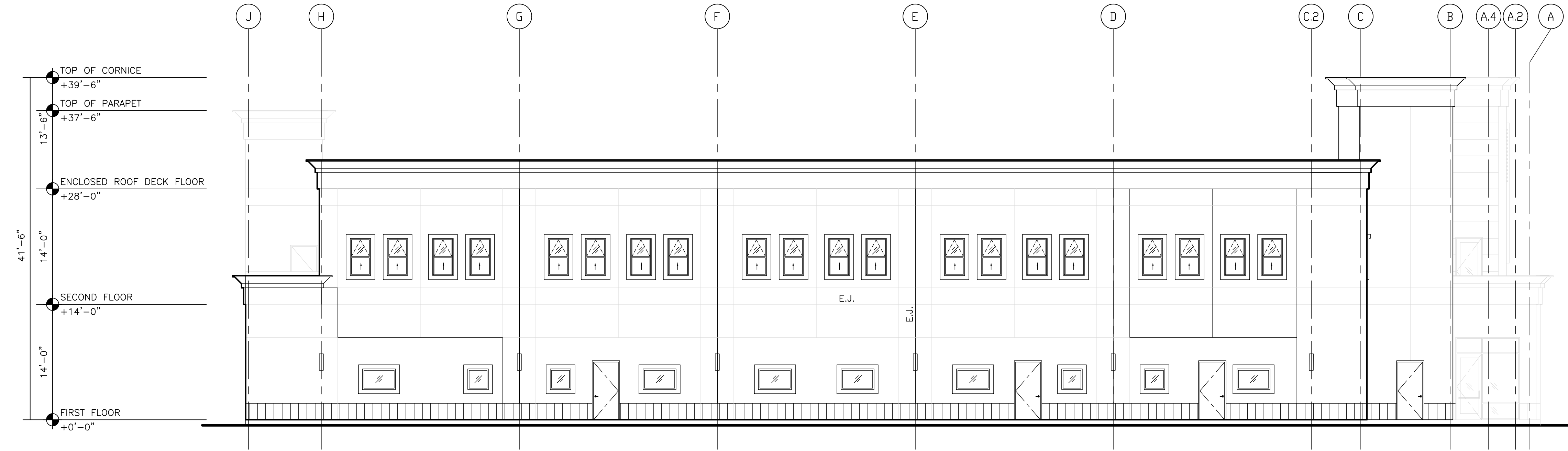
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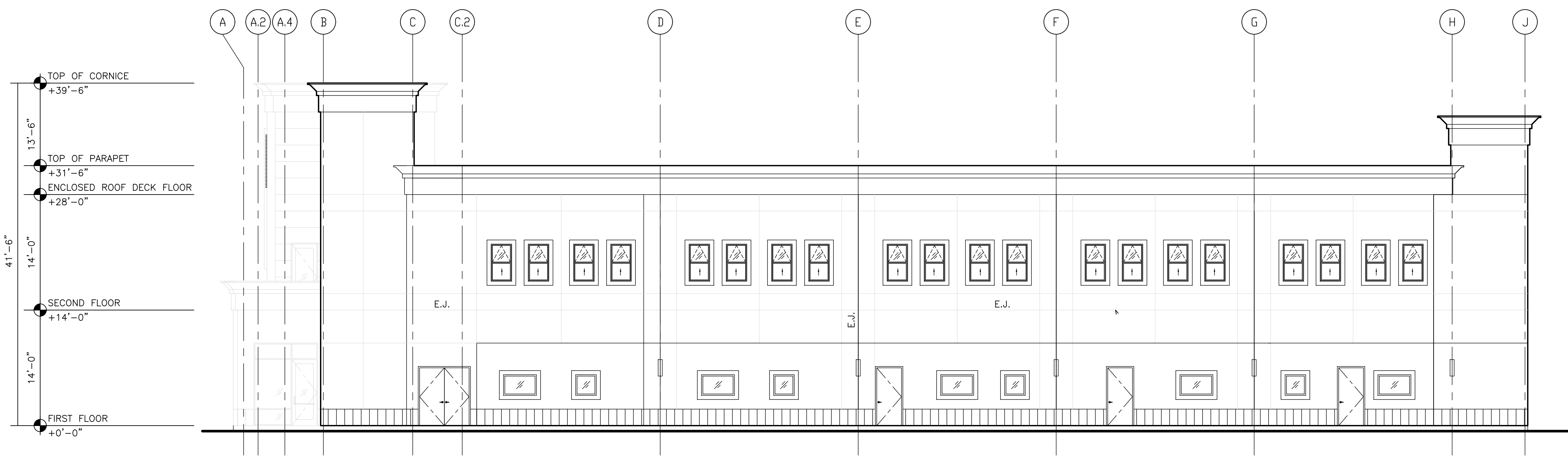
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A-2.2

OF SHEETS



2 (E) WEST ELEVATION  
SCALE: 1/8" = 1'-0"



1 (E) EAST ELEVATION  
SCALE: 1/8" = 1'-0"





**(N) ELEVATION LEGEND**

1. THE PROPOSED BUILDING ADDITION COLORS, EXTERIOR FINISHES, AND MATERIALS SHALL BE ARCHITECTURALLY COMPATIBLE AND MATCH THE EXISTING BUILDING.

**(E) ELEVATION LEGEND**

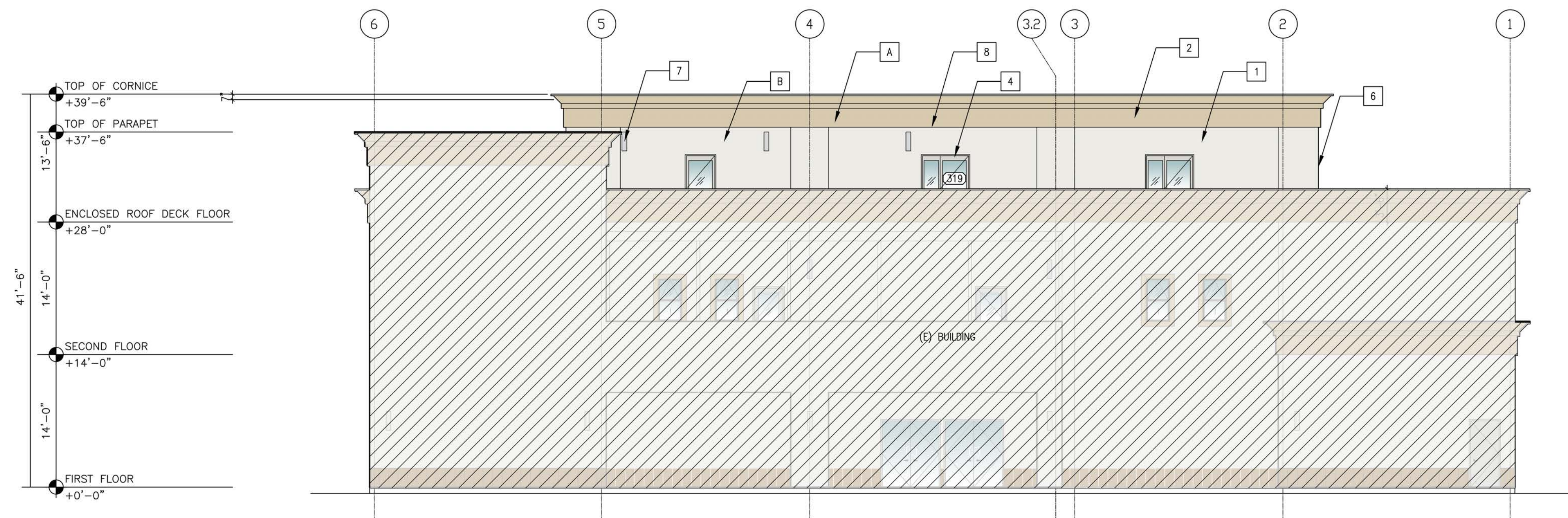
(E) BUILDING AREA

**MATERIAL KEY NOTES**

- 1 EIFS BY "STO" OR EQUAL, MATCHING TO EXISTING
- 2 RIGID INSULATION CORNICE EIFS, MATCHING TO EXISTING, SEE
- 3 ALUMINUM WINDOWS FRAMES, CLEAR ANODIZED, MATCHING TO EXISTING
- 4 ALUMINUM DOORS FRAMES, CLEAR ANODIZED, MATCHING TO EXISTING
- 5 RIGID INSULATION WINDOW MOLDINGS, MATCHING TO EXISTING
- 6 EIFS FINISH UP TO 8 FEET FROM ROOF DECK SHALL HAVE PROTECTIVE EDGE & SURFACE, MATCHING TO EXISTING
- 7 EXTERIOR WALL SCOFF, MATCHING TO EXISTING
- 8 HORIZONTAL EXPANSION JOINT AT 3RD FLOOR CONC. DECK LINE, MATCHING TO EXISTING

**COLOR KEY NOTES**

- A KILIM BEIGE | SW 6106
- B SNOWBOUND | SW 7004



**1 (N) NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

PROJECT: **AMD MEDICAL PLAZA 3RD FLOOR ADDITION**  
9191 WESTMINSTER AVE.,  
GARDEN GROVE, CA 92844

TITLE

**(N) ELEVATIONS-1**

| DATE     | REVISION           | BY |
|----------|--------------------|----|
| 06/21/24 | DEVELOPMENT REVIEW |    |

DRAWN BY: \_\_\_\_\_ APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_ SCALE: \_\_\_\_\_

SHEET: \_\_\_\_\_

**A-2.3**

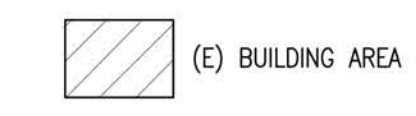
OF SHEETS



**(N) ELEVATION LEGEND**

1. THE PROPOSED BUILDING ADDITION COLORS, EXTERIOR FINISHES, AND MATERIALS SHALL BE ARCHITECTURALLY COMPATIBLE AND MATCH THE EXISTING BUILDING.

**(E) ELEVATION LEGEND**

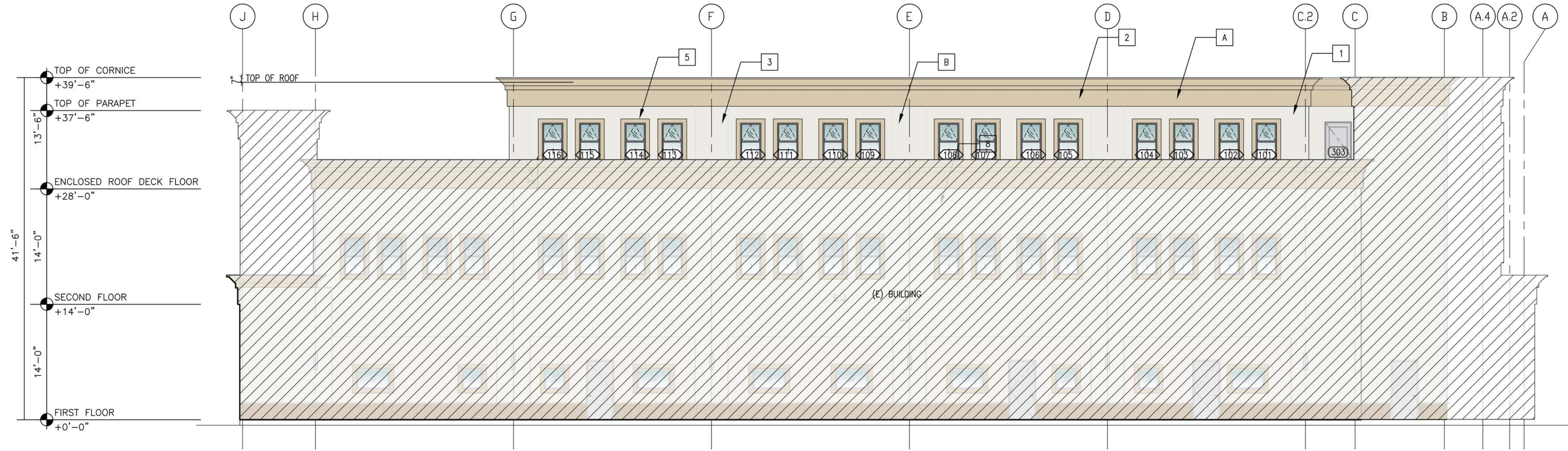


**MATERIAL KEY NOTES**

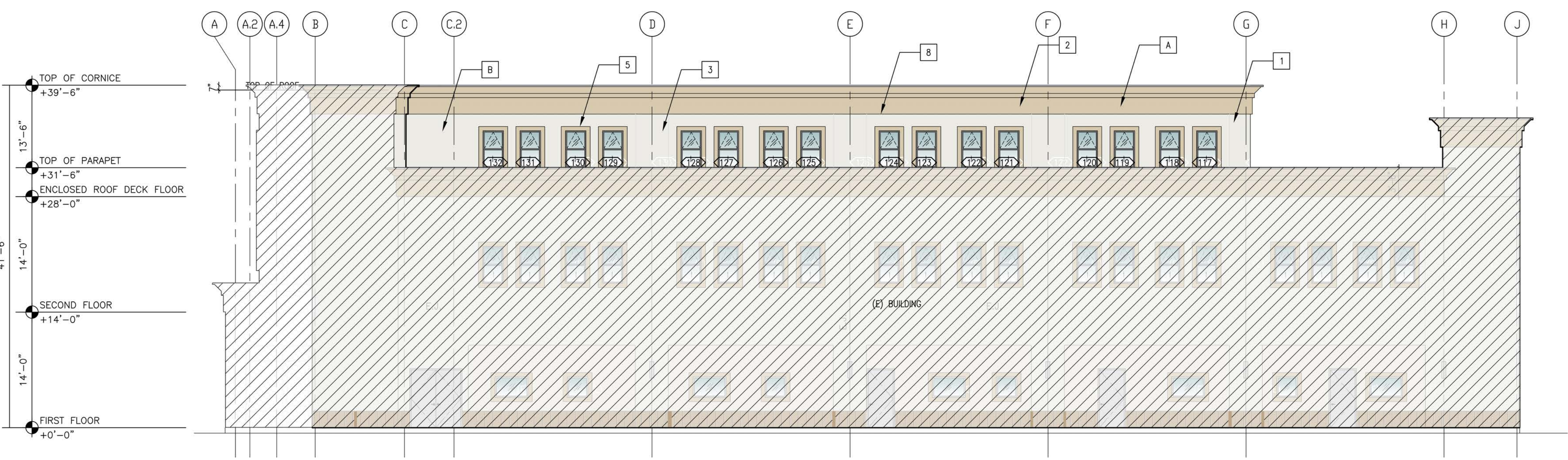
- 1 EIFS BY "STO" OR EQUAL, MATCHING TO EXISTING
- 2 RIGID INSULATION CORNICE EIFS, MATCHING TO EXISTING, SEE 2
- 3 ALUMINUM WINDOWS FRAMES, CLEAR ANODIZED, MATCHING TO EXISTING
- 4 ALUMINUM DOORS FRAMES, CLEAR ANODIZED, MATCHING TO EXISTING
- 5 RIGID INSULATION WINDOW MOLDINGS, MATCHING TO EXISTING
- 6 EIFS FINISH UP TO 8 FEET FROM ROOF DECK SHALL HAVE PROTECTIVE EDGE & SURFACE, MATCHING TO EXISTING
- 7 EXTERIOR WALL SCONCE, MATCHING TO EXISTING
- 8 HORIZONTAL EXPANSION JOINT AT 3RD FLOOR CONC. DECK LINE, MATCHING TO EXISTING

**COLOR KEY NOTES**

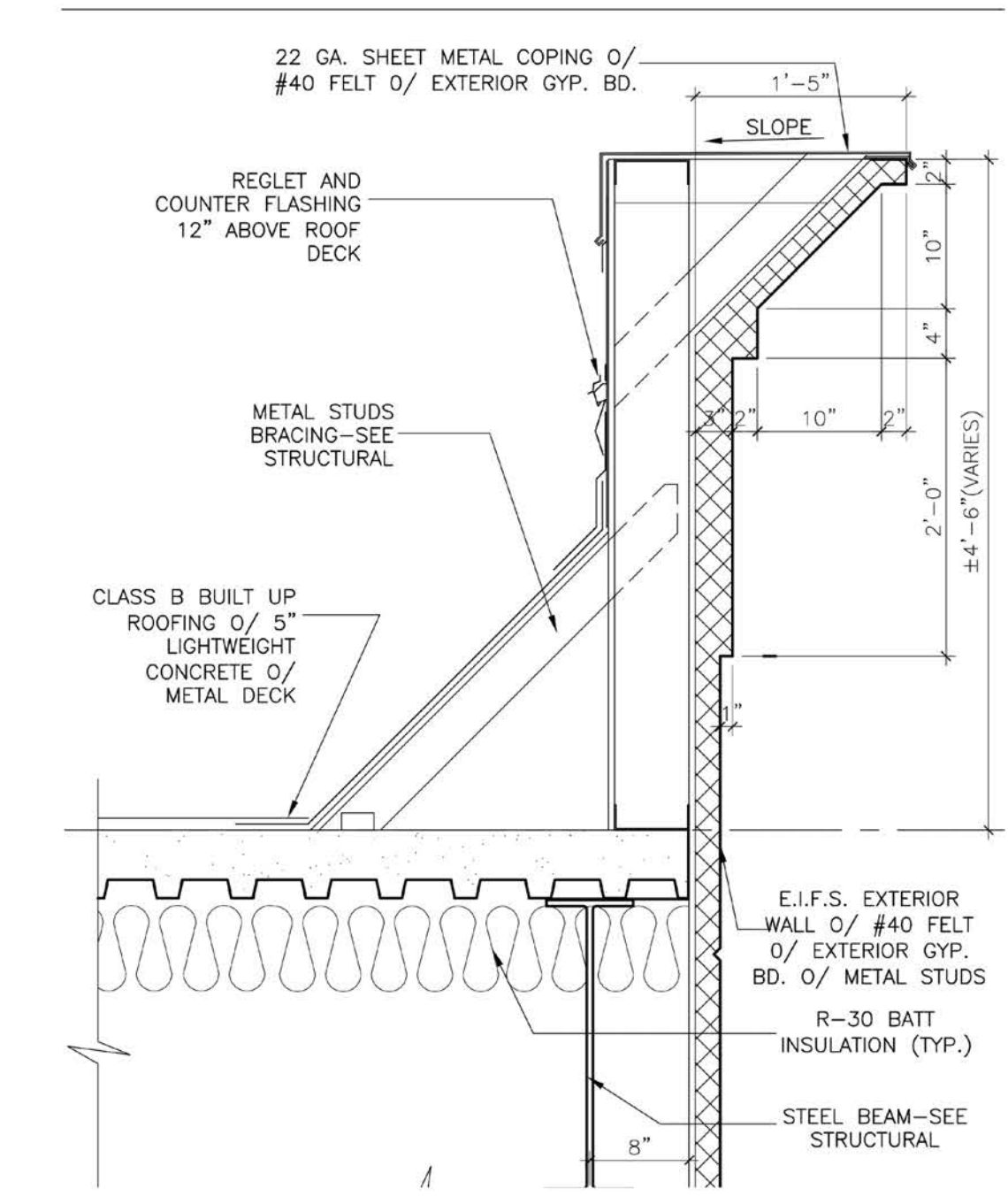
- A KILIM BEIGE | SW 6106
- B SNOWBOUND | SW 7004



**2 (N) WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 (N) EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 CORNICE EIFS DETAIL**  
N.T.S.

AMM MEDICAL PLAZA 3RD FLOOR ADDITION

9191 WESTMINSTER AVE.,  
GARDEN GROVE, CA 92844

MR. MICHAEL DAO

9191 WESTMINSTER AVE., GARDEN GROVE, CA 92844

PROJECT: TITLE:

**(N) ELEVATIONS-2**

| DATE     | REVISION           | BY |
|----------|--------------------|----|
| 06/21/24 | DEVELOPMENT REVIEW |    |

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DATE: SCALE:

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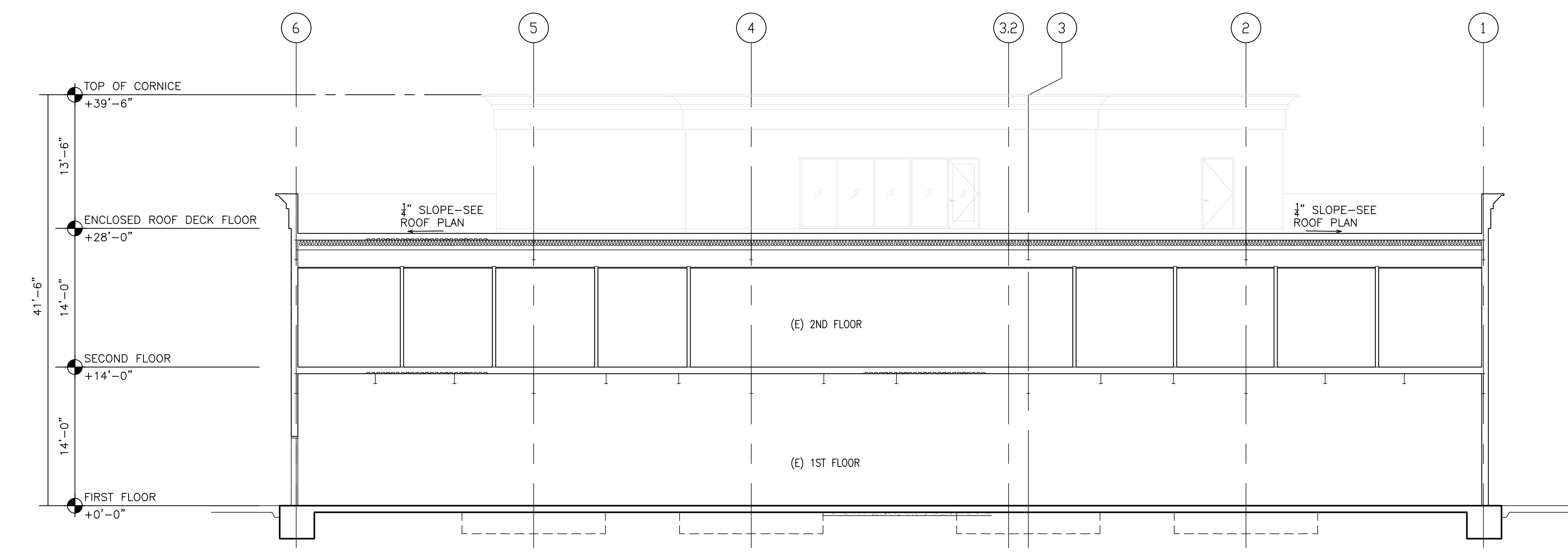
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OF SHEETS

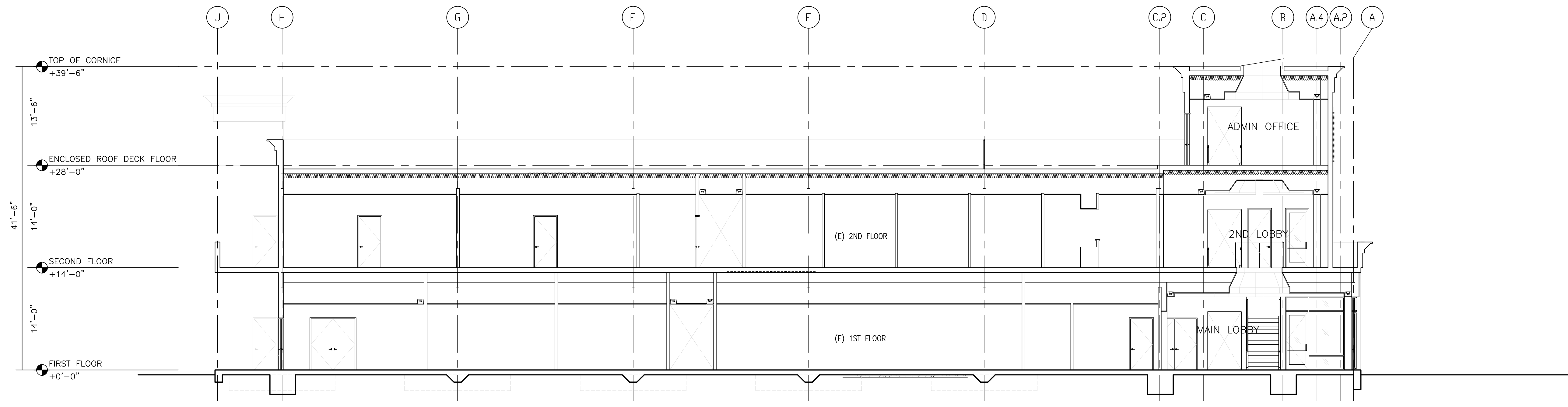
SEAL/SIGNATURE



CONSULTANT



2 (E) EAST WEST SECTION-2  
SCALE: 1/8" = 1'-0"



1 (E) EAST SECTION  
SCALE: 1/8" = 1'-0"

PROJECT: **AMD MEDICAL PLAZA 3RD FLOOR ADDITION**  
9191 WESTMINSTER AVE.,  
GARDEN GROVE, CA 92844

TITLE

(E) SECTIONS-1

| DATE     | REVISION           | BY |
|----------|--------------------|----|
| 06/21/24 | DEVELOPMENT REVIEW |    |

DRAWN BY: APPROVED:

DATE: SCALE:

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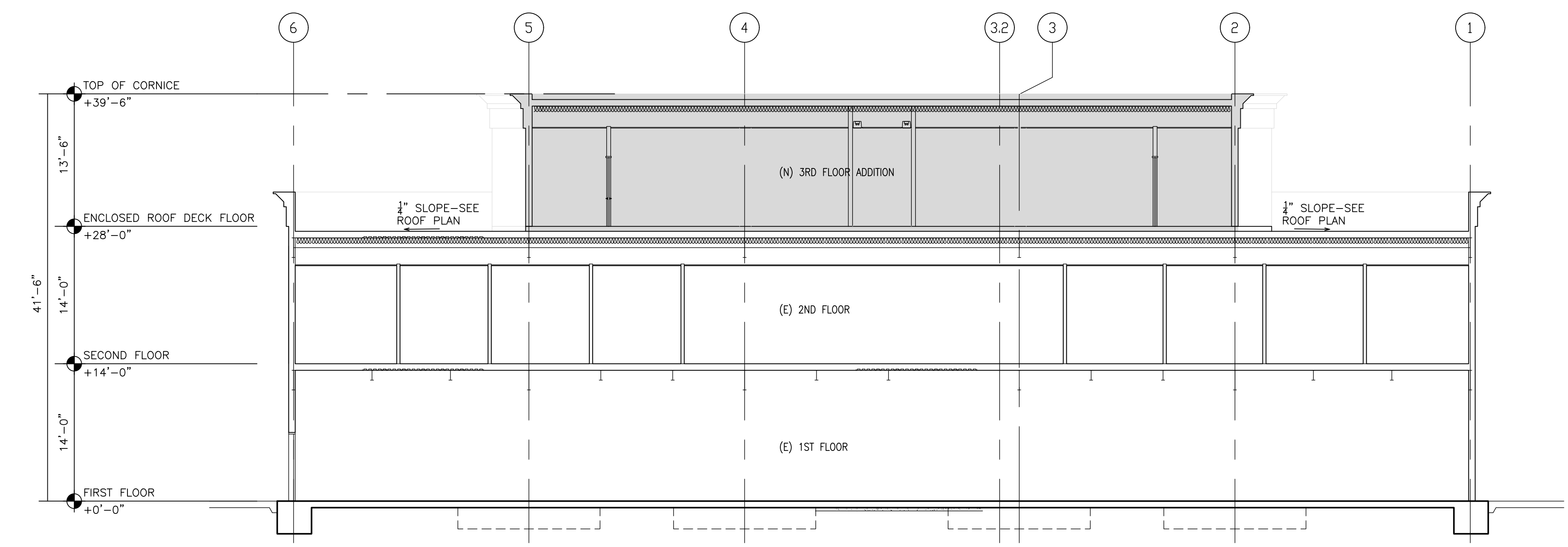
A-3.1

OF SHEETS

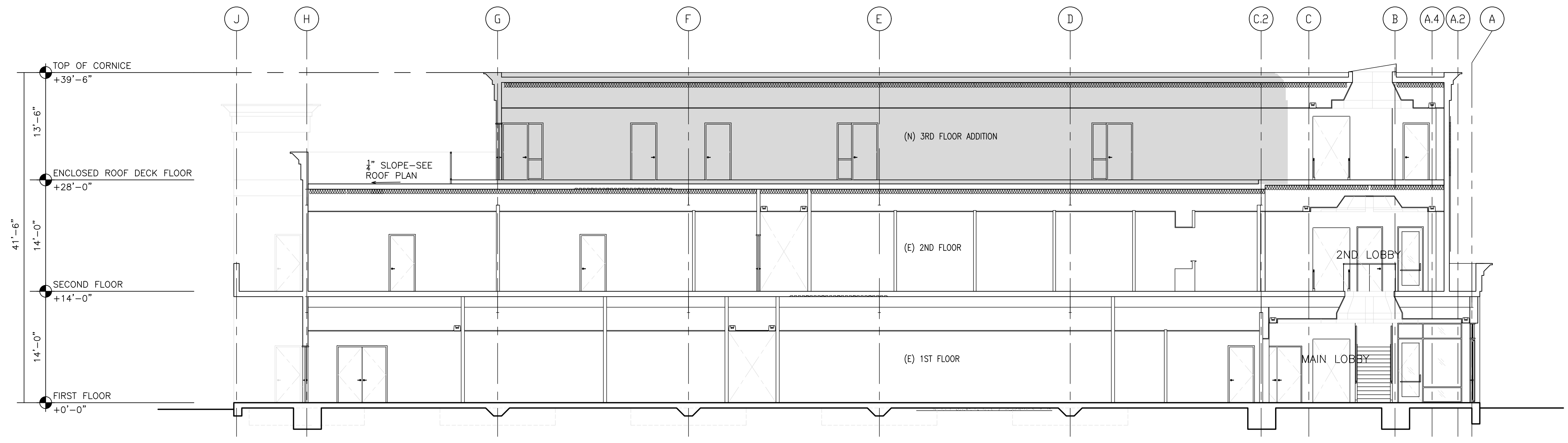


(N) SECTION LEGEND

(N) ADDITION AREA



2 (N) EAST WEST SECTION-2  
SCALE: 1/8" = 1'-0"



1 (N) EAST SECTION  
SCALE: 1/8" = 1'-0"

PROJECT: AMD MEDICAL PLAZA 3RD FLOOR ADDITION  
9191 WESTMINSTER AVE., GARDEN GROVE, CA 92844  
OWNER: MR. MICHAEL DAO  
9191 WESTMINSTER AVE., GARDEN GROVE, CA 92844

TITLE

(N) SECTIONS-1

| DATE     | REVISION           | BY |
|----------|--------------------|----|
| 06/21/24 | DEVELOPMENT REVIEW |    |

DRAWN BY: APPROVED:

DATE: SCALE:

SHEET:

A-3.2

OF SHEETS

RESOLUTION NO. 6094-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-070-2019 (REINSTATEMENT) AND VARIANCE NO. V-023-2019 (REINSTATEMENT), FOR A PROPERTY LOCATED ON THE NORTHWEST CORNER OF WESTMINSTER AVENUE AND ATLANTIS WAY, AT 9191 WESTMINSTER AVENUE, ASSESSOR'S PARCEL NO. 098-401-22.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on August 15, 2024, approves Site Plan No. SP-070-2019 (REINSTATEMENT) and Variance No. V-023-2019 (REINSTATEMENT), for a property located on the northwest corner of Westminster Avenue and Atlantis Way, at 9191 Westminster Avenue, Assessor's Parcel No. 098-401-22, subject to the Conditions of Approval attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-070-2019 (REINSTATEMENT) and Variance No. V-023-2019 (REINSTATEMENT), the Planning Commission of the City of Garden Grove does hereby determine and report as follows:

1. The subject case was initiated by Michael Dao, applicant and property owner.
2. The applicant is requesting to reinstate the approval of Site Plan No. SP-070-2019 to construct a 7,140 square-foot third floor addition to an existing two-story approximately 29,000 square-foot medical office building, and to reinstate the approval of Variance No. V-023-2019 to deviate from the maximum stories and height permitted in the O-P (Office Professional) zone to facilitate the construction of the new third floor addition.
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 Office Professional and is zoned O-P (Office Professional). The subject property is improved with an existing two-story approximately 29,000 square foot medical office 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 City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on August 15, 2024, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of August 15, 2024, and

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

FACTS:

The subject property is a 1.97-acre lot improved with an existing two-story, approximately 29,000 square-foot, medical office building, AMD Medical Plaza. The property has a General Plan Land Use Designation of Office Professional and is zoned O-P (Office Professional). The property abuts PUD-101-73 (Planned Unit Development) zoned properties to the west, R-1 (Single-Family Residential) zoned properties to the north, and O-S (Open Space) zoned properties to the east. Surrounding uses include a multifamily residential townhome development to the west, single-family residences to the north, the Garden Grove Park to the east, and a mobile home park to the south, across Westminster Avenue, in the City of Westminster.

In 1970, the County of Orange constructed an approximately 14,000 square-foot one-story social services office building on the subject property. At the time of construction, the property had a General Plan Land Use Designation of "Public/Quasi-Public" and was zoned C-1 (Limited Commercial). Due to this inconsistency between the General Plan Land Use Designation and zoning, in 1983, the City of Garden Grove approved General Plan Amendment No. GPA-2-83 and Amendment No. A-101-83, to change the Land Use Designation and zoning of the property to Office Professional and O-P (Office Professional), respectively, thereby establishing consistency.

In 2004, the City approved Site Plan No. SP-320-03 to allow an expansion of the existing one-story medical office building with a two-story, approximately 14,500 square-foot addition, along with a 500 square-foot addition to the first floor – for a total floor area of approximately 29,000 square feet. The City also approved Variance No. V-102-03 to allow reduced landscape setbacks along the front, side, and rear setbacks of the property, in order to facilitate a revision to the existing parking lot layout to add additional parking spaces to the site, accommodating the new addition. A 1,500 square-foot "mezzanine" above the second floor was also constructed, which was intended to serve as an architectural feature and access to the roof. This 1,500 square-foot "mezzanine" was not permitted to be occupied as usable floor area.

At the time of the approval of SP-320-03, the site provided 137 parking spaces. The proposed development, including both the existing and proposed floor areas, required a total of 170 parking spaces. In order to satisfy the number of required parking spaces for the development, the applicant entered into a parking license agreement with the City of Garden Grove, allowing the use of 33 parking spaces in the adjoining Garden Grove Park parking area. With the 137 parking spaces on-site, and the 33 available parking spaces for use in the Garden Grove Park, the proposed development met the required total of 170 parking spaces.

In 2019, the City approved Site Plan No. SP-070-2019 to allow the construction of a 7,140 square-foot third floor addition to the existing two-story approximately 29,000 square-foot medical office building. The City also approved Variance No. V-023-2019 to deviate from the maximum stories and height permitted in the O-P (Office Professional) zone to facilitate the construction of the new third floor addition. After the land use entitlements were granted, the applicant submitted construction documents to the City for plan check, under Plan Check No. PC2020-202. However, due to various challenges, which included the abrupt retirement of the project architect and the COVID-19 pandemic, the project experienced significant delays resulting in the expiration of the land use entitlements and the building plan check. The applicant has expressed that, with its newly assembled team of architects and engineers, they are ready to move the project forward to completion. Therefore, the applicant is requesting to reinstate the original land use entitlements (SP-070-2019 and V-023-2019), with the intent to also reinstate and complete the building plan check, obtain all necessary permits, and commence construction of the third floor addition project.

The proposal consists of a 7,140 square-foot third floor addition to the existing approximately 29,000 square-foot two-story medical office building. The new third floor addition areas are intended for additional medical office areas, as well as storage space (i.e., for medical records) to support existing tenants of the building. The overall site plan design of the property will remain as-is with no proposed changes. The site maintains two (2) driveways for vehicular access – one off of Westminster Avenue and the other off of Atlantis Way. As part of the project, a parking study, dated February 22, 2018, was conducted by K2 Traffic Engineering (“K2”), a licensed traffic engineering firm, to determine the actual parking demand generated by the existing two-story medical office building, and to provide a recommendation for the adequate number of parking spaces to accommodate the existing parking demand and the additional parking demand of the proposed third floor addition. K2 determined that the adequate number of parking spaces to accommodate both the existing and proposed building area would be 175 parking spaces. The subject site provides a total of 142 on-site parking spaces, in addition to the 33 available parking spaces in the Garden Grove Park, via the existing parking license agreement with the City of Garden Grove. Therefore, the project would comply with the number of required parking spaces, as determined by the Municipal Code, in concert with the peak parking demand, of the existing two-story medical office building, observed in the parking study prepared by K2 Traffic Engineering.

The traffic engineering consultant for the project, K2, prepared a memo, dated August 6, 2024, and conducted an updated review of the 2018 parking study and trip generation analysis and concluded that the prior study’s findings, which concluded the project would provide adequate parking as described above, remain valid given that there are no changes to project conditions, Municipal Code parking requirements, and trip generation. Staff, along with the City Traffic Engineer, have reviewed the original K2 parking study (dated February 22, 2018), including the recent memo (dated August 6, 2024), and concurred with the findings

FINDINGS AND REASONS:**SITE PLAN:**

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 has a General Plan Land Use Designation of Office Professional and is zoned O-P (Office Professional). The Project complies with the land use designation and the zoning requirements for the property, subject to the reinstatement of the associated Variance request (V-023-2019 (REINSTATEMENT)). The Office Professional (OP) designation is intended to provide for a variety of professional office and support commercial uses that serve the local community. The Project will not exceed the maximum Floor Area Ratio ("FAR") permitted by Office Professional Land Use Designation. The General Plan allows a maximum FAR of 0.50 for OP, and the Project FAR is 0.42.

The design and improvement of the proposed project is consistent with the spirit and intent of the General Plan, through its goals, policies, and implementation programs, including specifically:

*Policy LU-2.1: Protect residential areas from the effects of potentially incompatible uses. Where new commercial or industrial development is allowed adjacent to residentially zoned districts, maintain standards for circulation, noise, setbacks, buffer areas, landscaping, and architecture which ensure compatibility between the uses.* The proposed project has been designed to ensure and maintain compatibility to the existing nearby sensitive uses (residences, park) and provides and maintains sufficient buffering (building setbacks).

*Policy LU-2.4: Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.* The Office Professional (OP) General Plan Land Use Designation is intended to provide for a variety of professional office and support commercial uses that serve the local community. The use and operational characteristics of the existing building, including the proposed third floor addition areas, will continue to consist of medical/office uses, which are permitted by and meet the intent of the Office Professional zone and General Plan Land Use Designation.

*Policy LU-4.5: Require that commercial and industrial developments adjoining residential uses be adequately screened and buffered from residential areas.* The proposed project has been designed to ensure and maintain compatibility to the existing nearby sensitive uses (residences, park) and provides and maintains sufficient buffering (building setbacks). Per Municipal Code requirements, the minimum building setbacks required by the O-P zone are fifteen feet (15'-0") to the front (southerly) property line, ten



feet (10'-0") to the side (westerly and easterly) property lines, and ten feet (10'-0") to the rear (northerly) property lines. The maximum stories and maximum building height allowed in the O-P zone are two (2) stories and thirty-five feet (35'-0"), respectively. Working in concert with one another, the intent, in part, of the minimum building setback requirements and the maximum stories and maximum building height requirements, aim to ensure that adequate distance and buffering are provided between office professional developed properties (typically improved with office buildings), and other surrounding uses such as residences, parks, and schools.

The existing two-story medical office building on the subject site far exceeds the minimum building setback requirements of the O-P zone.

- The south (front) side of the existing building provides a one-hundred and twenty-six foot and four-inch (126'-4") setback to the southerly property line (facing Westminster Avenue), where Code requires a minimum of fifteen feet (15'-0").
- The west side of the existing building provides a fifty-two foot and nine-inch (52'-9") setback to the westerly property line (facing an existing multifamily residential development), where Code requires a minimum of ten feet (10'-0").
- The north (rear) side of the existing building provides a seventy-seven foot (77'-0") setback to the northerly property line (facing existing single-family residences), where Code requires a minimum of ten feet (10'-0").
- The east side of the building provides a sixty-five foot and three-inch (65'-3") setback to the easterly property line (facing Garden Grove Park), which is further separated by the 50-foot (50'-0") wide Atlantis Way public street, where Code requires a minimum of ten feet (10'-0").

The existing medical building is situated in the center of the property, with parking stalls surrounding the building. The building far exceeds the minimum building setback requirements, providing more than adequate distance separation and buffering to nearby sensitive uses. Furthermore, the structure of the proposed third floor addition is set within the existing building confines by approximately twenty-six feet (26'-0") in all directions, providing additional distance separation and buffering to the aforementioned nearby uses. Projects involving building additions typically expand building footprints. The proposed third floor addition adds new building footprint only on top of the existing second floor, and does not increase the existing overall

building envelope at ground level. The additional buffering provided by the proposed addition further minimizes any visual impacts to nearby uses.

*Goal LU-5: Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.* The proposed project will maintain an attractive architectural appearance and continue to contribute as an economically viable, vital, and attractive commercial center serving the needs of the local community through its medical facilities.

*LU-IMP-6C: Encourage façade renovation, enhanced parking area landscaping, improved lighting, development of pad buildings, and the use of pedestrian amenities, such as fountains, plazas, promenades, seating, and like features.* The proposed project will renovate its façade and architecture through the new third floor addition, which will also provide additional medical office and storage space to support existing tenants of the building. The existing front façade of the medical office building, which functions as an architectural interest feature, has a building height of forty feet and eleven inches (40'-11") to the top of the roof and forty-one feet and six inches (41'-6") to the topmost part of the roof parapet/cornice. The proposed third floor addition will provide a building height that matches and aligns with the existing roof of the building, thereby maintaining the same forty feet and eleven inches (40'-11") to the top of the roof and forty-one foot and six inches (41'-6") height to the topmost part of the roof parapet/cornice. All exterior features of the addition will also match the existing building. These matching features include a variety of wall colors and materials, windows with window trims, window mullions, roof parapets, and cornices. This ensures architectural compatibility and seamless integration between the existing building architecture and the proposed addition.

The proposed project will be consistent with the spirit and intent of the General Plan furthering its goals, policies, and implementation programs, while also helping meet the community's need for additional medical services and expanded facilities. The granting of the requested Variance will not adversely affect the City's General Plan.

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.

The proposed project does not introduce any changes to on- and off-site vehicular and pedestrian circulation and access. The site will continue to provide drive aisles and a parking layout that enable customers to maneuver effectively through the site. Sufficient on- and off-site parking is provided to accommodate the proposed medical/office building. The existing parking license agreement will continue to be in effect.

Furthermore, the City's Traffic Engineering Division and the Orange County Fire Authority have reviewed the plans, and all appropriate conditions of approval will eliminate any adverse impacts to surrounding streets.

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

The Project utilizes access off of Westminster Avenue and Atlantis Way, which will continue to be adequate to accommodate the development. Utilities and drainage channels in the area, if and where necessary, will continue to be adequate to accommodate the development. The property is not located in a sewer-deficiency area. The Public Works Department has incorporated conditions of approval to mitigate potential impacts to the sewer system.

The Engineering Division and Water Services Division have reviewed the plans, and all appropriate conditions of approval will eliminate any adverse impacts to the streets and alleys, utilities and drainage channels.

4. The project will not adversely impact the City's ability to perform its required public works functions.

The project has been reviewed by the Public Works Department. The project site, which is improved with an existing two-story medical office building, maintains drive lanes and a parking layout that will continue to enable customers to maneuver effectively through the site. Sufficient on- and off-site parking is provided to accommodate the medical office building, including the proposed addition. 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 has a reasonable degree of physical, functional, and visual compatibility with neighboring uses and desirable neighborhood characteristics.

The proposed project is consistent with the existing commercial, residential, and park uses and improvements in the surrounding area. The property is currently improved with an existing medical office building. The use and operational characteristics of the existing building, including the proposed third floor addition areas, will continue to consist of medical/office uses, which are permitted by and meet the intent of the Office Professional zone and General Plan Land Use Designation. Additionally, the proposed project will improve the aesthetics of the property by redeveloping the property through the construction of the new addition which has been designed to be architecturally compatible and sensitive to the existing surrounding uses. The proposed project has been designed to maintain sufficient buffering (building setbacks) to nearby uses. The existing medical building is situated

in the center of the property, with parking stalls surrounding the building. The building far exceeds the minimum building setback requirements, providing more than adequate distance separation and buffering to nearby sensitive uses. Furthermore, the structure of the proposed third floor addition is set within the existing building confines by approximately twenty-six feet (26'-0") in all directions, providing additional distance separation and buffering to the aforementioned nearby uses. Projects involving building additions typically expand building footprints. The proposed third floor addition adds new building footprint only on top of the existing second floor, and does not increase the existing overall building envelope at ground level. The additional buffering provided by the proposed addition further minimizes any visual impacts to nearby uses. The resulting development will be an improvement, visually, for the community while also maintaining a reasonable degree of physical, functional, and visual compatibility with neighboring uses and the desirable neighborhood characteristics. Therefore, the proposed project is consistent with the surrounding area and compatible with the existing uses on the properties.

6. The planning and design of buildings, building placement, and provision of landscaping will provide an attractive environment for the occupants of the property.

The project has been designed to consider building appearance, building placement, and other amenities in order to maintain an attractive environment. The existing landscaping will continue to be maintained for the life of the project, keeping an attractive environment for the occupants of the medical office building.

### **VARIANCE:**

The applicant is requesting consideration of a Variance from Section 9.16.040.010.A.1 of Title 9 of the Municipal Code for a deviation to the maximum stories and maximum building height permitted in the O-P (Office Professional) zone, in order to facilitate the construction of the proposed third floor addition. The maximum stories and maximum building height permitted in the O-P zone is two (2) stories or thirty-five feet (35'-0"), respectively. The proposed addition would provide a third floor with a proposed building height of forty feet and eleven inches (40'-11").

Pursuant to State law and Garden Grove Municipal Code Section 9.32.030.D.6, in order to grant a property owner's request for a Variance, the Planning Commission must make each of the following five (5) findings:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other property or classes of use in the same vicinity or zone.

Approval of this Variance will allow the project to deviate from the maximum stories (two stories) and maximum building height (35 feet) of the O-P (Office Professional) zone, in order to facilitate the construction of the new third floor addition, for the purpose of providing additional medical office and storage space to support existing tenants of the building. With exception to the requested Variance, the project meets all other Municipal Code development standards such as, but not limited to, building setbacks, parking, and landscaping. There are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other similar properties in the immediate vicinity, within the same zone, or other similarly zoned properties throughout the City.

The subject property is unique in that it is the only O-P (Office Professional) zoned property in the area, as there are no other O-P zoned properties within at least a one (1) mile distance. The surrounding properties in the immediate area are primarily zoned R-1 (Single-Family Residential), O-S (Open Space), and C-1 (Neighborhood Commercial). The Office Professional zone is intended to provide for professional offices, services, and associated businesses, in an attractive environment compatible with residential areas. Commercial type zones, such as C-1, typically provide some general office and medical office type uses; however, the C-1 zone is primarily intended for, and occupied by, retail type uses (e.g., convenience shopping facilities) with typically limited availability of professional and medical office type uses. Properties zoned O-P (Office Professional) are typically dedicated to general and professional office type businesses (e.g., medical offices). Additionally, other properties in the O-P zone, within immediate vicinity of the subject lot, or within other similarly zoned properties throughout the City, have existing similar type office buildings that exceed two (2) stories and/or thirty-five foot (35'-0") building height, which include, but are not limited to, the following: Christ Cathedral Pastoral Center located at 13280 Chapman Ave (APN: 231-021-24); Christ Cathedral International Hospitality Center located at 13280 Chapman Ave (APN: 231-161-20); Garden Grove Regional Center at 12912 Brookhurst Street (APN: 089-072-68); and Garden Grove Medical Center located at 12601 Garden Grove Boulevard (APN: 231-561-14, 22, 24, and 25). The proposed additional floor area (on the third floor) is necessary to support the existing medical/office uses within the existing building, and to support the community need for additional medical service facilities, especially in an area where there are limited O-P (Office Professional) zoned properties.

Per Municipal Code requirements, the minimum building setbacks required by the O-P zone are fifteen feet (15'-0") to the front (southerly) property line, ten feet (10'-0") to the side (westerly and easterly) property lines, and ten feet (10'-0") to the rear (northerly) property lines. The maximum stories and maximum building height allowed in the O-P zone are two (2) stories and thirty-five feet (35'-0"), respectively. Working in concert with one another, the intent, in part, of the minimum building setback requirements and the maximum stories and maximum building height requirements, aim to ensure

that adequate distance and buffering are provided between office professional developed properties (typically improved with office buildings), and other surrounding uses such as residences, parks, and schools.

The existing two-story medical office building on the subject site far exceeds the minimum building setback requirements of the O-P zone.

- The south (front) side of the existing building provides a one-hundred and twenty-six foot and four-inch (126'-4") setback to the southerly property line (facing Westminster Avenue), where Code requires a minimum of fifteen feet (15'-0").
- The west side of the existing building provides a fifty-two foot and nine-inch (52'-9") setback to the westerly property line (facing an existing multifamily residential development), where Code requires a minimum of ten feet (10'-0").
- The north (rear) side of the existing building provides a seventy-seven foot (77'-0") setback to the northerly property line (facing existing single-family residences), where Code requires a minimum of ten feet (10'-0").
- The east side of the building provides a sixty-five foot and three-inch (65'-3") setback to the easterly property line (facing Garden Grove Park), which is further separated by the 50-foot (50'-0") wide Atlantis Way public street, where Code requires a minimum of ten feet (10'-0").

The existing development is unique in physical characteristics in that the existing medical building is situated in the center of the property, with parking stalls surrounding the building. Additionally, the building far exceeds the minimum building setback requirements, providing more than adequate distance separation and buffering to nearby sensitive uses. Furthermore, the structure of the proposed third floor addition is set within the existing building confines by approximately twenty-six feet (26'-0") in all directions, providing additional distance separation and buffering to the aforementioned nearby uses. Projects involving building additions typically expand building footprints. The proposed third floor addition adds new building footprint only on top of the existing second floor, and does not increase the existing overall building envelope at ground level. The additional buffering provided by the proposed addition further minimizes any visual impacts to nearby uses.

The existing front façade of the medical office building, which functions as an architectural interest feature, has a building height of forty feet and eleven

inches (40'-11") to the top of the roof and forty-one feet and six inches (41'-6") to the topmost part of the roof parapet/cornice. The proposed third floor addition will provide a building height that matches and aligns with the existing roof of the building, thereby maintaining the same forty feet and eleven inches (40'-11") to the top of the roof and forty-one foot and six inches (41'-6") height to the topmost part of the roof parapet/cornice. All exterior features of the addition will also match the existing building to ensure architectural compatibility and seamless integration between the existing building architecture and the proposed addition.

There are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other similar properties in the immediate vicinity, within the same zone, or other similarly zoned properties throughout the City, particularly relating to the limited presence of O-P zoned properties in the immediate vicinity, exceedingly larger building setbacks to property lines with a central building location and site plan layout, and minimized visual impacts to nearby uses.

2. The Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone, but which is denied to the property in question.

To construct the proposed third floor addition, the Variance to deviate from the maximum stories and maximum building height allowed in the O-P (Office Professional) zone is necessary to facilitate the development and improvement of the property, which otherwise meets all other Municipal Code development standards such as, but not limited to, building setbacks, parking, and landscaping. Additionally, other properties in the O-P zone, within immediate vicinity of the subject lot, or within other similarly zoned properties throughout the City, have existing similar type office buildings that exceed two (2) stories and/or thirty-five foot (35'-0") building height, which include, but are not limited to, the following: Christ Cathedral Pastoral Center located at 13280 Chapman Ave (APN: 231-021-24); Christ Cathedral International Hospitality Center located at 13280 Chapman Ave (APN: 231-161-20); Garden Grove Regional Center at 12912 Brookhurst Street (APN: 089-072-68); and Garden Grove Medical Center located at 12601 Garden Grove Boulevard (APN: 231-561-14, 22, 24, and 25). Accordingly, approval of the proposed Variance will not set a precedent and will allow the applicant to enjoy a substantial property right possessed by other property owners located in Office Professional or other similarly zoned properties in the City. With exception to the requested Variance to deviate from the maximum stories and maximum height standard, the proposed project complies with all other development standards of the O-P zone.

3. The Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.

Approval of this Variance will allow the project to deviate from the maximum stories (two stories) and maximum building height (35 feet) of the O-P (Office Professional) zone, in order to facilitate the construction of the new third floor addition, for the purpose of providing additional medical office and storage space to support existing tenants of the building.

Per Municipal Code requirements, the minimum building setbacks required by the O-P zone are fifteen feet (15'-0") to the front (southerly) property line, ten feet (10'-0") to the side (westerly and easterly) property lines, and ten feet (10'-0") to the rear (northerly) property lines. The maximum stories and maximum building height allowed in the O-P zone are two (2) stories and thirty-five feet (35'-0"), respectively. Working in concert with one another, the intent, in part, of the minimum building setback requirements and the maximum stories and maximum building height requirements, aim to ensure that adequate distance and buffering are provided between office professional developed properties (typically improved with office buildings), and other surrounding uses such as residences, parks, and schools.

The existing two-story medical office building on the subject site far exceeds the minimum building setback requirements of the O-P zone.

- The south (front) side of the existing building provides a one-hundred and twenty-six foot and four-inch (126'-4") setback to the southerly property line (facing Westminster Avenue), where Code requires a minimum of fifteen feet (15'-0").
- The west side of the existing building provides a fifty-two foot and nine-inch (52'-9") setback to the westerly property line (facing an existing multifamily residential development), where Code requires a minimum of ten feet (10'-0").
- The north (rear) side of the existing building provides a seventy-seven foot (77'-0") setback to the northerly property line (facing existing single-family residences), where Code requires a minimum of ten feet (10'-0").
- The east side of the building provides a sixty-five foot and three-inch (65'-3") setback to the easterly property line (facing Garden Grove Park), which is further separated by the 50-foot (50'-0") wide Atlantis Way public street, where Code requires a minimum of ten feet (10'-0").

The existing development is unique in physical characteristics in that the existing medical building is situated in the center of the property, with



parking stalls surrounding the building. Additionally, the building far exceeds the minimum building setback requirements, providing more than adequate distance separation and buffering to nearby sensitive uses. Furthermore, the structure of the proposed third floor addition is set within the existing building confines by approximately twenty-six feet (26'-0") in all directions, providing additional distance separation and buffering to the aforementioned nearby uses. Projects involving building additions typically expand building footprints. The proposed third floor addition adds new building footprint only on top of the existing second floor, and does not increase the existing overall building envelope at ground level. The additional buffering provided by the proposed addition further minimizes any visual impacts to nearby uses.

The existing front façade of the medical office building, which functions as an architectural interest feature, has a building height of forty feet and eleven inches (40'-11") to the top of the roof and forty-one feet and six inches (41'-6") to the topmost part of the roof parapet/cornice. The proposed third floor addition will provide a building height that matches and aligns with the existing roof of the building, thereby maintaining the same forty feet and eleven inches (40'-11") to the top of the roof and forty-one foot and six inches (41'-6") height to the topmost part of the roof parapet/cornice. All exterior features of the addition will also match the existing building to ensure architectural compatibility and seamless integration between the existing building architecture and the proposed addition.

As part of the project, a parking study was conducted by K2 Traffic Engineering ("K2"), a licensed traffic engineering firm, to determine the actual parking demand generated by the existing two-story medical office building, and to provide a recommendation for the adequate number of parking spaces to accommodate the existing parking demand and the additional parking demand of the proposed third floor addition.

K2 conducted a parking survey of the project site (9191 Westminster Ave), the parking areas of the adjoining Garden Grove Park, and the available public parking spaces on Atlantis Way. By adding the observed peak parking demand of the subject site with the existing two-story medical office building, of 133 parking spaces, to the Code-required parking requirement for the third floor addition area, of 42 parking spaces, K2 determined that the adequate number of parking spaces to accommodate both the existing and proposed building area would be 175 parking spaces. The subject site provides a total of 142 on-site parking spaces, in addition to the 33 available parking spaces in the Garden Grove Park, via the existing parking license agreement with the City of Garden Grove. Therefore, the project would comply with the number of required parking spaces, as determined by the Municipal Code, in concert with the peak parking demand, of the existing two-story medical office building, observed in the parking study prepared by K2 Traffic Engineering.

The traffic engineering consultant for the project, K2, prepared a memo, dated August 6, 2024, and conducted an updated review of the 2018 parking

study and trip generation analysis and concluded that the prior study's findings, which concluded the project would provide adequate parking as described above, remain valid given that there are no changes to project conditions, Municipal Code parking requirements, and trip generation. Staff, along with the City Traffic Engineer, have reviewed the original K2 parking study (dated February 22, 2018), including the recent memo (dated August 6, 2024), and concurred with the findings.

The project will be required to comply with all applicable building and life safety codes and regulations to ensure that there is not an adverse impact on public health, safety, or welfare. Furthermore, the proposal has been reviewed by all City departments in order to ensure compliance with all applicable code provisions. Provided the project complies with the Conditions of Approval, the approval of the Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located

4. The granting of the Variance will not adversely affect the General Plan.

Approval of this Variance will allow the project to deviate from the maximum stories (two stories) and maximum building height (35 feet) of the O-P zone, in order to facilitate the construction of the proposed third floor addition, for the purpose of providing additional medical office and storage space to support existing tenants of the building. The proposed Variance will not cause an adverse effect on the City's General Plan since the Municipal Code is a tool used to implement the goals of the General Plan. The proposed project furthers the desired character and use of the Office Professional General Plan Land Use Designation, which calls for development within the Office Professional designation to be of modern and attractive office buildings. The project achieves this by maintaining the modern and attractive architecture of the building. The new addition area will be architecturally compatible with the existing building. It should be noted, the General Plan does not provide building height limitations - ensuring that the requested Variance (a deviation to the maximum number of stories and maximum building height) does not conflict with or adversely affect the General Plan. Additionally, the proposed project meets the spirit and intent of the General Plan and furthers the following goals, policies, and implementation programs:

*Policy LU-2.1: Protect residential areas from the effects of potentially incompatible uses. Where new commercial or industrial development is allowed adjacent to residentially zoned districts, maintain standards for circulation, noise, setbacks, buffer areas, landscaping, and architecture which ensure compatibility between the uses. The proposed project has been designed to ensure and maintain compatibility to the existing nearby sensitive uses (residences, park) and provides and maintains sufficient buffering (building setbacks).*

*Policy LU-2.4: Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.* The Office Professional (OP) General Plan Land Use Designation is intended to provide for a variety of professional office and support commercial uses that serve the local community. The use and operational characteristics of the existing building, including the proposed third floor addition areas, will continue to consist of medical/office uses, which are permitted by and meet the intent of the Office Professional zone and General Plan Land Use Designation.

*Policy LU-4.5: Require that commercial and industrial developments adjoining residential uses be adequately screened and buffered from residential areas.* The proposed project has been designed to ensure and maintain compatibility to the existing nearby sensitive uses (residences, park) and provides and maintains sufficient buffering (building setbacks). Per Municipal Code requirements, the minimum building setbacks required by the O-P zone are fifteen feet (15'-0") to the front (southerly) property line, ten feet (10'-0") to the side (westerly and easterly) property lines, and ten feet (10'-0") to the rear (northerly) property lines. The maximum stories and maximum building height allowed in the O-P zone are two (2) stories and thirty-five feet (35'-0"), respectively. Working in concert with one another, the intent, in part, of the minimum building setback requirements and the maximum stories and maximum building height requirements, aim to ensure that adequate distance and buffering are provided between office professional developed properties (typically improved with office buildings), and other surrounding uses such as residences, parks, and schools.

The existing two-story medical office building on the subject site far exceeds the minimum building setback requirements of the O-P zone.

- The south (front) side of the existing building provides a one-hundred and twenty-six foot and four-inch (126'-4") setback to the southerly property line (facing Westminster Avenue), where Code requires a minimum of fifteen feet (15'-0").
- The west side of the existing building provides a fifty-two foot and nine-inch (52'-9") setback to the westerly property line (facing an existing multifamily residential development), where Code requires a minimum of ten feet (10'-0").
- The north (rear) side of the existing building provides a seventy-seven foot (77'-0") setback to the northerly property line (facing existing single-family residences), where Code requires a minimum of ten feet (10'-0").

- The east side of the building provides a sixty-five foot and three-inch (65'-3") setback to the easterly property line (facing Garden Grove Park), which is further separated by the 50-foot (50'-0") wide Atlantis Way public street, where Code requires a minimum of ten feet (10'-0").

The existing medical building is situated in the center of the property, with parking stalls surrounding the building. The building far exceeds the minimum building setback requirements, providing more than adequate distance separation and buffering to nearby sensitive uses. Furthermore, the structure of the proposed third floor addition is set within the existing building confines by approximately twenty-six feet (26'-0") in all directions, providing additional distance separation and buffering to the aforementioned nearby uses. Projects involving building additions typically expand building footprints. The proposed third floor addition adds new building footprint only on top of the existing second floor, and does not increase the existing overall building envelope at ground level. The additional buffering provided by the proposed addition further minimizes any visual impacts to nearby uses.

*Goal LU-5: Economically viable, vital, and attractive commercial centers throughout the City that serve the needs of the community.* The proposed project will maintain an attractive architectural appearance and continue to contribute as an economically viable, vital, and attractive commercial center serving the needs of the local community through its medical facilities.

*LU-IMP-6C: Encourage façade renovation, enhanced parking area landscaping, improved lighting, development of pad buildings, and the use of pedestrian amenities, such as fountains, plazas, promenades, seating, and like features.* The proposed project will renovate its façade and architecture through the new third floor addition, which will also provide additional medical office and storage space to support existing tenants of the building. The existing front façade of the medical office building, which functions as an architectural interest feature, has a building height of forty feet and eleven inches (40'-11") to the top of the roof and forty-one feet and six inches (41'-6") to the topmost part of the roof parapet/cornice. The proposed third floor addition will provide a building height that matches and aligns with the existing roof of the building, thereby maintaining the same forty feet and eleven inches (40'-11") to the top of the roof and forty-one foot and six inches (41'-6") height to the topmost part of the roof parapet/cornice. All exterior features of the addition will also match the existing building. These matching features include a variety of wall colors and materials, windows with window trims, window mullions, roof parapets, and cornices. This ensures architectural compatibility and seamless integration between the existing building architecture and the proposed addition.

The proposed project will be consistent with the spirit and intent of the General Plan furthering its goals, policies, and implementation programs,

while also helping meet the community's need for additional medical services and expanded facilities. The granting of the requested Variance will not adversely affect the City's General Plan.

5. Approval of the Variance is subject to such conditions as will assure that it does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

Provided the Conditions of Approval are adhered to for the life of the project, approval of the subject Variance will not grant a special privilege that is inconsistent with the limitations upon other properties located within the vicinity or zone in which the subject property is situated. Additionally, other properties in the O-P zone, within immediate vicinity of the subject lot, or within other similarly zoned properties throughout the City, have existing similar type office buildings that exceed two (2) stories and/or thirty-five foot (35'-0") building height, which include, but are not limited to, the following: Christ Cathedral Pastoral Center located at 13280 Chapman Ave (APN: 231-021-24); Christ Cathedral International Hospitality Center located at 13280 Chapman Ave (APN: 231-161-20); Garden Grove Regional Center at 12912 Brookhurst Street (APN: 089-072-68); and Garden Grove Medical Center located at 12601 Garden Grove Boulevard (APN: 231-561-14, 22, 24, and 25). With exception to the requested Variance to deviate from the maximum stories and maximum building height standard, the proposed project complies with all other development standards of the O-P zone. Accordingly, approval of the proposed Variance will not set a precedent and will allow the applicant to enjoy a substantial property right possessed by other property owners located in the Office Professional or other similarly zoned properties throughout the City. In addition, Condition of Approval No. 4 states, "The rights granted the applicant pursuant to Variance No. V-023-2019 (REINSTATEMENT) shall continue in effect for only so long as the improvements authorized and contemplated by Site Plan No. SP-070-2019 (REINSTATEMENT), and these Conditions of Approval (as they may be amended from time to time) continue to exist on the Site. In the event the improvements authorized and contemplated by Site Plan No. SP-070-2019 (REINSTATEMENT) are not constructed within two (2) years of approval (or the length of any extension approved by the City) or are demolished and not re-established within one (1) year of demolition, Variance No. V-023-2019 (REINSTATEMENT) shall cease to be effective or grant the applicant any rights to construct other improvements inconsistent with the then-currently applicable development standards." Therefore, granting of the Variance will not give the property owner a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE 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 and Variance possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.
2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the following Conditions of Approval, attached as "Exhibit A," shall apply to Site Plan No. SP-070-2019 (REINSTATEMENT) and Variance No. V-023-2019 (REINSTATEMENT).

## **EXHIBIT "A"**

### **Site Plan No. SP-070-2019 (REINSTATEMENT) Variance No. V-023-2019 (REINSTATEMENT)**

9191 Westminster 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, on the property. Proof of such recordation is required within 30 days of the approval.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to the project applicant, the owner(s) and tenant(s) of the property, and each of their respective successors and assigns, including all subsequent purchasers and/or tenants. The applicant and subsequent owner/operators of such business shall adhere to the conditions of approval for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the applicable City hearing body, except as otherwise provided herein.
3. Site Plan No. SP-070-2019 (REINSTATEMENT) and Variance No. V-023-2019 (REINSTATEMENT) only authorizes approval to construct a 7,140 square-foot third floor addition to an existing two-story approximately 29,000 square-foot medical office building, as depicted on the plans submitted by the applicant and made a part of the record of the August 15, 2024, Planning Commission proceedings. Approval of this Site Plan and Variance shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. The rights granted the applicant pursuant to Variance No. V-023-2019 (REINSTATEMENT) shall continue in effect for only so long as the improvements authorized and contemplated by Site Plan No. SP-070-2019 (REINSTATEMENT), and these Conditions of Approval (as they may be amended from time to time) continue to exist on the Site. In the event the improvements authorized and contemplated by Site Plan No. SP-070-2019 (REINSTATEMENT) are not constructed within two (2) years of approval (or the length of any extension approved by the City) or are demolished and not re-established within one (1) year of demolition, Variance No. V-023-2019 (REINSTATEMENT) shall cease to be effective or grant the applicant any

rights to construct other improvements inconsistent with the then-currently applicable development standards.

5. Minor modifications to the approved Site Plan, and/or these Conditions of Approval may be approved by the Community Development Department Director, in his or her discretion. Proposed modifications to the approved project and/or these Conditions of Approval that would result in the intensification of the project, or create impacts that have not been previously addressed and which are determined by the Community Development Department 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.
6. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.
7. All applicable Conditions of Approval approved under Site Plan No. SP-320-03 and Variance No. V-102-03 shall continue to be in full force and effect. Any new conditions of approval contained herein and introduced by the approval of Site Plan No. SP-070-2019 (REINSTATEMENT) and Variance No. V-023-2019 (REINSTATEMENT), shall also be in effect.

#### **Building and Safety Division**

8. The applicant shall coordinate with the Building and Safety Division to reinstate Plan Check No. PC2020-202, and provide an updated project valuation based on current up-to-date construction materials and labor costs. Newly submitted plans shall address all previous comments issued by the City under Plan Check No. PC2020-202, including any additional comments provided through any subsequent plan check review. All plans shall comply with the California Building Standards Codes that were applicable and in effect at the time of submittal of Plan Check No. PC2020-202. Submittals for building permit(s) shall be submitted electronically.

#### **Public Works Engineering Division**

9. The applicant shall be subject to Traffic Mitigation Fees (Garden Grove City Council Resolution 9401-16), Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City.

#### **Public Works Water Services Division**

10. If needed, new water service installations two inches (0'-2") and smaller, may be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees,



unless otherwise noted. Fire services and larger water services three inches (0'-3") and larger, shall be installed by developer/owner's contractor per City Standards.

11. Water meters shall be located within the City right-of-way. Fire services and large water services three inches (0'-3") and larger, shall be installed by contractor with Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.
12. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross-connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
13. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard Plan B-753.
14. City shall determine if existing water services(s) is/are usable and meets current City Standards. Any existing meter and service located within new driveway(s) shall be relocated at owner's expense.
15. All fire service connections shall have above-ground backflow device with a double-check valve assembly per City Standard Plan B-773. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the property owner. The above-ground assembly shall be screened from public view as required by the Planning Division.
16. No permanent structures, trees or deep-rooted plants shall be placed over sewer main or water main.
17. Location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).
18. If needed, owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be six inches (0'-6") minimum diameter, extra strength VCP with wedgelock joints. Only one (1) sewer connection per lot is allowed.

19. Contractor shall abandon any existing unused sewer lateral(s) at street right-of-way on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete.
20. All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of minimum twelve inches (1'-0") below the water main, outer-diameter to outer-diameter. All exceptions to the above require a variance from the State Water Resources Control Board.

**Orange County Fire Authority (OCFA)**

21. The applicant shall comply with all applicable Orange County Fire Authority (OCFA) requirements. The applicant shall submit the plan(s) listed below to the Orange County Fire Authority (OCFA). Approval shall be obtained on each plan prior to the event specified.
  - a. Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, the applicant shall submit a Fire Master Plan (Service Code PR145).
  - b. Prior to issuance of a building permit, the applicant shall submit architectural plans (Service Codes PR200-PR285) and a completed "Plan Submittal Criteria Form", as required by the OCFA.
  - c. Prior to issuance of a building permit, the applicant shall submit plans for underground piping for private hydrants and fire sprinkler systems (Service Codes PR470-PR475).
  - d. Prior to concealing interior construction, the applicant shall submit plans for the fire alarm system (Service Codes PR500-PR520) and the fire sprinkler system (Service Codes PR430-PR455).
  - e. Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five (5) days in advance by contacting OCFA Inspection Scheduling.

**Community Development Department**

22. 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 or floor plan without the approval of the Community Development Department, Planning Division. Any additional changes in the

approved floor plan, which have the effect of expanding or intensifying the present use, shall require obtaining the proper entitlement(s).

- a. The third floor areas, which are intended to be used for additional medical office areas and storage space (i.e., storage for medical records), shall only be available to support, and be occupied/used by, existing tenants of the building that currently occupy space(s) and operate within first and/or second floors areas. At no time shall any portion of the third floor office spaces be leased out to new or separate tenants. Should the City receive a proposal to change the use(s) of a tenant space(s), including any areas on the third floor, the applicant shall demonstrate compliance with all Municipal Code requirements, including, but not limited to, parking standards, any applicable requirements set forth in the California Building Code, and/or other related local, state, or federal requirements. Additionally, the applicant may be required to submit to the City for review and approval an updated parking study, prepared by a licensed traffic engineer, as determined by the Traffic Engineering Division.
  - b. If, at any time, the subject site cannot accommodate the parking demand generated by the uses on the site, which causes a nuisance, hindrance, and/or problem with either on-site and off-site parking and circulation, the applicant shall devise and implement a plan, prepared by a licensed traffic engineer and approved by the City, to relieve the situation. Upon written request by the City, the applicant shall to submit said plan to manage the parking issues for review and approval by the Community Development Department. The plan may include, but is not be limited to: reducing the hours of operation, instituting an off-site parking arrangement; having on-site parking control personnel; and/or other actions that may be deemed applicable to the situation. If the Community Development Department Director deems such action is necessary to address parking and circulation problems, such action must be implemented within 30 days of written notice. Failure to take appropriate action will be deemed a violation of the Conditions of Approval and may result in the City restricting the overall use of the subject site.
23. The applicant shall implement a carpool incentive program, "Employee Carpool Program", eligible for employees who rideshare with at least two (2) occupants in a vehicle, and for at least eighty percent (80%) of a given work week, while providing incentives to participants of the program.
  24. The applicant shall provide free non-ambulatory transportation services to patients of the medical office facility.
  25. Exterior advertisements displays or exterior wall advertisements shall not be allowed.

26. Permitted hours and days of construction and grading shall be as follows, and all work shall be comply with the noise regulations set forth in Chapter 8.47 of the City of Garden Grove Municipal Code:
  - a. Monday through Friday – not before 7:00 a.m. and not after 5:00 p.m.
  - 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 – no construction shall occur.
27. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust) that includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, and the use methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible. Also, use of solar, low emission water heaters, and low sodium parking lot lights, shall be required to ensure compliance with Title 24.
28. The applicant shall comply with the adopted City Noise Ordinance.
29. The building plans, including grading and development plans and all construction activity shall comply with the current editions of the California Building Regulations as found in the California Code of Regulations (CCR), Title 24, Parts 2 through 12 as adopted by the City of Garden Grove.
30. As part of the finalized working drawings for the Planning Division, Engineering Division, and Building and Safety Division, the developer shall submit a detailed and dimensioned plot plan, floor plans, exterior elevations, and landscape plans that reflect the above conditions of approval. The plans shall indicate landscape materials, wall materials and building materials proposed for the project.
31. All graffiti vandalism shall be abated within the premises. Best management practices shall be implemented 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, an necessary. Graffiti shall be removed/eliminated as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
32. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the Planning Services Division. Lighting adjacent to residential properties shall

be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be provided throughout all private drive aisles and entrances to the development per City standards for street lighting. Lighting in the common areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences.

33. 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 submitting plans into the Building and Safety Division Plan Check process. The project shall also be subject to the following:
  - a. Above-ground utility equipment (e.g. electrical, gas, telephone, cable TV) shall not be located in the street setback, within the common areas, or any parking areas, and such equipment shall be screened by densely planted and maintained landscaped hedges or a fence or wall. Ground-mounted equipment shall not exceed the maximum allowable height for a wall, fence, or hedge.
  - b. Roof-mounted mechanical equipment shall be screened by parapet walls, rooftop architectural features such as a tower equal to the height of the equipment, or low walls surrounding the equipment and shall be painted to match the color of the building materials.
  - c. No exterior piping, plumbing, or mechanical ductwork shall be permitted on any exterior façade and/or be visible from any public right-of-way or adjoining property. Roof rain gutters are permitted. The rain gutters shall follow the natural architecture lines of the building.
34. 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.
35. All on-site curbs, not associated with a parking space, shall be painted red.
36. The site improvements and subsequent operation of the site/business(es) shall adhere to the following:
  - a. There shall be no business activities, or storage permitted outside of the building. All business related equipment and material shall be kept inside the building except for loading or unloading purposes.
  - b. Property owners, tenants, employees, and business operators shall not store vehicles anywhere on the site.

- c. All drive aisles on the site are considered to be fire lanes and shall remain clear and free of any materials, and/or vehicles.
37. The applicant shall work with the Planning Division to ensure that the proposed building addition colors, exterior finishes, and materials are architecturally compatible and match the existing building. The applicant shall submit the actual chip samples of the proposed paint colors to the Planning Division for review and approval.
38. The existing parking license agreement between the applicant/licensee, Dr. Michael Dao and the licensor, City of Garden Grove, which was originally executed on February 24, 2004, shall continue to be in full force and effect, per the terms outlined in the license agreement.
39. A copy of the resolution approving Site Plan No. SP-070-2019 (REINSTATEMENT) and Variance No. V-023-2019 (REINSTATEMENT), including these Conditions of Approval, shall be kept on the premises at all times.
40. The applicant shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-070-2019 (REINSTATEMENT) and Variance No. V-023-2019 (REINSTATEMENT), and his/her agreement with all conditions of the approval.
41. 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-070-2019 (REINSTATEMENT) and Variance No. V-023-2019 (REINSTATEMENT). 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.
42. 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.
43. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Site Plan No. SP-070-2019

SP-070-2019 (REINSTATEMENT) & V-023-2019 (REINSTATEMENT)  
Conditions of Approval

(REINSTATEMENT) and Variance No. V-023-2019 (REINSTATEMENT) shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced, but not diligently advanced until completion, the rights granted pursuant to Site Plan No. SP-070-2019 (REINSTATEMENT) and Variance No. V-023-2019 (REINSTATEMENT) shall expire if the building permits for the project expire.



**K2 TRAFFIC ENGINEERING, Inc.**  
Traffic Control . Signal . Synchronization . Parking . Study

February 22, 2018

Michael Dao, MD  
c/o. Dong Nguyen  
9191 Westminster Ave  
Garden Grove, CA 92844

**Re: Parking and Trip Generation Review  
Medical Building at 9191 Westminster Ave, Garden Grove**

Dear Dr. Dao,

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

#### **PROJECT INFORMATION**

The subject medical building known as AMD Medical Plaza is situated at 9191 Westminster Ave in the City of Garden Grove. The existing 3-story building of 29,736 sq. ft. gross floor area (GFA) is approved for medical office use. The project plans to construct a 7,140 square feet third floor addition intended for private use by existing tenants and staff.

The subject site is situated at the northwest corner of Westminster Avenue and Atlantis Way in the City of Garden Grove. The medical office building is fully occupied with no vacant unit at the time of this study. The medical office are open weekdays 8 am to 6 pm, Saturdays 9 am to 1 pm, and by appointment only on Sundays. The site provides 142 parking spaces, as shown in **Exhibit 1**.

There is an existing license agreement with the City of Garden Grove to use up to 33 parking spaces at Garden Grove Park for employee parking. Garden Grove Park is within walking distances and well under-utilized on weekdays especially during daytime.

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***K2 Traffic Engineering, Inc.***



## PARKING SURVEY

The study has conducted a field survey to observe parking usages in project's vicinity, including the project site (142 spaces) city-owned Garden Grove Park (246 spaces), and Atlantis Way adjacent to Garden Grove Park (street parking with no marking, estimated 48 stalls). Parked vehicles were counted every 30 minutes during business hours on two typical weekdays and a Saturday in March 2016. The survey map of the parks are shown in **Exhibit 2** and complete survey data can be found in **Appendix A**.

Our observation found that peak parking at the project site occurred at 11:00 am on Tuesday when 133 parking spaces were used and 9 spaces were available. At this peak hour, only 16 parking spaces at Garden Grove Park were used and 43 vehicles are parked along Atlantis Way. Only a small portion of parking was used in Garden Grove Park and on Atlantis Way and 231 parking spaces were still available. Those parking includes the subject building as well as nearby residents and park goers. Parking usages at the project site are illustrated in **Exhibit 3**. Parking usages on Tuesday at Garden Grove Park and Atlantis Way are illustrated in **Exhibit 4**.

On Saturday, the project site is generally under-parked. The peak parking in the weekend was 108 spaces used at the project site at 10:30 am on Saturday.

## PARKING CALCULATION

Zoning Codes of the City of Garden Grove require one parking space per 170 square feet of medical office use. For the proposed addition of 7,140 square feet GFA, 42 additional parking spaces are required.

**Table 1. Parking Calculation**

| Parking Demand            |            | Parking Capacity                              |            |
|---------------------------|------------|---|------------|
| Existing Demand (Maximum) | 133        | On-Site Parking                               | 142        |
| Proposed Addition         | 42         | Garden Grove Park<br>(per existing agreement) | 33         |
| Total Demand              | <b>175</b> | Total Capacity                                | <b>175</b> |

Based on actual parking usages, a total of 175 parking spaces is needed, including 133 spaces for existing medical office uses and 42 spaces for the proposed addition. With 142 parking spaces provided on-site and 33 parking spaces provided at Garden Grove Park, a total of 175 parking spaces are sufficiently provided.

## **PARKING DEMAND REDUCTION**

A number of programs are provided for the subject building as efforts to reduce parking demand. These programs have helped lowering parking demands and are expected to be continued and/or expanded. These programs include free patient transportation for AMD Medical Plaza and Excellent Therapy, prescription delivery by Procare Pharmacy, and employee carpools. A statement in regards to parking reduction is provided by the owner and shown as **Exhibit 5**.

## **TRIP GENERATION**

The proposed addition is intended for private use by the existing tenants and staff. Such addition for private uses is not expected to generate new trips, and, therefore, would not result in any significant traffic impact to nearby streets and intersections.

Regards,

*K2 Traffic Engineering, Inc.*



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



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**K2 Traffic Engineering, Inc.**



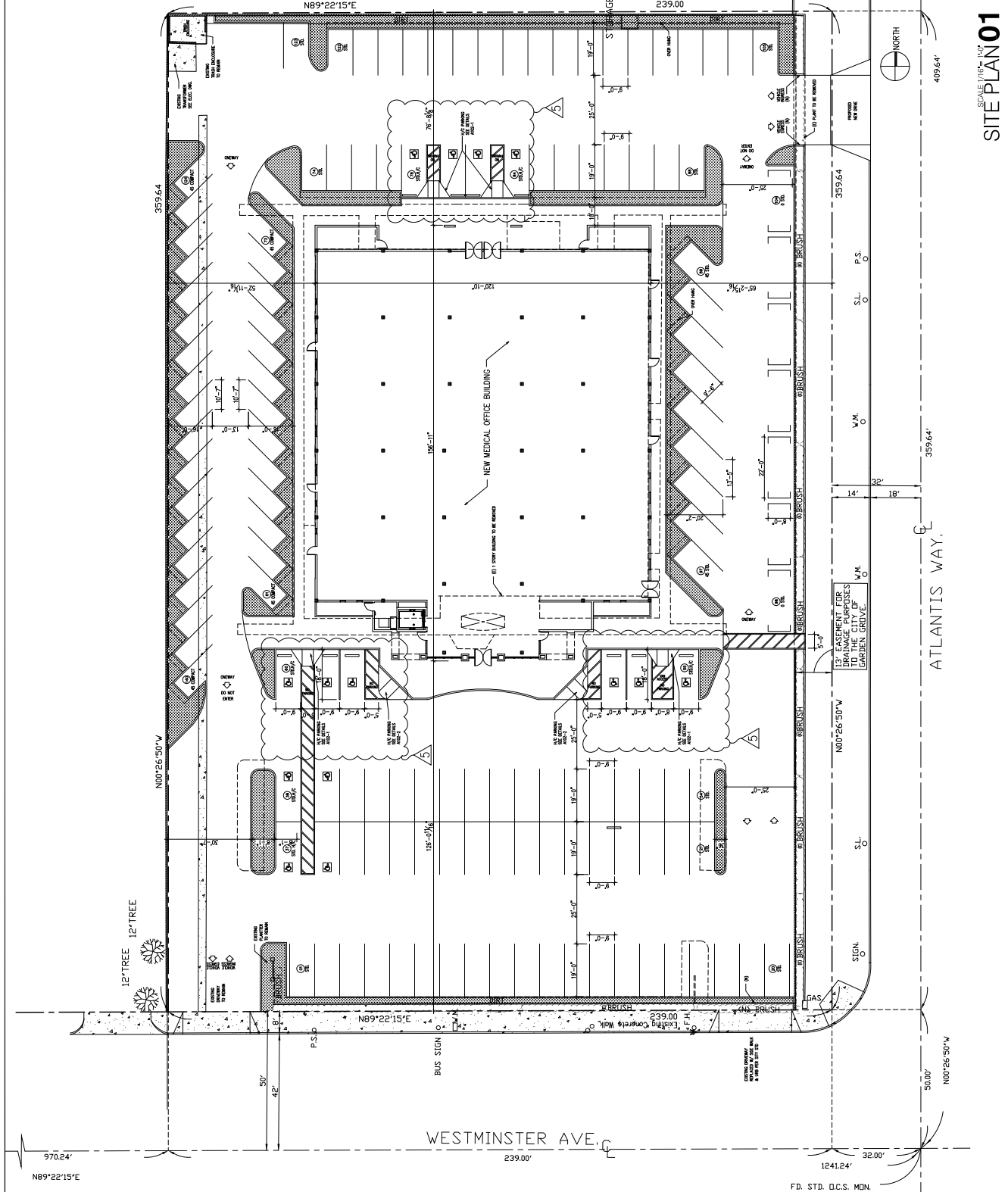
|            |                   |
|------------|-------------------|
| DATE       | DESCRIPTION       |
| 01/15/2020 | PRELIMINARY       |
| 02/10/2020 | FINAL PERMIT PLAN |
| 03/10/2020 | FINAL PERMIT PLAN |
| 04/10/2020 | FINAL PERMIT PLAN |
| 05/10/2020 | FINAL PERMIT PLAN |
| 06/10/2020 | FINAL PERMIT PLAN |
| 07/10/2020 | FINAL PERMIT PLAN |
| 08/10/2020 | FINAL PERMIT PLAN |
| 09/10/2020 | FINAL PERMIT PLAN |
| 10/10/2020 | FINAL PERMIT PLAN |
| 11/10/2020 | FINAL PERMIT PLAN |
| 12/10/2020 | FINAL PERMIT PLAN |

**SITE PLAN LEGEND**  
LANDSCAPED AREA  
SEE L-1.0 & L-2.0  
FOR LANDSCAPING  
SEE GRADING PLAN FOR REGRADING

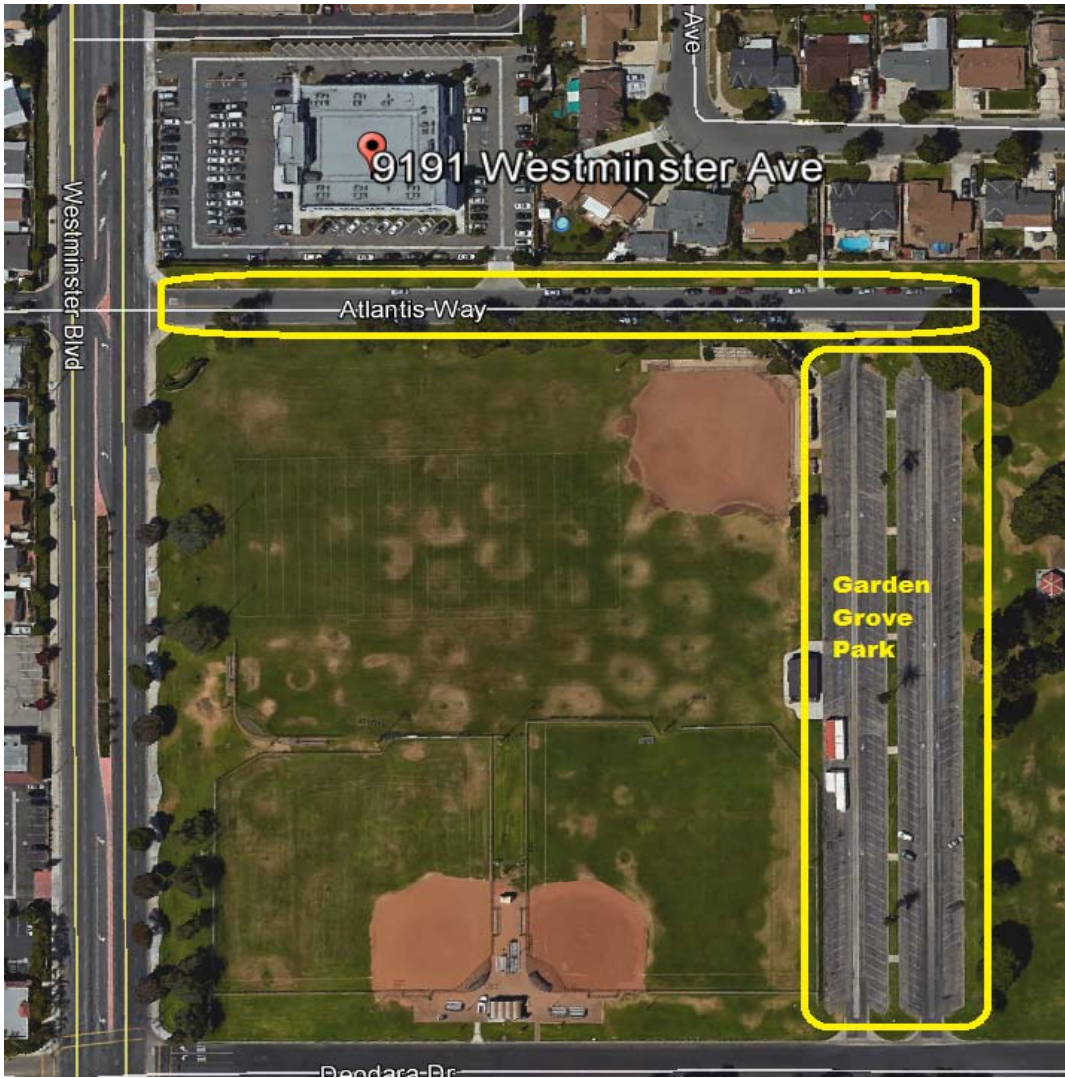
- CONSTRUCTION NOTE**
- ① REFERENCE TO NUMBERED NOTE FOR THIS SHEET
  - ② STOP SIGN TO REMAIN
  - ③ (E) INDICATES FLOW OF TRAFFIC TO REMAIN
  - ④ (N) 36" WIDE PLANTER W/8" RED BRICK CURB (RED BRICK COLOR TO MATCH (E) BUILDING 1372-A
  - ⑤ REMOVE (E) WHEEL STOP
  - ⑥ REMOVE (E) PARKING STALL
  - ⑦ REMOVE (E) FENCE
  - ⑧ FENCE TO PREPARE TO RECEIVE NEW PAINT - MAXIMUM SLOPE OF THE PARKING SURFACE AT THE ACCESSIBLE SPACE AND ADJACENT ACCESS AISLE IN ANY DIRECTION, IS LESS THAN 1/4" PER FT (2%)

**- ON SITE PARKING**

|              |            |
|--------------|------------|
| STANDARD     | 85         |
| COMPACT      | 31         |
| H/C          | 14         |
| <b>TOTAL</b> | <b>140</b> |

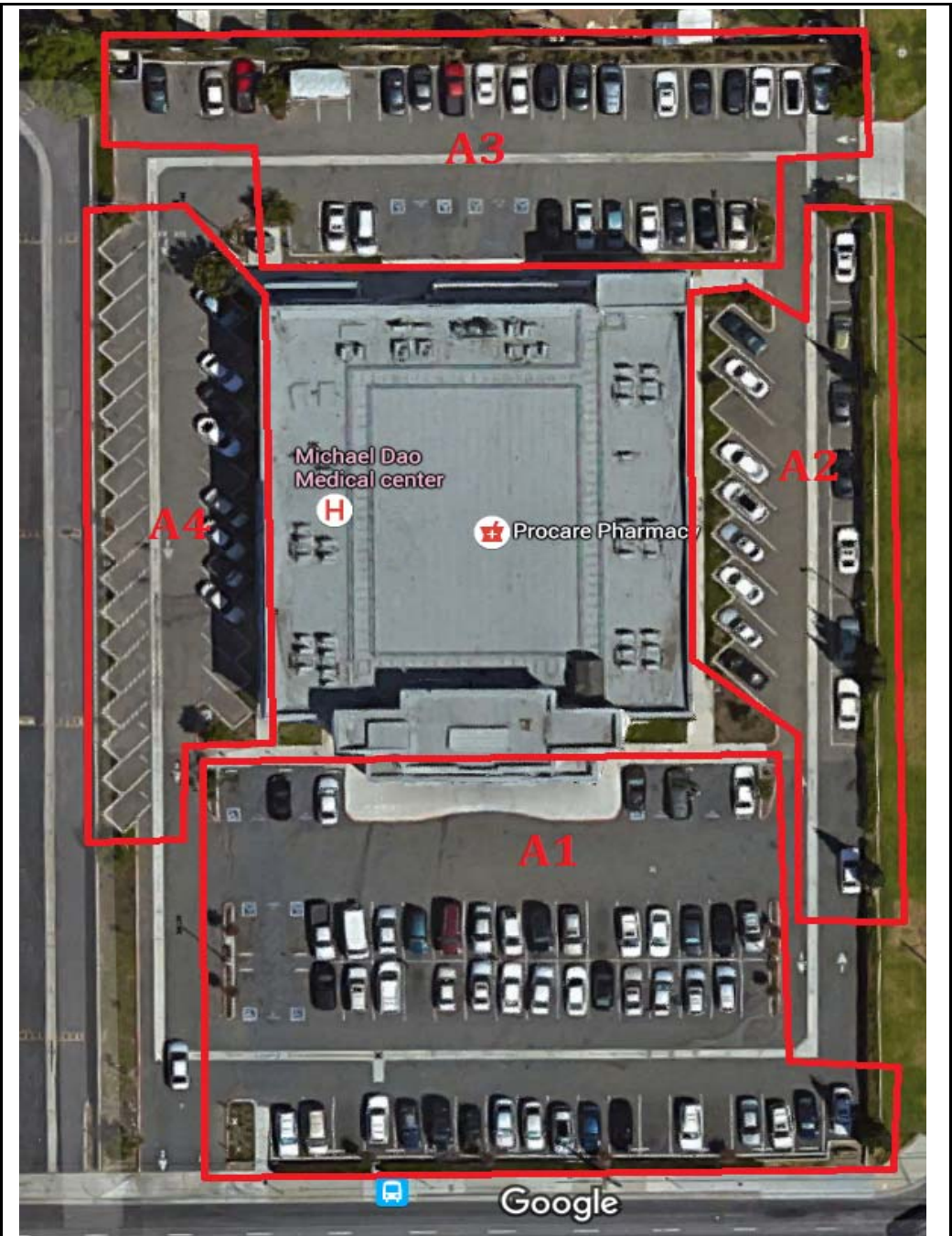


**SITE PLAN 01**  
SCALE: 1/8" = 1'-0"



**Exhibit 2. Parking at Nearby Parks**

Not to Scale

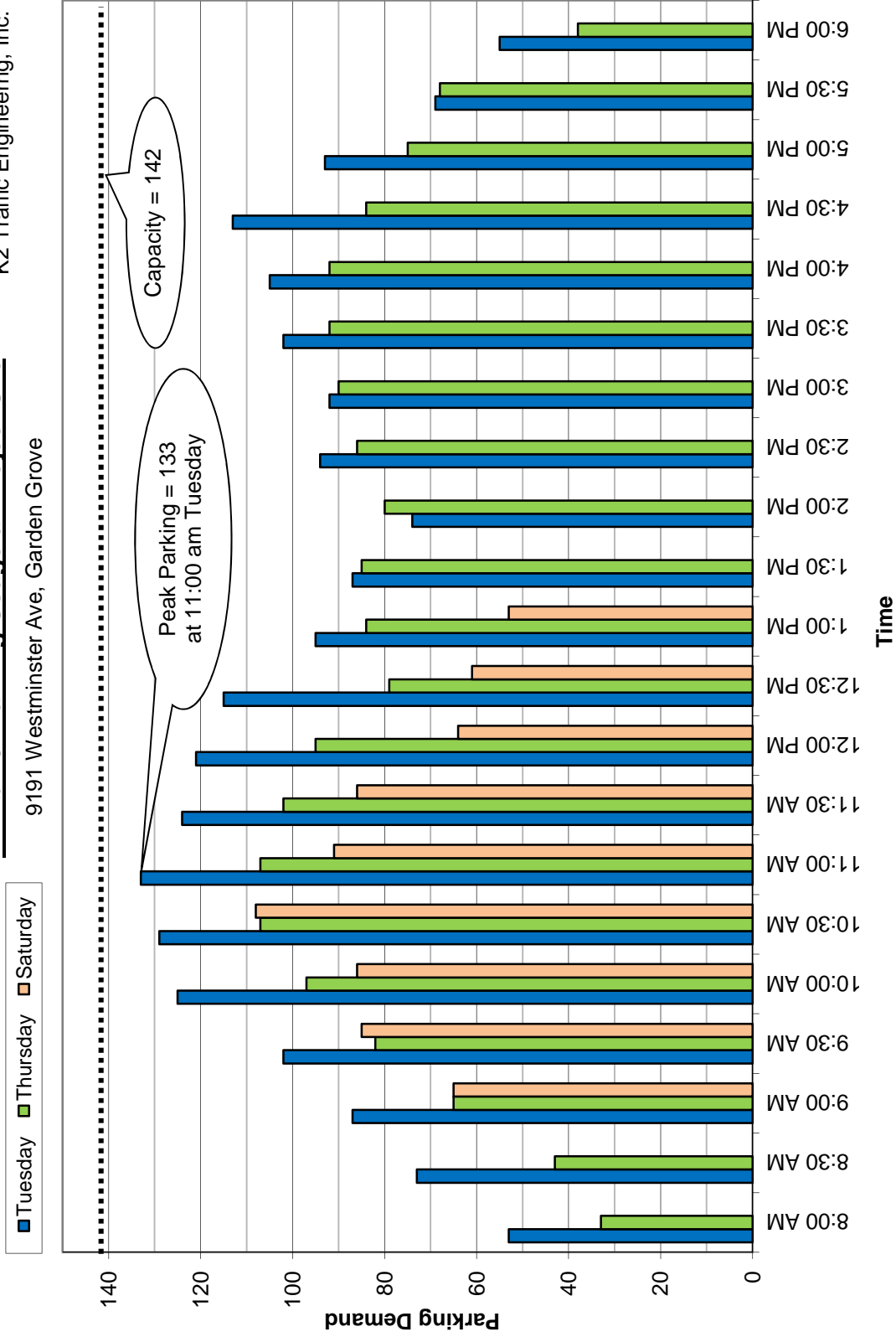


**Parking Survey Map**  
Not to Scale

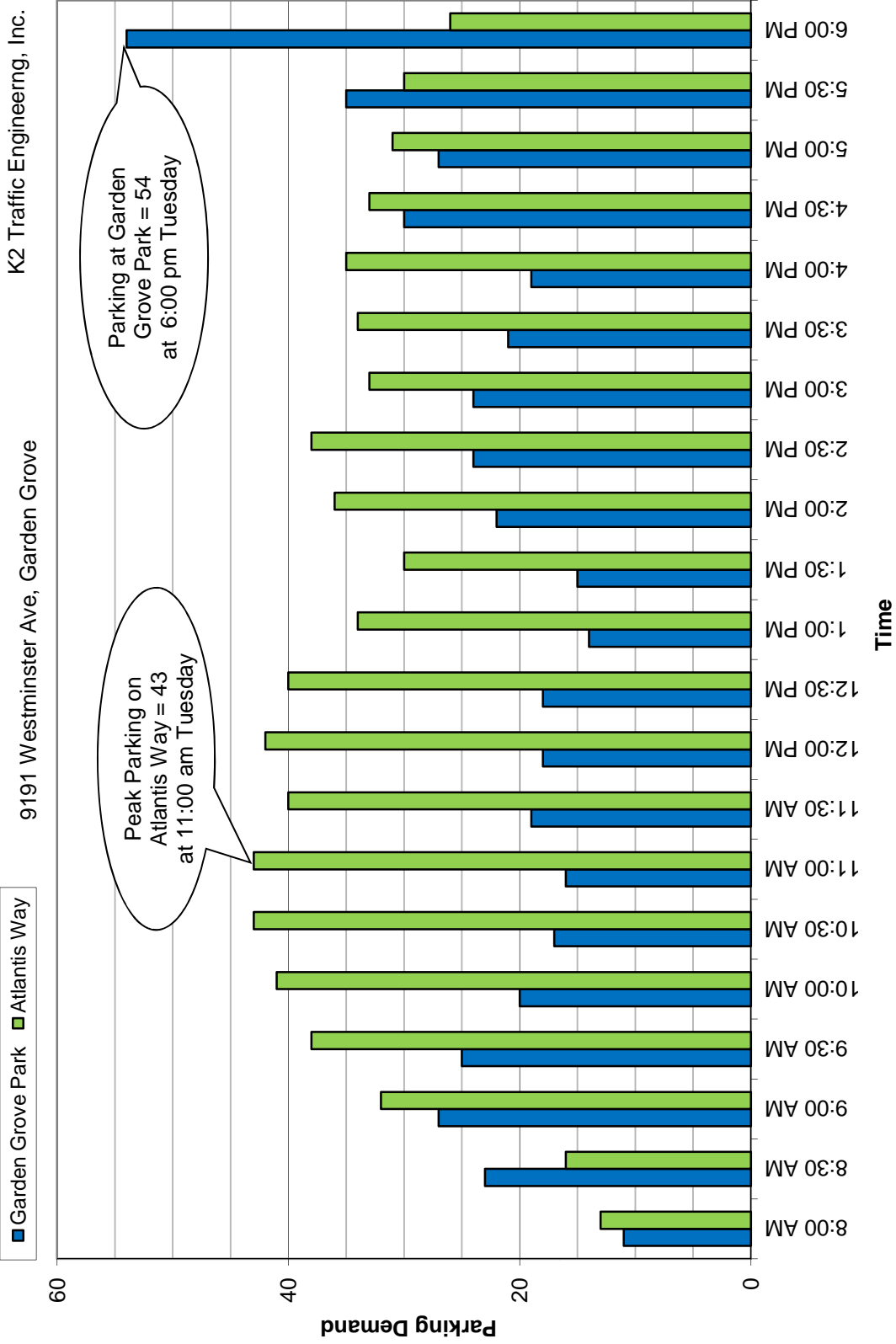
### Exhibit 3. Parking Usage at Project Site

9191 Westminster Ave, Garden Grove

K2 Traffic Engineering, Inc.



### Exhibit 4. Tuesday Parking at Garden Grove Park & Atlantis Way



## Appendix A. Parking Survey

P6191 - Garden Grove Medical Building Parking Study  
 9191 Westminster Ave, Garden Grove

Date 3/22/2016  
 Day Tuesday  
 By Chris L.

| Area                          | 9191 Westminster Ave, Garden Grove |    |    |    |       | Garden Grove Park | Atlantis Way | Total |
|-------------------------------|------------------------------------|----|----|----|-------|-------------------|--------------|-------|
|                               | A1                                 | A2 | A3 | A4 | Total |                   |              |       |
| Capacity                      | 58                                 | 16 | 36 | 31 | 141   | 242               | 48           | 290   |
| 8:00 AM                       | 34                                 | 5  | 10 | 4  | 53    | 11                | 13           | 24    |
| 8:30 AM                       | 49                                 | 4  | 13 | 7  | 73    | 23                | 16           | 39    |
| 9:00 AM                       | 54                                 | 6  | 18 | 9  | 87    | 27                | 32           | 59    |
| 9:30 AM                       | 49                                 | 13 | 27 | 13 | 102   | 25                | 38           | 63    |
| 10:00 AM                      | 58                                 | 16 | 34 | 17 | 125   | 20                | 41           | 61    |
| 10:30 AM                      | 57                                 | 16 | 34 | 22 | 129   | 17                | 43           | 60    |
| 11:00 AM                      | 56                                 | 15 | 36 | 26 | 133 * | 16                | 43           | 59    |
| 11:30 AM                      | 55                                 | 15 | 33 | 21 | 124   | 19                | 40           | 59    |
| 12:00 PM                      | 57                                 | 15 | 31 | 18 | 121   | 18                | 42           | 60    |
| 12:30 PM                      | 48                                 | 15 | 28 | 24 | 115   | 18                | 40           | 58    |
| 1:00 PM                       | 45                                 | 15 | 25 | 10 | 95    | 14                | 34           | 48    |
| 1:30 PM                       | 41                                 | 9  | 26 | 11 | 87    | 15                | 30           | 45    |
| 2:00 PM                       | 42                                 | 10 | 9  | 13 | 74    | 22                | 36           | 58    |
| 2:30 PM                       | 42                                 | 11 | 27 | 14 | 94    | 24                | 38           | 62    |
| 3:00 PM                       | 42                                 | 10 | 27 | 13 | 92    | 24                | 33           | 57    |
| 3:30 PM                       | 44                                 | 11 | 32 | 15 | 102   | 21                | 34           | 55    |
| 4:00 PM                       | 48                                 | 13 | 27 | 17 | 105   | 19                | 35           | 54    |
| 4:30 PM                       | 49                                 | 14 | 35 | 15 | 113   | 30                | 33           | 63    |
| 5:00 PM                       | 40                                 | 13 | 24 | 16 | 93    | 27                | 31           | 58    |
| 5:30 PM                       | 29                                 | 12 | 15 | 13 | 69    | 35                | 30           | 65    |
| 6:00 PM                       | 20                                 | 9  | 13 | 13 | 55    | 54                | 26           | 80 ** |
| Peak Usage                    | 58                                 | 16 | 36 | 26 | 133   | 54                | 43           | 80    |
| Space Available at Peak Usage | 0                                  | 0  | 0  | 5  | 8     | 188               | 5            | 210   |

\* Peak parking occurred at 11:00 am when 133 spaces were used.



## Appendix A. Parking Survey

P6191 - Garden Grove Medical Building Parking Study  
 9191 Westminster Ave, Garden Grove

Date 3/24/2016  
 Day Thursday  
 By Chris L.

| 9191 Westminster Ave, Garden Grove |    |    |    |    |       | Garden Grove Park | Atlantis Way | Total |
|------------------------------------|----|----|----|----|-------|-------------------|--------------|-------|
| Area                               | A1 | A2 | A3 | A4 | Total |                   |              |       |
| Capacity                           | 58 | 16 | 36 | 31 | 141   | 242               | 48           | 290   |
| 8:00 AM                            | 22 | 1  | 8  | 2  | 33    | 15                | 14           | 29    |
| 8:30 AM                            | 29 | 5  | 8  | 1  | 43    | 20                | 23           | 43    |
| 9:00 AM                            | 39 | 6  | 16 | 4  | 65    | 25                | 45           | 70    |
| 9:30 AM                            | 41 | 11 | 22 | 8  | 82    | 30                | 44           | 74    |
| 10:00 AM                           | 43 | 12 | 32 | 10 | 97    | 21                | 45           | 66    |
| 10:30 AM                           | 54 | 13 | 32 | 8  | 107 * | 20                | 44           | 64    |
| 11:00 AM                           | 51 | 15 | 35 | 6  | 107 * | 20                | 44           | 64    |
| 11:30 AM                           | 50 | 14 | 32 | 6  | 102   | 25                | 43           | 68    |
| 12:00 PM                           | 45 | 12 | 30 | 8  | 95    | 26                | 42           | 68    |
| 12:30 PM                           | 34 | 13 | 26 | 6  | 79    | 23                | 43           | 66    |
| 1:00 PM                            | 40 | 12 | 26 | 6  | 84    | 19                | 35           | 54    |
| 1:30 PM                            | 43 | 10 | 27 | 5  | 85    | 17                | 37           | 54    |
| 2:00 PM                            | 38 | 10 | 26 | 6  | 80    | 16                | 40           | 56    |
| 2:30 PM                            | 40 | 8  | 31 | 7  | 86    | 21                | 41           | 62    |
| 3:00 PM                            | 42 | 14 | 28 | 6  | 90    | 42                | 40           | 82 ** |
| 3:30 PM                            | 43 | 14 | 26 | 9  | 92    | 13                | 38           | 51    |
| 4:00 PM                            | 44 | 13 | 26 | 9  | 92    | 12                | 39           | 51    |
| 4:30 PM                            | 37 | 11 | 28 | 8  | 84    | 13                | 37           | 50    |
| 5:00 PM                            | 30 | 12 | 25 | 8  | 75    | 16                | 33           | 49    |
| 5:30 PM                            | 21 | 11 | 28 | 8  | 68    | 48                | 28           | 76    |
| 6:00 PM                            | 13 | 2  | 14 | 9  | 38    | 62                | 17           | 79    |
| Peak Usage                         | 54 | 15 | 35 | 10 | 107   | 62                | 45           | 82    |
| Space Available at Peak Usage      | 4  | 1  | 1  | 21 | 34    | 180               | 3            | 208   |

\* Peak parking occurred at 10:30 and 11:00 am when 107 spaces were used.

\*\* Peak parking occurred at 3:00 pm when 82 spaces were used.

## Appendix A. Parking Survey

P6191 - Garden Grove Medical Building Parking Study  
 9191 Westminster Ave, Garden Grove

Date 3/26/2016  
 Day Saturday  
 By Chris L.

| Area                          | 9191 Westminster Ave, Garden Grove |    |    |    |       | Garden Grove Park | Atlantis Way | Total  |
|-------------------------------|------------------------------------|----|----|----|-------|-------------------|--------------|--------|
|                               | A1                                 | A2 | A3 | A4 | Total |                   |              |        |
| Capacity                      | 58                                 | 16 | 36 | 31 | 141   | 242               | 48           | 290    |
| 8:00 AM                       | 0                                  | 0  | 0  | 0  | 0     | 0                 | 0            | 0      |
| 8:30 AM                       | 0                                  | 0  | 0  | 0  | 0     | 0                 | 0            | 0      |
| 9:00 AM                       | 43                                 | 12 | 7  | 3  | 65    | 18                | 10           | 28     |
| 9:30 AM                       | 49                                 | 14 | 11 | 11 | 85    | 38                | 10           | 48     |
| 10:00 AM                      | 50                                 | 13 | 11 | 12 | 86    | 54                | 11           | 65     |
| 10:30 AM                      | 54                                 | 15 | 27 | 12 | 108 * | 74                | 13           | 87     |
| 11:00 AM                      | 50                                 | 14 | 13 | 14 | 91    | 96                | 12           | 108    |
| 11:30 AM                      | 49                                 | 13 | 12 | 12 | 86    | 106               | 13           | 119    |
| 12:00 PM                      | 28                                 | 11 | 12 | 13 | 64    | 113               | 15           | 128    |
| 12:30 PM                      | 31                                 | 8  | 10 | 12 | 61    | 118               | 15           | 133 ** |
| 1:00 PM                       | 30                                 | 4  | 8  | 11 | 53    | 106               | 12           | 118    |
| 1:30 PM                       | 0                                  | 0  | 0  | 0  | 0     | 0                 | 0            | 0      |
| 2:00 PM                       | 0                                  | 0  | 0  | 0  | 0     | 0                 | 0            | 0      |
| 2:30 PM                       | 0                                  | 0  | 0  | 0  | 0     | 0                 | 0            | 0      |
| 3:00 PM                       | 0                                  | 0  | 0  | 0  | 0     | 0                 | 0            | 0      |
| 3:30 PM                       | 0                                  | 0  | 0  | 0  | 0     | 0                 | 0            | 0      |
| 4:00 PM                       | 0                                  | 0  | 0  | 0  | 0     | 0                 | 0            | 0      |
| 4:30 PM                       | 0                                  | 0  | 0  | 0  | 0     | 0                 | 0            | 0      |
| 5:00 PM                       | 0                                  | 0  | 0  | 0  | 0     | 0                 | 0            | 0      |
| 5:30 PM                       | 0                                  | 0  | 0  | 0  | 0     | 0                 | 0            | 0      |
| 6:00 PM                       | 0                                  | 0  | 0  | 0  | 0     | 0                 | 0            | 0      |
| Peak Usage                    | 54                                 | 15 | 27 | 14 | 108   | 118               | 15           | 133    |
| Space Available at Peak Usage | 4                                  | 1  | 9  | 17 | 33    | 124               | 33           | 157    |

\* Peak parking occurred at 10:30 am when 108 spaces were used.

\*\* Peak parking occurred at 12:30 pm when 133 spaces were used.



**K2 TRAFFIC ENGINEERING, Inc.**  
Traffic Control . Signal . Synchronization . Parking . Study

August 6, 2024

Michael Dao, MD  
c/o. Paul Kim  
9191 Westminster Ave  
Garden Grove, CA 92844

**Re: Parking and Trip Generation Update  
Medical Building at 9191 Westminster Ave, Garden Grove**

Dear Paul,

Per your request, we have conducted an updated review of the trip generation and parking study. This letter presents our findings and recommendations.

#### **PROJECT INFORMATION**

AMD Medical Plaza at 9191 Westminster Ave in the City of Garden Grove consists of an existing 3-story building of 29,736 sq. ft. gross floor area (GFA) approved for medical office uses. The project plans to construct an addition of 7,140 square feet on the third floor to provide supplemental spaces exclusively for existing tenants.

The parking review letter dated February 22, 2018 prepared by K2 Traffic Engineering, Inc. has documented project background and demonstrated that parking is sufficiently provided. The project has eventually received city's approval for conditional use permit in year 2019. As of August 2024, the project is required to provide an updated review for parking and trip generation.

The development scope has remained identical as originally proposed, as shown in **Exhibit 1**. Medical office hours remain to be weekdays 8 am to 6 pm, Saturdays 9 am to 1 pm, and by appointment only on Sundays.

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***K2 Traffic Engineering, Inc.***

1442 Irvine Blvd, Suite 210, Tustin, CA 92780 T.714-832-2116 Email: khsu@k2traffic.com

**PARKING CALCULATION**

As these project conditions remain unchanged, as well as the City’s parking requirements, the study summary remains valid that projected parking demand is 175 spaces, including 133 spaces for existing medical office uses and 42 spaces for the proposed addition. The site provides a total of 175 parking spaces, including 142 on-site parking spaces and 33 off-site parking spaces at Garden Grove Park through an agreement with the City of Garden Grove.

**PARKING SUMMARY**

The parking demand of the subject development is sufficiently provided. However, AMD Medical Plaza shall be required to continue providing various programs to help lowering parking demands according to the original study. These programs include free patient transportation, prescription delivery, and employee carpools.

**TRIP GENERATION**

Passenger vehicle trips were estimated using the rates and methodologies outlined in “*Trip Generation, 11<sup>th</sup> Edition*”, published by the Institute of Transportation Engineers (ITE). The applicable trip generation rates are shown in **Table 1**.

**Table 1. Trip Generation Rate (ITE)**

| Land Use                             | Unit             | Daily | AM Peak Hour |     |     | PM Peak Hour |     |     |
|--------------------------------------|------------------|-------|--------------|-----|-----|--------------|-----|-----|
|                                      |                  |       | Total        | In  | Out | Total        | In  | Out |
| Medical-Dental Office Building (720) | 1000 Sq. Ft. GFA | 36.0  | 3.10         | 79% | 21% | 3.93         | 30% | 70% |

For the addition of 7,140 square feet medical offices, the project is expected to generate 22 trips in the AM peak hour, 28 trips in the PM peak hour and 257 daily trips. The projected trips associated with the project are provided in **Table 2**.

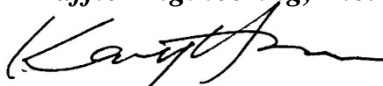
**Table 2. Project Trip Generation**

| Land Use  | Quantity         | AM Peak Hour |    |     | PM Peak Hour |    |     | Daily |
|---|------------------|--------------|----|-----|--------------|----|-----|-------|
|   |                  | Total        | In | Out | Total        | In | Out |       |
| <b>Proposed:</b><br>Medical-Dental Office<br>Building (720) | 7,140<br>Sq. Ft. | 22           | 17 | 5   | 28           | 8  | 20  | 257   |

The project generates less than 50 trips in the AM and PM peak hours. Project trip generation can be expected to have less than significant impact to local traffic.

Regards,

**K2 Traffic Engineering, Inc.**



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



**K2 Traffic Engineering, Inc.**



Approval:

|            |                   |
|------------|-------------------|
| DATE       | DESCRIPTION       |
| 01/11/2022 | PRELIMINARY       |
| 02/02/2022 | FINAL PERMIT PLAN |
| 03/02/2022 | FOR PERMIT REVIEW |
| 04/02/2022 | FOR PERMIT REVIEW |
| 05/02/2022 | FOR PERMIT REVIEW |
| 06/02/2022 | FOR PERMIT REVIEW |
| 07/02/2022 | FOR PERMIT REVIEW |
| 08/02/2022 | FOR PERMIT REVIEW |
| 09/02/2022 | FOR PERMIT REVIEW |
| 10/02/2022 | FOR PERMIT REVIEW |
| 11/02/2022 | FOR PERMIT REVIEW |
| 12/02/2022 | FOR PERMIT REVIEW |

Project Number: 04042

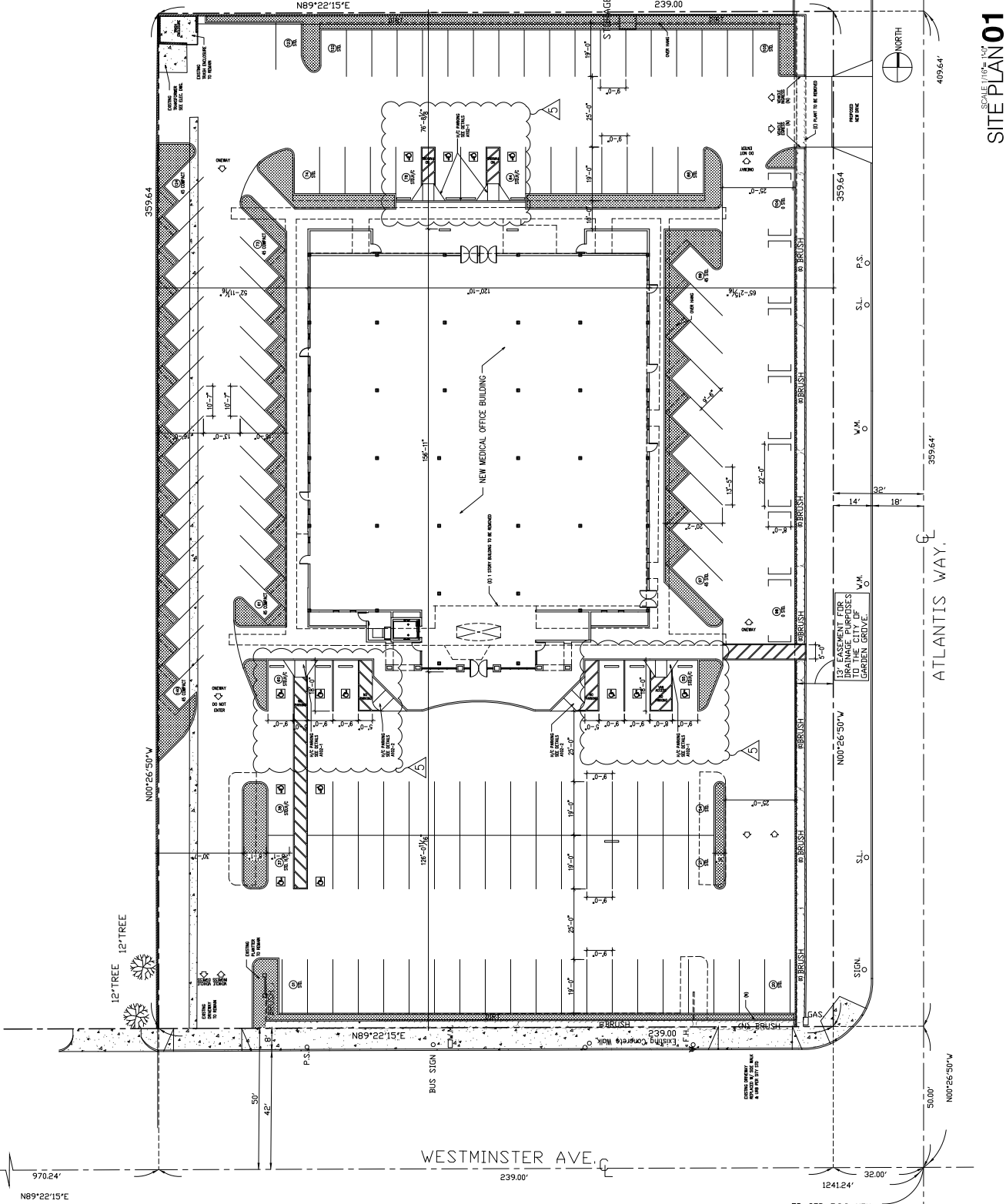
|       |             |              |
|-------|-------------|--------------|
| Owner | City        | Contract No. |
| MMDAO | LOS ANGELES | 15-00000000  |

Site Plan

- SITE PLAN LEGEND**
- LANDSCAPED AREA  
SEE L-1.0 & L-2.0  
FOR LANDSCAPING
  - SEE GRADING PLAN FOR REGRADING
- CONSTRUCTION NOTE**
- REFERENCE TO NUMBERED NOTE FOR THIS SHEET
  - STOP SIGN TO REMAIN
  - (E) INDICATES FLOW OF TRAFFIC TO REMAIN
  - (N) 36" WIDE PLANTER WITH RED BRICK CURB (RED BRICK COLOR TO MATCH (E) BUILDING 1372-A
  - REMOVE (E) WHEEL STOP
  - REMOVE (E) PARKING STALL
  - REMOVE (E) FENCE
  - (E) FENCE TO PREPARE TO RECEIVE NEW PAINT - MAXIMUM SLOPE OF THE PARKING SURFACE AT THE ACCESSIBLE SPACE AND ADJACENT ACCESSIBLE IN ANY DIRECTION, IS LESS THAN 1/4" PER FT (2%)

- ON SITE PARKING

|              |            |
|--------------|------------|
| STANDARD     | 85         |
| COMPACT      | 31         |
| H/C          | 14         |
| <b>TOTAL</b> | <b>140</b> |



SCALE: 1/8" = 1'-0"  
**SITE PLAN 01**

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

|  |  |
|--|--|
| <b>AGENDA ITEM NO.:</b><br><br><b>C.2.</b>   | <b>SITE LOCATION:</b> North side of Orangewood Avenue, between Mac Street and Magnolia Street, at 8791-8811 Orangewood Avenue                      |
| <b>HEARING DATE:</b> August 15, 2024   | <b>GENERAL PLAN:</b> Low Density Residential (LDR)   |
| <b>CASE NOS.:</b> Site Plan No. SP-141-2024, Lot Line Adjustment No. LLA-031-2024, and Conditional Use Permit No. CUP-493-00 (REV. 2024) | <b>ZONE:</b> Single-Family Residential (R-1)   |
| <b>APPLICANT:</b> Winston Liu  | <b>APNs:</b> 132-213-12 and 132-213-13   |
| <b>PROPERTY OWNER:</b> Dai Dao Tam Ky Pho Do – Toa Thanh Tay Ninh, a non-profit corporation (Cao Dai Church)                             | <b>CEQA DETERMINATION:</b> Exempt – Construction or Conversion of Small Structures – 15303; and Minor Alterations in Land Use Limitations – 15305. |

**REQUEST:**

A request to expand an existing religious facility by incorporating an approximately 0.42-acre adjoining parcel into the development's site area, and constructing a new ancillary building. The Planning Commission would consider approval of (i) a Site Plan to construct a new 4,825 square foot two-story ancillary building to serve the existing religious facility site, along with associated site improvements; (ii) a Lot Line Adjustment to remove an existing lot line for the purpose of consolidating two (2) adjoining lots into one (1) lot to accommodate the religious facility expansion; and (iii) a modification to Conditional Use Permit No. CUP-493-00 to allow the expansion of the religious use. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the subject religious facility, CUP-493-00, would be revoked and replaced by Conditional Use Permit No. CUP-493-00 (REV. 2024).

**BACKGROUND:**

The project site is a 61,893 square foot (1.42 acres) irregularly shaped lot located on the north side of Orangewood Avenue, between Mac Street and Magnolia Street. The site has a General Plan Land Use Designation of Low Density Residential (LDR), and is zoned R-1 (Single-Family Residential). The site abuts R-1 zoned properties to the east, west, and across Orangewood Avenue, to the south, and an O-S zoned property

to the north. Surrounding uses include single-family residential dwellings to the east, west, and south; and an unimproved OCTA (Orange County Transportation Authority) right-of-way to the north.

The site consists of two (2) adjoining parcels, under common ownership, which include Parcel A (APN: 132-213-12) located at 8791 Orangewood Avenue, and Parcel B (APN: 132-213-13) located at 8811 Orangewood Avenue. Parcel A occupies approximately two-thirds of the subject site to the west, while Parcel B occupies the remaining area to the east. Both parcels front, and are solely accessible from, Orangewood Avenue. Parcel A is improved with a religious facility operated by the Dai Dao Tam Ky Pho Do – Toa Thanh Tay Ninh Church (henceforth referred to as “Cao Dai Church”) that practices Caodaism, a religion originating in Vietnam.

On December 9, 1999, the City approved Lot Line Adjustment No. LLA-6-99 to shift and adjust the shared property lines between Parcel A and Parcel B to its current location and configuration, which resulted in two new parcels: Parcel No. 132-213-12 (Parcel A) of the size of 43,570 square feet (1.0 acre) and Parcel No. 132-213-13 (Parcel B) of the size of 18,391 square feet (0.42 acre).

On March 1, 2000, the City approved Site Plan No. SP-263-00, which allowed the construction of a 2,150 square-foot two-story religious building and a 2,100 square foot ancillary building, both centrally located on Parcel A, along with associated site improvements including a parking lot and landscaping. The City also concurrently approved Conditional Use Permit No. CUP-493-00, which allowed the operation of a religious facility on Parcel A. With the completion of improvements contemplated under the approvals of SP-263-00 and CUP-493-00, the Cao Dai Church was officially established in Garden Grove in 2000. The approvals did not encompass Parcel B.

Parcel B is improved with an existing three (3) bedroom single-family dwelling located toward the front of the lot, and an existing detached accessory structure located at the rear of the lot. Both structures were built circa 1919. Per City’s records, the property has been owned by the Cao Dai Church since 2020.

On October 18, 2020, a Notice of Code Violation was issued by the City citing that the existing single-family dwelling located on Parcel B had been altered without benefit of a valid building permit. The violations noted that the existing residential structure was converted into an administrative office for the church.

On August 3, 2021, a building plan check application was submitted to the City for review to address all of the aforementioned building violations. However, due to inactivity, the plan check application expired on January 30, 2022. As of the writing of this staff report, the code violation case remains open and unresolved.

After 24 years at the subject site, the church is now in need of additional space to expand its campus and accommodate other functions of its operation, as the original main building is primarily used for worship. Cao Dai Church now seeks to expand its campus to the adjoining property (Parcel B) and to construct a new ancillary building



to accommodate this growth. As part of the proposal, the existing single-family residence, along with the existing accessory structure, on-site would be demolished to make way for the proposed religious facility.

The applicant also proposes to remove the shared property line between the two parcels (Parcel A and B) to consolidate the properties into a single lot. In conjunction with the Site Plan and Lot Line Adjustment requests, the Conditional Use Permit (CUP-493-00) currently governing the site would also be modified to reflect the proposed expansion of the subject religious facility as well as to update the Conditions of Approval to reflect current standard conditions imposed on similar religious facilities within the City. Upon approval and exercise of the subject requests, CUP-493-00, would be replaced by Conditional Use Permit No. CUP-493-00 (REV. 2024).

### **PROJECT STATISTICS:**

|  | <b>Provided</b>                         | <b>Code Requirement</b>                     | <b>Meets Code</b> |
|--|---|---|-------------------|
| <b>Lot Size for religious facilities</b>                       | 1.40 acres<br>(combined Parcel A and B) | Min. 1 acre                                 | Yes               |
| <b>Building Setbacks (measured from the proposed building)</b> |   |   |                   |
| South (front)  | 90'-0"                                  | Min. 40 feet                                | Yes               |
| North (rear)   | 51'-0"                                  | Min. 25 feet                                | Yes               |
| East (side)  | 50'-0"                                  | Min. 25 feet                                | Yes               |
| West (side)  | 123'-7"                                 | Min. 25 feet                                | Yes               |
| Lot frontage   | 214'-13"                                | Min. 120 feet                               | Yes               |
| <b>Parking</b>   | 93 spaces                               | Min. 87 spaces                              | Yes               |
| <b>Building Height (max)</b>                                   | 35'-0"                                  | Max. 35'-0"                                 | Yes               |
| <b>Landscaping</b>   | 9,300 square feet                       | Min. 6,189 square feet (or 10% of the site) | Yes               |

### **DISCUSSION:**

#### **SITE PLAN:**

The project design includes a new two-story ancillary building along with associated site improvements located generally on the east side of the project site. With the new construction, the church site would have a total of three (3) buildings, including one (1) existing 2,158 square-foot two-story assembly building, one (1) existing 2,000 square-foot one-story ancillary building and one (1) proposed new 4,825 square-foot two-story ancillary building.

#### **Size and Location**

The Municipal Code stipulates Special Operating Conditions and Development Standards applicable to "Church and Other Religious Centers" uses that require

religious facilities in the R-1 zone to, in part, maintain a minimum lot size of one (1) acre, a minimum of lot frontage of one hundred and twenty feet (120'-0"), and for "Church, religious center, and other authorized assembly use sites" to abut at least one public street with a roadway having not less than two (2) parking lanes and two (2) traffic lanes. Provided the Lot Line Adjustment request is approved, the subject site would have a total lot size of 1.42 acres and a combined lot frontage of 214.13 feet, both of which exceed the minimum lot size and lot frontage requirements of the zone for religious facilities. In addition, the site is located along Orangewood Avenue, which is a secondary arterial that can accommodate two (2) parking lanes and two (2) traffic lanes. Thus, the subject site would continue to possess physical characteristics that meet the current Code requirements for religious facilities.

#### Site Design and Circulation

All existing improvements on Parcel A would largely remain unchanged, except for existing site improvements along the shared property line between Parcel B. All existing improvements on Parcel B, including the existing single-family residence and the existing accessory structure, would be demolished.

Currently, the religious facility site, on Parcel A, is accessible from Orangewood Avenue through two (2) existing driveway approaches. As part of the proposed site design, a new thirty foot (30'-0") wide driveway approach located to the east would be constructed to provide an additional vehicular access point to the site from the public right-of-way. The on-site circulation would be improved with a new twenty-five foot (25'-0") U-shaped drive aisle that connects to the existing drive aisle to the north, and circulates throughout the site. A portion of the existing parking lot would be restriped to accommodate additional parking spaces while maintaining adequate twenty-five-foot (25'-0") wide drive aisles throughout.

A new trash enclosure per City standards would be constructed on-site, along the northerly property line. The Engineering Division and Orange County Fire Authority (OCFA) have reviewed the proposed on-site circulation and have deemed it adequate to serve the use.

#### Setbacks

The Code requires religious buildings to maintain a minimum forty-foot (40'-0") front setback if the main entrance of the building is oriented toward the street. The front plane of the proposed building would be virtually aligned with the existing church building at ninety-feet (90'-0") from the southerly (front) property line, which exceeds the require forty-foot (40'-0") front setback. The proposed building would be located twenty-seven feet (27'-0") to the east of the existing main building.

In addition, the building is also required to maintain a minimum twenty-five-foot (25'-0") setback from common property lines with "R" zoned properties. The intent of these setback requirements is to provide a buffer from assembly type uses, such as the subject religious facility, to single-family residential uses. The proposed building

would be setback fifty feet (50'-0") from the easterly (side) property line, 123'-7" from the westerly (side) property line, and fifty-one feet (51'-0") from the northerly (rear) property line, all of which exceed the minimum required setbacks of the Code.

Floor Plan

The new building would consists of two (2) stories that has a combined gross floor area of 4,825 square feet. The first floor would be 3,503 square feet in area and would consist of a foyer/stairway area at the front; a library/meeting room, opened to above and located in the middle; a storage/training room located at the rear, and three (3) restrooms.

The second floor would be 1,322 square feet in area, and would consist of an office that has an open balcony oriented toward Orangewood Avenue, and a study room located at the rear of the building.

Parking

Section 9.12.040.180 of the Municipal Code requires the following minimum parking ratio for church uses: One (1) space for each 21 square feet of area designated for assembly purposes; and one (1) space for each 250 square feet of gross floor area for ancillary areas. In addition, the Code allows a maximum of twenty percent (20%) of the required parking spaces to be compact parking.

Under the approval of the Conditional Use Permit No. CUP-493-00, a minimum of 67 parking spaces were required to accommodate the existing assembly and ancillary buildings. A minimum of twenty (20) additional parking spaces are required to accommodate the new building. In total, a minimum of 87 spaces are required to accommodate the development, as shown in Table A below.

**Table A: Parking Calculation**

| <b>Building</b>                 | <b>Area (Square footage)</b> | <b>Parking ratio</b> | <b>Parking spaces required</b> |
|---------------------------------|------------------------------|----------------------|--------------------------------|
| Proposed Ancillary Building     | 4,825                        | 250                  | 19.3                           |
| Existing Main Assembly Building |                              |                      |                                |
| Assembly area                   | 1,152                        | 21                   | 54.86                          |
| Ancillary area                  | 1,006                        | 250                  | 4.02                           |
| Existing Ancillary Building     | 2,108                        | 250                  | 8.43                           |
| <b>Total (minimum):</b>         |                              |                      | <b>87 spaces</b>               |

The proposed project would provide a total of 93 parking spaces, resulting in a surplus of six (6) spaces. In addition, seventeen (17) out of 93 parking spaces would be compact, which make up to 19.5% of the total 87 required parking spaces. Thus, the project design demonstrates compliance with the parking requirements of the Municipal Code.

All parking areas on-site would be required to meet the latest requirements of the California Green Building Standards Code and the Americans with Disabilities Act (ADA), including provisions for handicap accessible parking, accessible paths-of-travel, and electrical vehicle (EV) charging.

### Site Landscaping

The Code requires the development to provide a minimum of 6,189 square feet of landscaping in all areas not covered by buildings, structures, patios or driveways. The proposed project would provide a total of approximately 9,300 square feet of landscaping throughout the site, along the property lines, within the parking lot areas, and areas surrounding the new building. The proposed landscaping area exceeds the minimum requirement of the Code by 3,111 square feet.

Under the prior approval of Conditional Use Permit No. CUP-493-00, Condition of Approval No. G.3. required the installation of fifty-eight (58) trees throughout the site to screen the religious facility from the adjoining residential properties. As part of the proposed development, a row of trees along the shared property line between Parcels A and B would be removed to leave spaces for the proposed development. Thus, a new Condition of Approval would be included requiring the applicant to re-plant a similar row of trees along the newly established easterly property line that adjoins an existing single-family residential property for the same screening purpose. The required row of trees is required to be Italian Cypress or similar species, and the spacing between trees is required to be the distance as the existing row of trees along the easterly property line.

The landscaping for the property would comply with all applicable requirements of the Municipal Code. On-site landscape planting would include a wide variety of plant material. All planting areas would be watered by means of an automatic irrigation system meeting the City's requirements for water conservation. The applicant is required to submit a landscape and irrigation plan to the City that complies with the landscaping requirements of Title 9 of the Municipal Code, which includes the City's Landscape Water Efficiency Guidelines.

### Building Architecture

The new building design would continue to incorporate the same traditional Cao Dai architectural style that is already established on-site. The building would include unique features that are iconic to the Cao Dai style, such as a three-tier tower at the front entrance, curved rooflines, and ornate pillars.

The building height of the new ancillary building would be twenty-eight feet (28'-0"), as measured from grade to the topmost portion of the roof, with the exception of the front tower element that would extend up to thirty-five feet (35'-0") to the topmost portion of the roof, which is within the maximum building height as set forth by Code.

LOT LINE ADJUSTMENT:

The site consists of two adjoining parcels, Parcel A (APN: 132-213-12), which is 43,570 square feet (1.0 acre) in area and Parcel B (APN: 132-213-13), which is 18,391 square feet (0.4 acres) in area. Based on the proposed design, the new building would be located on top of the existing shared property line. The applicant requests Lot Line Adjustment approval to remove the shared lot line and consolidate the two properties into one single lot to accommodate the proposed development. After the Lot Line Adjustment, the total lot size of the entire site would be 1.4 acres. The Lot Line Adjustment and all associated site improvements would conform to the development standards as set forth by the Municipal Code.

CONDITIONAL USE PERMIT:

“Church and Other Religious Centers” uses in the R-1 zone are conditionally permitted, and are subject to Special Operating Conditions and Development Standards as listed in Section 9.08.020.050.A of the Municipal Code. The project scope includes the expansion of the existing religious use on the property located at 8791 Orangewood Avenue (APN: 132-213-12) to the adjacent property located at 8811 Orangewood Avenue (APN: 132-213-13), and to construct a new two-story ancillary building. Currently, the church is operating under the governance of Conditional Use Permit No. CUP-493-00, which limits the religious activities to one property (8791 Orangewood Avenue or Parcel A). With the proposed expansion, modification of the current Conditional Use Permit is necessary to reflect the proposed changes. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the subject religious facility, CUP-493-00, would be replaced by Conditional Use Permit No. CUP-493-00 (REV. 2024).

The Cao Dai Church’s operation would largely remain unchanged. The Church would operate from 9:00 a.m. to 5:00 p.m., Monday to Friday, and 8:00 a.m. to 8:00 p.m., Saturday and Sunday. Other church functions would operate within the hours of operation of the church, which include:

- Library: 9:00 a.m. – 5:00 p.m., Tuesday to Friday  
8:00 a.m. – 8:00 p.m., Saturday and Sunday
- Study room: 2:00 p.m. – 4:00 p.m., Friday  
9:00 a.m. – 11:00 a.m., Saturday and Sunday
- Meeting room: By Appointment only.
- Office: 9:00 a.m. – 5:00 p.m., Monday to Friday  
8:00 a.m. – 8:00 p.m., Saturday to Sunday

NO NET LOSS:

The subject site is zoned R-1, which allows for church uses, as well as residential uses such as, but not limited to, single-family dwellings, apartments, townhomes, and condominiums. Although residential uses are allowed in the R-1 zone, the subject site is not identified in the Housing Element as a housing opportunity site. Therefore, the Planning Commission is not required to make "No Net Loss" findings pursuant to Government Code Section 65863 and Garden Grove Municipal Code Section 9.60.030.

REPLACEMENT HOUSING:

In order to prevent new development projects from displacing existing lower income rental households, Government Code §66300.6(b) also imposes several requirements that the City must require a developer to comply with when a proposed development project would require the demolition of occupied or vacant "protected units". "Protected units" include residential dwelling units that are, or were, occupied by lower or very low-income rental households within the past five (5) years. In the instances where tenant information is not readily available, the units are presumed to be rented at income levels proportional to the Citywide rental income levels. Any lower income unit demolished shall be replaced by a unit of equal or lower income level.

The scope of the project requires the demolition of the existing single-family dwelling on the subject property. According to City records, the existing single-family dwelling has been owner-occupied since 1994. Therefore, the dwelling is not deemed a "protected unit" and replacement housing requirements are not applicable for this project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

CEQA's Class 3 exemption (New Construction or Conversion of Small Structures) applies to the construction of small facilities and structures. In urbanized areas, the exemption also applies to up to four (4) such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

CEQA's Class 5 exemption (Minor Alterations in Land Use Limitations) applies, in part, to minor lot line adjustments not resulting in the creation of any new parcel. The proposed project would construct a 4,825 square-foot building, which is less than the 10,000 square foot threshold. The proposed project would also remove an existing lot line between the two (2) subject parcels, in order to consolidate the two (2) properties into a single lot. The proposed Lot Line Adjustment would not result in the creation of a new parcel. Thus, the project is exempt from CEQA.

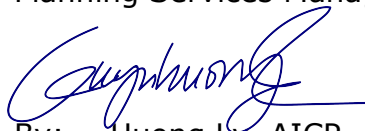
**RECOMMENDATION:**

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6095-24 approving Site Plan No. SP-141-2024, Lot Line Adjustment No. LLA-031-2024, and Conditional Use Permit No. CUP-493-00 (REV. 2024) subject to the recommended Conditions of Approval.

 FOR MP

Maria Parra  
Planning Services Manager



By: Huong Ly, AICP  
Associate Planner

Attachment 1: Vicinity Map

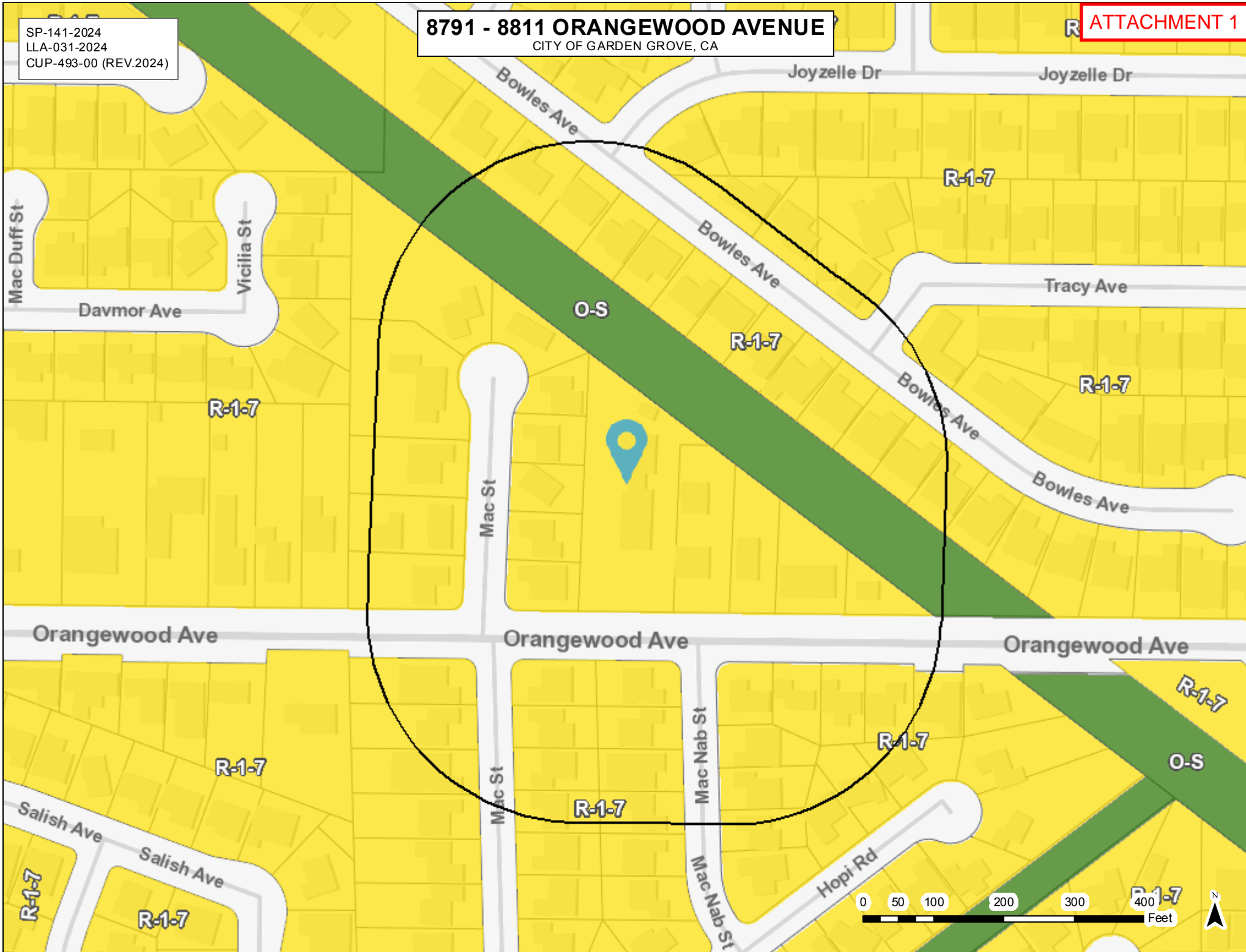
Attachment 2: Plans

Attachment 3: Resolution No. 6095-24 with Exhibit "A" – Conditions of Approval

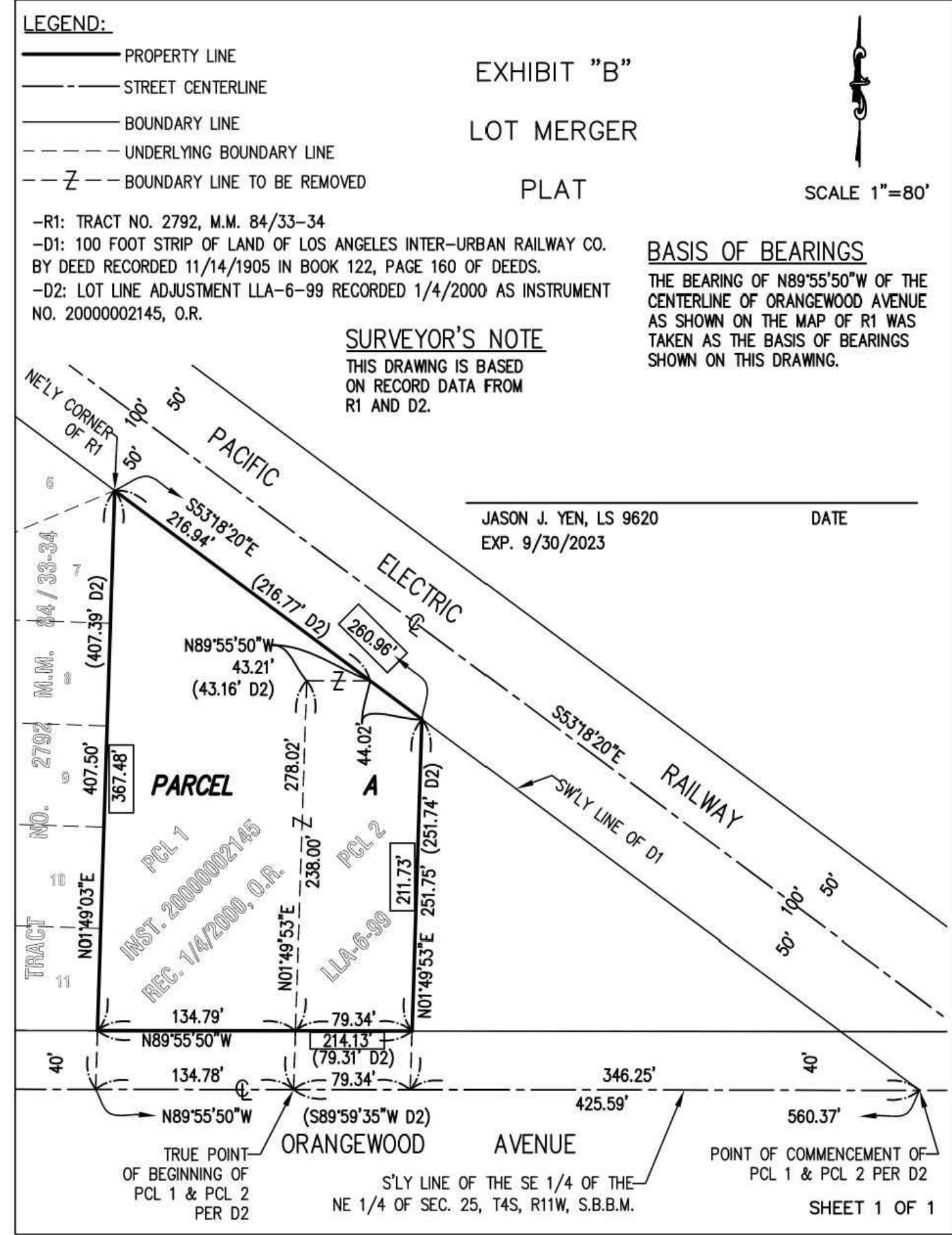
SP-141-2024  
LLA-031-2024  
CUP-493-00 (REV.2024)

**8791 - 8811 ORANGEWOOD AVENUE**  
CITY OF GARDEN GROVE, CA

**ATTACHMENT 1**







**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 11 WEST, S. B. B. AND M., IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER WITH THE SOUTHWESTERLY LINE OF THE 100 FOOT STRIP OF LAND CONVEYED TO THE LOS ANGELES INTER-URBAN RAILWAY CO., BY DEED RECORDED NOVEMBER 14, 1905, IN BOOK 122, PAGE 160 OF DEEDS;

THENCE, SOUTH 89° 59' 35" WEST, ALONG SAID SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 425.59 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, NORTH 01° 45' 18" EAST, A DISTANCE OF 278.02 FEET;

THENCE, NORTH 89° 59' 35" EAST, A DISTANCE OF 43.16 FEET TO POINT ON SAID SOUTHWESTERLY LINE OF DEEDED 100 FOOT STRIP;

THENCE, SOUTH 53° 23' 03" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 44.02 FEET;

THENCE, SOUTH 01° 45' 18" WEST, A DISTANCE OF 251.74 FEET, TO A POINT ON SAID SOUTHWESTERLY LINE OF SAID SOUTHEAST QUARTER;

THENCE, SOUTH 89° 59' 35" WEST, ALONG SAID SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 79.31 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THE SOUTHERLY 40 FEET THEREOF, LYING IN THE RIGHT-OF-WAY OF ORANGEWOOD AVENUE.

SAID LEGAL IS PURSUANT TO THE LOT LINE ADJUSTMENT LLA-6-99 RECORDED ON JANUARY 4, 2000, AS INSTRUMENT NO. 20000002145 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 132-213-13

**PUBLIC WORKS WATER SERVICES**

- WATER CONDITIONS OF APPROVAL**
- New water service installations 2" and smaller, may be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services 3" and larger, shall be installed by developer/owner's contractor per City Standards.
  - Water meters shall be located within the City right-of-way. Fire services and large water services 3" and larger, shall be installed by contractor with class A or C-34 license, per City water standards and inspected by approved Public Works inspection.
  - A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must upon installation of RPPD device.
  - It shall be the responsibility of owner/developer to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.
  - A composite utility site plan shall be part of the water plan approval.
  - New utilities shall have a minimum 5 foot horizontal and a minimum 1 foot vertical clearance from water main and appurtenances.
  - Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
  - City shall determine if existing water service(s) is/are usable and meets current City Standards. Any existing meter and service located within new driveway(s) shall be relocated at owner's expense.
  - If required, fire service and any private fire hydrant lateral shall have above ground backflow device with a double check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the property owner. The above ground assembly shall be screened from public view as required by the Planning Division.
  - Location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).
- SEWER CONDITIONS OF APPROVAL**
- Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Existing units are to be removed.
  - If needed, owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be 6" min. dia., extra strength VCP with wedgelock joints.
  - Contractor shall abandon any existing unused sewer lateral(s) at street right-of-way on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete. Only one sewer connection per lot is allowed.
  - All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of min. 12" below the water main, outer diameter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board.

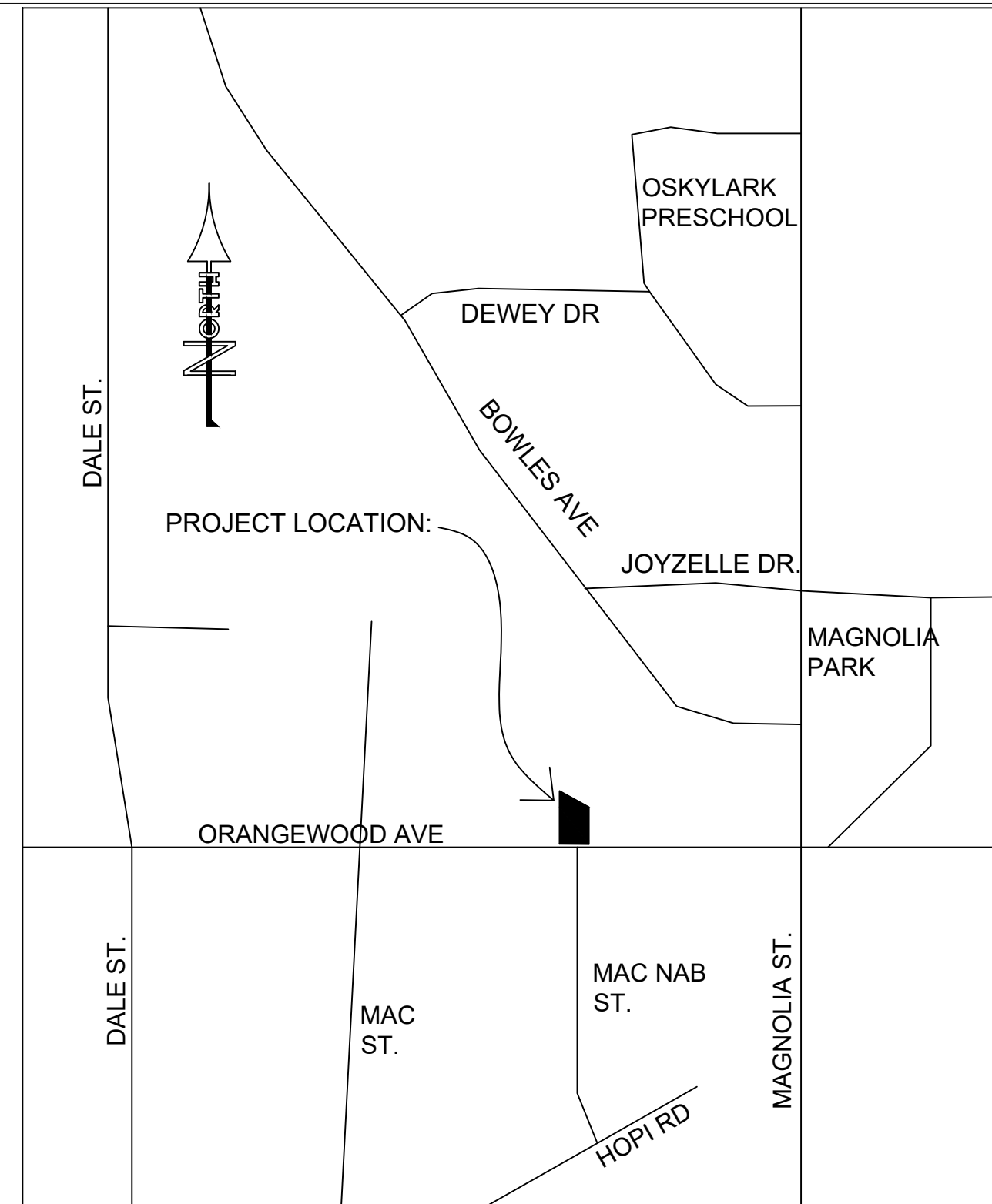
**OCFA NOTES**

**Temporary/Final Occupancy Inspections:** Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at 714-573-6150.

**Preconstruction Meeting:** Before commencement of construction, the applicant or responsible party shall attend a pre-construction meeting with an OCFA inspector. Call OCFA Inspection Scheduling at 714-573-6150 at least five days in advance to schedule and pay for the pre-construction meeting.

**Lumber-drop Inspection:** After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection.

**VICINITY MAP**



**ABBREVIATIONS**

|         |                   |        |                        |
|---------|-------------------|--------|------------------------|
| @       | AT                | FOS    | FACE OF STUD           |
| ABV     | ABOVE             | FOW    | FACE OF WALL           |
| ALUM    | ALUMINUM          | FUT.   | FUTURE                 |
| AFF     | ABOVE FIN FLOOR   | GL     | GLASS OR GLAZING       |
| BLDG    | BUILDING          | GYP BD | GYP SUM BOARD          |
| BLK'G   | BLOCKING          | HDR    | HEADER                 |
| CL      | CENTER LINE       | HDWRE  | HARDWARE               |
| CEIL    | CEILING           | HDCP   | HANDICAPPED            |
| C.J.    | CEILING JOIST     | HR     | HOUR                   |
| CLR.    | CLEAR DIMENSION   | MFR    | MANUFACTURER           |
| CONC    | CONCRETE          | (N)    | NEW                    |
| CORR    | CORRIDOR          | N      | NORTH                  |
| CONT    | CONTINUOUS        | NIC    | NOT IN CONTRACT        |
| CONTR   | CONTRACTOR        | NTS    | NOT TO SCALE           |
| CPT     | CARPET            | oc     | ON CENTER              |
| DIM     | DIMENSION         | OG     | ORIGINAL               |
| DISP    | DISPENSER         | PLAS   | PLASTER                |
| DN      | DOWN              | R.R.   | ROOF RAFTER            |
| (E)     | EXISTING          | REV    | REVISION               |
| E       | EAST              | S      | SOUTH                  |
| EA      | EACH              | SHLVS  | SHELVES                |
| EA. WAY | EACH WAY          | SIM    | SIMILAR                |
| ELEV    | ELEVATION         | Sq.Ft. | SQUARE FEET            |
| EXST'G  | EXISTING          | TYP    | TYPICAL                |
| F-E     | FIRE EXTINGUISHER | UNO    | UNLESS NOTED OTHERWISE |
| CAB     | CABINET           | V.I.F. | VERIFY IN FIELD        |
| FIXT    | FIXTURE           | W      | WEST                   |
| FLUO    | FLUORESCENT       | W      | WITH                   |

NOT USED

**PROJECT DATA**

**CAO DAI CHURCH OF GARDEN GROVE**

8791 ORANGEWOOD AVE  
 GARDEN GROVE, CA 92841

CONSTRUCTION TYPE: V-B  
 OCCUPANCY GROUP: (A-3)  
 NUMBER OF STORIES: 2  
 USE: LIBRARY / STORAGE  
 FIRE SPRINKLERED: YES

ZONE: R1 + CUP  
 LAND AREA:  
 38,797.34 Sq.Ft. + 4,783.98 = 43,581.32 = 1 ACRE

APN: 132-213-13

**CODES**

ALL WORK SHALL COMPLY WITH THE FOLLOWING:  
 2022 CALIFORNIA BUILDING CODE  
 2022 CALIFORNIA RESIDENTIAL CODE  
 2022 CALIFORNIA MECHANICAL CODE  
 2022 CALIFORNIA PLUMBING CODE  
 2022 CALIFORNIA ELECTRICAL CODE  
 2022 CALIFORNIA ENERGY CODE  
 2022 CALIFORNIA GREEN BUILDING CODE  
 2022 CALIFORNIA ENERGY EFFICIENT STANDARDS AND LOCAL ORDINANCES

**DEFERRED SUBMITTALS**

- OCFA - PR470-PR475 - UNDERGROUND PIPING FOR PRIVATE HYDRANT AND SPRINKLER SYSTEM. (APPROVAL REQUIRED PRIOR TO PRECISE GRADING PERMIT OR A BUILDING PERMIT)
- OCFA - PR200-PR268 - ARCHITECTURAL. (APPROVAL REQUIRED PRIOR TO PRECISE GRADING PERMIT OR A BUILDING PERMIT)
- OCFA - PR500-PR530 - FIRE ALARM SYSTEM. (APPROVAL REQUIRED PRIOR TO CONCEALING INTERIOR CONSTRUCTION)
- OCFA - PR400-PR440 - FIRE SPRINKLER SYSTEM. (APPROVAL REQUIRED PRIOR TO CONCEALING INTERIOR CONSTRUCTION)

**SCOPE OF WORK**

- EXISTING BUILDINGS AT 8811 TO BE DEMOLISHED
- NEW 2-STORY BUILDING
- NEW PARKING LOT

**PROJECT DIRECTORY**

**PROJECT MANAGER:** WINSTON LIU  
 7852 ORANGEWOOD AVE  
 STANTON, CA 90680  
 949-899-5119  
 WINCON21@GMAIL.COM

**STRUCTURAL ENGINEER:** ARKTECH ENGINEERING  
 MICHAEL TA-WEI LU P.E.  
 1057 E. IMPERIAL HWY #520  
 PLACENTIA, CA 92870  
 626-275-4368  
 MAIL@ARK-TECH.NET

**CIVIL ENGINEER:** CAL LAND ENGINEERING  
 JACK LEE, PE, GE, PLS, QSD.  
 574 E. LAMBERT RD.  
 BREA, CA 92821  
 714-671-1050 EXT: 118  
 WWW.CALLANDENG.COM

**FIRE PREVENTION:** DWG FIRE PROTECTION  
 JASON GUAN  
 2131 S. HELLMAN AVE. STE. B  
 ONTARIO, CA 91761  
 626-548-8663

**ENERGY:** PERFECT DESIGN  
 RAYMOND CHENG, PE, ME  
 2416 N. VALLEY BLVD  
 ALHAMBRA, CA 91803  
 626-283-8808

**DRAFTING:** Luis Lopez  
 Practical Design Solutions  
 833 S. Sherrill st.  
 Anaheim, CA 92804  
 (310) 251-4050  
 Luis@PracticalDS.com

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| A4    | LANDSCAPE PLAN           |
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| A7    | ELEVATION PLAN           |
| A8    | ELEVATION PLAN           |
| A9    | SECTION                  |
| A10   | SECTION                  |

**BUILDING DEPT. NOTES**

- ALL WORK SHALL COMPLY WITH THE LATEST BUILDING STANDARDS CODE, IN EFFECT AT TIME OF BUILDING PERMIT APPLICATION.
- SOIL REPORT COMPLYING WITH CBC CHAPTER 18 IS REQUIRED.
- ALL EXTERIOR/ INTERIOR ELEMENTS, ROOMS AND SPACES SHALL COMPLY WITH CBC CHAPTER 11B.
- 15% OF ROOFING AREA DESIGNATED FOR SOLAR READY IS REQUIRED PER CA BUILDING ENERGY STANDARDS CODE.

| REVISIONS | BY              |
|-----------|-----------------|
| a         | 09.21.2023 L.L. |
| b         | 10.15.2023 L.L. |
| c         | 04.04.2024 L.L. |
| d         | 06.05.2024 L.L. |
| e         | - -             |
| f         | - -             |
| g         | - -             |

SR #299617

ASSESSOR NO:  
 APN: 132-213-13

8811  
 ORANGEWOOD AVE.  
 GARDEN GROVE, CA 92814

COVER AND NOTES

DATE: 2023.04.28

SCALE: AS NOTED

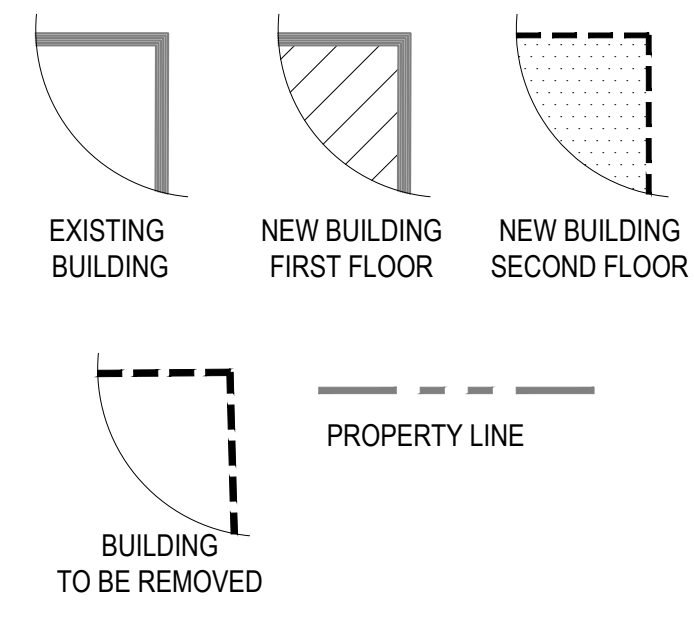
DRAWN: LUIS L.

JOB: 2166

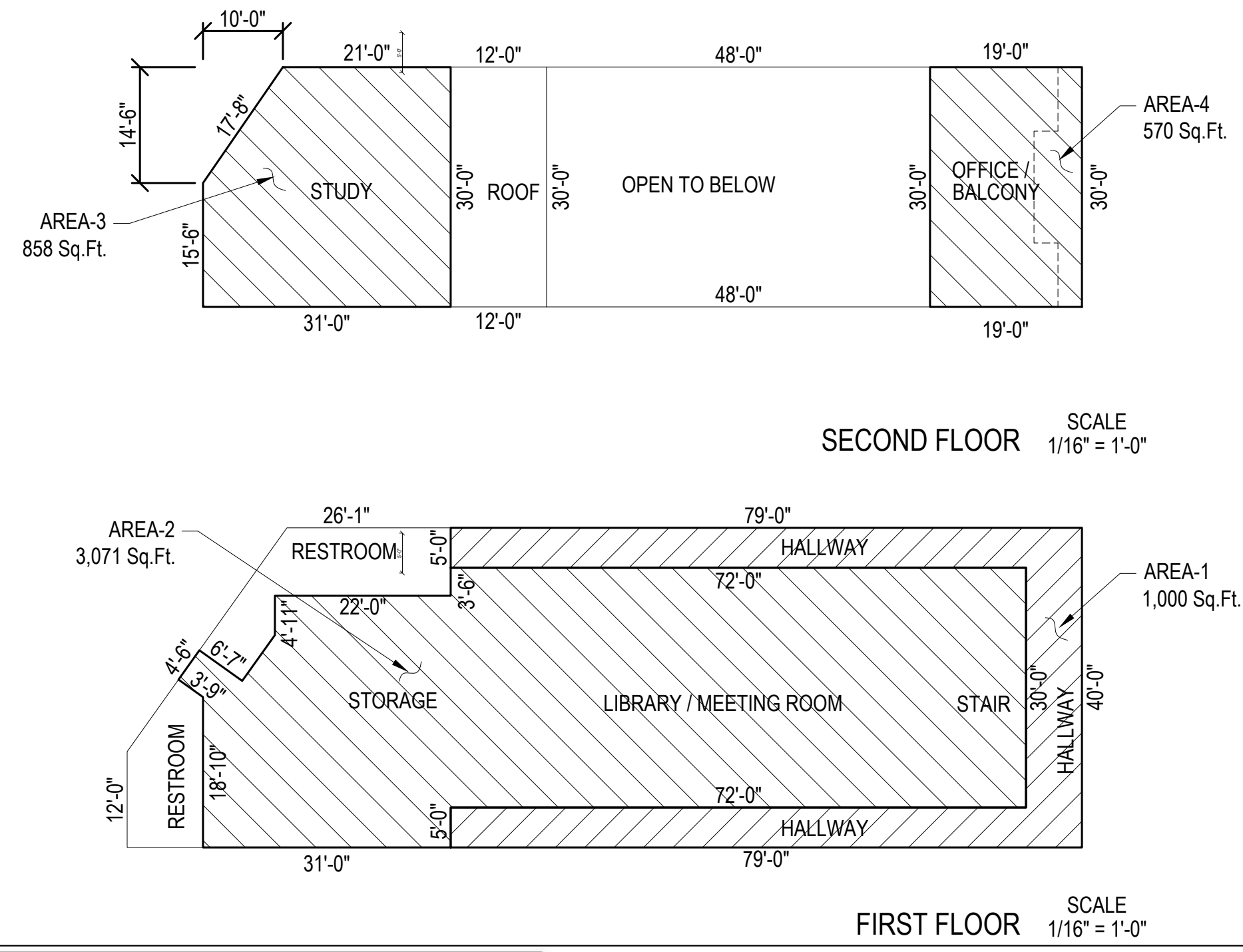
SHEET: **A1**



**LEGEND**



**PARKING ANALYSIS**



(N) PARKING CALCULATION

|                                 |                                   |
|---------------------------------|-----------------------------------|
| HALLWAY<br>250 Sq.Ft. PER SPACE | ANCILLARY<br>250 Sq.Ft. PER SPACE |
| AREA 1 : 1,000 Sq.Ft.           | AREA 2 : 3,071 Sq.Ft.             |
| AREA 3 : 858 Sq.Ft.             | AREA 4 : 570 Sq.Ft.               |
| SUB TOTAL : 1,000 Sq.Ft.        | SUB TOTAL : 4,499 Sq.Ft.          |
| 1,000 / 250 = 4 STALLS          | 4,499 / 250 = 17.99 STALLS        |
| TOTAL SPACES: 4 + 17.99 = 21.99 |                                   |

REQUIRED PARKING SPACES

|   |
|---|
| (E) CHURCH BUILDING: 58.88 STALLS                     |
| (E) OFFICE BUILDING: 8.44 STALLS                      |
| (E) SUB TOTAL: 67.32 STALLS                           |
| (N) BUILDING: 21.99 STALLS                            |
| TOTAL STALLS REQ'D: 67.32 + 21.99 = 89.31 (90 SPACES) |

**BUILDING AREA**

FIRST FLOOR

|                          |              |
|--------------------------|--------------|
| STAIRWAY:                | 350 Sq.Ft.   |
| LIBRARY / MEETING ROOM:  | 1,440 Sq.Ft. |
| STORAGE / TRAINING ROOM: | 1,260 Sq.Ft. |
| RESTROOM-1:              | 173 Sq.Ft.   |
| RESTROOM-2:              | 78 Sq.Ft.    |
| RESTROOM-3:              | 202 Sq.Ft.   |
| TOTAL FIRST FLOOR:       | 3,503 Sq.Ft. |

SECOND FLOOR

|                      |              |
|----------------------|--------------|
| SECOND FLOOR SOUTH:  | 447 Sq.Ft.   |
| SECOND FLOOR NORTH:  | 875 Sq.Ft.   |
| TOTAL BUILDING AREA: | 4,825 Sq.Ft. |

**PARKING SPACES**

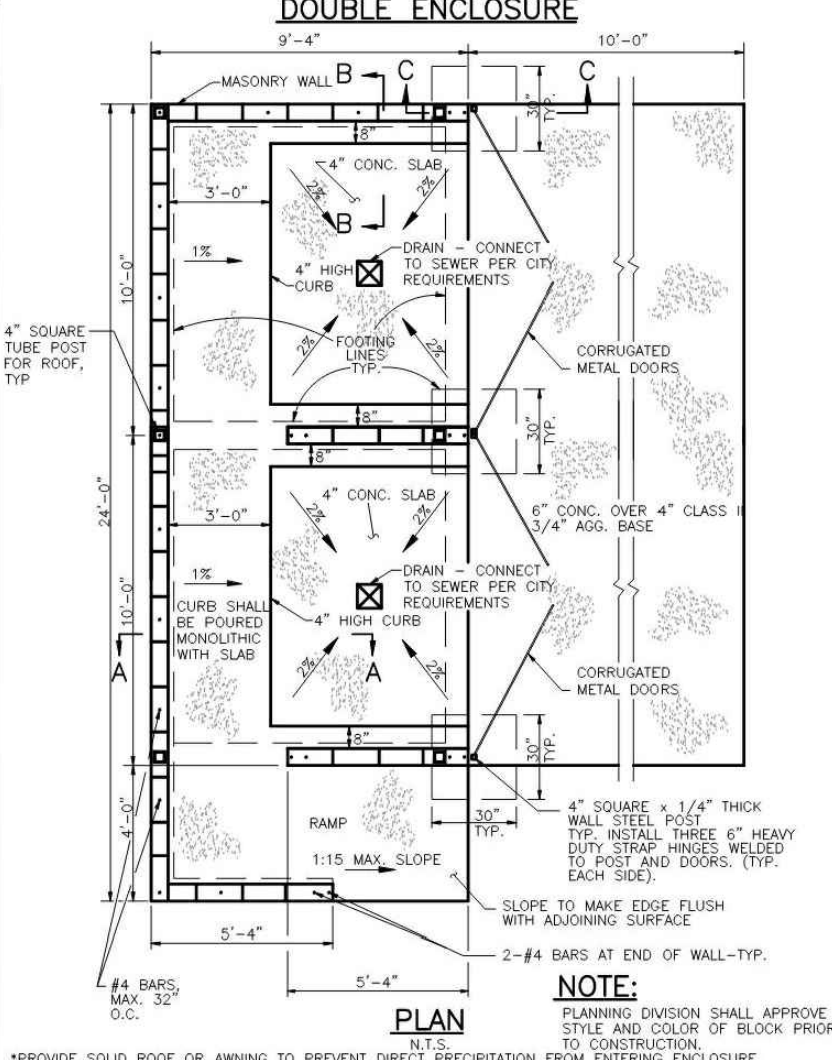
|          |              |         |            |
|----------|--------------|---------|------------|
| STANDARD | EXISTING: 43 | NEW: 33 | TOTALS: 76 |
| COMPACT  | EXISTING: 17 | NEW: 0  | TOTALS: 17 |
| HANDICAP | EXISTING: 4  | NEW: 3  | TOTAL: 7   |
| EV SPACE | EXISTING: 0  | NEW: 5  | TOTAL: 5   |

**KEY NOTES**

- NEW 2-STORY BUILDING. USE OF LIBRARY AND STORAGE
- NEW DRIVEWAY APPROACH. TO BE REVIEWED AND APPROVED BY CITY ENGINEERING DIVISION. SEPARATE PERMIT REQUIRED.
- 9' WIDE x 19' DEPTH EXISTING PARKING SPACES.
- 9' WIDE x 19' DEPTH EXISTING PARKING SPACES. (17' DEPTH TO WHEEL STOP CURB AND A 2' VEHICLE OVERHANG).
- 8' WIDE x 16' DEPTH EXISTING COMPACT PARKING SPACES. (14' DEPTH TO WHEEL STOP CURB AND A 2' VEHICLE OVERHANG).
- NEW DRIVEWAY APPROACH TO BE CONSTRUCTED AS REQUIRE FOR NEW PARKING LOT. APPROVAL AND SEPARATE PERMIT REQUIRED FROM ENGINEERING DIVISION
- A SOLID WALL NOT LESS THAN 6' IN HEIGHT SHALL BE CONSTRUCTED AND MAINTAINED ON ANY PROPERTY LINES ADJOINING RESIDENTIAL PROPERTY. PROVIDED SUCH WALL SHALL NOT EXTEND INTO ANY REQUIRED FRONT YARD, AND SUCH WALLS MAY BE BUILT PROGRESSIVELY.
- TRASH AREA FOR FRONT LOAD DUMPSTERS. INCLUDES BLOCK WALL ENCLOSURE AND IRON GATES. PER STANDARD PLAN B-502
- CONCRETE RAMP FOR HANDICAP ACCESS

**KEY NOTES CONT'D.**

- INCREASE SIZE OF EXISTING PARKING SPACES TO 19' DEPTH. EXISTING CURB TO BE REMOVED AND NEW CURB INSTALLED
- ELECTRIC VEHICLE CHARGING SPACE.
  - RACEWAYS SHALL ORIGINATE AT A SERVICE PANEL OR A SUBPANEL SERVING THE AREA, AND SHALL TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING EQUIPMENT AND INTO LISTED SUITABLE CABINET, BOX ENCLOSURE OR EQUIVALENT. DESIG SHALL BE BASED UPON 40-APM MINIMUM BRANCH CIRCUIT.
  - ELECTRICAL CALCULATIONS SHALL SUBSTANTIATE THE ELEC. SYSTEM, TO INCLUDE THE RATING OF EQUIPMENT AND ANY ON-SITE DISTRIBUTION TRANSFORMERS AND HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL REQUIRED EV'S AT ITS FULL RATED AMPERAGE.
  - THE SERVICE PANEL OR SUBPANEL SHALL HAVE SUFFICIENT CAPACITY TO ACCOMMODATE THE REQUIRED NUMBER OF DEDICATED BRANCH CIRCUITS FOR THE FUTURE INSTALLATION OF THE EVSE.
- SHORT-TERM BICYCLE PARKING. 5 SPACES REQUIRED. INSTALL PERMANENTLY ANCHORED BICYCLE RACKS WITHIN 200' OF THE VISITORS ENTRANCE AND READILY VISIBLE TO PASSERS-BY.
- 10' x 10' CONCRETE SLAB OUTSIDE OF EACH GATE OF TRASH ENCLOSURE.



**MATERIAL SPECIFICATIONS:**

- CONCRETE BLOCK: 8" MINIMUM IN SIZE, ASTM D90.
- REINFORCING STEEL: ASTM #15, GRADE 40.
- ACCEPTABLE SOIL TYPES:
  - MIN. ALLOWABLE BEARING: 1500 LBS./SQ. FT.
  - MIN. LATERAL BEARING: 100 LBS./SQ. FT./FT.
  - MAX. EXPANSION INDEX: .20
- CONCRETE: 2500 LBS./SQ. IN. IN 28 DAYS.
- MORTAR: 1 1/2" (PORTLAND CEMENT: HYDRATED LIME OR LIME PUTTY: SAND, BY VOLUME), MIXED TO PLASTIC CONSISTENCY.
- GROUT: 1 1/2" (PORTLAND CEMENT: HYDRATED LIME OR LIME PUTTY: SAND BY VOLUME), MIX TO FLOW WITHOUT SEGREGATION. GROUT MAY CONTAIN 2 PARTS FINE GRAVEL (3/8" MAX. SIZE), MINIMUM COMPRESSIVE STRENGTH: 2500 LBS./SQ. IN.

**GENERAL NOTES:**

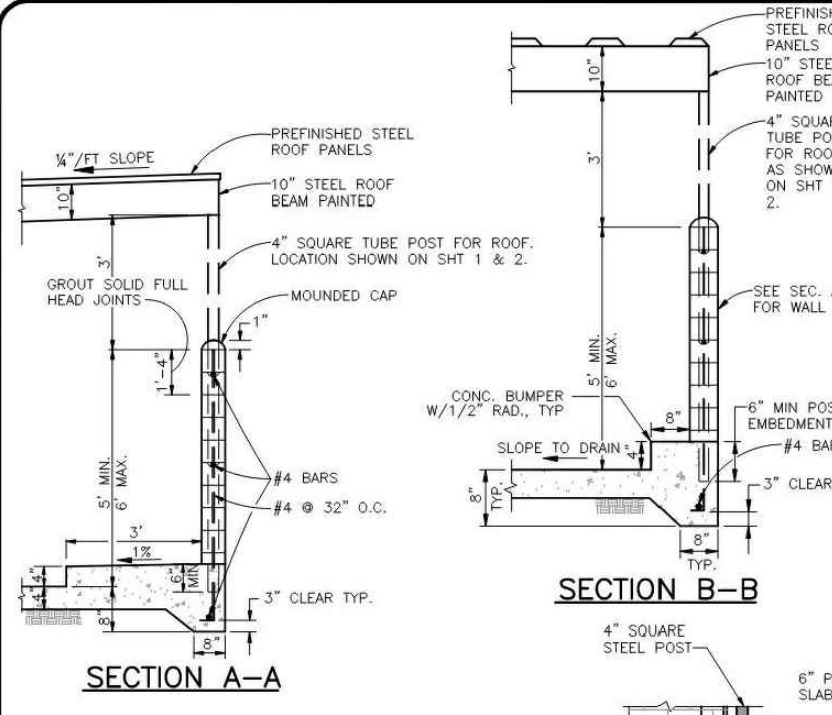
- THIS DESIGN IS FOR AVERAGE CONDITIONS AND MAY NOT BE SUITABLE FOR ALL CASES. IT IS RECOMMENDED THAT A LICENSED CIVIL OR STRUCTURAL ENGINEER BE CONSULTED.
- FOOTINGS SHALL BE IN NATIVE SOIL OR GROUND FILL.
- BLOCKS SHALL BE STAGGERED (RUNNING BOND).
- ALL CELLS CONTAINING REINFORCING STEEL SHALL BE GROUTED.
- APPROVED GROUT STOPS ARE REQUIRED BELOW HORIZONTAL STEEL IN PARTIALLY GROUTED WALLS. BAGS, NEWSPAPERS, ETC. ARE NOT APPROVED GROUT STOPS.
- VERTICAL JOINT SHALL BE 1/4" MIN. 1" MAX. SUBSEQUENT BED JOINTS SHALL BE 1/4" MIN. 5/8" MAX.
- VERTICAL CONTINUITY OF CELLS SHALL BE UNINTERRUPTED. MORTAR PROJECTIONS SHALL NOT EXCEED 1/2" FOR 2" AND LARGER BLOCK. MORTAR DROPPINGS OR OTHER FOREIGN MATTER ARE NOT TOLERATED IN CELLS AND MUST BE REMOVED.
- EXPANSION JOINTS REQUIRED AT 60'-0" MAX. INTERVALS.
- REQUIRED BAR LAPS (OF ANY) 24" MIN. IN WIRE JOINT REINFORCEMENT IN THE MARKED BED JOINT. 75 WIRE DIAMETERS OR IN ALTERNATE BED JOINTS OF RUNNING BOND, 54 DIAMETERS PLUS TWICE THE BED JOINT SPACING.
- WHERE HORIZONTAL WIRE JOINT REINFORCEMENT IS REQUIRED OR UTILIZED, IT SHALL BE EQUIVALENT TO TWO 3/16" DIAMETER BARS CONNECTED AT 16" INTERVALS BY NO. 9 GAUGE WELDED WIRE.
- 3" MIN. COVER REQUIRED FOR REINFORCEMENT IN CONCRETE WHICH IS CAST AGAINST EARTH.

**INSPECTION SCHEDULING:**

- FOUNDATION: AFTER TRENCHES ARE DUG, STEEL IS TIED IN PLACE, AND BEFORE ANY CONCRETE IS POURED.
- PRELIMINARY: AFTER ALL BLOCKS (EXCEPT CAPS) ARE IN PLACE, VERTICAL AND HORIZONTAL STEEL IS IN PLACE, GROUT STOPS FOR PARTIALLY GROUTED MASONRY ARE IN PLACE, AND PRIOR TO GROUTING.
- FINAL: AFTER GROUT IS IN PLACE AND PRIOR TO PLACEMENT OF CAP.

City of Garden Grove, California  
 Refuse Storage Enclosure  
 Plan B-502

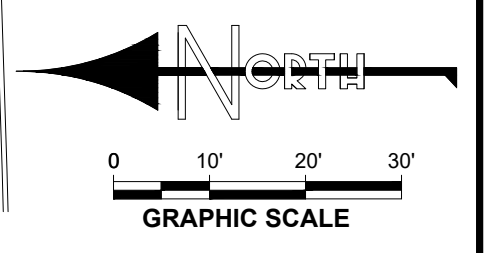
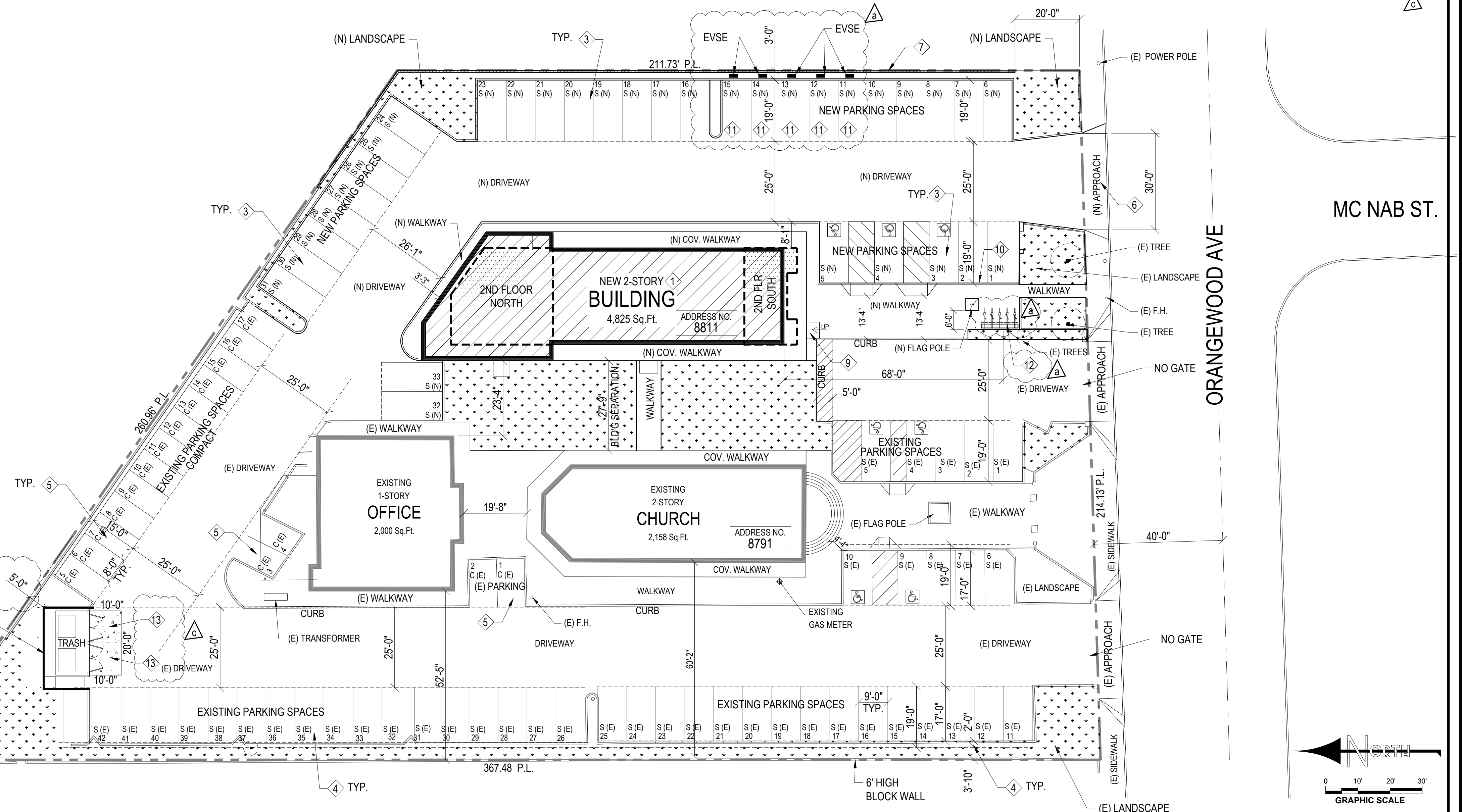
City of Garden Grove, California  
 Refuse Storage Enclosure  
 Plan B-502



**NOTES:**

- LOCATION SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- AREAS SHALL BE ACCESSIBLE FOR DELIVERY AND COLLECTION.
- GATES SHALL BE CORRUGATED METAL DOORS, AND MUST BE APPROVED BY PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION.
- GATE LATCHES SHALL BE OF THE PLUNGER BAR TYPE OR EQUIVALENT AS APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- PLANNING SERVICES DIVISION SHALL APPROVE BLOCK, GATE, AND ROOF COLOR, & STYLE AND ANY OTHER MODIFICATIONS PRIOR TO CONSTRUCTION. CALL 714-741-5313.
- SEE SPECIFICATIONS, NOTES, AND INSPECTION SCHEDULING ON SHEET 4 OF 4.

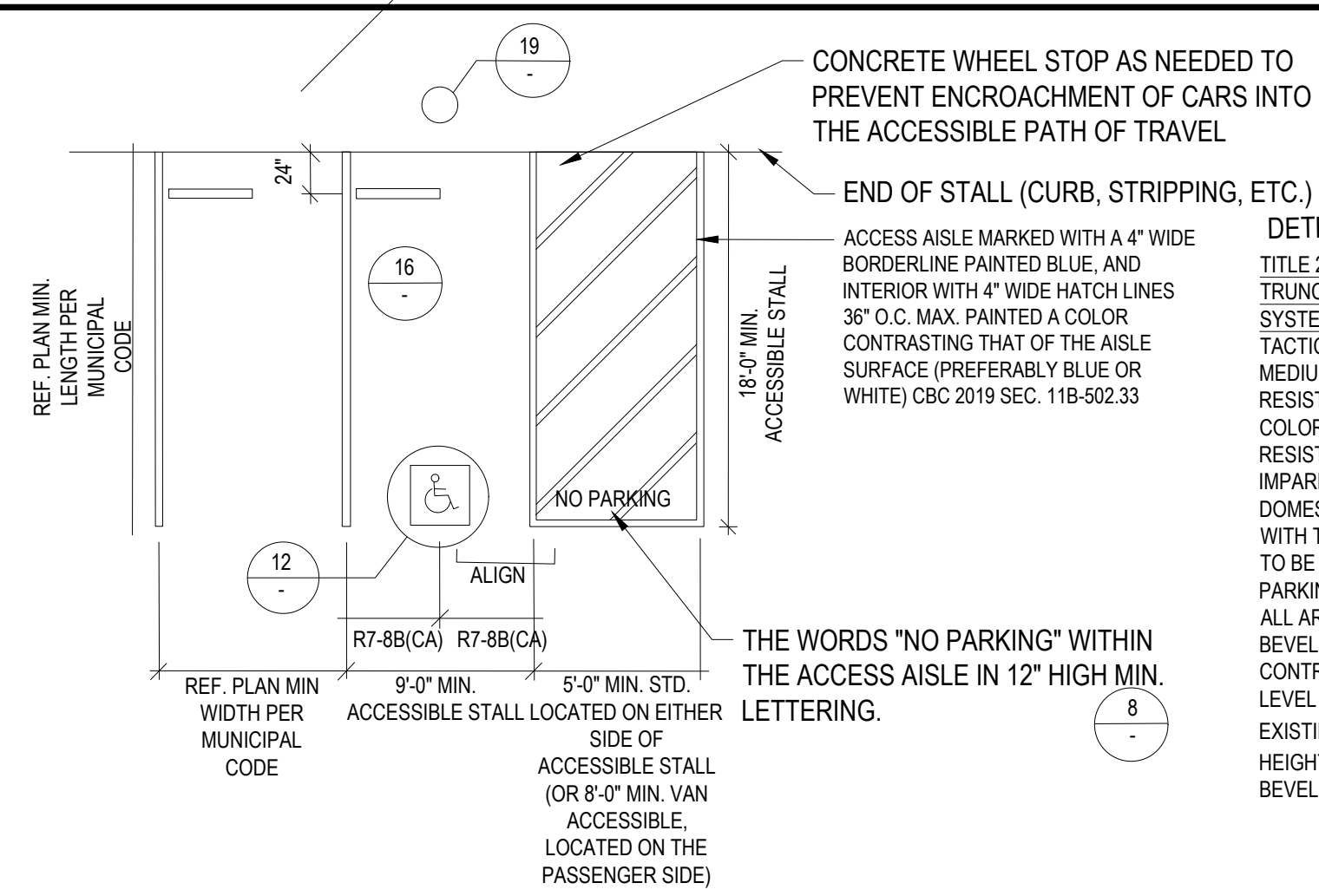
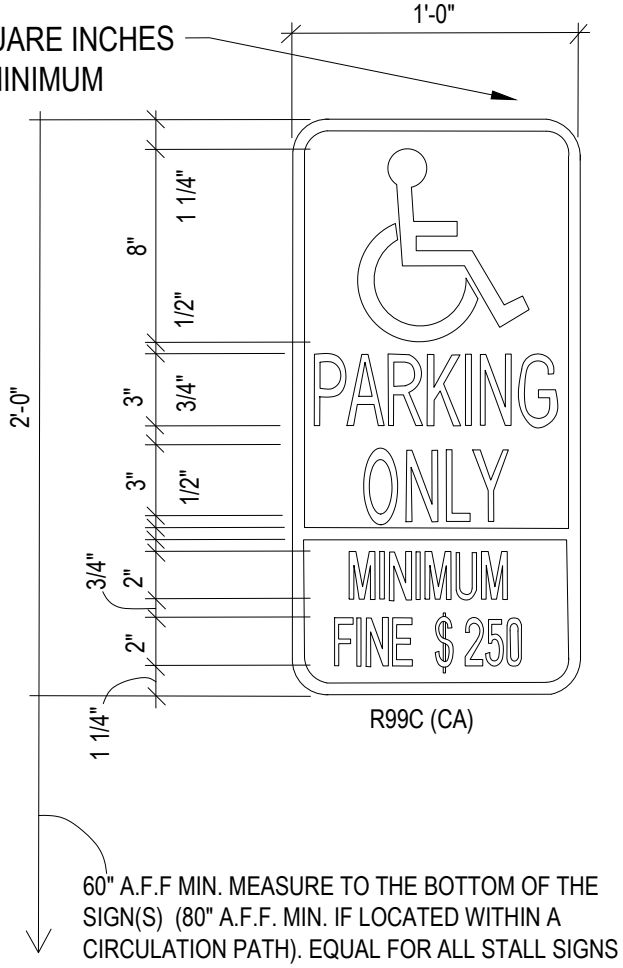
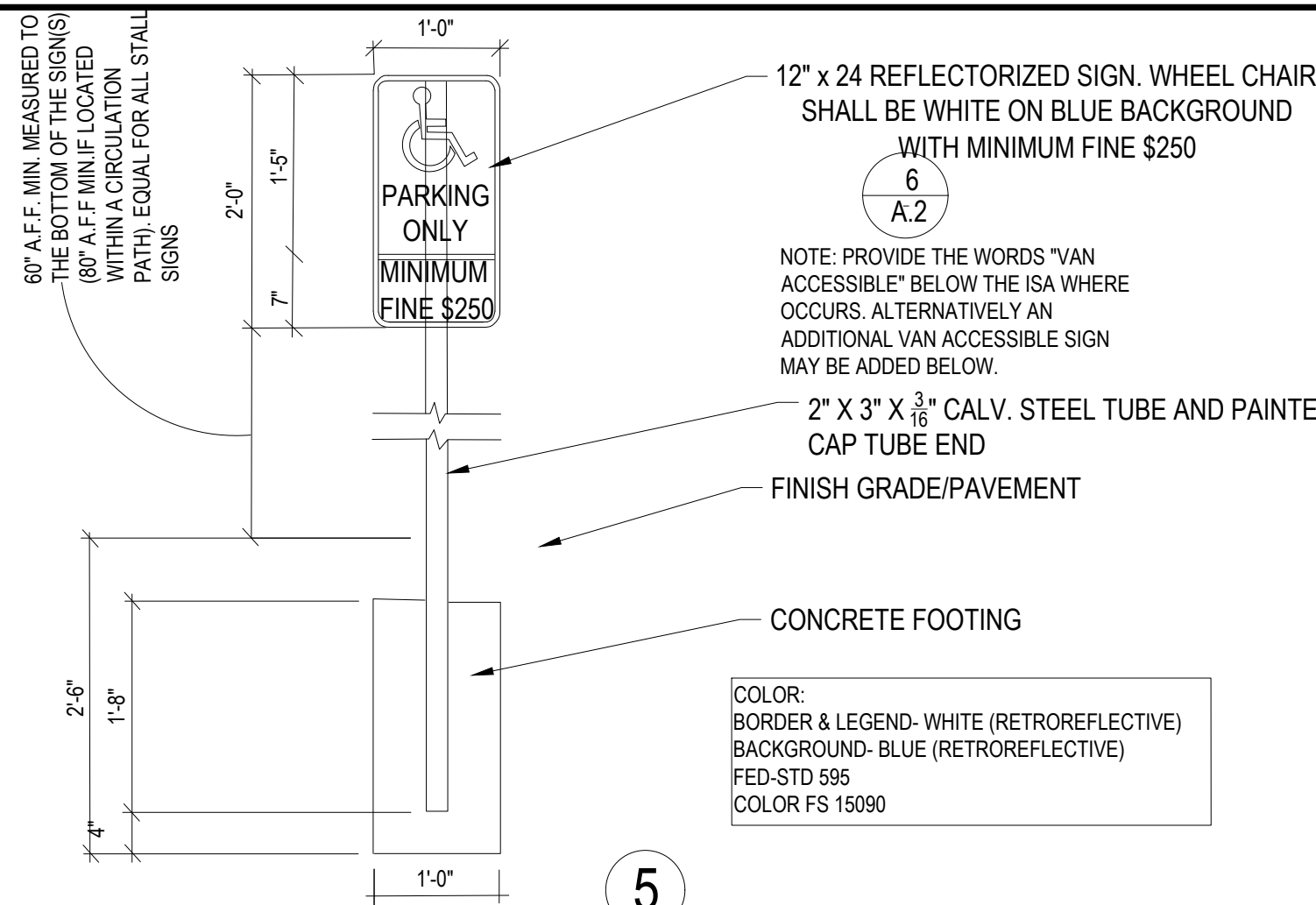
City of Garden Grove, California  
 Refuse Storage Enclosure  
 Plan B-502



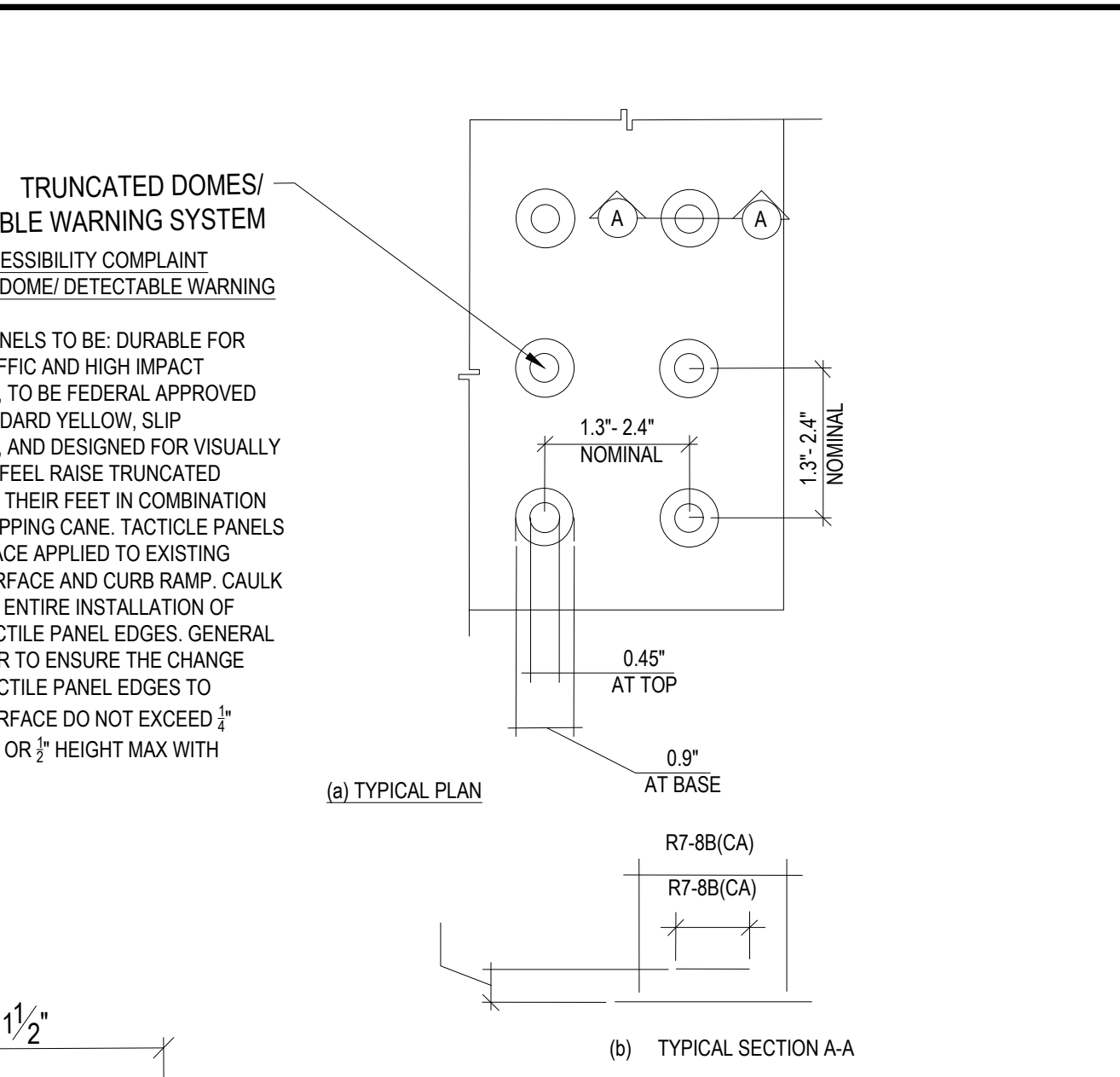
PROPOSED - SITE PLAN SCALE 1" = 20'

|           |                 |
|-----------|-----------------|
| REVISIONS | BY              |
| a         | 09.21.2023 L.L. |
| b         | 10.15.2023 L.L. |
| c         | 04.04.2024 L.L. |
| d         | 06.05.2024 L.L. |
| e         | -               |
| f         | -               |
| g         | -               |

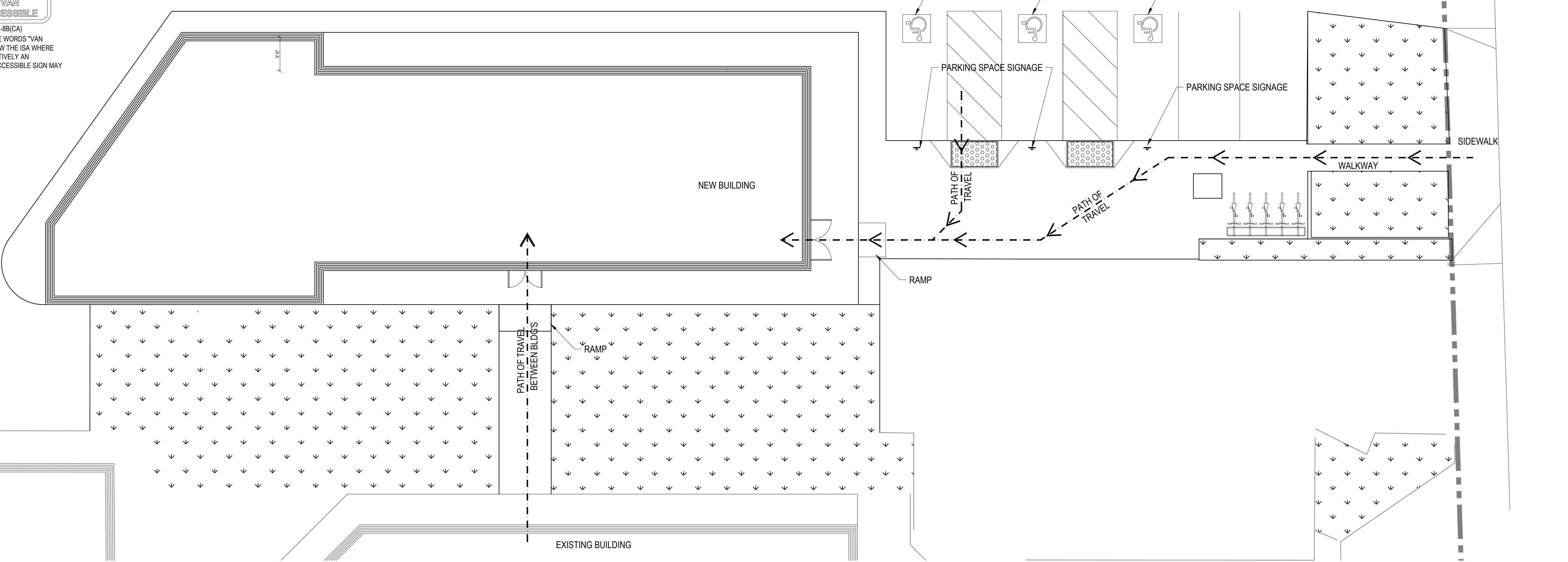
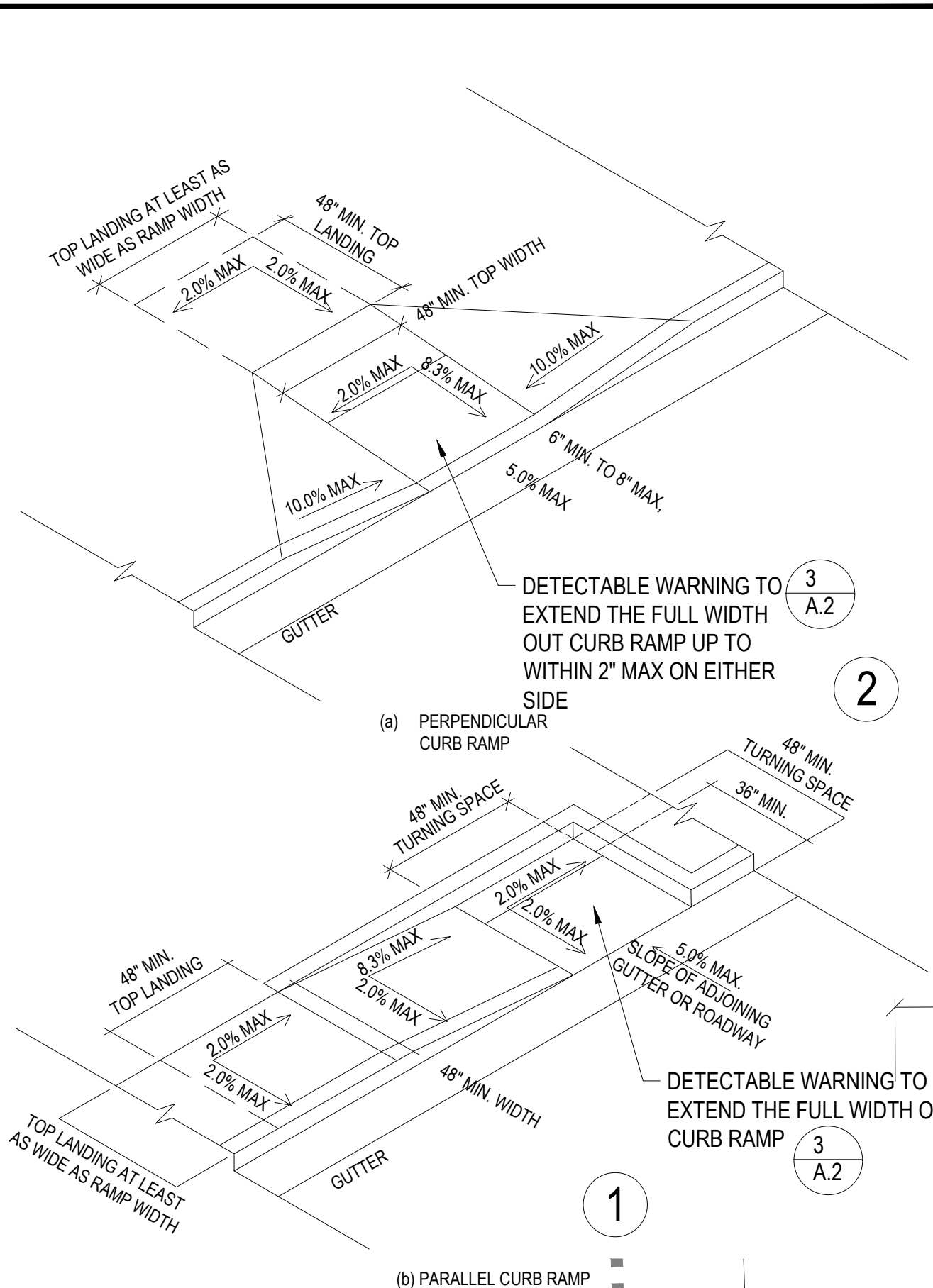
ICFCA  
 ASSESSOR NO: SR #299617  
 APN: 132-213-13  
 JOB ADDRESS: 8811 ORANGEWOOD AVE. GARDEN GROVE, CA 92814  
 SHEET TITLE: PROPOSED SITE PLAN  
 DATE: 2023.04.28  
 SCALE: AS NOTED  
 DRAWN: LUIS L.  
 JOB: 2166  
 SHEET: A3



ADDITIONAL NOTES:  
 1. THE SURFACE OF ALL ACCESSIBLE PARKING STALLS AND ACCESS AISLES MUST BE STABLE, FIRM, AND SLIP RESISTANT, WITH NO MORE THAN 2.0% MAX SLOPE IN ANY DIRECTION.  
 2. EACH AISLE MUST CONNECT TO AN ACCESSIBLE ROUTE OF TRAVEL AND ACCESSIBLE PARKING MUST BE ARRANGED SO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND PARKED VEHICLES OTHER THAN THEIR OWN.



NOTES:  
 1. CURB RAMPS MAY BE PERPENDICULAR, PARALLEL, OR A COMBINATION OF PERPENDICULAR AND PARALLEL.  
 2. CURB RAMPS (AND FLARED SIDES) MAY NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS MARKED AT CROSSINGS MUST BE WHOLLY CONTAINED WITHIN MARKINGS (EXCLUDING FLARED SIDES).  
 3. CURB RAMPS MUST BE 48\"/>



PROPOSED - SITE PLAN SCALE 1" = 20'

| REVISIONS | BY              |
|-----------|-----------------|
| a         | 09.21.2023 L.L. |
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| c         | 04.04.2024 L.L. |
| d         | 06.05.2024 L.L. |
| e         | -               |
| f         | -               |
| g         | -               |

SR #299617

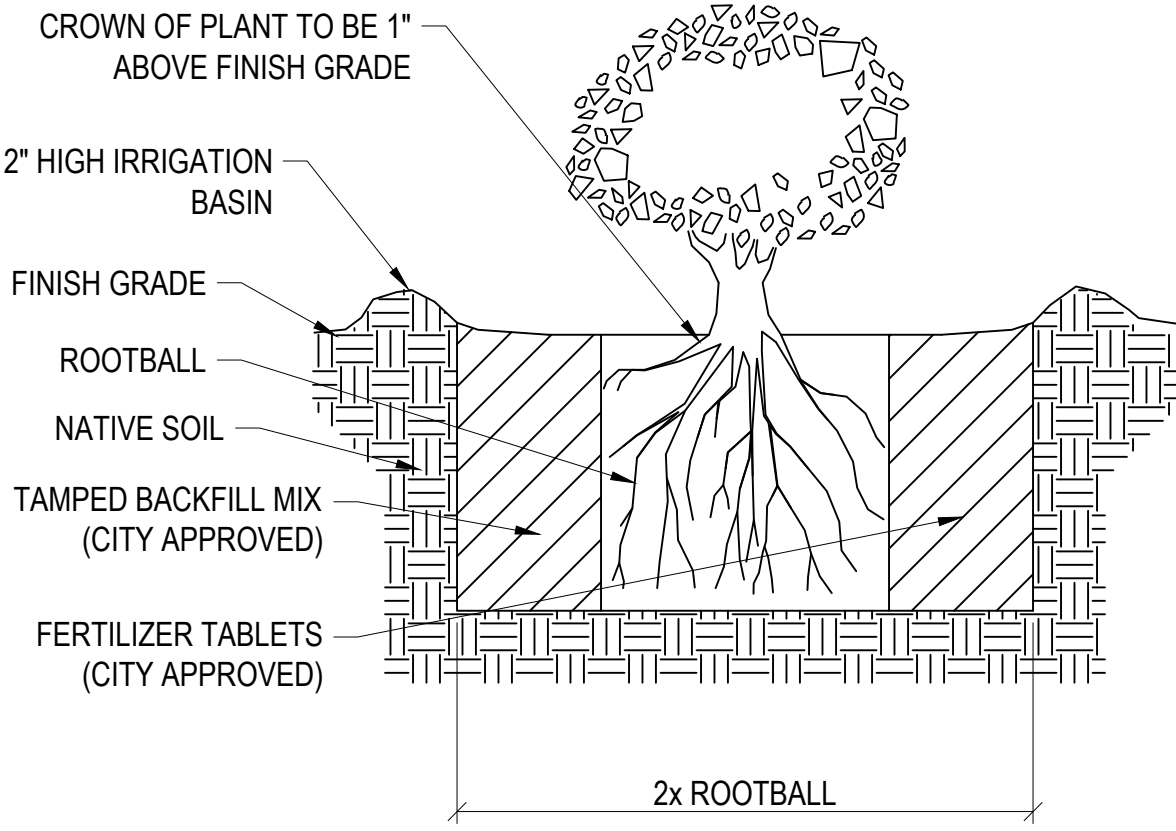
ASSESSOR NO. APN: 132 - 213 - 13

8811 ORANGEWOOD AVE.  
 GARDEN GROVE, CA 92814

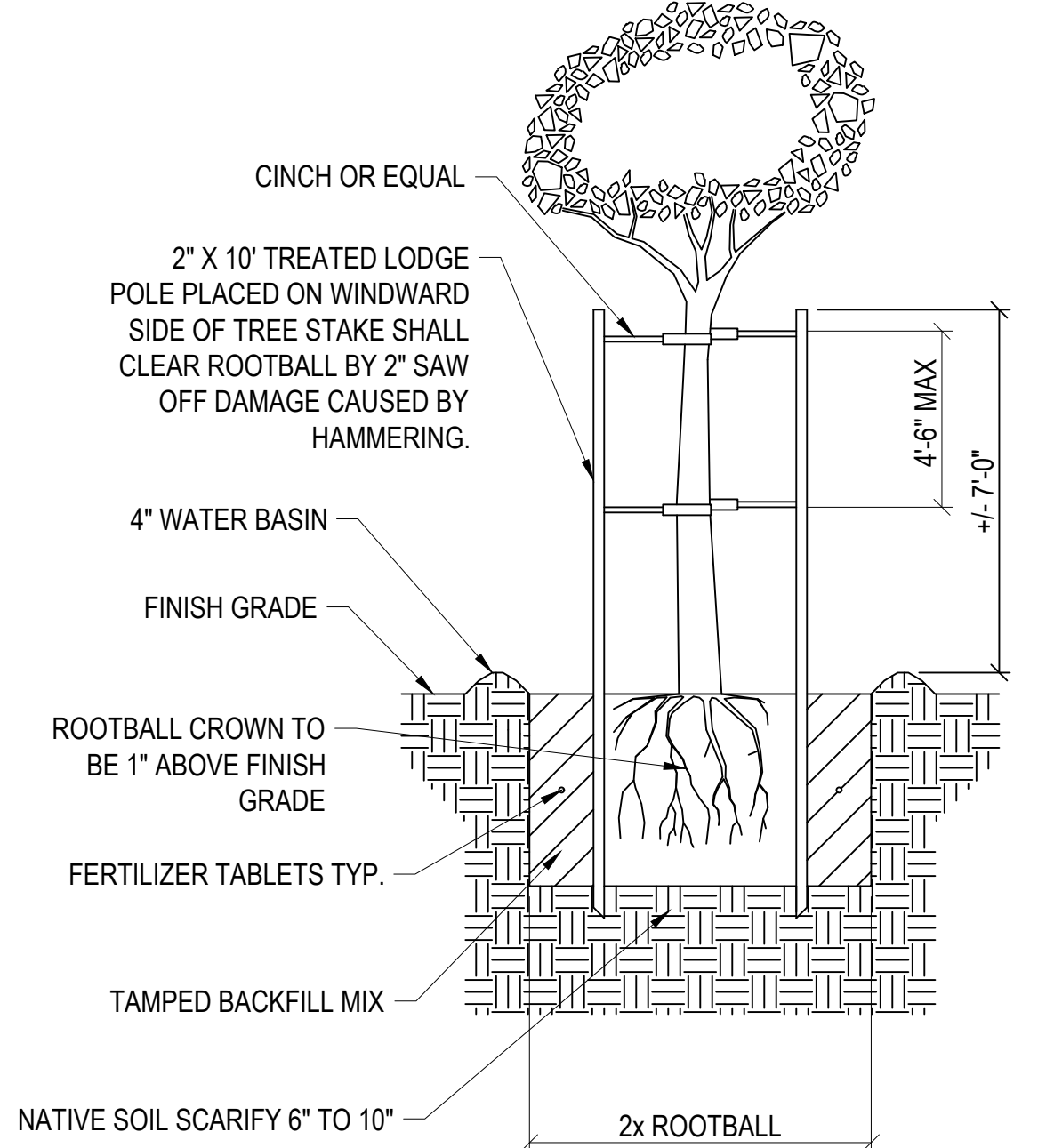
PROPOSED SITE PLAN  
 DATE: 2023.04.28  
 SCALE: AS NOTED  
 DRAWN: LUIS L.  
 JOB: 2166

A3.1

| REVISIONS | BY              |
|-----------|-----------------|
| a         | 09.21.2023 L.L. |
| b         | 10.15.2023 L.L. |
| c         | 04.04.2024 L.L. |
| d         | 06.05.2024 L.L. |
| e         | -               |
| f         | -               |
| g         | -               |



SHRUB PLANTING DETAIL NOT TO SCALE A

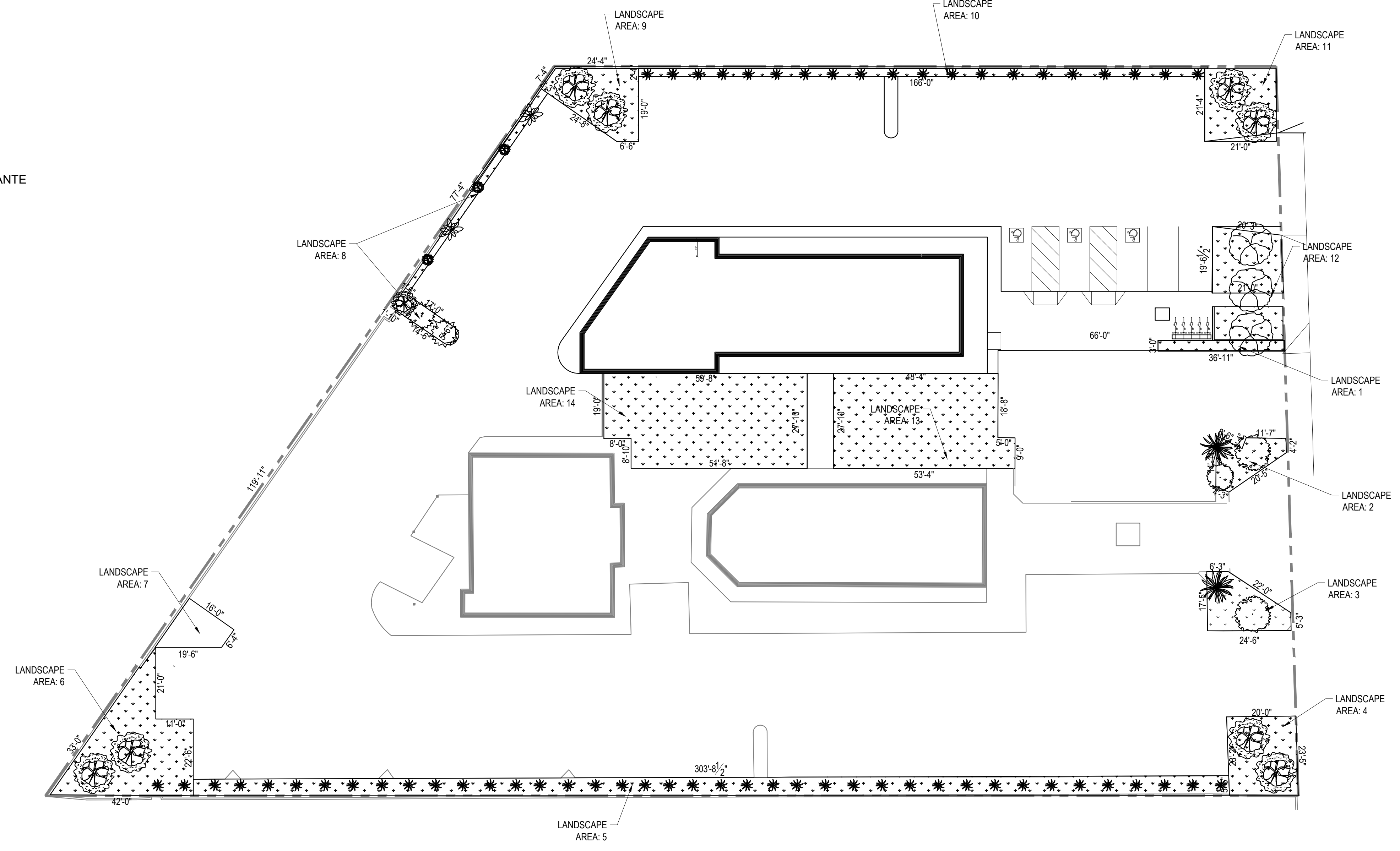


TREE PLANTING DETAIL NOT TO SCALE B

LANDSCAPE AREA SUMMARY

|                         |                     |
|-------------------------|---------------------|
| AREA 1:                 | 111 Sq.Ft.          |
| AREA 2:                 | 216 Sq.Ft.          |
| AREA 3:                 | 315 Sq.Ft.          |
| AREA 4:                 | 472 Sq.Ft.          |
| AREA 5:                 | 1,700 Sq.Ft.        |
| AREA 6:                 | 934 Sq.Ft.          |
| AREA 7:                 | 191 Sq.Ft.          |
| AREA 8:                 | 248 Sq.Ft.          |
| AREA 9:                 | 428 Sq.Ft.          |
| AREA 10:                | 386 Sq.Ft.          |
| AREA 11:                | 448 Sq.Ft.          |
| AREA 12:                | 686 Sq.Ft.          |
| AREA 13:                | 1,391 Sq.Ft.        |
| AREA 14:                | 1,592 Sq.Ft.        |
| <b>TOTAL LANDSCAPE:</b> | <b>8,574 Sq.Ft.</b> |

- LEGEND**
- #1 6'H x 6'W, TOTAL -3, POME GRANATE
  - #2 25'H x 15'W, TOTAL -3, OLIVE FRUITLESS
  - #3 4'H x 5'W, TOTAL -20, STAR JAGMINE
  - #4 10'H x 10'W, TOTAL -6, AFRICAN FERN PINE
  - #5 6'H x 4'W, TOTAL -3, WONDERFUL TREE POMEGRANTE
  - #6 6'H x 8'W, TOTAL -2, PYGNY DATE PALM
  - #7 8'H x 6'W, TOTAL -3, PANANA DWARE CAVENDISH
  - #8 8'H x 8'W-1, 6'Hx6'W-2, OLIVE KORONEIKI
  - #9 8' x 30"Ø, TOTAL-60, JUNIPER BLUE POINT
  - #10 GROUND COVER
  - #11 DRAGON FRUIT-2, 5' x 2'W



LANDSCAPE - SITE PLAN SCALE 1" = 20'

SR #299617

ASSESSOR NO. APN: 132 - 213 - 13

JOB ADDRESS  
**8811 ORANGEWOOD AVE.**  
GARDEN GROVE, CA 92814

SHEET TITLE  
LANDSCAPE SITE PLAN

DATE 2023.04.28

SCALE AS NOTED

DRAWN LUIS L.

JOB 2166

SHEET **A4**



| DOOR SCHEDULE                                 |               |      |        |
|---|---------------|------|--------|
| SYMBOL: 1                                     |               |      |        |
| REQ'D. U-Factor : 0.30 MAX<br>SHGC : 0.21 MAX |               |      |        |
| SYM   | SIZE          | TYPE | NOTE   |
| 1   | 6'-0" x 7'-0" | D1   | DOUBLE |
| 2   | 6'-0" x 7'-0" | D1   | DOUBLE |
| 3   | 5'-0" x 7'-0" | D2   | DOUBLE |
| 4   | 3'-0" x 7'-0" | D3   |        |
| 5   | 3'-0" x 7'-0" | D4   |        |
| 6   | 3'-0" x 7'-0" | D4   |        |
| 7   | 3'-0" x 7'-0" | D4   |        |
| 8   | 3'-0" x 7'-0" | D4   |        |
| 9   | 5'-0" x 7'-0" | D2   | DOUBLE |
| 10  | 3'-0" x 7'-0" | D5   |        |
| 11  | 3'-0" x 7'-0" | D3   |        |
| 12  | 5'-0" x 7'-0" | D2   | DOUBLE |
| 13  | 6'-0" x 7'-0" | D1   | DOUBLE |
| 14  | 3'-0" x 7'-0" | D4   |        |
| 15  | 3'-0" x 7'-0" | D4   |        |

| WINDOW SCHEDULE                               |               |      |       |
|---|---------------|------|-------|
| SYMBOL: A                                     |               |      |       |
| REQ'D. U-Factor : 0.30 MAX<br>SHGC : 0.21 MAX |               |      |       |
| SYM   | SIZE          | TYPE | NOTE  |
| A   | 4'-0" X 5'-0" | W2   | SLD'G |
| B   | 5'-0" X 5'-0" | W1   | SLD'G |
| C   | 5'-0" X 5'-0" | W1   | SLD'G |
| D   | 5'-0" X 5'-0" | W1   | SLD'G |
| E   | 5'-0" X 5'-0" | W1   | SLD'G |
| F   | 4'-0" X 2'-0" | W3   | SLD'G |
| G   | 4'-0" X 2'-0" | W3   | SLD'G |
| H   | 3'-0" X 2'-0" | W4   | SLD'G |
| I   | 5'-0" X 5'-0" | W3   | SLD'G |
| J   | 5'-0" X 5'-0" | W1   | SLD'G |
| K   | 5'-0" X 5'-0" | W1   | SLD'G |
| L   | 5'-0" X 5'-0" | W1   | SLD'G |
| M   | 5'-0" X 5'-0" | W1   | SLD'G |
| N   | 5'-0" X 5'-0" | W1   | SLD'G |
| O   | 5'-0" X 5'-0" | W1   | SLD'G |
| P   | 4'-0" X 5'-0" | W2   | SLD'G |
| Q   | 3'-0" X 4'-0" | W5   | SLD'G |
| R   | 3'-0" X 4'-0" | W5   | SLD'G |
| S   | 5'-0" X 5'-0" | W1   | SLD'G |
| T   | 5'-0" X 5'-0" | W1   | SLD'G |
| U   | 5'-0" X 5'-0" | W1   | SLD'G |
| V   | 5'-0" X 5'-0" | W1   | SLD'G |
| W   | 5'-0" X 5'-0" | W1   | SLD'G |
| X   | 5'-0" X 5'-0" | W1   | SLD'G |

### LEGEND

NEW WALL

WINDOW SYMBOL

DOOR SYMBOL

KEY NOTES

(E) EXISTING

(N) NEW

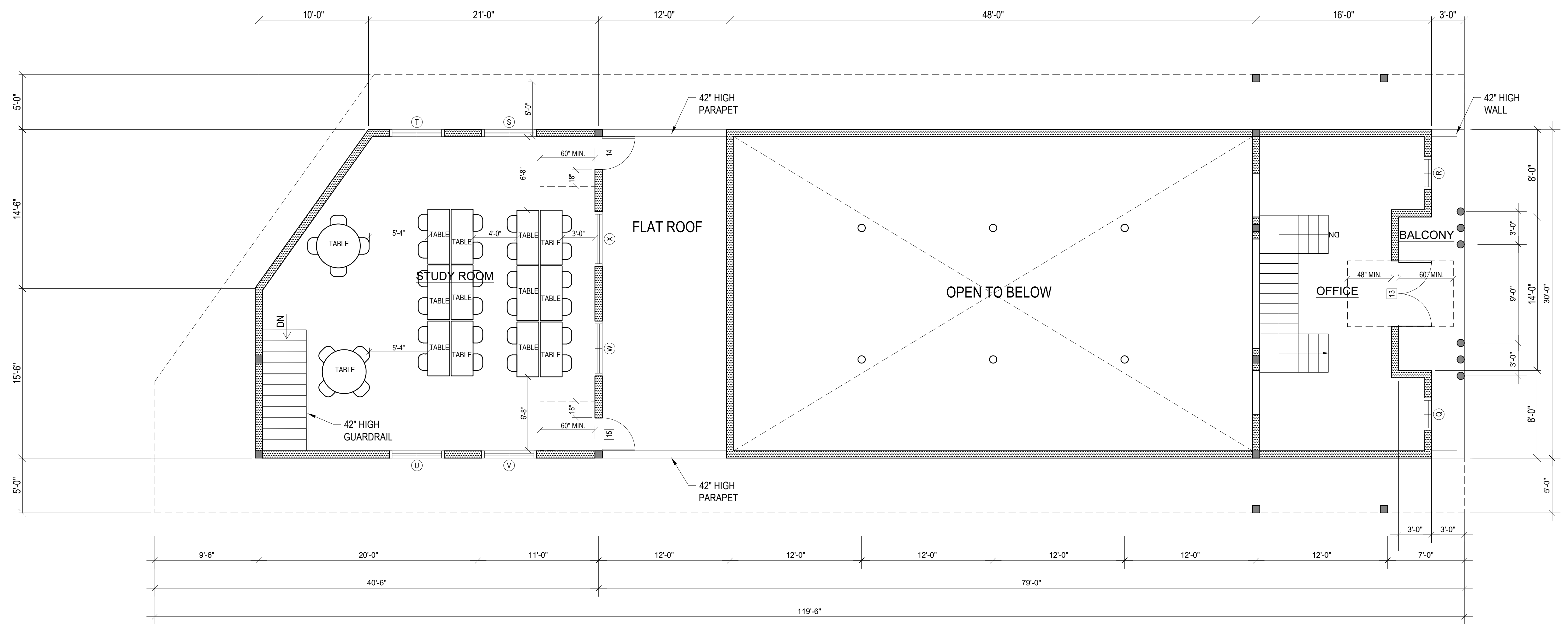
DETAIL NUMBER  
PAGE NUMBER

SECTION NUMBER  
PAGE NUMBER

### KEY NOTES

1. X

| REVISIONS | BY              |
|-----------|-----------------|
| a         | 09.21.2023 L.L. |
| b         | 10.15.2023 L.L. |
| c         | 04.04.2024 L.L. |
| d         | 06.05.2024 L.L. |
| e         | - -             |
| f         | - -             |
| g         | - -             |



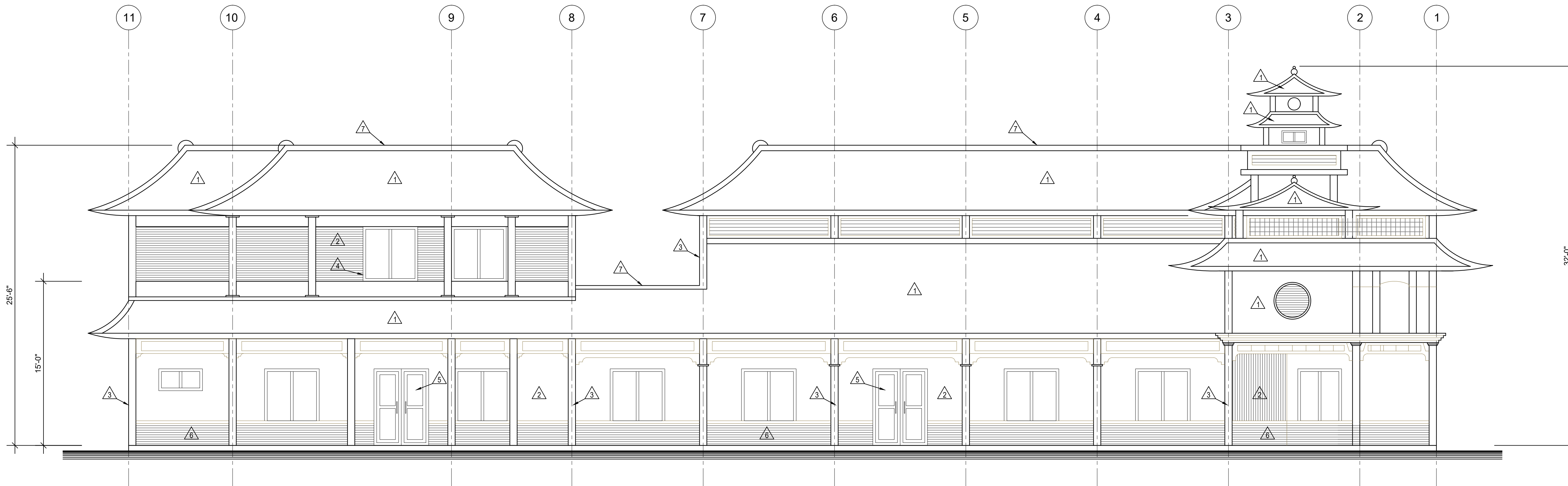
NEW - SECOND FLOOR PLAN SCALE 3/16" = 1'-0"

SR #299617

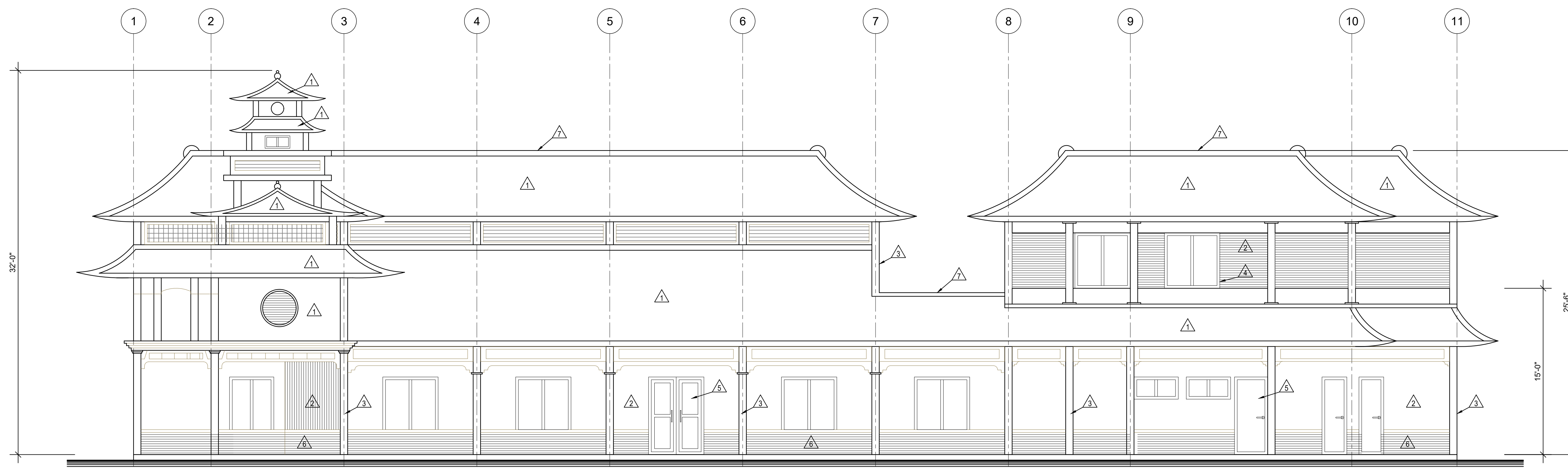
ASSESSOR NO. APN: 132 - 213 - 13

8811 ORANGEWOOD AVE.  
GARDEN GROVE, CA 92814

NEW SECOND FLOOR PLAN  
DATE: 2023.04.28  
SCALE: AS NOTED  
DRAWN: LUIS L.  
JOB: 2166  
SHEET: A6



WEST ELEVATION SCALE 3/16" = 1'-0"



EAST ELEVATION SCALE 3/16" = 1'-0"

- LEGEND:
- △ ROOF TILE (COLOR RED) EAGLE TILE
  - △ STUCCO (SMOOTH FINISHED, COLOR OFF WHITE)
  - △ COLUMN (SMOOTH FINISHED STUCCO, COLOR RED)
  - △ WINDOWS (VINYL, COLOR WHITE)
  - △ DOORS (WOOD, COLOR NATURAL, WOOD COLOR)
  - △ STUCCO (SMOOTH FINISHED, COLOR YELLOW)
  - △ ROOF LINE (STUCCO, COLOR WHITE)

| REVISIONS | BY              |
|-----------|-----------------|
| a         | 09.21.2023 L.L. |
| b         | 10.15.2023 L.L. |
| c         | 04.04.2024 L.L. |
| d         | 06.05.2024 L.L. |
| e         | - -             |
| f         | - -             |
| g         | - -             |

SR #299617

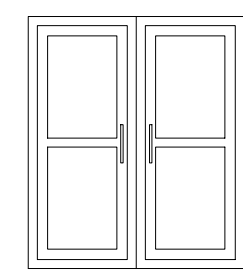
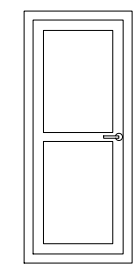
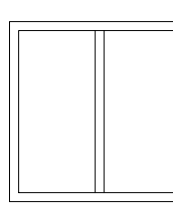
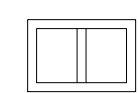
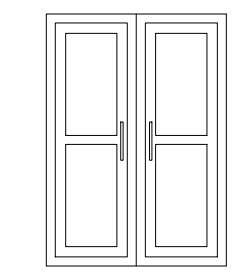
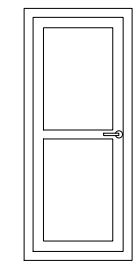
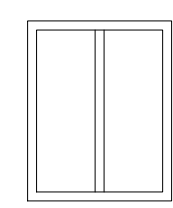
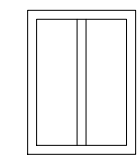
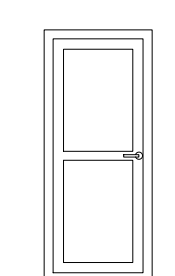
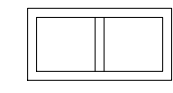
ASSESSOR NO. APN: 132 - 213 - 13

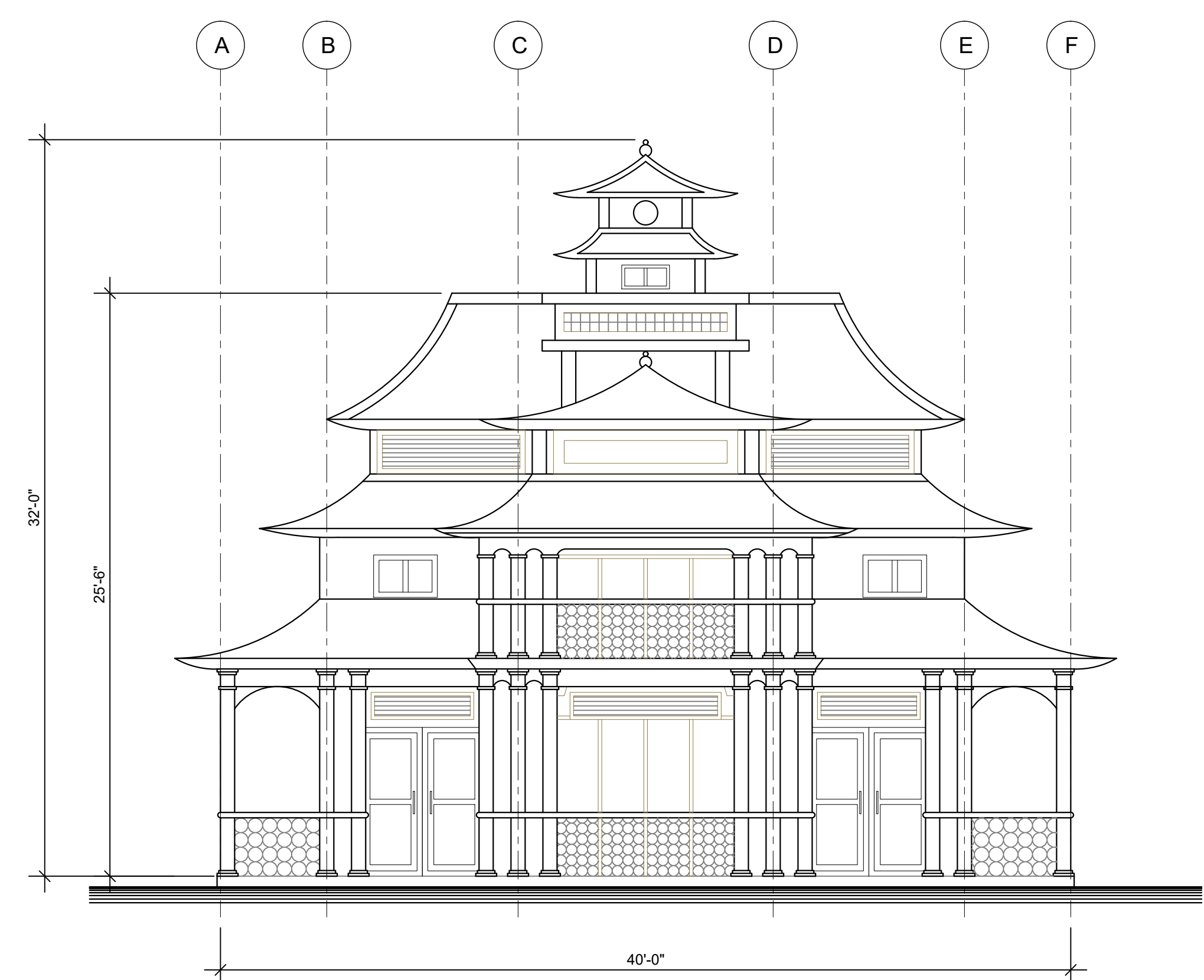
JOB ADDRESS  
**8811 ORANGEWOOD AVE.**  
 GARDEN GROVE, CA 92814

SHEET TITLE  
**ELEVATIONS**  
 DATE 2023.04.28  
 SCALE AS NOTED  
 DRAWN LUIS L.  
 JOB 2166  
 SHEET **A7**

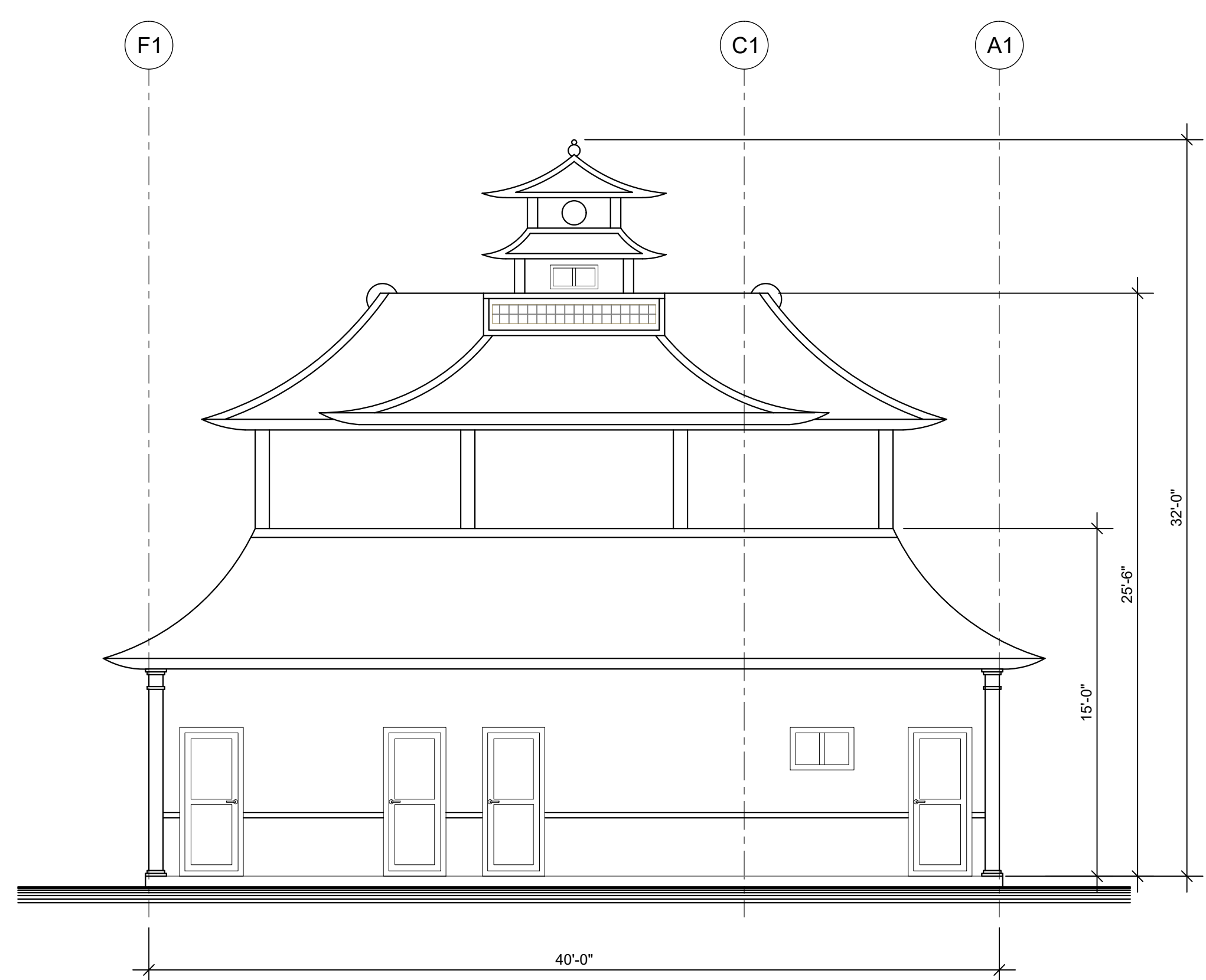


| REVISIONS | BY              |
|-----------|-----------------|
| a         | 09.21.2023 L.L. |
| b         | 10.15.2023 L.L. |
| c         | 04.04.2024 L.L. |
| d         | 06.05.2024 L.L. |
| e         | - -             |
| f         | - -             |
| g         | - -             |

| DOORS & WINDOWS SCHEDULE |  |  |      |   |   |         |   |                               |      |   |                               |
|--------------------------|--|--|------|---|---|---------|---|-------------------------------|------|---|-------------------------------|
| DOORS                    |  |  |      |   |   | WINDOWS |   |                               |      |   |                               |
| TYPE                     | STYLE  | DESCRIPTION  | TYPE | STYLE   | DESCRIPTION   | TYPE    | STYLE   | DESCRIPTION                   | TYPE | STYLE   | DESCRIPTION                   |
| D1                       |  | SIZE: 6W x 7H<br>WOOD FRAME<br>1 3/4" TH DOOR                | D4   |  | SIZE: 3W x 7H<br>WOOD FRAME<br>1 3/4" TH DOOR<br>SEF-CLOSING<br>EXTERIOR DR | W1      |  | SIZE: 5W x 5H<br>VINYL WINDOW | W4   |  | SIZE: 3W x 2H<br>VINYL WINDOW |
| D2                       |  | SIZE: 5W x 7H<br>WOOD FRAME<br>1 3/4" TH DOOR                | D5   |  | SIZE: 3W x 7H<br>WOOD FRAME<br>1 3/4" TH DOOR<br>SEF-CLOSING                | W2      |  | SIZE: 4W x 5H<br>VINYL WINDOW | W5   |  | SIZE: 3W x 4H<br>VINYL WINDOW |
| D3                       |  | SIZE: 3W x 7H<br>WOOD FRAME<br>1 3/4" TH DOOR<br>SEF-CLOSING |      |   |   | W3      |  | SIZE: 4W x 2H<br>VINYL WINDOW |      |   |                               |



**SOUTH ELEVATION** SCALE 3/16" = 1'-0"



**NORTH ELEVATION** SCALE 3/16" = 1'-0"

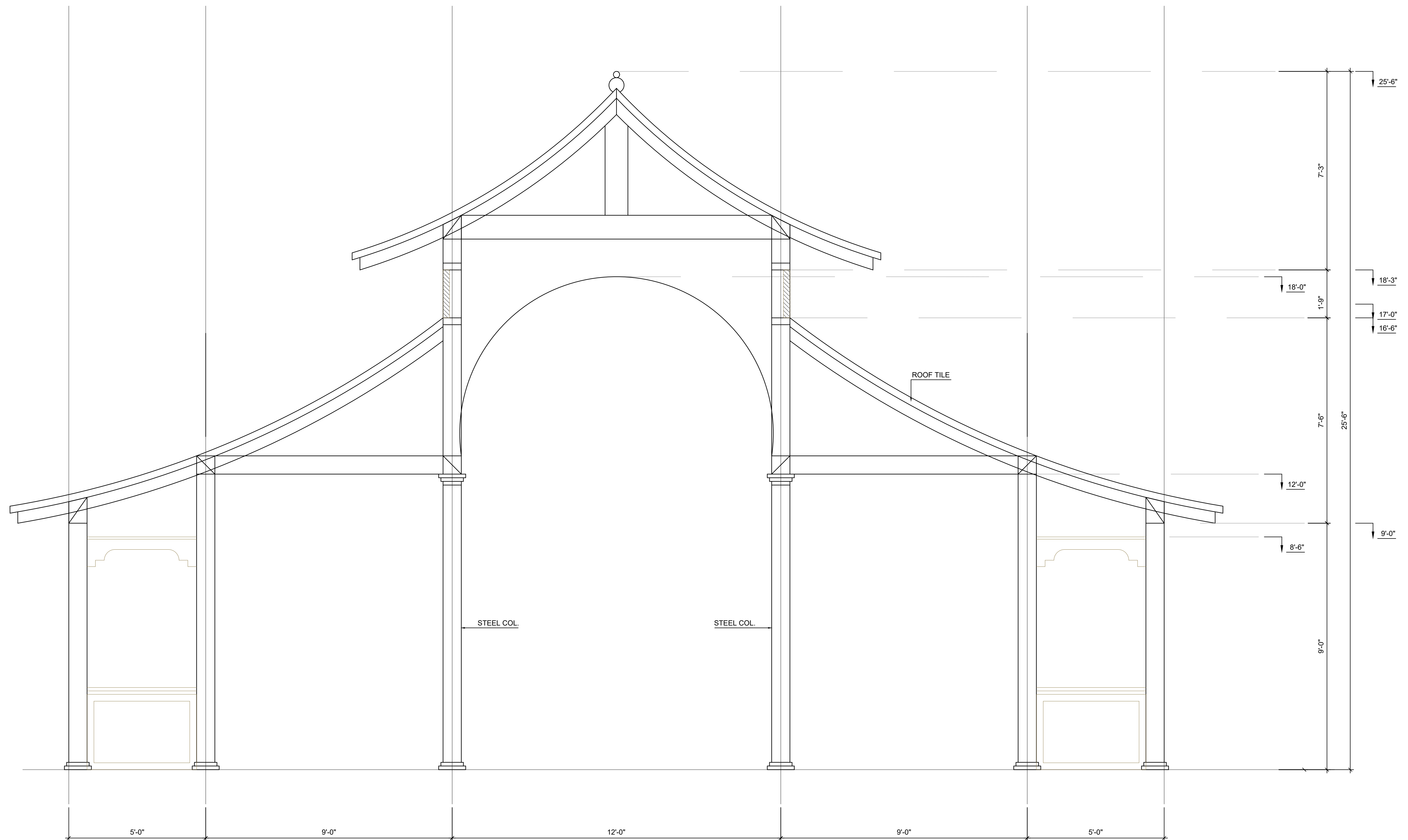
SR #299617

ASSESSOR NO.  
APN: 132 - 213 - 13

JOB ADDRESS  
**8811 ORANGEWOOD AVE.**  
GARDEN GROVE, CA 92814

SHEET TITLE  
**ELEVATIONS**  
DATE 2023.04.28  
SCALE AS NOTED  
DRAWN LUIS L.  
JOB 2166

SHEET **A8**



SECTION SCALE 1/2" = 1'-0"

5

| REVISIONS | BY              |
|-----------|-----------------|
| a         | 09.21.2023 L.L. |
| b         | 10.15.2023 L.L. |
| c         | 04.04.2024 L.L. |
| d         | 06.05.2024 L.L. |
| e         | - -             |
| f         | - -             |
| g         | - -             |

01.19.2023

SR #299617

TCFA

ASSESSOR NO.  
APN: 132 - 213 - 13

JOB ADDRESS  
**8811 ORANGEWOOD AVE.**  
GARDEN GROVE, CA 92814

SHEET TITLE

SECTION

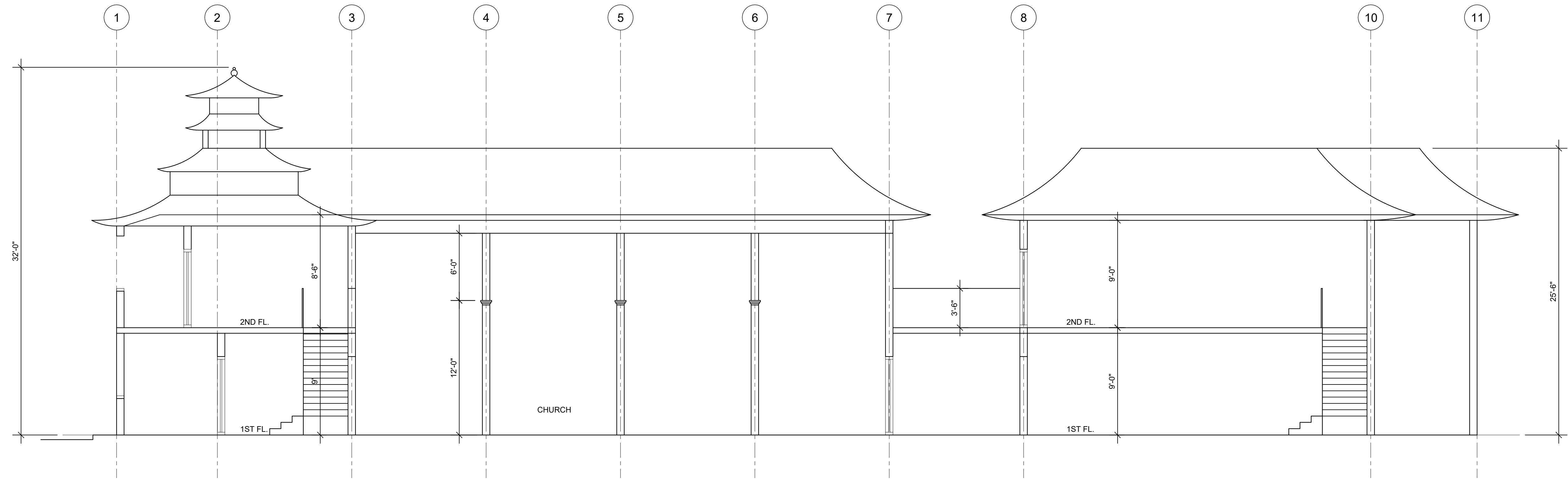
DATE 2023.04.28

SCALE AS NOTED

DRAWN LUIS L.

JOB 2166

SHEET **A9**



| REVISIONS    | BY   |
|--------------|------|
| a 09.21.2023 | L.L. |
| b 10.15.2023 | L.L. |
| c 04.04.2024 | L.L. |
| d 06.05.2024 | L.L. |
| e -          | -    |
| f -          | -    |
| g -          | -    |

01.19.2023

SR #299617

ICCA

ASSESSOR NO.  
APN: 132 - 213 - 13

JOB ADDRESS  
**8811**  
**ORANGEWOOD AVE.**  
GARDEN GROVE, CA 92814

SHEET TITLE

SECTION

DATE 2023.04.28

SCALE AS NOTED

DRAWN LUIS L.

JOB 2166

SHEET

**A10**

SECTION SCALE  
1/2" = 1'-0"

5

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:  
City of Garden Grove  
P.O. Box 3070  
Garden Grove, CA 92842  
Attn: Planning Services Division

SPACE ABOVE THIS LINE FOR RECORDERS USE

**LOT LINE ADJUSTMENT NO. LLA-\_\_\_\_-\_\_\_\_**

**RECORD OWNERS:**

**PARCEL NO.** \_\_\_\_\_

**PARCEL NO.** \_\_\_\_\_

**NAME:** \_\_\_\_\_

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**NAME:** \_\_\_\_\_

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

(I/We) hereby certify that: 1) (I am/We are) the record owner(s) of all parcels proposed for adjustment by this application, 2) (I/We) have knowledge of and consent to the filing of this application, and 3) the information submitted in connection with this application is true and correct.

**APPLICANT/OWNER**

**APPLICANT/OWNER**

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

Daytime Phone No.: \_\_\_\_\_

\_\_\_\_\_

**SPACE BELOW FOR OFFICIAL USE ONLY**

|               |                      |             |  |   |
|---------------|----------------------|-------------|--|---|
| Date Received | Land Use Designation | CEQA Status | Subdivision Committee Action<br><b>APPROVED</b><br>Date: | Land Use<br><b>APPROVED</b><br>By:<br>Date: |
| Zoning        | AP Numbers           | Filing Fee  | Date Filed   | Recording Date                              |
|               |                      |             | Receipt Number   |   |

**City of Garden Grove**  
Planning Services Division  
(714) 741-5312

EXHIBIT "A"

LOT MERGER NO. LLA-

LEGAL DESCRIPTION

| <u>OWNERS</u>                              | <u>EXISTING PARCELS<br/>AP NUMBER</u> | <u>PROPOSED PARCELS<br/>REFERENCE NUMBER</u> |
|--|---------------------------------------|--|
| DAI DAO TAM KY PHO DO - TOA THANH TAY NINH | 132-213-12                            | PARCEL A                                     |
| DAI DAO TAM KY PHO DO - TOA THANH TAY NINH | 132-213-13                            | PARCEL A                                     |

**PARCEL A:**

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 11 WEST, S.B.B. & M., IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE COUNTY, CALIFORNIA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER WITH THE SOUTHWESTERLY LINE OF THE 100 FOOT STRIP OF LAND CONVEYED TO THE LOS ANGELES INTER-URBAN RAILWAY CO., BY DEED RECORDED NOVEMBER 14, 1905, IN BOOK 122, PAGE 160 OF DEEDS;

THENCE S 89°59'35" W, ALONG SAID SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 425.59 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, N 01°45'18" E, A DISTANCE OF 278.02 FEET;

THENCE N 89°59'35" E, A DISTANCE OF 43.16 FEET TO POINT ON SAID SOUTHWESTERLY LINE OF DEEDED 100 FOOT STRIP;

THENCE, N 53°23'03" W, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 216.77 FEET TO THE NORTHEASTERLY CORNER OF TRACT NO. 2792 AS FILED IN M.M. BOOK 84, PAGES 33-34 AT THE RECORDER'S OFFICE OF THE COUNTY OF ORANGE;

THENCE, S 01°45'18" W, ALONG THE EASTERLY LINE OF SAID TRACT, A DISTANCE OF 407.39 FEET, TO A POINT ON SAID SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE, N 89°59'35" E, ALONG SAID SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 134.78 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THE SOUTHERLY 40 FEET THEREOF, LYING IN THE RIGHT-OF-WAY OF ORANGEWOOD AVENUE;

TOGETHER WITH THOSE PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 11 WEST, S.B.B. & M., IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE COUNTY, CALIFORNIA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER WITH THE SOUTHWESTERLY LINE OF THE 100 FOOT STRIP OF LAND CONVEYED TO THE LOS ANGELES INTER-URBAN RAILWAY CO., BY DEED RECORDED NOVEMBER 14, 1905, IN BOOK 122, PAGE 160 OF DEEDS;

(CONTINUED ON SHEET 2)

JASON J. YEN, LS 9620  
EXP. 9/30/2023

DATE

EXHIBIT "A"

LOT MERGER NO. LLA-

LEGAL DESCRIPTION

| <u>OWNERS</u>                              | <u>EXISTING PARCELS<br/>AP NUMBER</u> | <u>PROPOSED PARCELS<br/>REFERENCE NUMBER</u> |
|--|---------------------------------------|--|
| DAI DAO TAM KY PHO DO - TOA THANH TAY NINH | 132-213-12                            | PARCEL A                                     |
| DAI DAO TAM KY PHO DO - TOA THANH TAY NINH | 132-213-13                            | PARCEL A                                     |

(CONTINUED FROM SHEET 1)

THENCE, S 89°59'35" W, ALONG SAID SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 425.59 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, N 01°45'18" E, A DISTANCE OF 278.02 FEET;

THENCE, N 89°59'35" E, A DISTANCE OF 43.16 FEET TO POINT ON SAID SOUTHWESTERLY LINE OF DEEDED 100 FOOT STRIP;

THENCE S 53°23'03" E, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 44.02 FEET;

THENCE, S 01°45'18" W, A DISTANCE OF 251.74 FEET, TO A POINT ON SAID SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE, S 89°59'35" W, ALONG SAID SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 79.31 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THE SOUTHERLY 40 FEET THEREOF, LYING IN THE RIGHT-OF-WAY OF ORANGEWOOD AVENUE;

AREA IS 61995 SQUARE FEET, MORE OR LESS.

AFFECTS APN(S): 132-213-12 & 132-213-13

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.

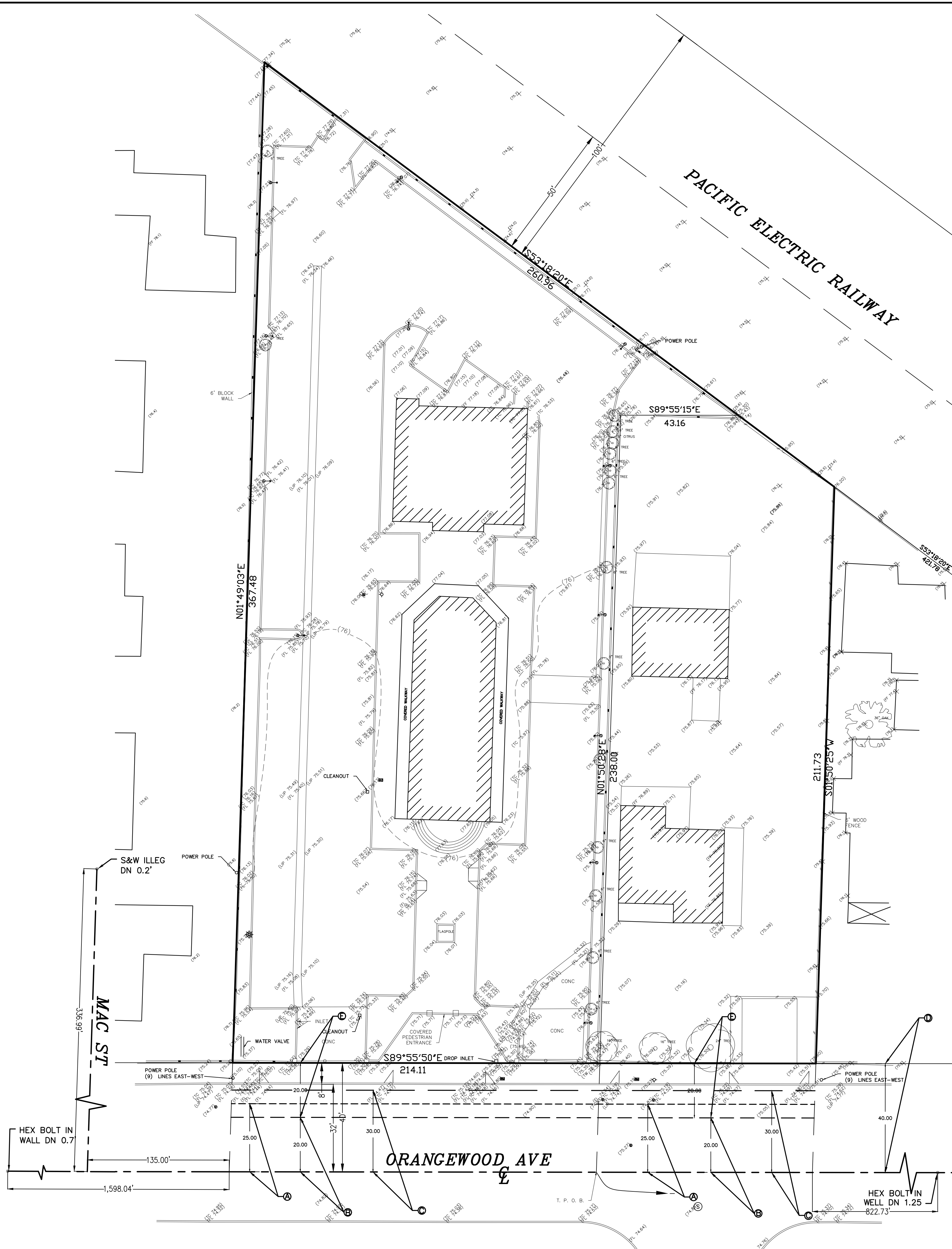
AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

THIS LEGAL DESCRIPTION WAS MADE BY ME OR UNDER MY DIRECTION.

JASON J. YEN, LS 9620  
EXP. 9/30/2023

DATE





**LEGAL DESCRIPTION**

PARCEL 1 OF THAT CERTAIN LOT LINE ADJUSTMENT LLA-6-99, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED JANUARY 4, 2000 AS INSTRUMENT NO. 20000002145 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 11 WEST, S.B.B.& M., IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER WITH THE SOUTHWESTERLY LINE OF THE 100 FOOT STRIP OF LAND CONVEYED TO THE LOS ANGELES INTER-URBAN RAILWAY CO., BY DEED RECORDED NOVEMBER 14, 1905, IN BOOK 122 PAGE 160 OF DEEDS.

THENCE, S 89° 59' W, ALONG SAID SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 425.59 FOR THE TRUE POINT OF BEGINNING;

THENCE, N 01° 45' 18" E, A DISTANCE 278.02;

THENCE, N 89° 59' 35" E, A DISTANCE OF 43.16 FEET TO POINT OF SAID SOUTHWESTERLY LINE OF DEEDED 100 FOOT STRIP;

THENCE, N 53° 23' 03" W, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 216.77 FEET TO THE NORTHEASTERLY CORNER OF TRACT NO. 2792 AS FILED IN M.M. BOOK 84 PAGE(S) 33-34 AT THE RECORDER'S OFFICE OF THE COUNTY OF ORANGE;

THENCE, S 01° 45' 18", ALONG THE EASTERLY LINE OF SAID TRACT, A DISTANCE OF 407.39 FEET, TO A POINT OF SAID SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE, N 89° 59' 35" E, ALONG SAID SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 134.78 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THE SOUTHERLY 40 FEET THEREOF, LYING IN THE RIGHT-OF-WAY OF ORANGEWOOD AVENUE;

APN: 132-213-12

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 11 WEST, S. B. B. AND M., IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER WITH THE SOUTHWESTERLY LINE OF THE 100 FOOT STRIP OF LAND CONVEYED TO THE LOS ANGELES INTER-URBAN RAILWAY CO., BY DEED RECORDED NOVEMBER 14, 1905, HI BOOK 122, PAGE 160 OF DEEDS;

THENCE, SOUTH 89° 59' 35" WEST, ALONG SAID SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 425.59 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, NORTH 01° 45' 18" EAST, A DISTANCE OF 278.02 FEET;

THENCE, NORTH 89° 59' 35" EAST, A DISTANCE OF 43.16 FEET TO POINT ON SAID SOUTHWESTERLY LINE OF DEEDED 100 FOOT STRIP;

THENCE, SOUTH 53° 23' 03" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 44.02 FEET;

THENCE, SOUTH 01° 45' 18" WEST, A DISTANCE OF 251.74 FEET, TO A POINT ON SAID SOUTHWESTERLY LINE OF SAID SOUTHEAST QUARTER;

THENCE, SOUTH 89° 59' 35" WEST, ALONG SAID SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 79.31 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THE SOUTHERLY 40 FEET THEREOF, LYING IN THE RIGHT-OF-WAY OF ORANGEWOOD AVENUE;

PURSUANT TO THE LOT LINE ADJUSTMENT LLA-6-99 RECORDED ON JANUARY 4, 2000, AS INSTRUMENT NO. 2000-2145 OF OFFICIAL RECORDS.

APN 132-213-13

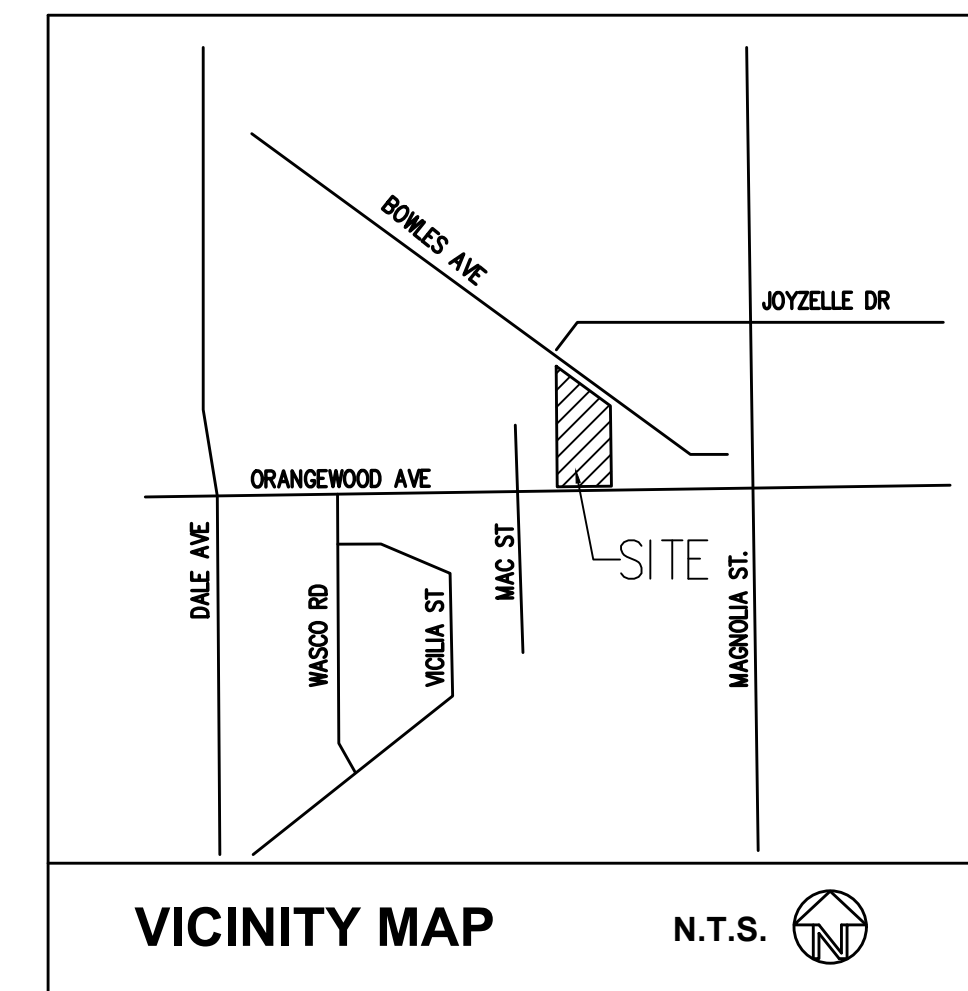
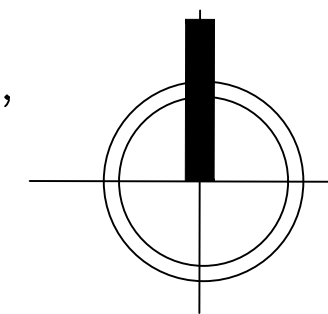
**EASEMENT NOTES:**

- A) EX. 50' EASEMENT FOR RAIL ROADS AND DITCHES RECORDED IN BOOK 81, PAGE 118 OF DEEDS. (SAID EASEMENT IS ORANGEWOOD AVE)
- B) EX. 20' EASEMENT FOR ROAD PURPOSE, GRANTED TO COUNTY OF ORANGE REC. IN BOOK 256, PAGE 201 OF DEEDS. (SAID EASEMENT IS ORANGEWOOD AVE.)
- C) EX. 30' EASEMENT FOR STREET, HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF COUNTY OF ORANGE REC. IN BOOK 3592, PAGE 94 OF DEEDS ON JULY 29, 1956. (SAID EASEMENT IS ORANGEWOOD AVE)
- D) EX. 40' EASEMENT AS RECORD OF SURVEY MAP, REC. IN BOOK 63, PAGE 17. (SAID EASEMENT IS ORANGEWOOD AVE.)
- E) EX. 20' FOR PUBLIC STREET, HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF GARDEN GROVE, REC. IN BOOK 12591, PAGE 902 OF OFFICIAL RECORDS ON MARCH 9, 1978. (SAID EASEMENT IS ORANGEWOOD AVE.)

**SURVEY MAP**

SCALE : 1"=20'-0"

NORTH



**BENCHMARK**

COUNTY BENCHMARK 1G-137-69  
ALUMINUM BENCHMARK DISK STAMPED "1G-137-69" SET IN THE SOUTHWESTERLY CORNER OF A 4 FT BY 22 FT CONCRETE CATCH BASIN. NORTHEASTERLY CORNER OF THE INTERSECTION OF MAGNOLIA ST AND ORANGEWOOD AVE, 43 FT EASTERLY OF THE CL OF MAGNOLIA ST AND 68 FT NORTHERLY OF THE CL OF ORANGEWOOD. MONUMENT IS LEVEL WITH SIDEWALK. ELEV 77.337

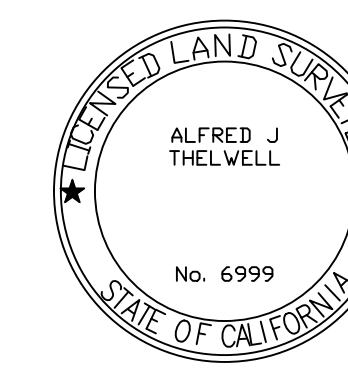
SURVEY CONDUCTED BY AL THELWELL, LS 6999 ON 3/19/2021  
MANAGED BY HANK JONG

**BASIS OF BEARING:**

THE BEARING OF N89°55'50"W OF THE CENTERLINE OF ORANGEWOOD AVENUE ON TRACT NO. 2091, M.M. 80-15, 16, 17, & 18, RECORDS OF ORANGE COUNTY WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

**LEGEND:**

- TREE
- PROPERTY LINE
- EX. BUILDING LINE
- STREET CENTER LINE
- EX. BLOCK WALL
- EX.....EXISTING
- TC.....TOP OF CURB
- FL.....FLOW LINE
- WM ...EX. WATER METER
- S ...EX. SEWER MANHOLE



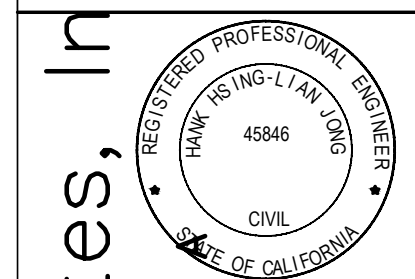
ALFRED J. THEWELL P.L.S. 6999 EXP. 9/30/2025

PROJECT LOCATION:  
8791 & 8811 ORANGEWOOD AVE.,  
GARDEN GROVE, CA 92841

| REVISIONS  | BY |
|------------|----|
| 04/29/2024 | SH |

RELEASED DATE

PREPARED FOR:  
**ARKTECH ENGINEERING AND MANAGEMENT INC**  
1057 E. IMPERIAL HWY., #520  
PLACENTIA, CA 92870



EGL Associates, Inc.  
11819 GOLDRING ROAD, Unit  
ARCADIA, CA 91006  
Tel: (626)263-3588  
Fax: (626)263-3599

|         |            |
|---------|------------|
| DRAWN   | SH         |
| CHECKED | HJ         |
| DATE    | 03/22/2021 |
| JOB NO. | 21-225-001 |
| SCALE   | 1"=10'     |
| FILE    |            |

DRAWING 1 of 1

SU-1



**The following notice is pursuant to California Government Code  
Section 12956.1(b)(1))**

## **Notice**

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

# **Restrictive Covenant Modification**

Under current state law, including AB1466 effective January 1, 2022, homeowners can request to modify property documents that contain unlawful discriminatory covenants. Government Code Section 12956.2 allows a person who holds an ownership interest of record in property that the person believes is the subject of an unlawfully restrictive covenant to record a Restrictive Covenant Modification document to have the illegal language stricken. Unlawful restrictions include those restrictions based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, national origin, source of income as defined in Government Code Section 12955 subdivision (p), ancestry, or genetic information.

## **To Record a Restrictive Covenant Modification, you must:**

- Complete a Restrictive Covenant Modification Form; this must be signed in front of a notary public.
- Attach a copy of the original document containing the unlawful restrictive language with the unlawful language stricken.
- Submit the completed document to the County Recorder.

## **This document requires the following:**

1. Name(s) of current owner(s)
2. Identification of document page number and language in violation
3. Recording reference of document with unlawful restrictive covenant
4. Copy of referenced document attached complete with unlawful restrictive language stricken out
5. Signature(s) of owner(s)
6. Signature(s) acknowledged
7. Approval by County Counsel provided to County Recorder

Upon receipt, the Recorder's office will submit the document to County Counsel who will determine whether the original document contains any unlawful restrictions, as defined in Government Code Section 12956.2 subdivision (b). Only those determined to be in violation of the law will be recorded and those that are not, will be returned to the submitter unrecorded.

Please note that the County Recorder is not liable for modification not authorized by law. This is the sole responsibility of the holder of ownership interest who caused the modified recordation per Government Code Section 12956.2 subdivision (f).

Pursuant to the requirements of AB1466, and no later than July 1, 2022, the Assessor-County Clerk-Recorder will post an implementation plan outlining our strategy to identify records with discriminatory restrictions.

Recording Requested By

When recorded mail document to

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

Above Space for Recorder's Use Only

## RESTRICTIVE COVENANT MODIFICATION

I (We) \_\_\_\_\_ have an ownership interest of record in the property located at \_\_\_\_\_ that is covered by the document described below.

The following referenced document contains a restrictive covenant based on race, color, religion, sex, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry that violates state and federal fair housing laws and that restriction is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of eliminating that restrictive

covenant as shown on page(s) \_\_\_\_\_ of the document recorded on \_\_\_\_\_ (date)

In book \_\_\_\_\_ and page \_\_\_\_\_, or Document No. \_\_\_\_\_ of the Official records of the County of \_\_\_\_\_, State of California.

The document referenced above was originally indexed in the following manner \_\_\_\_\_ and this document shall be indexed in like manner pursuant to Section 12956.2 (e).

The effective date of the terms and conditions of this modification document shall be the same as the effective date of the original document referenced above.

Dated \_\_\_\_\_



\_\_\_\_\_  
Printed Name(s)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ }

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

State of California } ss.  
 City and County of San Francisco }  
 On this eighth day of Apr in the  
 year eighteen hundred and ninety three before me a Notary Public in  
 and for said City and County residing therein duly commissioned  
 and sworn personally appeared E. W. Hopkins known to me to be  
 the President of the Corporation that executed the within instrument  
 and C. H. Gross known to me to be the Secretary of said Corporation  
 and acknowledged to me that said Corporation executed in and  
 to witness whereof I have hereunto set my hand and affixed my  
 official seal at my office in the City and County of San Francisco  
 the day and year in this certificate first above written

(Seal)

E. H. Sharp, Notary Public in and for said  
 City and County of San Francisco

A full true and correct copy of the original, recorded at  
 request of W. C. Bartlett Apr 22. 1893 at 39 min past 9 A.M.

W. H. Bowers Register of Deeds  
 J. F. Adams Deputy

151. s. No. 23. Know all men by these presents: That The Stearns Ranches  
 Company of San Francisco California a corporation formed and  
 existing under and by virtue of the laws of the State of Califor  
 nia in consideration of Ten dollars U.S. gold coin received from  
 Jonathan Snow the receipt whereof is hereby acknowledged, does  
 grant bargain and sell unto Jonathan Snow his heirs and  
 assigns forever that real property situated in the County of  
 Orange State of California portion of the Rancho Los Coyotes said  
 portion described as follows: South seventeen (17) acres of the South  
 West quarter of the North West quarter of Section thirty (30) in town  
 ship Four (4) South Range ten (10) West and the North ten <sup>66</sup>/<sub>100</sub>  
 (10. <sup>66</sup>/<sub>100</sub>) acres of the South one half of the South West quarter of the  
 North East quarter of Section twenty five (25) and the South one  
 half of the South East quarter of the North East quarter of said  
 Section twenty five (25) in Township Four South Range Eleven West  
 San Bernardino Base and meridian estimated to contain forty seven  
<sup>64</sup>/<sub>100</sub> (47. <sup>64</sup>/<sub>100</sub>) acres in the aggregate reserving therefrom for road Rail

roads and ditches a strip of land thirty feet wide along adjoining and each side of the township and section lines, and a strip of land fifteen feet wide along adjoining and each side of the quarter section lines, also reserving the use and control of streams and natural streams of water of any naturally upon flowing across, into or by said granted tract, and reserving the right of way for and to construct irrigation or drainage ditches through said tract to irrigate or drain the adjacent land, and unless otherwise, the said The Stearns Ranchos Company has heretofore caused its corporate name to be signed and its corporate seal to be affixed by its President and Secretary duly authorized by resolution of the Board of Directors, this 17th day of April 1893.

The Stearns Ranchos Company  
E. W. Hopkins - President  
C. F. Grow - Secretary

(Seal)

State of California }  
City and County of San Francisco }

SS.

On this eighteenth day of April in the year eighteen hundred and ninety three before me a Notary Public in and for said City and County residing therein duly commissioned and sworn personally appeared E. W. Hopkins known to me to be the President of the Corporation that executed the within instrument and C. F. Grow known to me to be the Secretary of said Corporation and acknowledged to me that said Corporation executed the same. In witness whereof I have hereunto set my hand and affixed my official seal at my office in the City and County of San Francisco the day and year in the certificate just above written.

E. H. Gray Notary Public in and for said City and County of San Francisco

(Seal)

A full true and correct copy of the original recorded subsequent of P. James April 22 A.D. 1893 at 55 min past 9. A.M.  
W. H. Bowers Register of Deeds.  
J. H. Adams Deputy

Belle Feagan, Missouri B. Feagan, Missouri Belle La Rue, Samuel Miller, Effie May Miller, Helen V. Grindlay, M. E. Penhall, Lilly Carpenter, M. Murray Carpenter, Mary V. Hollister, John A. Stodart, A. E. Arnold, Pete Anderson, Annie Anderson, Catherine Arnold, Stella F. Hollingsworth, Nellie B. Scally, Robert M. Fuquay, Mildred McWilliams, John Stodart, W. J. Luebkehan, Geo. L. McWilliams, Ola D. McWilliams, Cypress School District of Orange County (G.G. Priddy Pres., and W. C. Miller Clerk), Ethel Robison, Rosina M. Penhall, R. C. Grindlay Hugh La Rue, Ethlyn Eloise La Rue, E. L. McWilliams, Elmer L. McWilliams, Donald W. Grindlay, S. W. Robison, John Huhn, Louisa Huhn, J. W. Fuquay, R. M. Fuquay, Katherine Swanson Arnold, G. G. Priddy, Mrs. Frances C. Davis, Mrs. E. R. Sertwell, Mrs. Belle Manns, Harry Manns, Ben C. Sconce, Edith W. Sconce, A. L. Cutter, Nell Priddy, Henry L. Parry, Wm. Falkenstein, Harry G. Maxwell, H. D. Polhemus, Christine Polhemus, Alice G. Walsh, Isadore Peal, I. Rosenblum and Lillie Rosenblum duly acknowledged in the presence of said affiant, that they executed the same, and that he, the said affiant, thereupon at their request, subscribed his name as a witness thereto.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

((COURT SEAL)) J. M. Backs Clerk in and for  
 E. N. Whittemore Witness Orange County, State of California.

Filed Mar. 26, 1929, J. M. Backs County Clerk. By B. Deputy.

Recorded at request of County Clerk. Mar. 27, 1929, at 2 P.M., in Book 256, Page 196, Official Records of Orange County. Justine Whitney, County Recorder. Ruby Cameron, Deputy. Lydia Mohr COMPARED Ada Robinson

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9690 Santa Ana, California.  
 March 26th, 1929.

The Board met in regular session. Present Supervisors Willard Smith, Chairman, C. H. Chapman, John C. Mitchell, Wm. Schumacher, George Jeffrey, and the Clerk.  
 In Re: Deed for Right of Way.

On motion of Supervisor Mitchell, duly seconded and carried, Deed for Right of Way from S. H. Druce, et al, in the Second Road District, was accepted and declared a public highway, which said road is more particularly described as follows, to-wit:

A strip of land 40.00 feet wide and being 20.00 feet on each side of the following described center line:

Beginning at the East one-quarter corner of said Section 25, and running thence West along the South line of the Northeast one-quarter of said Section 25, one-half mile more or less to the Southwest corner of said Northeast one-quarter.

STATE OF CALIFORNIA, }  
 COUNTY OF ORANGE, } ss. I, J. M. Backs, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Orange, do hereby certify the foregoing to be a full, true and correct copy of the minute order on record in my office.

WITNESS my hand and the seal of the Board of Supervisors this 26th day of March, 1929.  
 (( S E A L )) J. M. Backs Clerk of the Board of Supervisors.

STATE OF CALIFORNIA, }  
 COUNTY OF ORANGE, } ss. DEED OF RIGHT-OF-WAY  
 WHEREAS, it is the intention of the Board of Supervisors of Orange County, California, to open and improve a portion of Bryant Avenue, a road in Section 25, Township 4 South, Range 11 West, running West from Magnolia Avenue to Dale Avenue, in the SECOND ROAD DISTRICT, as hereinafter described, and

WHEREAS, the right-of-way for said road is more particularly described as follows:  
 \*A strip of land 40.00 feet wide and being 20.00 feet on each side of the following

described center line:

"Beginning at the East one-quarter corner of said Section 25, and running thence West along the South line of the Northeast one-quarter of said Section 25, one-half mile more or less to the Southwest corner of said Northeast one-quarter."

NOW, THEREFORE, in consideration of the location and establishment of said highway as above described, and of the benefit to accrue to us and each of us, by such location, we, the undersigned, owners, occupants and claimants of land required for highway purposes on the line of the foregoing designated route, hereby signify our approval of the location of said highway, and do hereby consent thereto; and we do hereby grant and dedicate the lands belonging to us and each of us, so far as the same may be required for such highway, to said Orange County, to that purpose and for the use of such highway, and we hereby waive all claim for damages for and on account of the same.

It is expressly understood that no sidewalk or curb shall be constructed within the forty (40) foot right-of-way granted hereby.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14 day of Feb., 1928

|  |                             |
|--|-----------------------------|
| WITNESS:                                   | 1116 French St. Santa Ana.  |
| S. H. Druce                                |                             |
| Druce Bros by                              |                             |
| S.H. Druce                                 | { R.F.D. # 1 Anaheim        |
| C. H. Druce                                | {                           |
| A. Bodine                                  | Artesia Box 207             |
| Charles Korn                               | R. # 1 Anaheim              |
| AMERICAN FRUIT GROWERS, INC. OF CALIFORNIA | { 1328 E. 8th St.           |
| By H. S. Hazeltine President               | { Los Angeles, Cal.         |
| By N. F. Jacobs, Secy. ((CORPORATE SEAL))  | {                           |
| W. H. Cox                                  | 361 1/2 West 71st Street    |
| Carl T. Korn                               | Los Angeles, Cal.           |
| Arthur C. Korn                             | { Arthur A. Davis           |
| Sidney H. Druce                            | { Della M. Davis            |
| C. H. Druce                                | Witness F. O. Bigelow       |
| Emma L. Druce                              | E. N. Whittemore as witness |
| C. H. Druce as witness                     |                             |

STATE OF CALIFORNIA, }  
 COUNTY OF LOS ANGELES, } ss. On this 20th day of March, in the year one thousand, nine hundred and 29, A.D., before me, Bertie Schmidt, a Notary Public in and for said County, personally appeared H. S. Hazeltine, known to me to be the President, and N. F. Jacobs, known to me to be the Secretary of the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation within named, and acknowledged to me that such Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said County, the day and year in this certificate first above written.

((SEAL))  
 Bertie Schmidt Notary Public  
 in and for the County of Los Angeles,  
 State of California.  
 My Commission Expires Nov. 18, 1932.

STATE OF CALIFORNIA, }  
 COUNTY OF ORANGE, } ss. On this 20th day of March, in the year of our Lord, one thousand nine hundred and twenty-nine, before me, J. M. Backs, County Clerk in and for said County of Orange, State of California, residing therein, duly commissioned and

sworn, personally appeared F. O. Bigelow, personally known to me to be the person whose name is subscribed to the within instrument, as a witness thereto, who being by me duly sworn, deposed and said: That he resided in Orange County, that he was present and saw Arthur A. Davis and Della M. Davis, personally known to him to be the same persons described in and who executed the said within instrument, as parties thereto, sign, seal and deliver the same; and that the said Arthur A. Davis and Della M. Davis, duly acknowledged in the presence of said affiant, that they executed the same, and that he, the said affiant, thereupon at their request, subscribed his name as a witness thereto.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

((COURT SEAL))

J. M. Backs County Clerk in and for  
Orange County, State of California.

STATE OF CALIFORNIA, }  
COUNTY OF ORANGE, } ss.

On this 20th day of March, in the year of our Lord one thousand nine hundred and twenty-nine, before me, J. M. Backs, County Clerk in and for said County of Orange, State of California, residing therein, duly commissioned and sworn, personally appeared E. N. Whittemore, personally known to me to be the person whose name is subscribed to the within instrument, as a witness thereto, who being by me duly sworn, deposed and said: That he resided in Orange County, that he was present and saw Carl E. Korn, Arthur C. Korn, Sidney H. Druce, Emma L. Druce, and C. H. Druce, personally known to him to be the same persons described in and who executed the said within instrument, as parties thereto, sign, seal and deliver the same; and that the said Carl E. Korn, Arthur C. Korn, Sidney H. Druce, Emma L. Druce and C. H. Druce, duly acknowledged in the presence of said affiant, that they executed the same, and that he, the said affiant, thereupon at their request, subscribed his name as a witness thereto.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

((COURT SEAL))

J. M. Backs County Clerk in and for  
Orange County, State of California.

STATE OF CALIFORNIA, }  
COUNTY OF ORANGE, } ss.

On this 19th day of March, in the year nineteen hundred and twenty-nine, A.D., before me, A. J. Woodworth, a Notary Public in and for the said County of Orange, State of California, residing therein, duly commissioned and sworn, personally appeared C. H. Druce, personally known to me to be the same person whose name is subscribed to the within instrument as a subscribing witness thereto who being by me duly sworn, deposes and says that he resides in the said County of Orange, State of California, that he was present and saw S. H. Druce, Druce Bros., A. Bodine, Chas. Korn, & W. H. Cox, personally known to him to be the same persons described in and whose names they subscribed to the within instrument as a party thereto, sign and execute the same; and that he, the affiant, then and there subscribed his name to said instrument as a witness.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said county, the day and year in this certificate first above written.

((SEAL))

A. J. Woodworth Notary Public  
in and for said County and State.

Filed Mar. 26, 1929, J. M. Backs, County Clerk.

Recorded at request of County Clerk, Mar. 27, 1929, at 2 P.M., in Book 256, Page 201,  
Official Records of Orange County. Justine Whitney, County Recorder. Ruby Cameron, Deputy.

Lydia Mohr COMPARED Ada Robinson

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Approved as to form by the County Counsel  
September 7, 1955.

Right of Way No. 1127  
Co. Surv. Map No. 161  
Date 1-9-55

ORANGEWOOD AVENUE  
NAME OF EASEMENT

101611

# EASEMENT DEED

SECOND ROAD DISTRICT

For valuable consideration, receipt of which is hereby acknowledged, (X We)

ALBERT MARKENSON AND AUDREY E. MARKENSON, husband and wife, LOUIS MARKENSON AND FLORENCE MILDRED MARKENSON, husband and wife

grant and convey to the COUNTY OF ORANGE a perpetual easement and right of way for street and highway purposes in, on and over all that real property situated in the County of Orange, State of California, described as follows:

**PARCEL A:**

A strip of land thirty (30) feet in width, lying adjacent to and northerly of the following described line:

Beginning at the East one-quarter (1/4) corner of Section 25, T. 4 S., R. 11 W., San Bernardino Meridian, said corner being the intersection of the center lines of Magnolia Street and Orangewood Avenue (Westerly); thence, North 89° 55' 50" West, along the South line of the Northeast one-quarter (NE 1/4) of said Section 25 and along the center line of Orangewood Avenue, a distance of 1361.58 feet, to the Southwest corner of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4) of said Section 25.

EXCEPTING THEREFROM, the Westerly 324.88 feet.

ALSO EXCEPTING THEREFROM, that portion lying within the Pacific Electric Railway Right of Way (100.00 feet in width).

**PARCEL B:**

Beginning at the intersection of a line parallel with and thirty (30) feet Westerly, measured at right angles, from the East line of Section 25, T. 4 S., R. 11 W., San Bernardino Meridian, with a line parallel with and thirty (30) feet Northerly, measured at right angles, from the South line of the Northeast one-quarter (NE 1/4) of said Section 25; thence, Westerly, along said last mentioned parallel line, a distance of fifteen (15) feet; thence, Northeasterly, in a direct line, to a point on a line parallel with and thirty (30) feet Westerly, measured at right angles, from the East line of said Section 25, said point being fifteen (15) feet Northerly from the point of beginning; thence, Southerly, along said last mentioned parallel line, a distance of fifteen (15) feet, to the point of beginning.

All as particularly shown on the accompanying Map which is attached hereto and made a part hereof.

Approved as to Title  
Wm. B. Schmitt, Right of Way Agent  
By: E. W. Tapp  
Title

Approved as to Description  
Allen S. Beck, County Surveyor  
By: Robert H. Johnson  
Title

It is understood that the grantor grant only that portion of the above described land in which they have an interest.  
Dated: July 2, 1956

STATE OF CALIFORNIA }  
COUNTY OF ORANGE }

*Albert Markenson*  
*Audrey N. Markenson*  
*Katherine J. Buford*  
*Florence Mildred Markenson*

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, \_\_\_\_\_  
A Notary Public in and for said County and State  
personally appeared \_\_\_\_\_  
known to me to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively,  
of the \_\_\_\_\_  
the Corporation that executed the within instrument, known to me to be the persons who executed the within  
instrument, on behalf of the Corporation herein named, and acknowledged to me that such corporation  
executed the same.

Notary Public in and for said County and State  
My Commission Expires \_\_\_\_\_

(SEAL)

STATE OF CALIFORNIA }  
COUNTY OF ORANGE }  
Los Angeles  
On July 2, 1956, before me  
Katherine J. Buford, a Notary  
Public in and for said County and State, personally  
appeared Albert Markenson, Audrey N.  
Markenson, Louis Markenson  
and Florence Mildred Markenson  
known to me to be the persons whose names  
are subscribed to the within instrument and  
acknowledged that they executed the same.  
WITNESS my hand and official seal.

(SEAL) *Katherine J. Buford*  
Notary Public in and for said County and State  
My Commission Expires February 22, 1959  
13-10-20-55

This Space for County Recorder's use only

RECORDED AT REQUEST OF  
CO. OF ORANGE  
BOOK 3592 PAGE 94  
JUL 26 1956  
AT \_\_\_\_\_  
OFFICIAL RECORDS OF  
ORANGE COUNTY, CALIFORNIA  
*Cheryl M. Toland*  
COUNTY RECORDER

**FILED**  
7-10-56  
L. B. WALLACE, County Clerk  
By D. R. H. Deputy

1 RESOLUTION OF THE BOARD OF SUPERVISORS OF

2 ORANGE COUNTY, CALIFORNIA

3 July 10, 1956

4 On motion of Supervisor Kaiser, duly seconded and carried, the  
5 following Resolution was adopted:

6 BE IT RESOLVED that Easement Deed for Orangewood Avenue, dated  
7 July 2, 1956, from Albert Markenson and Audrey N. Markenson, husband  
8 and wife, and Louis Markenson and Florence Mildred Markenson, husband  
9 and wife, Grantors, to the County of Orange be and the same is hereby  
10 accepted and ordered recorded.

11 BE IT FURTHER RESOLVED AND ORDERED that the Auditor of the  
12 County of Orange draw his warrant in the amount of One Hundred Eighty-  
13 eight Dollars and Sixty-two Cents (\$188.62), in favor of the said  
14 Grantors, payable out of Special Road Improvement Fund, Right of Way  
15 Orangewood Avenue, Secondary County Road; delivery of such warrant to  
16 be delayed pending notice from the Right of Way Agent of the County  
17 of Orange that said Easement Deed conveys adequate title to the  
18 easement needed.

19 AYES: SUPERVISORS HEINZ KAISER, C. M. FEATHERLY, RALPH J. MCFADDEN,  
WM. H. HIRSTEIN AND WILLIS H. WARNER

20 NOES: SUPERVISORS NONE

21 ABSENT: SUPERVISORS NONE

22 STATE OF CALIFORNIA }  
23 COUNTY OF ORANGE } ss.

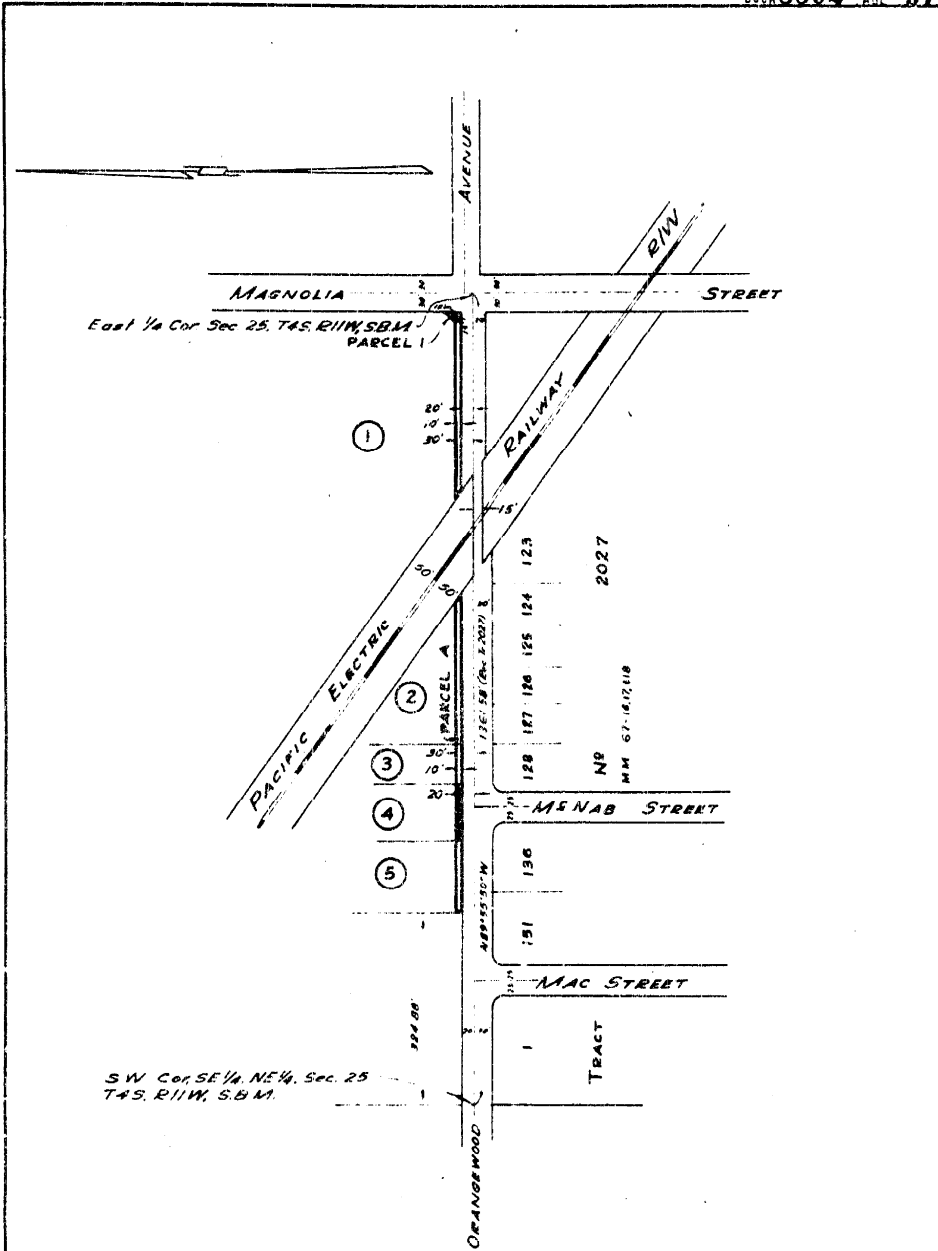
24 I, L. B. WALLACE, County Clerk and ex-officio Clerk of the Board  
25 of Supervisors of Orange County, California, hereby certify that the  
26 above and foregoing Resolution was duly and regularly adopted by the  
27 said Board at a regular meeting thereof held on the 10th day of July,  
28 1956, and passed by a unanimous vote of said Board.

29 IN WITNESS WHEREOF, I have hereunto set my hand and seal this  
30 10th day of July, 1956.

L. B. WALLACE  
County Clerk and ex-officio Clerk of the  
Board of Supervisors of Orange County,  
California

31 R/W 1127-4

32 By Mabel G. [Signature], Deputy



MAGNOLIA STREET  
 East 1/4 Cor Sec 25, T4S, R11W, S&M  
 PARCEL 1

SW Cor, SE 1/4, NE 1/4, Sec. 25  
 T4S, R11W, S&M

**NOTE**  
 The bearing on this map is based on that shown for ORANGEWOOD AVENUE, (S89°55'50"E), as shown on a map of Tract N8 2027, recorded in Miscellaneous Maps Book 67, Pages 16, 17, & 18, Records of Orange County, California

Located in Rancho Los Coyotes, Book 1, Pages 493, & 494, Patents, Records of Los Angeles County, California Sections correspond to Sectionized Survey by the Stearns Ranchos Company in said Rancho.

|                                   |              |
|-----------------------------------|--------------|
| ORANGE COUNTY, CALIFORNIA         |              |
| RIGHT OF WAY MAP                  |              |
| ORANGEWOOD AVENUE                 |              |
| MAGNOLIA STREET Westerly 1361 1/2 |              |
| Scale: 1" = 200'                  | January 1956 |
| T.B. 116-64                       | Drawn By HEC |
| R/W N8 1127                       | C.S. N8 361  |



Recording Requested By  
CITY OF GARDEN GROVE

BR 12591 PG 902

11661

RECORDS  
OF ORANGE COUNTY, CALIFORNIA

1 25 PM MAR 9 1978

HARVEY R. PLYLE, County Recorder

When recorded send to:  
City Clerk  
City of Garden Grove  
11399 Acacia Parkway  
Garden Grove, CA 92640

EXEMPT  
CITY

Portion of  
ASSESSOR PARCEL NUMBER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

City Clerk's No. D-2811

I HEREBY DECLARE THAT THE GRANTEE IS A GOVERNMENTAL AGENCY THEREFORE EXEMPT

By [Signature]

**STREET DEED**

For a Valuable Consideration, receipt of which is hereby acknowledged

Ramy Dean Stanton and Juanita Stanton, Husband and Wife

do hereby grant to the CITY OF GARDEN GROVE an easement for public street and highway purposes, in on and over the real property in the City of Garden Grove, County of Orange, State of California, described as

THAT PORTION OF THE NORTHERLY 20 FEET OF THE SOUTHERLY 40 FEET OF THE SOUTHEASTERLY QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 45, RANGE 10 WEST, IN THE RANCHO LOS COYOTES AS SHOWN ON MAP RECORDED IN BOOK 57 PAGE 17 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE RECORDER OF THE COUNTY OF ORANGE, WHICH LIES WITHIN THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO RAMY DEAN STANTON ET UX RECORDED AS DOCUMENT NUMBER 4537 ON FEBRUARY 10, 1969 IN BOOK 8869, PAGE 240 OF OFFICIAL RECORDS IN THE OFFICE OF SAID RECORDER.

To be known as ORANGWOOD AVENUE.

It is understood that each undersigned grantor grants only that portion of the above described land in which said grantor has an interest.

Dated: Jan 30 1978

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )

On this day of Jan 30 1978  
before me, the undersigned, a Notary Public in and for  
said County and State, personally appeared

Ramy Dean Stanton  
Juanita Stanton

Known to me to be the person whose names are  
subscribed to the within instrument and acknowledged  
that they executed the same with  
FREESS, my hand and official seal

Notary Public in and for said County and State

NOTARY - PRINT NAME HERE

Ramy Dean Stanton  
Juanita Stanton

FOR: Orangewood Avenue

No. 741 Parcel 14  
Atlas Map K-10

NOTE: Corporation acknowledgement form on reverse side.

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ before me, the undersigned, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_ known to me to be the \_\_\_\_\_ President, and \_\_\_\_\_ known to me to be the \_\_\_\_\_ Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors. WITNESS my hand and official seal.

(SEAL)

\_\_\_\_\_  
Notary Public in and for said County and State.

NOTARY - PRINT NAME HERE

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

On \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_

known to me to be \_\_\_\_\_ the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

(SEAL)

\_\_\_\_\_  
Notary Public in and for said County and State.

NAME (TYPED OR PRINTED):

APPROVED AS TO FORM OTHER THAN LEGAL DESCRIPTION

By \_\_\_\_\_  
City Attorney

Date 2-2-78

This is to certify that the interest in real property conveyed by the within deed or grant to the City of Garden Grove, a governmental agency, is hereby accepted under authority of Resolution No. 2764-64 adopted by the City Council of said City of Garden Grove on July 14, 1964 and the Grantee consents to the recitation thereof by its duly authorized officer.

APPROVED AS TO EXECUTION AND DESCRIPTION

By \_\_\_\_\_  
Right of Way Agent

Date 1-31-78

Dated February 15, 1978

By \_\_\_\_\_  
overlaid

## RESOLUTION NO. 6095-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-141-2024, LOT LINE ADJUSTMENT NO. LLA-031-2024, AND CONDITIONAL USE PERMIT NO. CUP-493-00 (REV. 2024), FOR PROPERTIES LOCATED ON THE NORTH SIDE OF ORANGEWOOD AVENUE, BETWEEN MAC STREET AND MAGNOLIA STREET, AT 8791-8811 ORANGEWOOD AVENUE, ASSESSOR'S PARCEL NOS. 132-213-12 AND 132-213-13.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on August 15, 2024, hereby approves Site Plan No. SP-141-2024, Lot Line Adjustment No. LLA-031-2024, and Conditional Use Permit No. CUP-493-00 (REV. 2024), for properties located on the north side of Orangewood Avenue, between Mac Street and Magnolia Street, at 8791-8811 Orangewood Avenue, Assessor's Parcel Nos. 132-213-12 and 132-213-13, subject to the conditions of approval attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-141-2024, Lot Line Adjustment No. LLA-031-2024, and Conditional Use Permit No. CUP-493-00 (REV. 2024), the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Winston Liu, with authorization from the property owner, Dai Dao Tam Ky Pho Do – Toa Thanh Tay Ninh, a non-profit corporation.
2. The applicant requests approval of the following land use entitlements: (i) a Site Plan to construct a new 4,825 square-foot two-story ancillary building to serve the existing religious facility site, along with associated site improvements; (ii) a Lot Line Adjustment to remove an existing lot line for the purpose of consolidating two (2) adjoining lots into one (1) lot to accommodate the religious facility expansion; and (iii) a modification to Conditional Use Permit No. CUP-493-00 to allow the expansion of the religious use. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the subject religious facility, CUP-493-00, would be replaced by Conditional Use Permit No. CUP-493-00 (REV. 2024).
3. The City of Garden Grove Planning Commission hereby determines that the proposed project is categorically exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Section 15303 (New Construction or Conversion Of Small Structures) and Section 15305 (Minor Alterations in Land Use Limitations) of the State CEQA Guidelines (14 Cal. Code Regs., Sections 15303 and 15305).
4. The site has a General Plan Land Use Designation of Low Density Residential (LDR), and is zoned R-1 (Single-Family Residential). The site consists of two (2) adjoining parcels: Parcel No. 132-213-12 (Parcel A) with a lot size of



43,570 square feet (1.0 acre) and Parcel No. 132-213-13 (Parcel B) with a lot size of 18,391 square feet (0.4 acres).

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 August 15, 2024, 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 August 15, 2024.

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

FACTS:

The project site is a 61,893 square foot (1.42 acres) irregularly shaped lot located on the north side of Orangewood Avenue, between Mac Street and Magnolia Street. The site has a General Plan Land Use Designation of Low Density Residential (LDR), and is zoned R-1 (Single-Family Residential). The site abuts R-1 zoned properties to the east, west, and across Orangewood Avenue, to the south, and an O-S zoned property to the north. Surrounding uses include single-family residential dwellings to the east, west, and south; and an unimproved OCTA (Orange County Transportation Authority) right-of-way to the north.

The site consists of two (2) adjoining parcels, under common ownership, which include Parcel A (APN: 132-213-12) located at 8791 Orangewood Avenue, and Parcel B (APN: 132-213-13) located at 8811 Orangewood Avenue. Parcel A occupies approximately two-thirds of the subject site to the west, while Parcel B occupies the remaining area to the east. Both parcels front, and are solely accessible from, Orangewood Avenue. Parcel A is improved with a religious facility operated by the Dai Dao Tam Ky Pho Do – Toa Thanh Tay Ninh Church (henceforth referred to as “Cao Dai Church”) that practices Caodaism, a religion originating in Vietnam.

On December 9, 1999, the City approved Lot Line Adjustment No. LLA-6-99 to shift and adjust the shared property lines between Parcel A and Parcel B to its current location and configuration, which resulted in two new parcels: Parcel No. 132-213-12 (Parcel A) of the size of 43,570 square feet (1.0 acre) and Parcel No. 132-213-13 (Parcel B) of the size of 18,391 square feet (0.42 acre).

On March 1, 2000, the City approved Site Plan No. SP-263-00, which allowed the construction of a 2,150 square-foot two-story religious building and a 2,100 square foot ancillary building, both centrally located on Parcel A, along with associated site

improvements including a parking lot and landscaping. The City also concurrently approved Conditional Use Permit No. CUP-493-00, which allowed the operation of a religious facility on Parcel A. With the completion of improvements contemplated under the approvals of SP-263-00 and CUP-493-00, the Cao Dai Church was officially established in Garden Grove in 2000. The approvals did not encompass Parcel B.

Parcel B is improved with an existing three (3) bedroom single-family dwelling located toward the front of the lot, and an existing detached accessory structure located at the rear of the lot. Both structures were built circa 1919. Per City's records, the property has been owned by the Cao Dai Church since 2020.

On October 18, 2020, a Notice of Code Violation was issued by the City citing that the existing single-family dwelling located on Parcel B had been altered without benefit of a valid building permit. The violations noted that the existing residential structure was converted into an administrative office for the church.

On August 3, 2021, a building plan check application was submitted to the City for review to address all of the aforementioned building violations. However, due to inactivity, the plan check application expired on January 30, 2022. As of the writing of this staff report, the code violation case remains open and unresolved.

After 24 years at the subject site, the church is now in need of additional space to expand its campus and accommodate other functions of its operation, as the original main building is primarily used for worship. Cao Dai Church now seeks to expand its campus to the adjoining property (Parcel B) and to construct a new ancillary building to accommodate this growth. As part of the proposal, the existing single-family residence, along with the existing accessory structure, on-site would be demolished to make way for the proposed religious facility.

The applicant also proposes to remove the shared property line between the two parcels (Parcel A and B) to consolidate the properties into a single lot. In conjunction with the Site Plan and Lot Line Adjustment requests, the Conditional Use Permit (CUP-493-00) currently governing the site would also be modified to reflect the proposed expansion of the subject religious facility as well as to update the Conditions of Approval to reflect current standard conditions imposed on similar religious facilities within the City. Upon approval and exercise of the subject requests, CUP-493-00, would be replaced by Conditional Use Permit No. CUP-493-00 (REV. 2024).

#### FINDINGS AND REASONS:

##### **SITE PLAN**

1. The Site Plan complies with the spirit and intent of the provisions, conditions and requirements of Title 9 and is consistent with the General Plan.

The site has a General Plan Land Use Designation of Low Density Residential (LDR), and is zoned R-1 (Single-Family Residential). The LDR Land Use

Designation is intended to preserve and enhance residential areas characterized by detached, single-unit structures and accessory dwelling units, with neighborhoods that: (i) provide an excellent neighborhood environment; (ii) preserve residential property values; (iii) provide access to schools, parks, and other community services; (iv) provide a high-quality architectural design. The LDR Land Use Designation is implemented by the R-1 (Single-Family Residential) zone, where churches and other religious facilities are conditionally permitted.

The proposed Site Plan complies with all applicable development standards for the R-1 zone, including the Special Operating Conditions and Development Standards applicable to "Church and Other Religious Centers" uses. The design and improvement of the proposed project is also consistent with the spirit and intent of the General Plan, through its goals, policies, and implementation programs, including specifically:

*Goal LU-1: The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision* – "Church and Other Religious Centers" uses are conditionally permitted in the R-1 zone. The project scope includes the expansion of the religious facility at 8791 Orangewood Avenue to the adjacent property at 8811 Orangewood Avenue and the construction of a new two-story ancillary building. The proposed church expansion has been designed to meet all development standards and requirements for religious facilities in the R-1 zone, including exceeding minimum setback requirements, exceeding minimum parking requirements, and exceeding landscaping area requirements. The design also stays within the maximum height requirement and provides architectural consistency throughout the development. In addition, the site after the proposed expansion would continue to possess physical characteristics that meet the Code's requirements for churches and religious institutions, including the minimum lot size of one (1) acre, the minimum lot frontage of 120 feet, and adjacency to a public street with a roadway having not less than two (2) parking lanes and two (2) traffic lanes, and having a combined width of not less than thirty-six feet (36'-0"). Since zoning is an implementation tool for the General Plan, meeting the development standards and special operating conditions of the zone is intended to meet the goals and vision of the General Plan. Thus, the proposed site plan meets the needs of anticipated growth and achieves the community's vision.

*Policy LU-2.4: Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood* – The site abuts R-1 zoned properties to the east, west, and across Orangewood Avenue, to the south, and an O-S zoned property to the north. Surrounding uses include single-family residential dwellings to the east, west and south, and an unimproved OCTA (Orange County Transportation Authority) right-of-way to the north. Although the site is located in a single-family neighborhood characterized by one- to two-story buildings, the original site has been used as a religious facility since 2000 and is improved with a thirty-five foot (35'-0") building. In addition, the site is fronted by and solely

accessible from Orangewood Avenue, a secondary arterial street that can accommodate four (4) lanes of traffic. The site has no direct access to local residential streets. No potential impacts to the immediate residential neighborhood are anticipated.

*Policy LU-4.5: Require that the commercial and industrial developments adjoining residential uses be adequately screened and buffered from residential areas* – The proposed ancillary building is located ninety-feet (90'-0") from the south (front) property line; fifty-feet (50'-0") from the east (side) property line; 123'-7" from the west (side) property line; and fifty-one feet (51'-0") from the north (rear) property line, all of which exceed the minimum required front, side, and rear setbacks of the Code. In addition, a condition of approval is included requiring the applicant to plant trees along shared property lines with adjacent R-1 zoned properties to provide additional screening from the church.

*Goal ED-2: The City must attract new businesses, while supporting and assisting those already located within Garden Grove* – The Cao Dai Church was officially established in Garden Grove in 2000. After 24 years at the subject site, the church is now in need of additional space to expand its campus and accommodate other functions of its operation, as the original main building is primarily used for worship. Approval of the Site Plan No. SP-141-2024, Lot Line Adjustment No. LLA-031-2024, and Conditional Use Permit No. CUP-493-00 (REV. 2024) would allow the church to continue its operation at the subject site with an additional facility that can support their current operation and anticipated growth.

2. The proposed development would 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.

Currently, the religious facility site, on Parcel A, is accessible from Orangewood Avenue through two (2) existing driveway approaches. As part of the proposed site design, a new thirty-foot (30'-0") wide driveway approach located to the east would be constructed to provide an additional vehicular access point to the site from the public right-of-way.

The existing parking lot would be restriped to accommodate additional parking spaces while maintaining adequate twenty-five-foot (25'-0") wide drive aisles throughout. The proposed project would provide a total of 93 parking spaces, resulting in a surplus of six (6) spaces. In addition, seventeen (17) out of 93 parking spaces would be compact, which make up to 19.5% of the total 87 required parking spaces. Thus, the project design demonstrates compliance with the parking requirements of the Municipal Code. All parking spaces on site would be required to meet the latest requirements of the California Green Building Standards Code and Americans with Disabilities Act (ADA), including handicap parking and EV charging.

The on-site circulation would be improved with a new twenty-five foot (25'-0") U-shaped drive aisle that circulates through the site. The City's Traffic Engineering Division and Orange County Fire Authority have reviewed the proposed on-site circulation, and all appropriate conditions of approval have been incorporated to minimize any adverse impacts to surrounding streets. The project would not adversely affect essential public facilities such as streets and alleys, utilities and drainage channels.

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

The streets in the area would be adequate to accommodate the development once the developer provides the necessary improvements for the project. Utilities and drainage channels in the area, if and where necessary, would be made adequate to accommodate the development. The property is not located in a sewer deficiency area. The Public Works Department has incorporated conditions of approval to minimize potential impacts to the sewer system.

4. The proposed development would not adversely impact the Public Works Department's ability to perform its required function.

Existing utilities and drainage channels in the area are adequate to accommodate the development. The proposed development would install and maintain landscaping, allowing adequate drainage of storm water. The project has been reviewed by the Public Works Department, which has required various on-site and off-site improvements, including sidewalks, and driveways. The project has incorporated all the appropriate conditions of approval to minimize any adverse impacts.

5. The proposed development is compatible with the physical, functional and visual quality of the neighboring uses and desirable neighborhood characteristics.

The proposed project is consistent with the existing uses and improvements in the surrounding area. The proposed project would improve the aesthetics of site through the construction of the new ancillary church building. Associated site improvements include new parking, new driveway, and new landscaping. The resulting development would be an improvement, visually, for the community while also maintaining a reasonable degree of physical, functional, and visual compatibility with neighboring uses and the desirable neighborhood characteristics. Therefore, the proposed project is consistent with the surrounding area and compatible with the existing uses on the properties.

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

The project has been designed for building appearance, building placement, landscaping, and other amenities to attain an attractive environment. The new building design would continue to incorporate the same traditional Cao Dai architectural style that is already established on-site. The building would include unique features that are iconic to the Cao Dai style such as the three-tier tower at the front entrance, curved rooflines, and ornate pillars.

The proposed project would provide a total of approximately 9,300 square feet of landscaping throughout the site, along the property lines, within the parking lot areas, and areas surrounding the new building. The landscaping for the property would comply with all applicable requirements of the Municipal Code. In addition, a condition of approval would be included requiring the applicant to plant trees and to maintain adequate screening along any shared property lines with adjoining R-1 zoned properties. On-site landscape planting would include a wide variety of plant material. All planting areas would be watered by means of an automatic irrigation system meeting the City's requirements for water conservation. The applicant is required to submit a landscape and irrigation plan to the City that complies with the landscaping requirements of Title 9 of the Municipal Code, which includes the City's Landscape Water Efficiency Guidelines.

### **LOT LINE ADJUSTMENT**

1. The parcels, as a result of the Lot Line Adjustment, will conform to the zoning and building codes.

The subject parcels comprising the project are both zoned R-1-7 (Single-family Residential). The R-1-7 zone requires a minimum lot area of 7,200 square feet, or 0.17 acres. The site consists of two adjoining parcels, Parcel A (APN: 132-213-12), which is 43,570 square feet (1.0 acre) in area and Parcel B (APN: 132-213-13), which is 18,391 square feet (0.4 acres) in area. The proposed Lot Line Adjustment is to remove the shared lot line between the two (2) parcels and consolidate into one (1) single lot. After the Lot Line Adjustment, the total lot size of the entire site would be 1.4 acres, which exceeds the minimum lot size requirements of the R-1-7 zone. The Lot Line Adjustment and all associated site improvements would conform to the development standards as set forth by the Municipal Code.

### **CONDITIONAL USE PERMIT**

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

The site has a General Plan Land Use Designation of Low Density Residential (LDR), and is zoned R-1 (Single-Family Residential). The LDR Land Use Designation is intended to preserve and enhance residential areas characterized by detached, single-unit structures and accessory dwelling units, with neighborhoods that: (i) provide an excellent neighborhood environment; (ii)

preserve residential property values; (iii) provide access to schools, parks, and other community services; (iv) provide a high-quality architectural design. The LDR Land Use Designation is implemented by the R-1 (Multiple-Family Residential) zone, where churches and other religious facilities are conditionally permitted.

The proposed Site Plan complies with all applicable development standards for the R-1 zone, including the Special Operating Conditions and Development Standards applicable to "Church and Other Religious Centers" uses. The design and improvement of the proposed project is also consistent with the spirit and intent of the General Plan, through its goals, policies, and implementation programs, including specifically:

*Goal LU-1: The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision* – "Church and Other Religious Centers" uses are conditionally permitted in the R-1 zone. The project scope includes the expansion of the religious facility at 8791 Orangewood Avenue to the adjacent property at 8811 Orangewood Avenue and the construction of a new two-story ancillary building. The proposed church expansion has been designed to meet all development standards and requirements for religious facilities in the R-1 zone, including exceeding minimum setback requirements, exceeding minimum parking requirements, and exceeding landscaping area requirements. The design also stays within the maximum height requirement and provides architectural consistency throughout the development. In addition, the site after the proposed expansion would continue to possess physical characteristics that meet the Code's requirements for churches and religious institutions, including the minimum lot size of one (1) acre, the minimum lot frontage of 120 feet, and adjacency to a public street with a roadway having not less than two (2) parking lanes and two (2) traffic lanes, and having a combined width of not less than thirty-six feet (36'-0"). Since zoning is an implementation tool for the General Plan, meeting the development standards and special operating conditions of the zone is intended to meet the goals and vision of the General Plan. Thus, the proposed site plan meets the needs of anticipated growth and achieves the community's vision.

*Policy LU-2.4: Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood* – The site abuts R-1 zoned properties to the east, west, and across Orangewood Avenue, to the south, and an O-S zoned property to the north. Surrounding uses include single-family residential dwellings to the east, west, and south, and an unimproved OCTA (Orange County Transportation Authority) right-of-way to the north. Although the site is located in a single-family neighborhood characterized by one- to two-story buildings, the original site has been used as a religious facility and is improved with a thirty-five foot (35'-0") building. In addition, the site is fronted by, and solely accessible from, Orangewood Avenue, a secondary arterial street that can

accommodate four (4) lanes of traffic. The site has no direct access to local residential streets. No potential impacts to the immediate residential neighborhood are anticipated.

*Policy LU-4.5: Require that the commercial and industrial developments adjoining residential uses be adequately screened and buffered from residential areas* – The proposed ancillary building is located ninety-feet (90'-0") from the south (front) property line; fifty-feet (50'-0") from the east (side) property line; 123'-7" from the west (side) property line; and fifty-one feet (51'-0") from the north (rear) property line, all of which exceed the minimum required front, side, and rear setbacks of the Code. In addition, a condition of approval is included requiring the applicant to plant trees along shared property lines with adjacent R-1 zoned properties to provide additional screening from the church.

*Goal ED-2: The City must attract new businesses, while supporting and assisting those already located within Garden Grove* – The Cao Dai Church was officially established in Garden Grove in 2000. After 24 years at the subject site, the church is now in need of additional space to expand its campus and accommodate other functions of its operation, as the original main building is primarily used for worship. Approval of the Site Plan No. SP-141-2024, Lot Line Adjustment No. LLA-031-2024, and Conditional Use Permit No. CUP-493-00 (REV. 2024) would allow the church to continue its operation at the subject site with an additional facility that can support their current operation and anticipated growth.

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

The use would not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The Cao Dai Church has been operating at the subject location since 2000 under the governance of Conditional Use Permit No. CUP-493-00. The proposed church expansion to the adjoining property is to accommodate their growing operation. Approval of the Conditional Use Permit would allow the Cao Dai Church to continue their operation at the subject location. Conditions of approval require the church to comply with the City's Noise Ordinance.

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



The site is of adequate size to accommodate the church facility, inclusive of the proposed two-story ancillary building. The Cao Dai Church's hours of operation would remain unchanged, which are from 9:00 a.m. to 5:00 p.m., Monday to Friday, and 8:00 a.m. to 8:00 p.m., Saturday and Sunday. Provided the conditions of approval are adhered to for the life of the project, the use would be harmonious with the persons who work and live in the area.

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

The site is located on the north side of Orangewood, between Mac Street and Magnolia Street. The site is sufficiently served by the public service facilities required, such as public utilities: gas, electric, water, and sewer facilities. As a part of this request, no changes are proposed to the overall function of the building. Therefore, the site would continue to be adequately served by all existing highways, streets, and other public and private service facilities.

#### 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, Lot Line Adjustment and Conditional Use Permit possess characteristics that would justify the request in accordance with Municipal Code Section No. 9.32.030 (Site Plan and Conditional Use Permit) and Section No. 9.40.190 (Lot Line Adjustment).
2. 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-141-2024, Lot Line Adjustment No. LLA-031-2024, and Conditional Use Permit No. CUP-493-00 (REV. 2024).

## **EXHIBIT "A"**

**Site Plan No. SP-141-2024,**

**Lot Line Adjustment No. LLA-031-2024, and**

**Conditional Use Permit No. CUP-493-00 (REV. 2024)**

8791 – 8811 Oranewood 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, on the property. Proof of such recordation is required within 30 days of the approval.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Elements Architecture, owner and developer of the project, The Dai Dao Tam Ky Pho Do - Toa Thanh Tay Ninh Church (henceforth referred to as "Cao Dai Church"), and the future owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Except for minor modifications authorized to be approved by the Community Development Director pursuant to Condition No. 4, any changes of the Conditions of Approval require approval by the appropriate City hearing body.
3. Site Plan No. SP-141-2024, Lot Line Adjustment No. LLA-031-2024, and Conditional Use Permit No. CUP-493-00 (REV. 2024) only authorize the expansion of an existing religious facility by incorporating an approximately 0.42-acre adjoining parcel into the subject's site area, and the construction of an approximately 4,825 square foot, two-story ancillary building along with associated site improvements, at 8791-8811 Oranewood Avenue, as depicted on the plans submitted by the applicant and made part of the record of the August 15, 2024, Planning Commission proceedings. Approval of this Site Plan, Lot Line Adjustment and Conditional Use Permit shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.
4. The approved site plan and floor plan are an integral part of the decision approving this Site Plan, Lot Line Adjustment, and Conditional Use Permit. There shall be no additional changes in the design of the site plan and floor plan without the approval of the City. Minor modifications to the Site Plan

and/or these Conditions of Approval, which do not materially change the scope or intensity of the project and which will not result in impacts that have not previously been addressed, 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. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

### **Engineering Division**

#### Project Design

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

- c. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.
  - d. Incorporates structural and Treatment Control BMPs as defined in the DAMP.
  - e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
  - f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
  - g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
  - h. Provides a hydrological analysis with scaled map as well as hydrologic and hydraulic calculations to size storm drains per the Orange County RDMD standards.
8. Parkway culverts shall be designed per City of Garden Grove Standard Plan B-209. Storm drain lateral pipe connections to City-maintained storm drains within City right-of-way shall be RCP with a minimum diameter of 18-inches.
  9. Grading and Street improvement plans prepared by a registered Civil Engineer are required. As required under Section 107 of the California Building Code (CBC), the grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to thirty-feet (30'-0") outside the boundary, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan showing all existing utility facilities, easements and proposed utility facilities. All on-site improvements shall be tied by horizontal dimensional control to the property boundary as established by survey. A minimum uninterrupted 20-foot wide throat access to the site is required from the street for the commercial projects and shall meet the requirements of the California Fire Code throughout the site. Vehicle maneuvering, as demonstrated by Auto Turn along private streets and access ways, shall be demonstrated on the grading plan. Street improvement plans shall conform to all format and design requirements of the City Standard Drawings & Specifications.
  10. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer. (Policies and Procedures – TE-17)
  11. The applicant shall coordinate with Planning Services and Orange County Fire Authority to identify proper emergency vehicle access to the site and shall provide the Engineering Division a copy of the approval letters upon first submittal of the grading and street improvement plans.

12. Any new drive approaches to the site shall be constructed in accordance with Garden Grove Standard B-121 as they conform to land use and roadway designation.
13. The grading plan shall depict an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition of the California Building Code.
14. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502 and State mandated commercial organic recycling law-AB 1826, including any other applicable State recycling laws related to refuse, recyclables, and/or organics:
  - a. Paved with an impervious surface, designed not to allow run-on mixing of drainage from adjoining areas, designed to divert drainage from adjoining roofs and pavements to be directed around the area for trash roll out, and screened or walled to prevent off-site transport of trash by water or wind.
  - b. Provide solid roof or awning to prevent direct precipitation into the enclosure.
  - c. Connection of trash area drains to the municipal storm drain system is prohibited. Drainage from the enclosure may be directed to a conforming grease or contaminant interceptor.
  - d. Potential conflicts with fire code access requirements and garbage pickup routing for access activities shall be considered in implementation of design and source control. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD 32 for additional information.
  - e. The trash enclosure and containers shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures, and concrete aprons for roll-out areas.
  - f. Pursuant to state mandated commercial organic recycling law-AB 1826, the applicant is required to coordinate storage and removal of the organics waste with local recycling/trash company.
  - g. Pursuant to applicable state mandated laws, the applicant is required to contact and coordinate with the operations manager of the local recycling/trash company (Republic Services, 800-700-8610) to ensure the trash enclosure includes the appropriate size and number of containers for the disposal of items such as, but may not limited to, municipal solid waste (MSW), recyclables, and organic green waste.



Orange Lot Line Adjustment Manual, and shall be reviewed and approved by the City Engineer.

- c. The order of recording documentation of the LLA application with the County of Orange Recorder's Office shall be as prescribed by the City Engineer. The instrument numbers assigned by the County Recorder for the LLA shall be written into the new property description of the succeeding Grant Deed or Quit Claim conveyances as prescribed by the City Engineer.
  - d. If a lender or beneficiary is involved in the property, whether noted in the Title Report or not indicated in the Title Report, a Modification of Deed of Trust must be prepared for each lender or beneficiary involved. The Modification of Deed of Trust must be signed by a person authorized to represent the beneficiary and notarized. Exhibits for the Modification of Deed of Trust shall be the exhibits as prepared for the Lot Line Adjustment prior to recordation. A blank line must be left in the acknowledgement description to write in the LLA instrument number as recorded by the County Clerk.
17. The applicant shall remove any existing substandard driveway approaches, curbs, sidewalks, ADA ramps, pavement sections, tree well and landscaping, and construct Orangewood Avenue frontage improvements as identified below. All landscape, irrigation, sidewalk, signal modifications and lighting improvements installed within the public rights-of-way shall be maintained by the applicant and shall require the approval of the City Engineer, Street Division, and Planning Division.
- a. A separate street improvement plan shall be prepared and submitted to the Engineering Division for the proposed improvements within the public right-of-way for Orangewood Avenue, which shall include any proposed landscaping and irrigation plans. All work shall be per City standards and specifications.
  - b. Construct new driveway approach at northeast corner of the religious institution property on Orangewood Avenue per City Standard B-121, per the approved site plan.
  - c. The applicant shall remove all existing vehicular access gates to the site on Orangewood Avenue.
  - d. The applicant is expressly prohibited from installing any vehicle access gate at the any of the three entrances to the project on Orangewood Avenue.
  - e. The applicant shall cold mill (grind) existing asphalt pavement 3-inch uniform depth and replace with 3-inches of fiber reinforced asphalt

surface course from the edge of the northerly gutter to the southerly gutter along Orangewood Avenue fronting the project per City specification and the direction of the City Engineer.

- f. Any further deviation from the approved site access points shall be approved by the City Traffic Engineer.
  - g. The applicant shall locate all existing public utilities across the property frontage and within the property boundary of the project prior to commencement of grading operation and mobilization.
  - h. The applicant shall coordinate with the Planning Services Division and Public Works Street Division before placing any type of tree within public right-of-way and proposed landscape area.
  - i. Street signs shall be installed as required and approved by the City Traffic Engineer.
18. The applicant shall ensure adequate radius is provided for appropriate vehicles (fire trucks, buses, trash trucks, etc.) to navigate the project access in accordance with City's Traffic Policy & Procedures TE-14.
  19. Provide adequate drive aisle and lane widths per City of Garden Grove Standard B-311.
  20. Provide appropriate and adequate wayfinding and signage for drivers to easily navigate the entrance and exit.
  21. Parking lot layout shall be in accordance with City Standard B-311.
  22. Turning Template shall be in accordance with City's Traffic Policy & Procedures TE-14.
  23. Driveway Opening Policy shall be in accordance with City's Traffic Policy & Procedures TE-8.
  24. Sight Distance Standards shall be in accordance with City's Traffic Policy & Procedures TE-13.
  25. Tow-Away Sign Design shall be in accordance with City's Municipal Code.
  26. No Parking Fire Lane Sign Design shall be in accordance with City's Traffic Policy & Procedures TE-20.

#### Permit Issuance

27. A separate street permit is required for work performed within the public right-of-way.



28. The applicant shall identify a temporary parking site(s) for construction crew and construction trailers office staff prior to issuance of a grading permit. No construction parking is allowed on local streets and nearby shopping centers. Construction vehicles should be parked off traveled roadways in a designated parking area. Parking areas, whether on-site or off-site, shall be included and covered by the erosion control and the Storm Water Pollution Prevention plan (SWPPP).
29. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a work-site traffic control plan for all the proposed improvements within public right-of-way, and shall be subject to the review and approval of the City Traffic Engineer.

Project Construction/Operation

30. The applicant shall coordinate with City's Public Works Department (engineering, traffic, water services and streets division) and setup appointments for preconstruction inspections for all the on-site and off-site improvements prior to commencement of grading operation and mobilization.
31. In accordance with the Orange County Storm Water Program manual, the applicant and/or its contractors shall provide dumpsters on-site during construction unless an Encroachment Permit is obtained for placement in street.
32. The applicant and his contractor shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal; relocation or resetting, the Contractor shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and his contractor shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The Applicant and his contractor shall be liable for, at his expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls. Temporary Benchmarks shall not be used for Vertical control. Benchmarks shall be to the National Geodetic Vertical Datum (NGVD).
33. Heavy construction truck traffic and hauling trips, and any required lane closures shall occur outside peak travel periods. Peak travel periods are considered to be from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.
34. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:

- a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
- b. Demonstrate that the applicant is prepared to implement and maintain all non-structural BMPs described in the Project WQMP.
- c. Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site.
- d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.
- e. Identify responsible contractor and individuals for maintaining the new landscape and irrigation improvements for a period of three (3) years following the acceptance of the improvements by the City.

**Water Division (waiting for Carina)**

35. New water service installations two-inches (0'-2") and smaller may be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services three-inch (0'-3") and larger, shall be installed by developer/owner's contractor per City Standards.
36. Water meters shall be located within the City right-of-way. Fire services, and large water services three-inch (0'-3") and larger, shall be installed by contractor with Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.
37. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross-connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.
38. It shall be the responsibility of owner/developer to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.
39. A composite utility site plan shall be part of the water plan approval.

40. New utilities shall have a minimum of five-foot (5'-0") horizontal and a minimum one-foot (1'-0") vertical clearance from water main and appurtenances.
41. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.
42. City shall determine if existing water services(s) is/are usable and meets current City Standards. Any existing meter and service located within new driveway(s) shall be relocated at owner's expense.
43. If required, fire-service and any private fire-hydrant lateral shall have above-ground backflow device with a double-check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the property owner. The above-ground assembly shall be screened from public view as required by the Planning Services Division.
44. Location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).

#### **Sewer Division**

45. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations. Existing units are to be removed.
46. If needed, owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be a minimum six-inch (6'-0"), extra strength VCP with wedgelock joints.
47. Contractor shall abandon any existing unused sewer lateral(s) at street right-of-way on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete. Only one sewer connection per lot is allowed.
48. All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of minimum twelve-inch (1'-0") below the water main, outer diameter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board.

#### **Orange County Fire Authority**

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

**Building and Safety Division**

50. All work shall comply with the latest edition of the California (CA) Building Standards Code (CBC) at time of permit application.
51. A code analysis shall be required either separating new and existing structures assuming a property line or justifying as one building per Chapter 5 CBC.
52. An on-site path-of-travel from public right-of-way without having to traverse an apron with more than 2% cross slope will be required.
53. The project shall be subject to building plan review and will illustrate compliance with all applicable locally enforceable codes, ordinances and regulations.

**Planning Services Division**

54. 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 submitting plans into the Building and Safety Division Plan Check process. The project shall also be subject to the following:
  - a. All on-site and off-site utilities (off-site refers to the areas within public right-of-way to the center line of the streets adjacent to the subject property) within the perimeter of the site and to the centerline of the adjacent streets shall be installed or relocated underground. All on-site and off-site utilities pertaining to the improvements proposed under this Site Plan shall be installed or relocated underground.
  - b. All above-ground utility equipment shall not be located within the common areas, or any parking areas, and shall be screened by densely planted and maintained landscaped hedges or a fence or wall. Ground-mounted equipment shall not exceed the maximum allowable height for a wall, fence, or hedge.
  - c. No exterior piping, plumbing, or mechanical ductwork shall be permitted on any exterior façade and/or be visible from any public right-of-way or adjoining property. Roof rain gutters are permitted. The rain gutters shall follow the natural architecture lines of the building.
55. 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 Friday - not before 7:00 a.m. and not after 5:00 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.
56. The property owner(s) shall comply with the adopted City Noise Ordinance.
57. There shall be no deliveries to or from the premises before 8:00 a.m. and after 8:00 p.m., seven days a week.
58. All landscaping shall be consistent with the landscape requirements of Title 9 of the Municipal Code. The developer shall submit a complete landscape plan governing the entire development. The landscape irrigation plans shall include type, size, location and quantity of all plant material. The landscape plan shall include irrigation plans and staking and planting specifications. All landscape irrigation shall comply with the City's Landscape Ordinance and associated Water Efficiency Guidelines. The landscape plan is also subject to the following:
- a. A row of Italian Cypress (or similar species) shall be planted along the new easterly property line. The spacing between trees shall mirror the existing tree row along the westerly property line.
  - b. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaping areas shown on the plan. The sprinklers shall be of drip or microspray system sprinkler heads for water conservation.
  - c. The plan shall provide a mixture of a minimum of ten percent (10%) of the trees at 48-inch box, ten percent (10%) of the trees at 36-inch box, fifteen percent (15%) of the trees at 24-inch box and sixty percent (60%) of the trees at 15-gallon, the remaining five percent (5%) may be of any size. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, drought tolerant vines shall be used.
  - d. Clinging vines shall be installed within the landscape planters along perimeter block walls to deter graffiti.
  - e. Trees planted within ten feet (10') of any public right-of-way shall be planted in a root-barrier shield. All landscaping along street frontages adjacent to driveways shall be of the low-height variety to ensure safe sight clearance.
  - f. The landscaping treatment along Orangewood Avenue frontage, including the area designated as public right-of-way and parking areas, shall incorporate a mixture of groundcover, flowerbeds, shrubs, and

trees to enhance the appearance of the property. The Community Development Department shall review the type and location of all proposed trees and plant materials. Said landscape area shall be the responsibility of the applicant to maintain.

- g. The landscape plan shall incorporate and maintain for the life of the project those means and methods to address water run-off also identified as Low Impact Development provisions, which address water run-off. This is to also to be inclusive of any application of Water Quality Management Plans (WQMP), Drainage Area Management Plans (DAMP) and any other water conservation measures applicable to this type of development.
  - h. At the time of irrigation installation, the irrigation system shall comply with all applicable provisions of the City's Water Conservation Ordinance, the City's Municipal Code landscape provisions, and all applicable state regulations.
59. Litter shall be removed daily from the project site, including adjacent public sidewalks and all parking areas under the control of the applicant. The areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
60. The applicant shall abate all graffiti vandalism within the premises. The applicant 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 as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.
61. All signs shall comply with the sign requirements of Title 9 of the Municipal Code. All signs shall require a separate permit and shall be installed in accordance with the provisions of the sign ordinance.
62. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the City's Planning Services Division. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Any new lighting that is provided within the parking lot area shall maintain a minimum of two foot-candles of light on the parking areas during business hours. Lighting in the parking areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the windows of adjacent properties.

63. The applicant shall submit a light plan (photometric plan) to Planning Services Division for review. All lighting shall be provided throughout the parking areas at a minimum of two-foot candle of light during the hours of darkness when the businesses are open, and a one foot candle of light during all other hours of darkness.
64. View-obscuring treatment such as opaque and frosted glass and/or high parapet shall be used on the second floor of the easterly elevation of the proposed building to mitigate direct views from the second floor of the building into the private recreation areas of the abutting single-family developed property.
65. Any new or required block walls and/or retaining walls shall be shown on the grading plans, both in plan-view and cross-sections. Cross-sections shall show vertical and horizontal relations of improvements (existing and proposed) on both sides of property lines. Required wall heights shall be measured vertically from the highest adjacent finished grade. Block walls shall be designed in accordance to City of Garden Grove Standard B-504, B-505, B-506, and B-508, or designed by a professional registered engineer. In addition, the following shall apply:
  - a. The color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division prior to installation.
  - b. Openings for drainage through walls shall be shown in section details and approved by the City Engineer. Cross-lot drainage is not allowed. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, the use of methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible, the use of solar or low-emission water heaters, and the use of low-sodium parking lot lights, to ensure compliance with Title 24.
  - c. The property owner shall work with the adjoining property owners in designing and constructing the perimeter block walls to avoid the use of double walls. If the property owner cannot obtain approval from the adjoining property owners, the property owner shall construct the new wall with a decorative cap to be placed between the new and the existing wall.
66. 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.

67. During construction, if paleontological or archeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with applicable law.
68. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and the Sections 3503, 3502.5, and 3513 of the California Fish and Game regulations, which require the protection of active nests of all bird species, prior to the removal of any on-site landscaping, including the removal of existing trees.
69. All on-site curbs, not associated with a parking space, shall be painted red.
70. The trash enclosures shall have unifying colors and exterior finishes that match, and are integrated, with the proposed development. The Planning Services Division shall review and approve the design of the proposed roof and the material(s). The proposed roof and materials shall also comply with the CBC requirements.
71. 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.
72. As part of the finalized working drawings for Planning Services Division, Engineering Division, and Building and Safety Division, the applicant shall submit a detailed and dimensioned plot plan, floor plans, exterior elevations and landscape plans that reflect the above conditions of approval. The plans shall indicate landscape materials, wall materials, and building materials proposed for the project.
73. Any and all corrections 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.
74. No amplification systems shall be permitted outside of a fully enclosed building.
75. The sound emitted from any loud speakers shall not extend beyond the walls of the building. Religious and related activities shall also take place within the building and such activities shall not create a nuisance to surrounding properties.
76. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The size, format, form, placement, and languages of the sign shall be determined by the Community Development Department.
77. In the event that parking for the religious facility operation becomes a problem due to demand for parking that exceeds the on-site parking provided, then the applicant shall submit to the City a parking management plan, prepared by a



- licensed traffic engineer, acceptable to the City Manager of Garden Grove or his/her designee, and upon review and approval of such parking study, promptly initiate and implement appropriate modifications and/or actions necessary to ensure that the use of the property has adequate parking to accommodate the activities occurring thereon.
78. Activities occurring on the site such as special events, carnivals, and similar activities, will require City approval of a special event permit. Application for the event permit shall be made a minimum of 30 days prior to the event. If the event creates a parking demand exceeding the number of spaces provided on-site, the representatives of the event/proposed assembly use, shall ensure, through written verification, that arrangements are made to address the overflow parking at least 21 days prior to the event. This includes providing evidence of other secured parking facilities as well as type (secured) shuttle service between the site and secured parking lot(s).
  79. The site is being improved with a new two-story building and is intended to be used as an ancillary building as indicated by the applicant. The facility is to be used for administrative activities serving the religion, which would include, but is not limited to, administrative meeting, office, meditation and library study. This facility shall not be used as a boarding house or serve as temporary housing/living quarters. Should any change in the religious activities occur, the filing of a modification to the existing Conditional Use Permit and/or other proper entitlement(s) shall be required.
  80. The applicant/property owner shall submit signed letters acknowledging receipt of the decision approving Site Plan No. SP-141-2024, Lot Line Adjustment No. LLA-031-2024, and Conditional Use Permit No. CUP-493-00 (REV. 2024), and his/her agreement with all conditions of approval within 30-days from the date of this approval.
  81. A copy of the resolution approving Site Plan No. SP-141-2024, Lot Line Adjustment No. LLA-031-2024, and Conditional Use Permit No. CUP-493-00 (REV. 2024), including the conditions of approval, shall be kept on the premises at all times.
  82. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of Title 9 of the Municipal Code, the uses and development authorized by this approval of Site Plan No. SP-141-2024, Lot Line Adjustment No. LLA-031-2024, and Conditional Use Permit No. CUP-493-00 (REV. 2024) shall 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 and thereafter diligently advanced until completion of the project.
  83. 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-141-2024, Lot Line Adjustment No. LLA-031-2024, and Conditional Use Permit No. CUP-493-00 (REV. 2024). 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.