AGENDA

GARDEN GROVE PLANNING COMMISSION

NOVEMBER 5, 2026 – 7:00 pm

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

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

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

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

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

REGULAR MEETING AGENDA

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

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

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES – October 15, 2026

C. CONTINUED PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1 SITE PLAN NO. SP-120-2023 (TE1)
VESTING TENTATIVE PARCEL MAP NO. PM-2021-206 (TE1)

APPLICANT: INVESTEL GARDEN RESORTS, LLC
LOCATION: 12233, 12235, 12337, AND 12239 CHOISSER ROAD

REQUEST: A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206, to consolidate four (4) existing parcels into a single 28,793 square-foot (0.66 acre) parcel, and to construct a six-story, 53 unit, residential apartment complex. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.

STAFF RECOMMENDATION: Approval of a one-year time extension for Site Plan No. SP-120-2023 (TE1) and Vesting Tentative Parcel Map No. PM-2021-206 (TE1).

D. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

D.1 SITE PLAN NO. SP-174-2026
CONDITIONAL USE PERMIT NO. CUP-296-2026

APPLICANT: YARD HOUSE USA, INC.
LOCATION: 11757 HARBOR BOULEVARD

REQUEST: A request to construct an approximately 9,727 square-foot pad restaurant building, along with associated site improvements. The existing pad restaurant building would be demolished to facilitate the proposed project. Additionally, a request for a Conditional Use Permit for the operation of the restaurant with a California Alcoholic Beverage Control (ABC) Type "47" (On-Sale General – Eating Place) License. Also, a recommendation that the Planning Commission revoke the previous Conditional Use Permit governing the tenant space, CUP-518-00. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION: Adopt a Resolution approving Site Plan No. SP-174-2026 and Conditional Use Permit No. CUP-296-2026 pursuant to the recommended Conditions of Approval.

D.2 SITE PLAN NO. SP-142-2024 (TE1)

APPLICANT: JEFFREY & TINA MULLEN
LOCATION: 13171 JEFFERSON STREET

REQUEST: A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-142-2024 to construct an eight (8) unit, three-story multiple-family residential building and associated site improvements on an approximately 0.23-acre lot. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.

STAFF RECOMMENDATION: Approval of a one-year time extension for Site Plan No. SP-142-2024 (TE1).

D.3 INTERPRETATION OF USE NO. IOU-006-2024 (TE1)
TENTATIVE PARCEL MAP NO PM-2023-156 (TE1)
SITE PLAN NO. SP-144-2024 (TE1)
CONDITIONAL USE PERMIT NO. CUP-267-2024 (TE1)

APPLICANT: KIKI TRAN
LOCATION: 11432-11462 STANFORD AVENUE

REQUEST: A request to approve a one-year time extension for the approved entitlements under Interpretive of Use No. IOU-006-2024, Tentative Parcel Map No. PM-2023-156, Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024, which allowed the construction of a mixed-use development consisting of a 78-unit senior apartment complex and an 82-bed residential care facility for the elderly (RCFE) on a net 0.94-acre lot. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.

STAFF RECOMMENDATION: Approval of a one-year time extension for Interpretation of Use No. IOU-006-2024 (TE1), Tentative Parcel Map No PM-2023-156 (TE1), Site Plan No. SP-144-2024 (TE1), and Conditional Use Permit No. CUP-267-2024 (TE1).

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, October 15, 2026

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

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

Absent: Cueva, Lindsay

PLEDGE OF ALLEGIANCE: Led by Commissioner Flanders.

ORAL COMMUNICATIONS – PUBLIC – None

September 3, 2026 MINUTES:

Action: Received and filed.

Motion: Laricchia Second: Flanders

Ayes:	(5)	Ashland, Beard, Flanders, Laricchia, Ramirez
Noes:	(0)	
Absent:	(2)	Cueva, Lindsay
Abstain:	(0)	

PUBLIC HEARING – SITE PLAN NO. SP-178-2026 ANDTENTATIVE PARCEL MAP NO. PM-2025-119 FOR PROPERTY LOCATED ON THE WEST SIDE OF LOARA STREET, NORTH OF CHAPMAN AVENUE, AT 11861 LOARA STREET.

Applicant: 11861 LOARA STREET
Date: October 15, 2026

Request: A request to subdivide an existing property, and construct three (3) new single-family residences on the resulting parcels. The specific land use entitlement approvals requested include a Site Plan for the construction of three (3) single-family residences and associated site improvements, and a Tentative Parcel Map to subdivide the existing 36,155 square-foot

property into three (3) parcels, and a private road. Also, a front yard determination request to designate the private street frontage of Lot 3 as the front yard and Loara Street frontage as the street side yard. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

The applicant's representative, Thinh Nguyen, addressed the Commission and answered questions. The applicant's representative was asked if they had read and agreed with the Conditions of Approval, and they responded that they had.

Two members of the Public that spoke and expressed concerns about the project: Darin Geringer, Ray Herrera.

Action: Resolution No. 6150-26 was approved.

Motion: Ramirez Second: Laricchia

Ayes: (4) Ashland, Flanders, Laricchia, Ramirez
Noes: (1) Beard
Absent: (2) Cueva, Lindsay

PUBLIC HEARING – SITE PLAN NO. SP-120-2023 (TE1) AND VESTING TENTATIVE PARCEL MAP NO. PM-2021-206 (TE1) FOR PROPERTY LOCATED ON THE WEST SIDE OF CHOISSER ROAD, NORTH OF TWINTREE LANE, AT 12233, 12235, 12337, AND 12239 CHOISSER ROAD

Applicant: INVESTEL GARDEN RESORTS, LLC
Date: October 15, 2026

Request: A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206, to consolidate four (4) existing parcels into a single 28,793 square-foot (0.66 acre) parcel, and to construct a six-story, 53 unit, residential apartment complex. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.

The applicant was not present, and staff was available to answer Commissioners' questions .

Action: Motion to re-open the public hearing, and continue the public hearing to the November 5th meeting to have the applicant be present to address questions related to property maintenance.

Motion: Laricchia Second: Ramirez

Ayes:	(4)	Beard, Flanders, Laricchia, Ramirez
Noes:	(1)	Ashland
Absent:	(2)	Cueva, Lindsay

MATTERS FROM COMMISSIONERS: Commissioner Laricchia inquired about the status of the Sana'a Café property located along Brookhurst Street, indicating the property needs upkeep. Staff stated the City is working with the prospective operators and the adjacent property owner to address the required parking to convert the building into a coffee shop. Staff also indicated Code Enforcement would be contacted regarding the upkeep of the property. Commissioner Laricchia also requested that Staff reexamine the Costco exit, citing traffic safety concerns. Staff indicated they have spoken with Traffic Engineering regarding this matter, but will inquire further. Commissioner Flanders inquired about 12431 Valley View Street, the former 99 Cents Only Store site. Staff indicated they have spoken with an architect and property owner about possible projects, including a supermarket, but will contact them again. Commissioner Beard thanked Commissioner Laricchia for diligence in inspecting project sites, and requested for the meeting to be adjourned in honor of former Mayor Bruce Broadwater.

MATTERS FROM STAFF: Staff announced that Senior Planner, Priit Kaskla, will be leaving the City. Staff gave a brief description of the November 5th meeting agenda.

ADJOURNMENT: At 8:05 p.m.

_____

Carol Sebbo
Recording Secretary

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	**SITE LOCATION:** West side of Choisser Road, north of Twintree Lane at 12233, 12235, 12237, and 12239 Choisser Road
HEARING DATE: November 5, 2026	**GENERAL PLAN:** International West Mixed Use
CASE NO.: Site Plan No. SP-120-2023(TE1) and Vesting Tentative Parcel Map No. PM-2021-206(TE1)	**ZONE:** Planned Unit Development No. PUD-128-12; International West Mixed Use Overlay zone
APPLICANT: Investel Garden Resorts, LLC	**APN:** 231-491-12, 231-491-13, 231-491-14, and 231-491-15
PROPERTY OWNER: Same as applicant	**CEQA DETERMINATION:** Previously Exempt

REQUEST:

The applicant is requesting approval of a one-year time extension for the approved entitlements under Site Plan No. SP-120-2023(TE1) and Vesting Tentative Parcel Map No. PM-2021-206(TE1), which allowed the consolidation of four (4) existing parcels with a combined lot area of 28,793 square feet (0.66 acres) into a single lot to facilitate the development of a six-story, 53-unit residential apartment complex.

BACKGROUND:

The proposed project was considered by the Planning Commission during the October 15, 2026 public hearing meeting. The applicant was not present at the meeting to answer Planning Commissioner's questions about the project site property maintenance, including unsecured gates and overgrown vegetation. The Planning Commission voted 4-1 to reopen and continue the public hearing to the November 5, 2026 regular Planning Commission meeting, and requesting that the applicant be present at the meeting to response to questions related to property maintenance.

The applicant has made a concerted effort to address the property maintenance issues, including removing graffiti, securing the vehicle gates, and removing overgrown vegetation. The existing block wall along the westerly property line, which is currently damaged, will be removed and replaced with a new block wall once the project construction commences.

The audio recording of the October 15, 2026 Planning Commission meeting is available on the City's Website at https://ggcity.org/commissions/planning-commission.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6152-26 approving a one-year time extension for Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206 [referred to as Site Plan No. SP-120-2023(TE1) and Vesting Tentative Parcel Map No. PM-2021-206(TE1)]

Maria Parra, AICP
Planning Services Manager

Attachment 1: Planning Staff Report dated October 15, 2026 for Site Plan No. SP-120-2023(TE1) and Vesting Tentative Parcel Map No. PM-2021-206(TE1) with Resolution No. 6152-26

ATTACHMENT 1 - Staff Report

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.2.	**SITE LOCATION:** West side of Choisser Road, north of Twintree Lane at 12233, 12235, 12237, and 12239 Choisser Road
HEARING DATE: October 15, 2026	**GENERAL PLAN:** International West Mixed Use
CASE NO.: Site Plan No. SP-120-2023(TE1) and Vesting Tentative Parcel Map No. PM-2021-206(TE1)	**ZONE:** Planned Unit Development No. PUD-128-12; International West Mixed Use Overlay zone
APPLICANT: Investel Garden Resorts, LLC	**APN:** 231-491-12, 231-491-13, 231-491-14, and 231-491-15
PROPERTY OWNER: Same as applicant	**CEQA DETERMINATION:** Previously Exempt

REQUEST:

The applicant is requesting approval of a one-year time extension for the approved entitlements under Site Plan No. SP-120-2023(TE1) and Vesting Tentative Parcel Map No. PM-2021-206(TE1), which allowed the consolidation of four (4) existing parcels with a combined lot area of 28,793 square feet (0.66 acres) into a single lot to facilitate the development of a six-story, 53-unit residential apartment complex.

BACKGROUND:

The project site is comprised of four (4) vacant lots with a combined lot area of 28,793 square feet (0.66 acres) and located on the west side of Choisser Road, north of Twintree Lane, immediately adjacent to the site of the future resort hotel development commonly referred to as the Site "C" Project. The property is currently unimproved and is secured with fencing.

The project site has a General Plan Land Use designation of International West Mixed Use and is designated for the development of low-income housing in the General Plan Housing Element. The project site is part of Planned Unit Development No. PUD-128-12, and the zoning provisions of the International West Mixed Use Overlay zone apply to the project.

On February 16, 2023, the Planning Commission approved Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206. The approval allowed the consolidation of four (4) existing parcels with a combined lot area of 28,793 square feet (0.66 acres) into a single lot to facilitate the development of a six-story, 53-unit residential apartment complex. Pursuant to the State Density Bonus law, in exchange

for reserving five (5) of the apartment units for very low-income households, the applicant qualified for density bonus, concessions, and waivers and reduced parking.

Under the State Subdivision Map Act, tentative maps expire two-years from the date the land use approval becomes effective. Condition of Approval No. 97 of SP-120-2023 and PM-2021-206 allowed the Site Plan to expire two years from the date the approval became effective to be consistent with the two-year expiration date of the Tentative Parcel Map. The land use entitlements became effective on March 10, 2023, with a two-year expiration date of March 10, 2025.

On January 1, 2025, Assembly Bill AB 2729 went into effect and automatically extended the expiration date of housing projects that were issued prior to January 1, 2024, and that were set to expire in 2025. The project qualified for the automatic 18-month time extension granted under AB 2729, and the new expiration date was extended to September 10, 2026.

On August 19, 2026, the applicant filed a land use application with the City requesting a one-year time extension (Time Extension No. 1) of Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206.

In accordance with the Municipal Code, and because the Site Plan and the Vesting Tentative Parcel Map entitlements have not yet been exercised, the applicant is requesting a one-year time extension (Time Extension No. 1) to these approved entitlements. No changes are proposed to the previously approved project.

DISCUSSION:

Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206 became effective on March 10, 2023, with a two-year expiration date of March 10, 2025. Assembly Bill AB 2729, which became effective on January 1, 2025, granted an automatic 18-month time extension to housing projects approved prior to January 1, 2024, and that were set to expire in 2025. Pursuant to AB 2729, the project was granted an automatic time extension, and the new expiration date was set to September 10, 2026.

The applicant filed an application with the City of Garden Grove requesting a time extension on August 19, 2026, prior to the entitlements expiring for both the Site Plan and Vesting Tentative Parcel Map.

The applicant has made substantial progress to advance the proposed housing project. Currently, the grading and construction plans have been approved by the City, and are awaiting permit issuance pending the recordation of the vesting tentative parcel map. The tentative parcel map is currently progressing through the review process with the County Surveyor's Office. The time extension will allow the applicant additional time to complete the review and record the parcel map. With

recordation of the final map, the applicant can proceed with obtaining grading and building permits, and commencing construction.

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

The applicant submitted the time extension application on August 19, 2026, prior to the expiration of the entitlements. In addition, the General Plan Land Use Designation of International West Mixed Use (IW) and the PUD and housing overlay zoning designations of the property remain the same, and there are no pending land use actions or studies that would have the potential to render the approved development nonconforming. As such, the proposed project is conforming to the General Plan and zoning designations of the property. The subject request is in compliance with Municipal Code standards for time extensions.

Approval of the time extension will extend the expiration date of the land use entitlements by one-year to September 10, 2027.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

As a part of the original approval in 2023, the City determined that the project was categorically exempt from the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects). No changes are proposed to the project that was previously approved, and no further environmental review is required.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

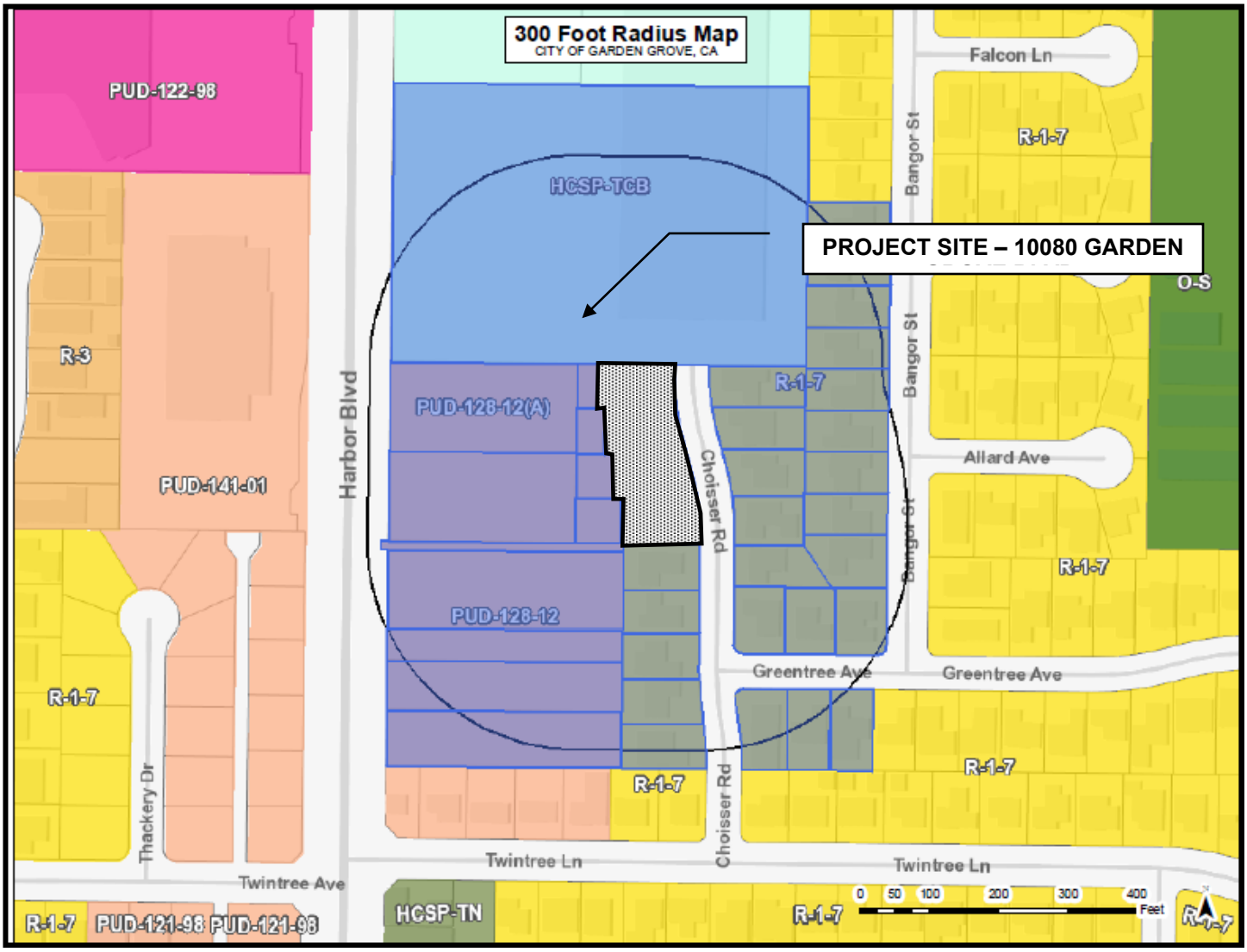
1. Adopt Resolution No. 6152-26 approving a one-year time extension for Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206 [referred to as Site Plan No. SP-120-2023(TE1) and Vesting Tentative Parcel Map No. PM-2021-206(TE1)]

Maria Parra, AICP
Planning Services Manager

Attachment 1: Vicinity Map
Attachment 2: Plans
Attachment 3: Resolution No. 6152-26 for SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206
Attachment 4: Planning Staff Report dated February 16, 2023 with Resolution No. 6058-23 for SP-120-2023 and Vesting PM-2021-206

ATTACHMENT 1 - Vicinity Map

SITE PLAN NO. SP-120-2023(TE1)
VESTING TENTATIVE PARCEL MAP NO. PM-2021-2026 (TE1)



LEGEND

SUBJECT SITE(S) – 12233, 12235, 12237 and 12239 Choisser Road

300 FOOT RADIUS

NOTES

1. SITE ADDRESSES – 12233, 12235, 12237 and 12239 Choisser Road
2. ZONING: Planned Unit Development No. PUD-008-2018 | International West Overlay

CITY OF GARDEN GROVE
PLANNING DIVISION
OCTOBER 2026

ABBREVIATIONS

°	DEGREE	LAM	LAMINATE
±	PLUS OR MINUS	LAV	LAVATORY
Ø	DIAMETER	LBR	LUMBER
≈	ALMOST EQUAL	LDG	LANDING
≠	NOT EQUAL	LGTH	LENGTH
∠	ANGLE	LIN	LINEAR
	BOUNDARY LINE	LKR	LOCKER
℄	CENTER LINE	LONG	LONGITUDINAL
Δ	DELTA	LT	LIGHT
		LTG	LIGHTING
A/C	AIR CONDITIONING	LT WT	LIGHT WEIGHT
ACST	ACOUSTIC	LVR	LOUVER
AD	AREA DRAIN		
ADA	AMERICAN WITH DISABILITIES ACT	MACH	MACHINE
ADJ	ADJACENT / ADJUSTABLE	MAINT	MAINTENANCE
ADR	ACCESS DOOR	MAR	MARBLE
AFF	ABOVE FINISH FLOOR	MAS	MASONRY
AGG	AGGREGATE	MATL	MATERIAL
ALUM	ALUMINUM	MAX	MAXIMUM
ALT	ALTERNATE	MECH	MECHANICAL
APPROX	APPROXIMATELY	MEMB	MEMBRANE
APT	APARTMENT	MET	METAL
ARCH	ARCHITECTURAL	MFG	MANUFACTURING
ASPH	ASPHALT	MFR	MANUFACTURER
AUTO	AUTOMATIC	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELANEOUS
		MLDG	MOULDING
BATH	BATHROOM	MO	MASONRY OPENING
BD	BOARD	MTD	MOUNTED
BE	BOTTOM ELEVATION	MUL	MULLION
BL	BUILDING LINE		
BLDG	BUILDING	N	NORTH
BLKG	BLOCKING	(N)	NEW
BM	BENCH MARK / BEAM	NIC	NOT IN CONTRACT
BR	BARE ROOT	NG	NATURAL GRADE
BRG	BEARING	NO	NUMBER
		NOM	NOMINAL
CAB	CABINET	NTS	NOT TO SCALE
CB	CATCH BASIN	#	NUMBER
C/C	CENTER TO CENTER		
CE	COVER ELEVATION	OBSC	OBSCURE
CEM	CEMENT	OC	ON CENTER
CG	CORNER GUARD	OD	OUTSIDE DIAMETER
CIP	CAST IRON PIPE	OFF	OFFICE
CJ	CEILING JOIST	OH	OVERHEAD
CL	CENTER LINE	OPNG	OPENING
CLG	CEILING	OPP	OPPOSITE
CLO	CLOSET	OPS	OPERATIONS
CLR	CLEAR	OV	OVEN
CMU	CONCRETE MASONRY UNIT	OVFL	OVERFLOW
CO	CLEANOUT		
COL	COLUMN	P	POINT
COM	COMMON	PART	PARTITION
COMB	COMBINATION / COMBINE	PAVT	PAVEMENT
COMP	COMPOSITION	PED	PEDESTAL
CONC	CONCRETE	PKG	PARKING
CONN	CONNECTION	PL	PLATE / PROPERTY LINE
CONST	CONSTRUCTION	PLAS	PLASTER
CONT	CONTINUOUS / CONTINUATION	PLBG	PLUMBING
CONTR	CONTRACTOR	PLWD	PLYWOOD
COR	CORNER	PNL	PANEL
CORR	CORRIDOR	PR	PAIR
CTR	CENTER	PRC	PORCELAIN
CUYD	CUBIC YARD	PRCST	PRECAST
CW	COLD WATER	PREFAB	PREFABRICATED
CYL	CYLINDER	PROP	PROPERTY
		PROJ	PROJECTION
D	DRAIN / DIFFUSER	PRTN	PARTITION
DIFF	DIFFUSER	PVMT	PAVEMENT
DBL	DOUBLE		
DET	DETAIL	R	RISER
DEPT	DEPARTMENT	RAD	RADIUS
DF	DRINKING FOUNTAIN	RD	ROOF DRAIN
DIAG	DIAGONAL	RECP	RECEPTACLE
DIAM	DIAMETER	REF	REFERENCE
DIM	DIMENSION	REFR	REFRIGERATOR
DISC	DISCONNECT	REINF	REINFORCMENT
DISP	DISPENSER	REQD	REQUIRED
DIST	DISTRIBUTION	REV	REVISIONS
DK	DECK	RFG	ROOFING
DN	DOWN	RGH	ROUGH
DR	DOOR	RM	ROOM
DS	DOWNSPOUT	RND	ROUND
DW	DISHWASHER	RO	ROUGH OPENING
DWG	DRAWING	RUB	RUBBER
DWT	DRAWER		
		S	SOUTH
E	EAST	SC	SOLID CORE
(E)	EXISTING	SD	SMOKE DETECTOR
EA	EACH	SHT	SHEET
EL	ELEVATION	SHT MET	SHEET METAL
ELEC	ELECTRIC	SHTHG	SHEATHING
ELEV	ELEVATOR	SHWR	SHOWER
EMERG	EMERGENCY	SIM	SIMILAR
ENCL	ENCLOSURE	SPECS	SPECIFICATIONS
ENTR	ENTRANCE	SPKR	SPEAKER
EQ	EQUAL	SQ	SQUARE
EQUIP	EQUIPMENT	SS	STAINLESS STEEL
EXH	EXHAUST	STC	SOUND TRANS CLASS
EXIST	EXISTING	STD	STANDARD
EXP JT	EXPANSION JOINT	STL	STEEL
EXPN	EXPANSION	STOR	STORAGE
EXPO	EXPOSED	STRL	STRUCTURAL
EXT	EXTERIOR	STWY	STAIRWAY
		SUSP	SUSPENDED
F	FIRE MAIN	SYM	SYMMETRICAL
FA	FIRE ALARM		
FCU	FAN COIL UNIT	TB	TOWEL BAR
FD	FLOOR DRAIN	TBD	TO BE DETERMINED
FDN	FOUNDATION	TEL	TELEPHONE
FE	FIRE EXTINGUISHER	TEMP	TEMPERATURE
FEC	FIRE EXTINGUISHER CABINET	THERMO	THERMOSTAT
FG	FUEL GAS	THK	THICK
FGL	FIXED GLASS	THRES	THRESHOLD
FH	FIRE HYDRANT	TOC	TOP OF CURB
FHC	FIRE HOSE CABINET	TOF	TOP OF FENCE
FIN	FINISH	TOW	TOP OF WALL
FIXT	FIXTURE	TOIL	TOILET
FJ	FLOOR JOIST	TOPO	TOPOGRAPHY
FL	FLOOR	TPD	TOILET PAPER DISPENSER
FLASH	FLASHING	TV	TELEVISION
FLG	FLOORING	TYP	TYPICAL
FLUOR	FLUORESCENT	THRU	THROUGH
FPRF	FIRE PROOF		
FR	FIRE RATED	UNFIN	UNFINISHED
FS	FLOW SWITCH / FLOOR SINK	UON	UNLESS OTHERWISE NOTED
FTG	FOOTING	UR	URINAL
G	GAS / GRILLE	VCT	VINYL COMPOSITE TILE
GA	GAGE	VENT	VENTILATOR
GALV	GALVANIZED	VERT	VERTICAL
GB	GRAB BAR	VIF	VERIFY IN FIELD
GEN	GENERAL	VTR	VENT THROUGH ROOF
GI	GALVANIZED IRON		
GL	GLASS / GLAZE	W	WEST
GLB	GLASS BLOCK	W/	WITH
GND	GROUND	W.C	WATER CLOSET
GOVT	GOVERNMENT	WD	WOOD
GR	GRADE	WDT	WIDTH
GYP	GYPSUM	WDW	WINDOW
GYP BD	GYPSUM WALL BOARD	WNSCT	WAINSCOT
		W/O	WITHOUT
HB	HOSE BIB	WP	WATERPROOF
HC	HOLLOW COR / HEATING COIL	WT	WEIGHT
HD	HEAD		
HDR	HEADER	MISCELLANEOUS REFERENCE	
HDRL	HANDRAIL	AA	ARTWORK / ARTIFACTS
HDW	HARDWARE	ACT	ACOUSTICAL TILE
HDWD	HARDWOOD	C	CARPET
HORIZ	HORIZONTAL	CT	CERAMIC TILES
HP	HORSEPOWER	LP	LAMINATED PLASTIC
HPT	HIGH POINT	MT	METAL FINISH
HR	HOUR	MIR	MIDORO / GLASS
HT	HEIGHT	PL	PLASTER
HTG	HEATING	PT	PAINT FINISH
HTR	HEATER	QT	QUAFFY TILES
HVAC	HEATING, VENTILATING AND AIR CONDITIONING	RF	RESILENT FINISH
		SF	SPECIAL FINISH
HW	HOT WATER	ST	STONE / MARBLE / TRAVERTINE
		UP	UPHOLSTEPY
ID	INSIDE DIAMETER	WC	WALL COVERING
IN	INCH	WD	WOOD FINISH
INSUL	INSULATION		
INT	INTERIOR	MATERIAL FINISH REFERENCE	
INTERMD	INTERMEDIATE	FF	FIXTURE & FURNITURE
INV	INVERT	FF&E	FIXTURE, FURNITURE & EQUIPMENT
IPS	IRON PIPE SIZE	FC	FLOOR COVERING
		G.R	GUESTROOM
JAN	JANITOR	GC	GENERAL CONTRACTOR
JB	JUNCTION BOX	IE	INTERIOR ELEVATION
JST	JOIST	IF	INTERIOR FURNISHING
JT	JOINT	KEC	KITCHEN EQUIPMENT CONTRACTOR
		MUR	MOCK-UP ROOM
KC	KEENE'S CEMENT	PS	POWER SUPPLY
KIT	KITCHEN	RC	REFLECTED CEILING
KP	KICK PLATE	RP	REFERENCE PLAN

PROJECT DATA

PROJECT ADDREASS: 12233 CHOISSER ROAD, GARDEN GROVE, CA 92840
12235 CHOISSER ROAD, GARDEN GROVE, CA 92840
12237 CHOISSER ROAD, GARDEN GROVE, CA 92840
12239 CHOISSER ROAD, GARDEN GROVE, CA 92840
LEGAL DESCRIPTION: APN-23149112
APN-23149113
APN-23149114
APN-23149115, TRACT NO.88403
ZONE: PUD(C), PUD-128-12
LAND USE: IW (INTERNATIONAL WEST MIXED USE)
ALLOWABLE RESIDENTIAL DENSITY: 70 DWELLING UNITS PER ACRE

BUILDING TYPE: MULTIFAMILY DWELLING
OCCUPANCY: R-2 (APARTMENT HOUSES)
S-2 (PARKING)
CONSTRUCTION TYPE: TYPE I FOR S-2 (1 STORY)
TYPE IIIA FOR R-2 (5 STORIES)
SPRINKLER: YES (FULLY SPRINKLED)
BUILDING HEIGHT: 68 FT. 9 IN. (6-STORY)

SITE AREA: 0.66± ARCE (28,793± S.F.)
BUILDING AREA: 88,492 S.F.
LANDSCAPE AREA: 7,406 S.F. (25.7%)
PAVING AREA: 4,888 S.F.

A) PARKING COMPUTATION:

	REQUIRED	PROPOSED (CONCESSION REQUESTED)
REGULAR	TBD	46
COMPACT	17 (MAX)	4
HCP	2 (MIN)	2
EVS	6 (MIN)	6
TOTAL	70 (MAX)	58

*PARKING RATIO PER SECTION 65915 ET SEQ. OF THE CALIFORNIA GOVERNMENT (DENSITY BONUSES AND OTHER INCENTIVES):

UNIT TYPE	UNIT SIZES	RATIO	REQUIRD NUMBER
STUDIO	1	1 / UNIT	1
ONE-BEDROOM	18	1 / UNIT	18
TWO-BEDROOM	30	1.5 / UNIT	45
THREE-BEDROOM	4	1.5 / UNIT	6
TOTAL			70

B) BUILDING AREA BREAKDOWN:
PARKING GARAGE: (S-2 OCCUPANCY AND TYPE I CONSTRUCTION)
LEVEL 01 = 16,538 S.F.

RESIDENTIAL: (R-2 OCCUPANCY AND TYPE III CONSTRUCTION)
LEVEL 02 = 14,721 S.F.
LEVEL 03, 04, 05 = 14,674 S.F.
LEVEL 06 = 13,211 S.F.
SUB-TOTAL = 71,954 S.F.

TOTAL BUILDING AREA = 88,492 S.F.

C) DWELLING UNIT COMPUTATION (53 UNITS):

TYPE	STUDIO	1-BEDROOM	2-BEDROOM	3-BEDROOM
2/F	1	3	6	1
3/F	0	4	6	1
4/F	0	4	6	1
5/F	0	4	6	1
6/F	0	3	6	0
TOTAL	1	18	30	4

AFFORDABLE UNIT COMPUTATION (6 UNITS):
VERY LOW INCOME UNITS:

TYPES	QUANTITY	TOTAL BEDROOMS
1-BEDROOM	2	2
2-BEDROOM	2	4
3-BEDROOM	1	3
TOTAL	5	9

*TOTAL 5 REPLACEMENT UNITS INCLUDED (TOTAL 9 BEDROOMS)

LOW INCOME UNITS:

TYPES	QUANTITY	TOTAL BEDROOMS
3-BEDROOM	1	3

*TOTAL 1 REPLACEMENT UNIT INCLUDED (TOTAL 3 BEDROOMS)

D) RECREATION AREA BREAKDOWN:
PRIVATE OPEN SPACE (BALCONY):
LEVEL 02-06 = 51 S.F. PER UNIT X 4
= 88 S.F. PER UNIT X 1
SUB-TOTAL = 1,460 S.F.

ACTIVE RECREATION AREAS (AMENITIES):
LEVEL 6 - INDOOR:
FITNESS CENTER = 838 S.F.
& LOUGNE
LEVEL 6 - ROOF DECK:
ROOF GARDEN
& BBQ LOUNGE = 1,612 S.F.
SUB-TOTAL = 2,450 S.F.

PASSIVE RECREATION AREAS (LANDSCAPE):
ON-SITE GARDEN = 3,910 S.F.

TOTAL RECREATION AREA = 7,820 S.F.

PROJECT CONTACTS

OWNER: INVESTEL GARDEN RESORTS LLC.
DANNY WEI
714.696.0000
danny.wei@scgamerica.com

DESIGN ARCHITECT: SCG AMERICA
CONSTRUCTION INC.
KENHAO HSU
714.696.0000
kenhao.hsu@scgamerica.com

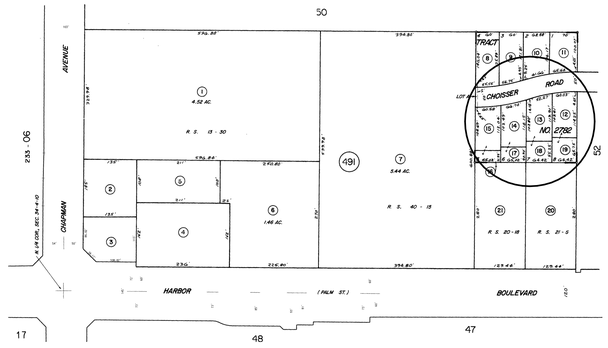
EXECUTIVE ARCHITECT: AC MARTIN
PATRICK SIN
213.683.1900
patrick.sin@acmartin.com

CIVIL ENGINEER & SURVEYOR: kpff
ISHWAR DHUNGANAL
213.418.0201
ishwar.dhungana@kpff.com

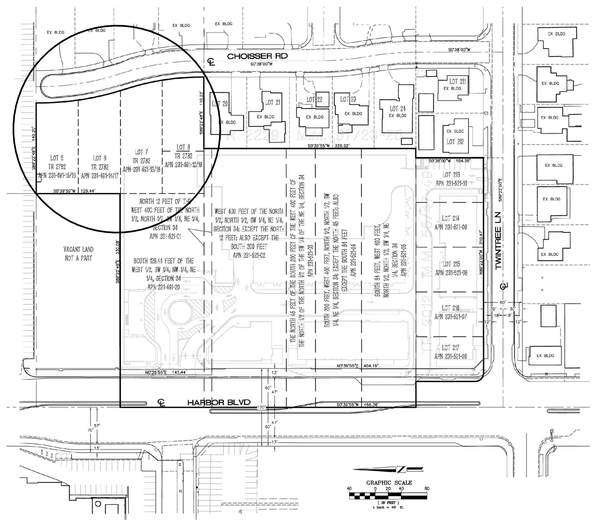
PLUMBING / ELECTRICAL ENGINEER: SCG AMERICA
CONSTRUCTION INC.
TEE YATPIYAKUL
714.696.0000
tee.yatpiyakul@scgamerica.com

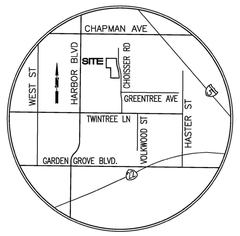
STRUCTURAL ENGINEER: LFA
RICHARD CHEN
213.239.9700
richard.chen@labibfunk.com

TENTATIVE PARCEL MAP



VICINITY PLAN





SCOPE OF WORK

APARTMENT HOUSES DESIGN AND PLANNING

GENERAL:
1. NEW 6-STORY CONSTRUCION OF MULTI-FAMILY HOUSES
2. PLANNING OF THE SITE INCLUDING THE MAIN ENTRANCE, PARKING ENTRANCE, AND DRIVEWAY
3. LANDSCAPING OF THE SITE

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES AND REGULATIONS:
2019 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA RESIDENTIAL CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA ELECTRICAL CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA ENERGY CODE (TITLE 24 PARTG)
2019 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA FIRE CODE

INDEX OF SHEETS

LEGEND: X - SHEET ISSUED
R - SHEET ISSUED FOR REFERENCE AND COORDINATION ONLY
SEE TITLEBLOCK FOR REVISION ISSUE DATE(S)

SHEET NUMBER	SHEET TITLE	PRELIMINARY SUBMITTAL	PRELIMINARY RESUBMITTAL	ENTITLEMENT SUBMITTAL	PLAN CHECK SUBMITTAL	REVISION 1	REVISION 2
A-0.01	GENERAL INFORMATION	X	X				
A-1.01	SITE PLAN (EXISTING)		X				
A-1.02	SITE PLAN (GROUND FLOOR)		X				
A-1.03	SITE PLAN (ROOF)	X	X				
A-1.10	FIRE PREVENTION SITE PLAN		X				
A-1.20	LANDSCAPE PLAN - LEVEL 1 & LEVEL 6		X				
A-2.01	FLOOR PLAN - LEVEL 1	X	X				
A-2.02	FLOOR PLAN - LEVEL 2	X	X				
A-2.03	FLOOR PLAN - LEVEL 3-5	X	X				
A-2.04	FLOOR PLAN - LEVEL 6	X	X				
A-2.05	ROOF PLAN	X	X				
A-2.10	UNIT MATRIX	X	X				
A-2.11	ENLARGED ROOM PLAN - STUDIO & 1B1B	X	X				
A-2.12	ENLARGED ROOM PLAN - 2B2B & 3B2B	X	X				
A-3.01	BUILDING ELEVATION - WEST & EAST	X	X	X			
A-3.02	BUILDING ELEVATION - NORTH & SOUTH	X	X	X			
A-6.01	RENDERING			X			
A-6.02	EXTERIOR MATERIAL BOARD	X	X	X			
A-6.03	EXTERIOR MATERIAL BOARD	X	X	X			
C-1.0	PRELIMINARY GRADING AND DRAINAGE PLAN			X			
VTPM-1	VESTING TENTATIVE PARCEL MAP			X			
VTPM-2	VESTING TENTATIVE PARCEL MAP			X			

MEP SYMBOLS

- DOWNLIGHTS, INCANDESCENT
- DECORATIVE FIXTURE
- WALLWASHER
- SPEAKER
- WALLSCONCE
- JUNCTION BOX
- PENDANT LIGHTING FIXTURE
- TRACK LIGHT
- CEILING FAN
- COVE LIGHTING
- PROJECTOR MOUNT & FEED (ABOVE CEILING)
- SPRINKLER / WALL
- SPRINKLER
- THERMOSTAT
- HVAC REMOTE CONTROLLER
- DOOR BELL
- PENDANT LIGHTING FIXTURE
- SMOKE DETECTOR
- EXHAUST FAN
- TELEVITION OUTLET
- DOOR CONTACT SWITCH
- FLUORESCENT "STRIP LIGHT" UNDER CABINENT FIXTURE
- DUPLEX RECEPTACLE OUTLET
- DUPLEX WATERPROOF OUTLET
- GROUND FAULT INTERRUPT
- DUPLEX RECEPTACLE OUTLET - HALF HOT SWITCH
- RANGE OUTLET
- REFRIGERATOR OUTLET
- QUADPLEX RECEPTACLE OUTLET
- SINGLE SWITCH
- DIMMER SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- FLOOR DUPLEX OUTLET
- FLOOR QUADPLEX OUTLET
- TELEPHONE OUTLET
- USB CHANGING PORT

DRAWING SYMBOLS

- SECTION / EXTERIOR ELEVATION INDICATOR
- INTERIOR ELEVATION INDICATOR
- DETAIL INDICATOR
- DRAWING TITLE
- COLUMN GRID INDICATOR
- ROOM NUMBER / ROOM TYPE
- DOOR NUMBER INDICATOR
- WINDOW NUMBER INDICATOR
- PARTITION TYPE
- FF&E ITEM AND NUMBER
- MATERIAL FINISH AND NUMBER
- KEYNOTE INDICATOR
- BATHROOM ACCESSORY KEY
- CENTER LINE
- DEMOLITION LINE
- CEILING HEIGHT TO FINISH FLOOR
- ROOM NUMBER / ROOM TYPE / SHEET NUMBER
- REVISION INDICATOR
- REVISION CLOUD
- LINE BREAK
- DENOTES HEARING IMPAIRED ROOMS
- DENOTES ACCESSIBLE ROOMS
- BUILDING EXIT OR EXIT ACCESS
- DETAIL INDICATOR

SP-120-2023
PM-2021-206

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

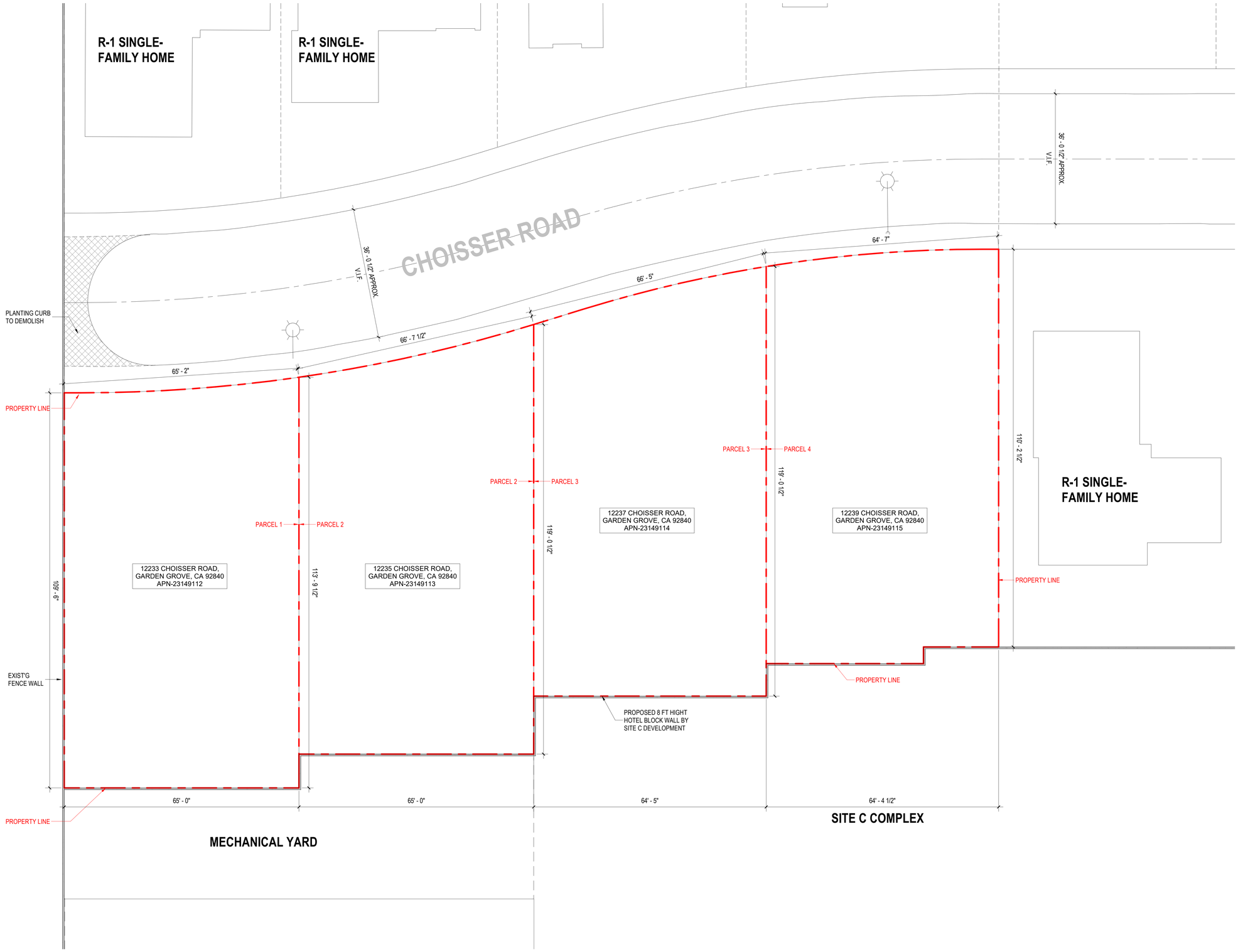
12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

GENERAL INFORMATION

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	As indicated
Sheet Number	A-0.01



SITE PLAN (EXISTING) 1 SCALE: 3/32"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

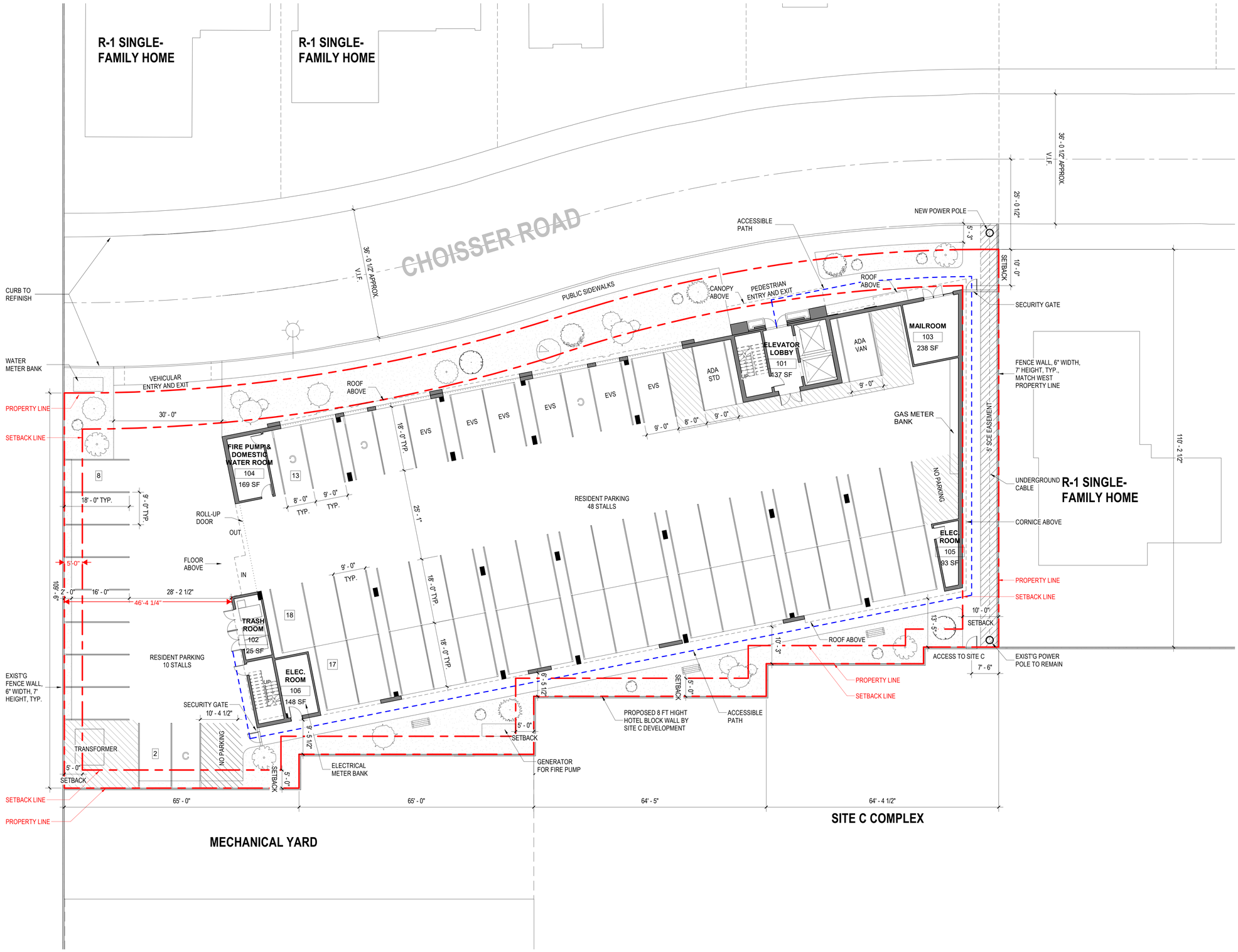
Sheet Title

SITE PLAN (EXISTING)

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	3/32" = 1'-0"

Sheet Number

A-1.01



SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

SITE PLAN (GROUND FLOOR)

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	3/32" = 1'-0"

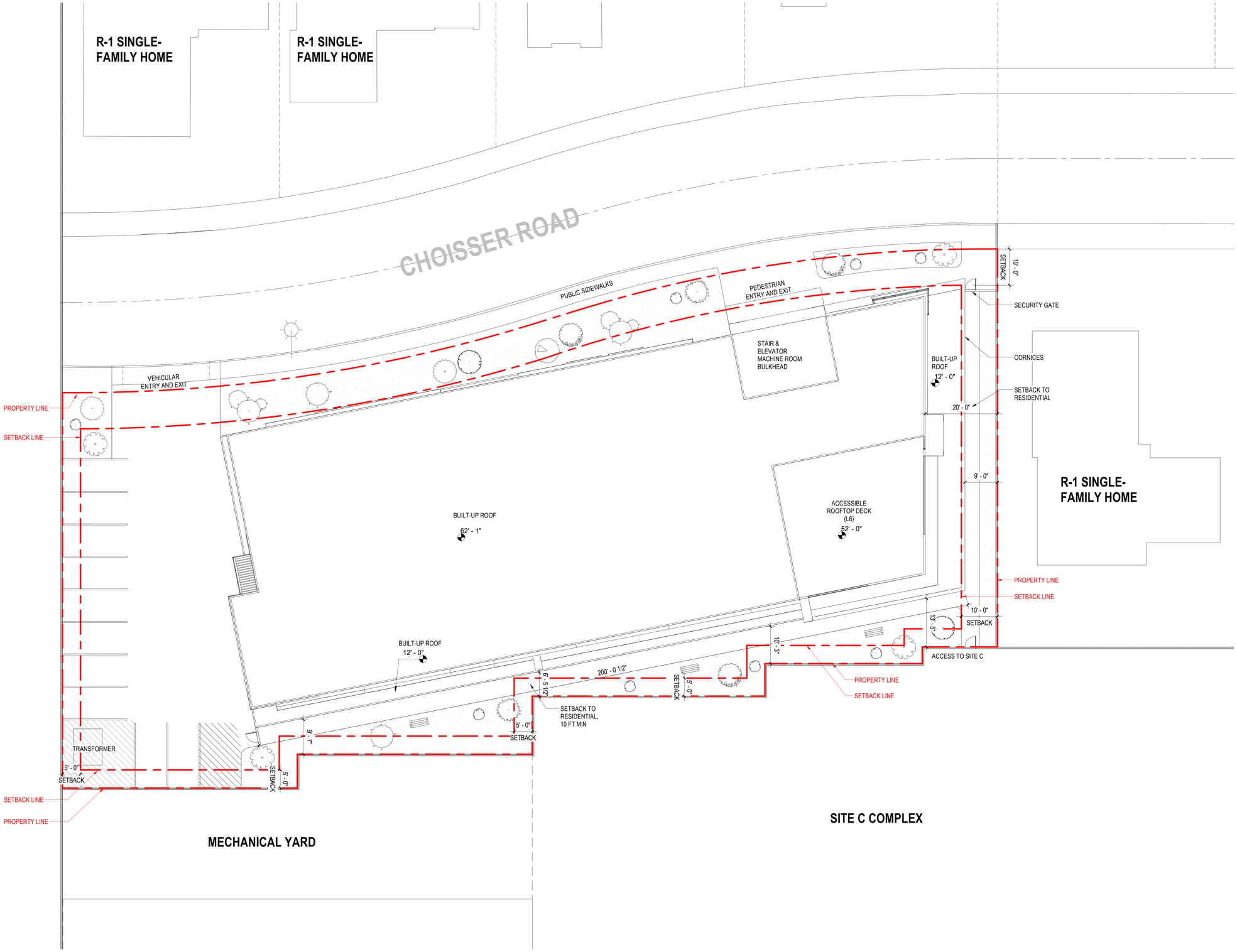
Sheet Number

A-1.02

SITE PLAN (GROUND FLOOR)

1

SCALE: 3/32"=1'-0"



SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

SITE PLAN (ROOF)

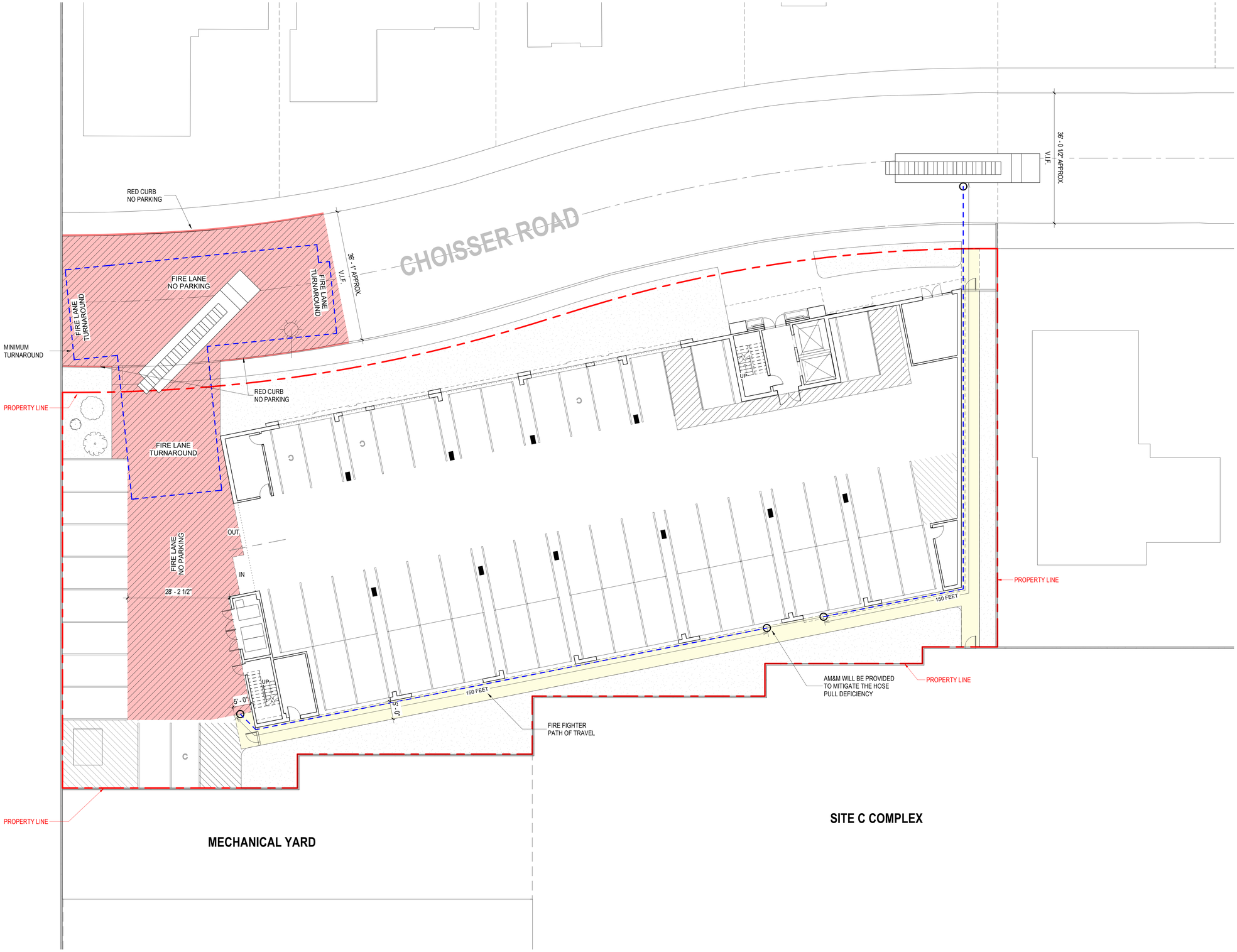
Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	3/32" = 1'-0"

Sheet Number

A-1.03

SITE PLAN (ROOF) 1

SCALE: 3/32"=1'-0"



SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

FIRE PREVENTION SITE PLAN

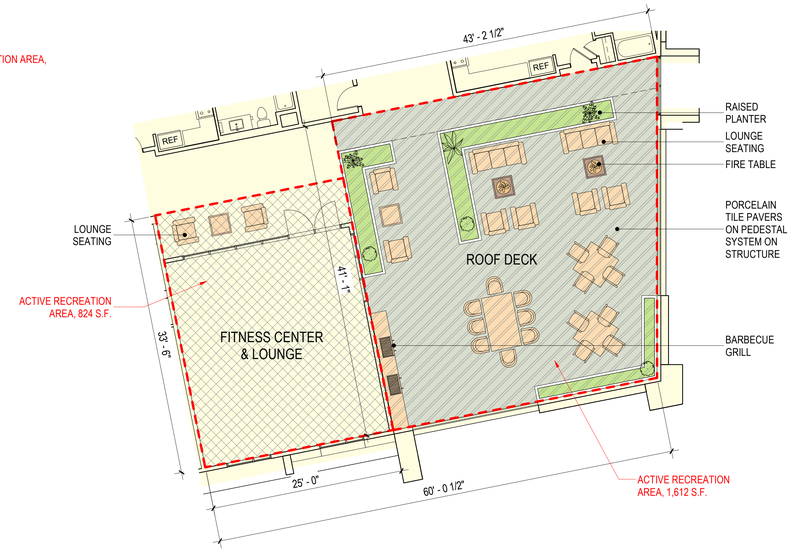
Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	3/32" = 1'-0"

Sheet Number

A-1.10



1 LANDSCAPE SITE PLAN - LEVEL 1
Scale: 3/32" = 1'-0"



2 ENLARGED LANDSCAPE PLAN - LEVEL 6
Scale: 1/8" = 1'-0"

SCG AMERICA
INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road, Garden Grove, CA, 92840

12235 Choisser Road, Garden Grove, CA, 92840

12237 Choisser Road, Garden Grove, CA, 92840

12239 Choisser Road, Garden Grove, CA, 92840

No.	Description	Date

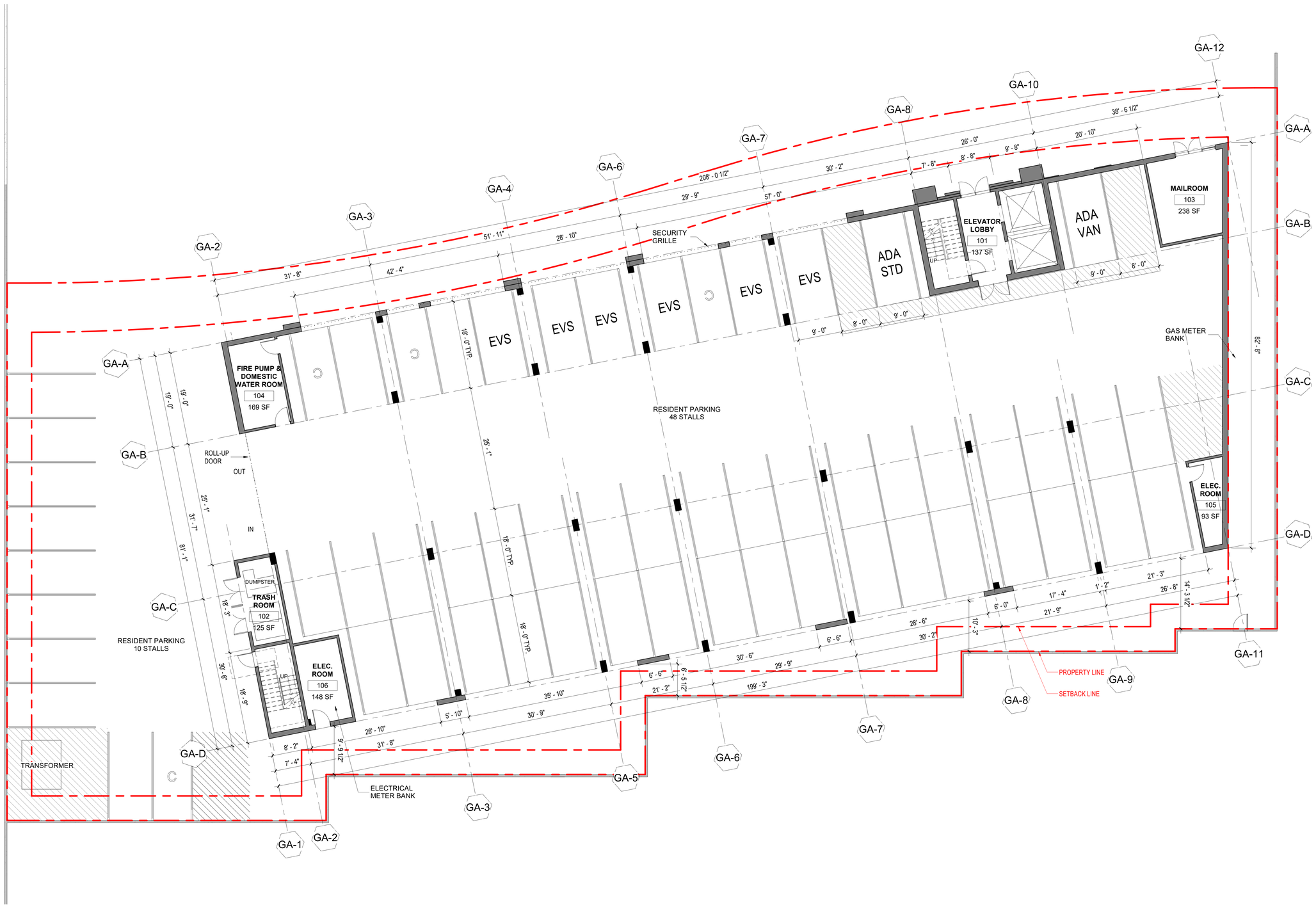
Sheet Title

LANDSCAPE PLAN - LEVEL 1 & LEVEL 6

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	As indicated

Sheet Number

A-1.20



SCG AMERICA
INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

FLOOR PLAN - LEVEL 1

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

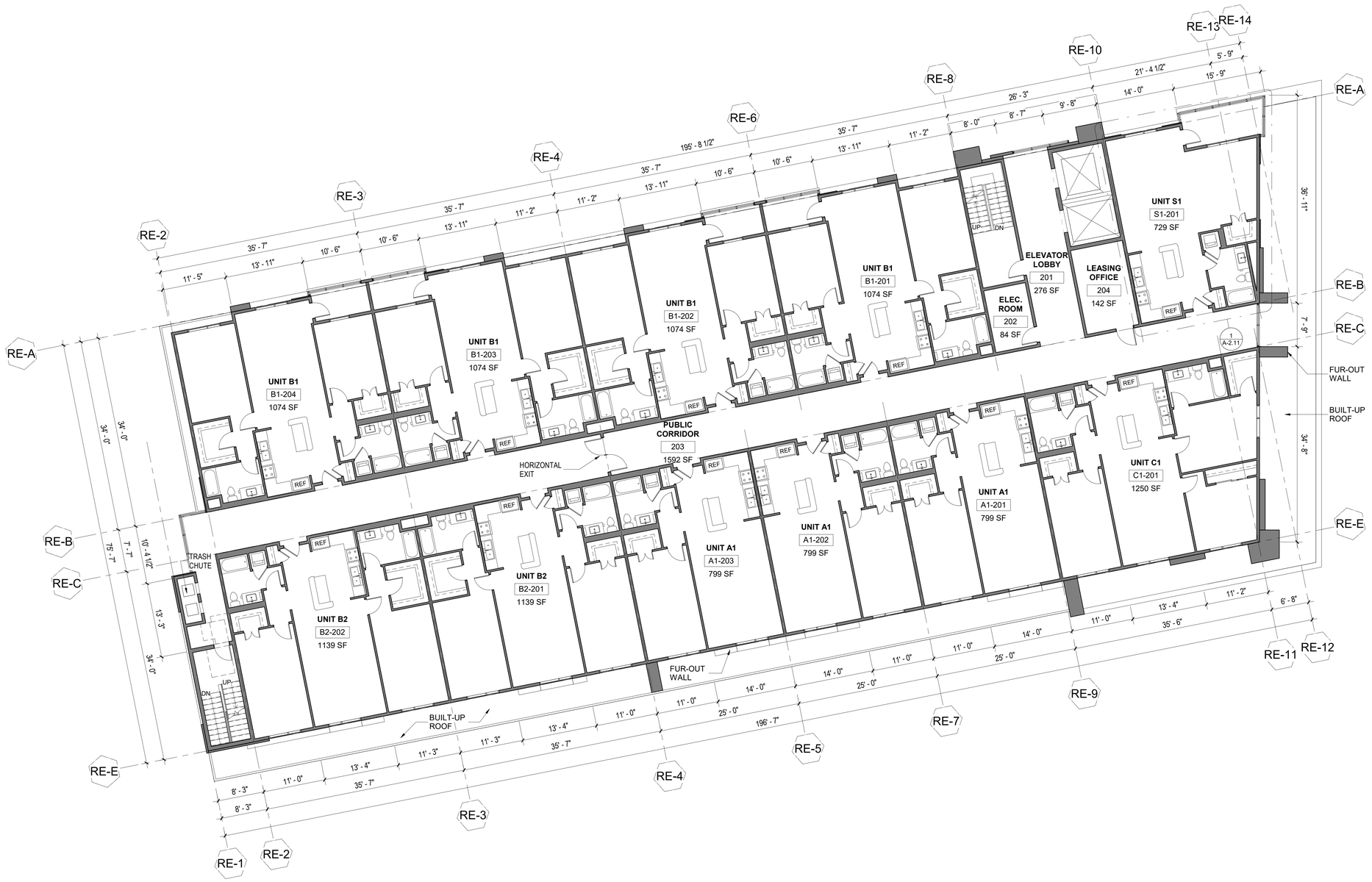
Sheet Number

A-2.01

FLOOR PLAN - LEVEL 1

1

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



FLOOR PLAN - LEVEL 2 1 SCALE: 1/8"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

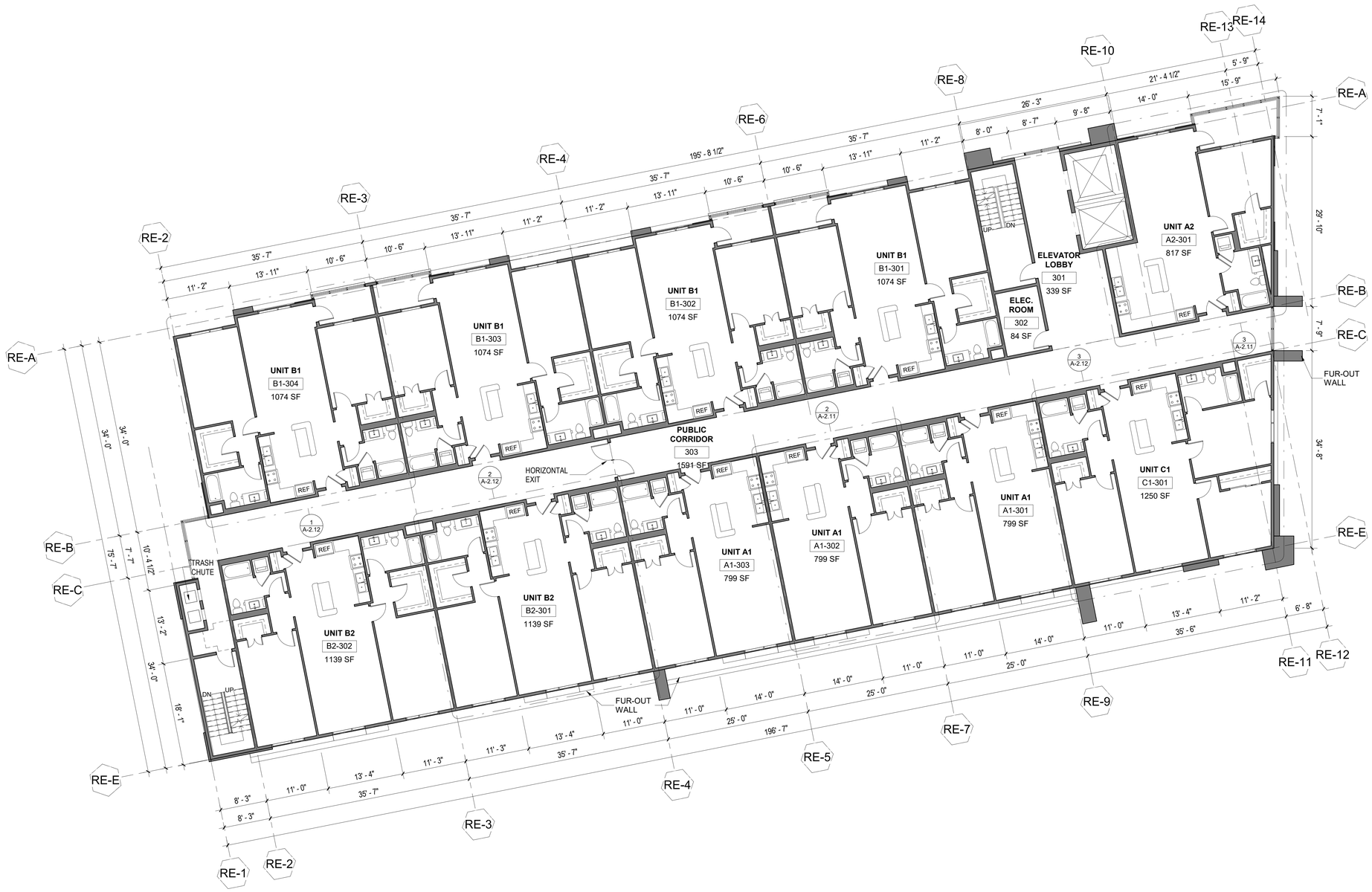
Sheet Title

FLOOR PLAN - LEVEL 2

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

Sheet Number

A-2.02



SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

FLOOR PLAN - LEVEL 3-5

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

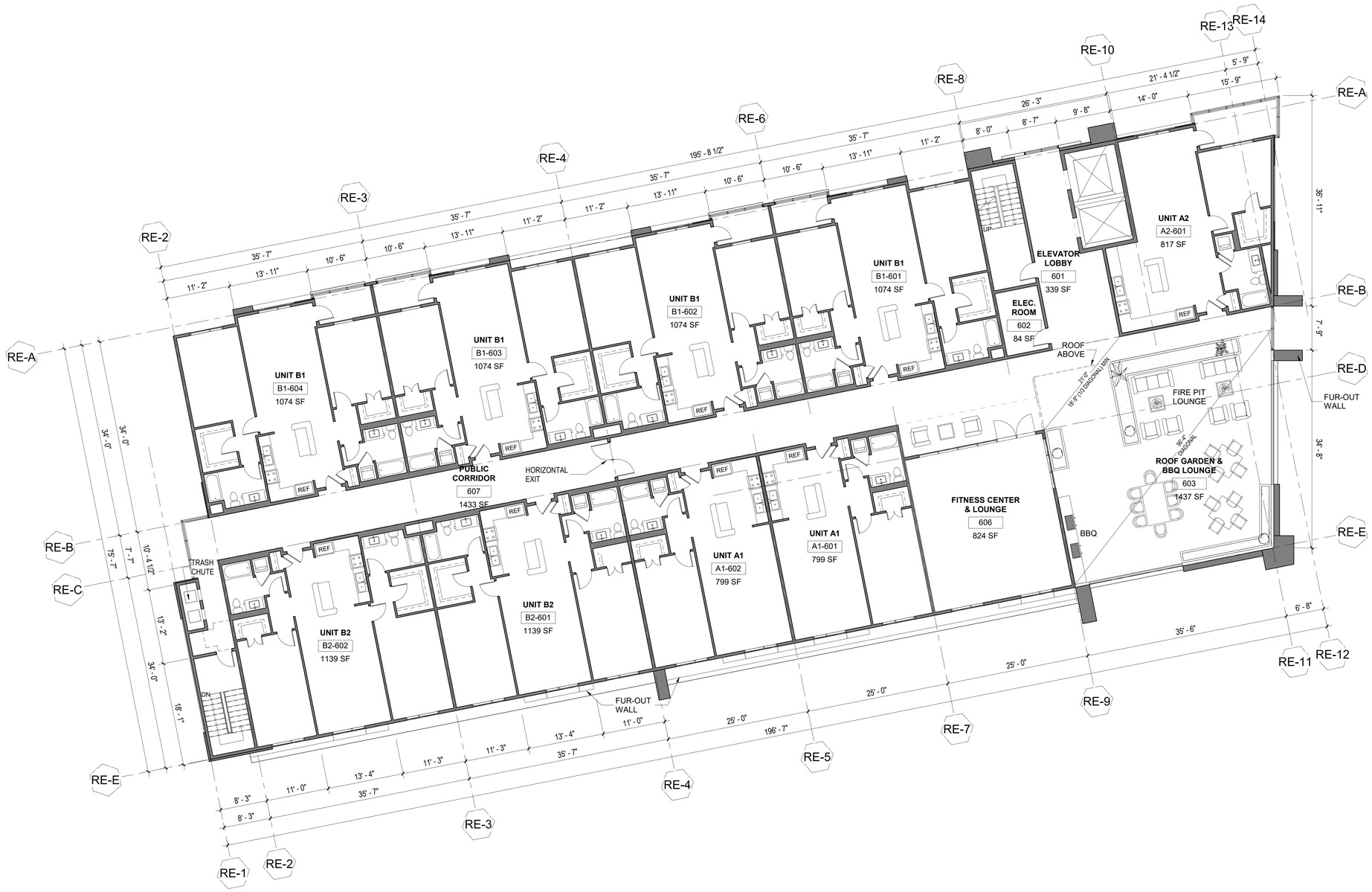
Sheet Number

A-2.03

FLOOR PLAN - LEVEL 3-5

1

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



FLOOR PLAN - LEVEL 6

1

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

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

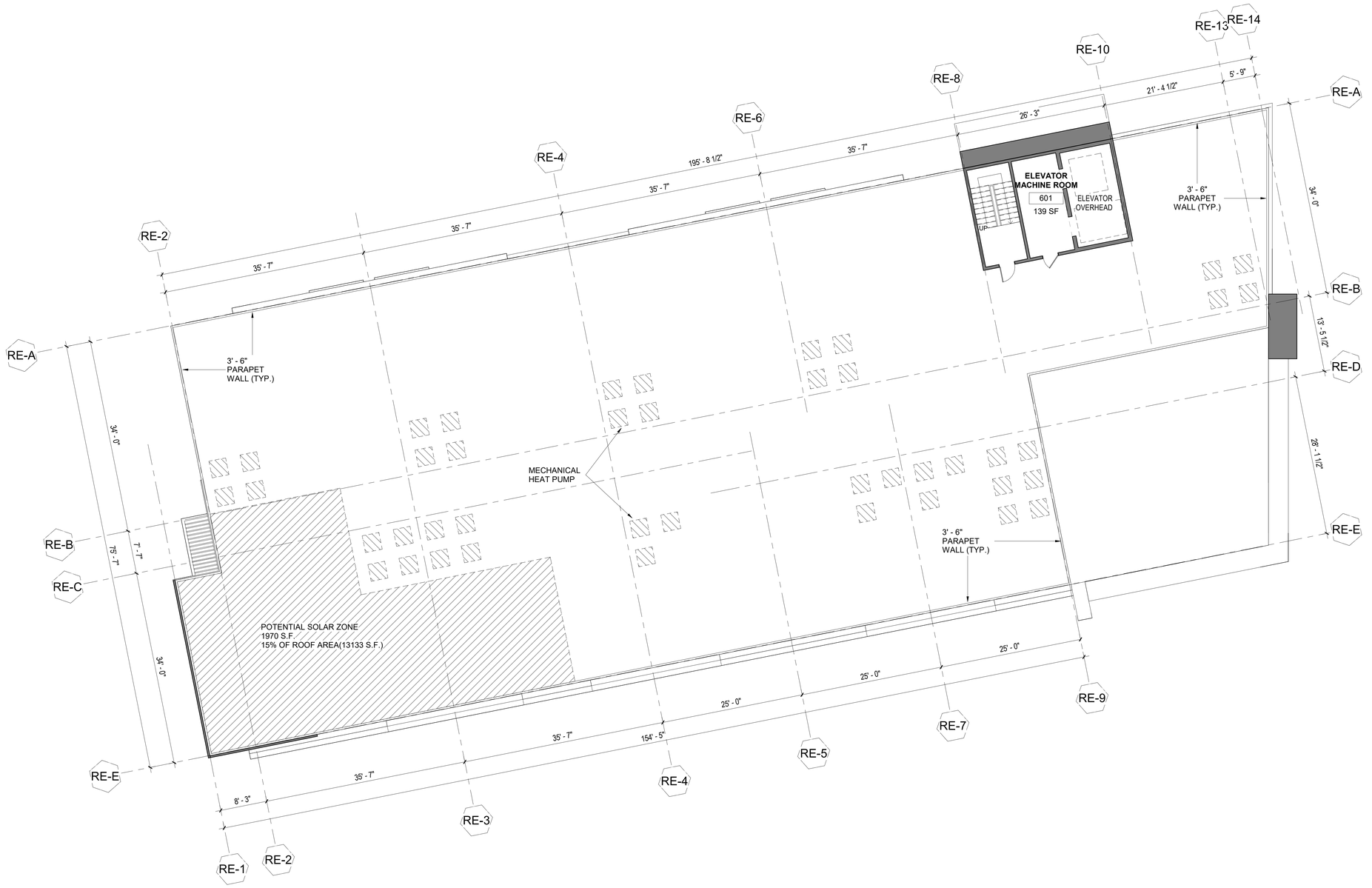
Sheet Title

FLOOR PLAN - LEVEL 6

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

Sheet Number

A-2.04



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

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

ROOF PLAN

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

Sheet Number

A-2.05

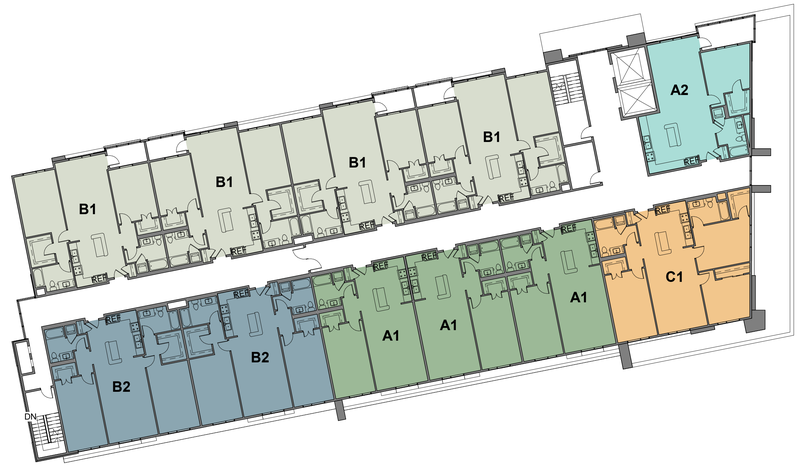


UNIT COUNT - LEVEL 6					
BEDROOM COUNT	UNIT TYPE	DESCRIPTION	SQ FT.	QTY.	TOTAL
1-BEDROOM	A1	1B1B	799	2	2
	A2	1B1B/BALCONY	817	1	1
2-BEDROOM	B1	2B2B/BALCONY	1075	4	6
	B2	2B2B	1140	2	
TOTAL UNITS					9

UNIT MATRIX - LEVEL 6

4

SCALE: 1/16"=1'-0"



UNIT COUNT - LEVEL 4-5					
BEDROOM COUNT	UNIT TYPE	DESCRIPTION	SQ FT.	QTY.	TOTAL
1-BEDROOM	A1	1B1B	799	3	4
	A2	1B1B/BALCONY	817	1	
2-BEDROOM	B1	2B2B/BALCONY	1075	4	6
	B2	2B2B	1140	2	
3-BEDROOM	C1	3B2B	1247	1	1
TOTAL UNITS					11

UNIT MATRIX - LEVEL 4-5

3

SCALE: 1/16"=1'-0"



UNIT COUNT - LEVEL 3					
BEDROOM COUNT	UNIT TYPE	DESCRIPTION	SQ FT.	QTY.	TOTAL
1-BEDROOM	A1	1B1B	799	3	4
	A2	1B1B/BALCONY	817	1	
2-BEDROOM	B1	2B2B/BALCONY	1075	4	6
	B2	2B2B	1140	2	
3-BEDROOM	C1	3B2B	1247	1	1
TOTAL UNITS					11

UNIT MATRIX - LEVEL 3

2

SCALE: 1/16"=1'-0"



UNIT COUNT - LEVEL 2					
BEDROOM COUNT	UNIT TYPE	DESCRIPTION	SQ FT.	QTY.	TOTAL
STUDIO	S1	STUDIO/BALCONY	729	1	1
1-BEDROOM	A1	1B1B	799	1	3
2-BEDROOM	B1	2B2B/BALCONY	1075	4	6
	B2	2B2B	1140	2	
3-BEDROOM	C1	3B2B	1247	1	1
TOTAL UNITS					11

UNIT MATRIX - LEVEL 2

1

SCALE: 1/16"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

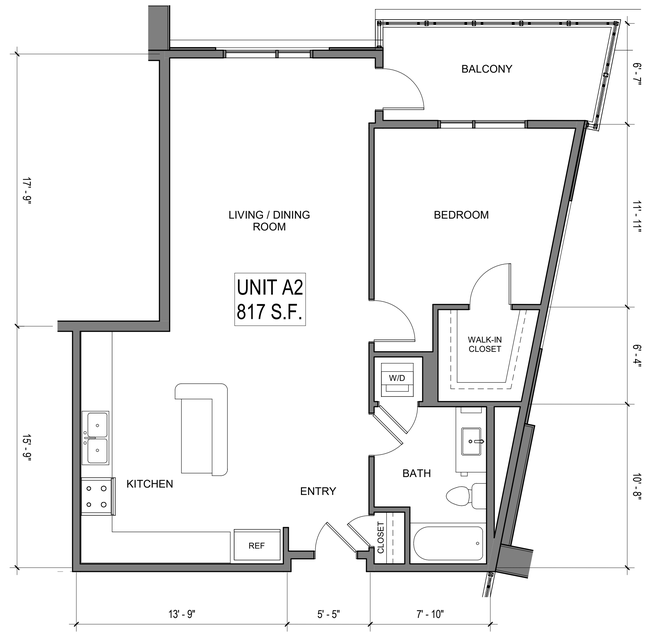
Sheet Title

UNIT MATRIX

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/16" = 1'-0"

Sheet Number

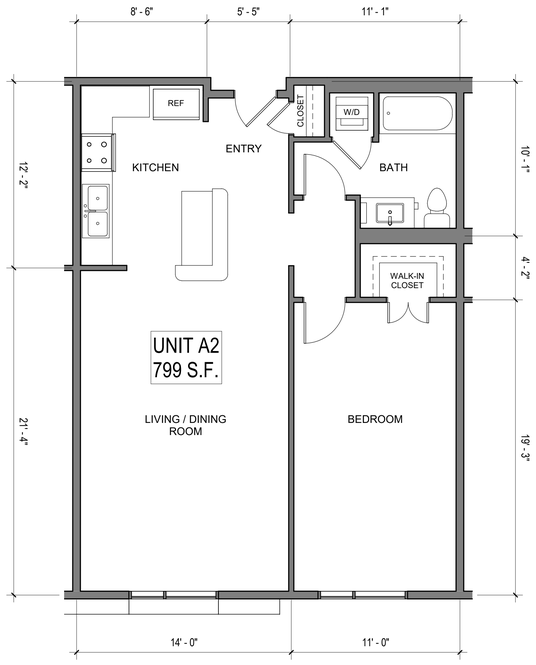
A-2.10



ENLARGED ROOM PLAN - A2

3

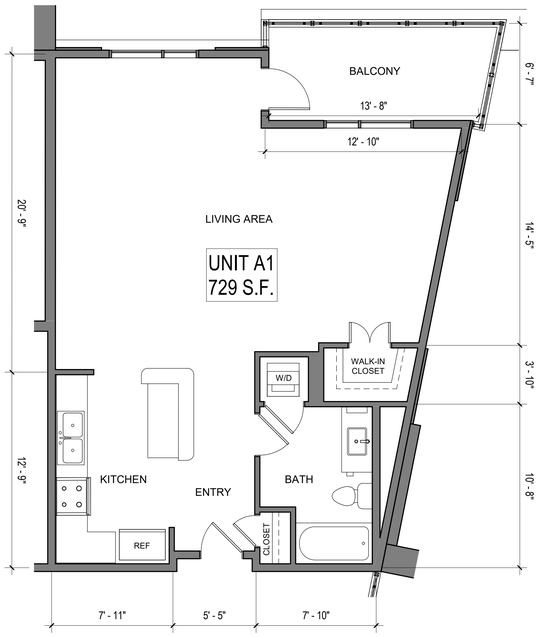
SCALE: 1/4"=1'-0"



ENLARGED ROOM PLAN - A1

2

SCALE: 1/4"=1'-0"



ENLARGED ROOM PLAN - S1

1

SCALE: 1/4"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

ENLARGED ROOM PLAN - STUDIO & 1B1B

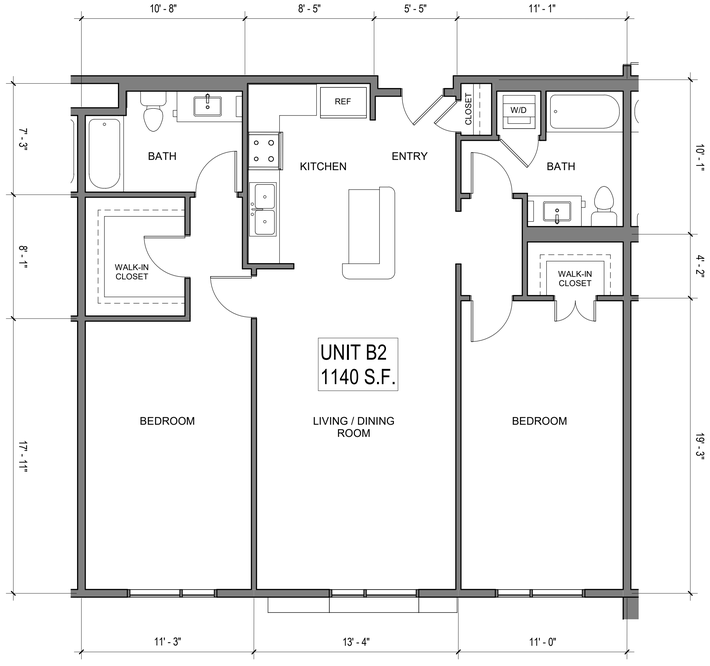
Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/4" = 1'-0"
Sheet Number	A-2.11



ENLARGED ROOM PLAN - C1

3

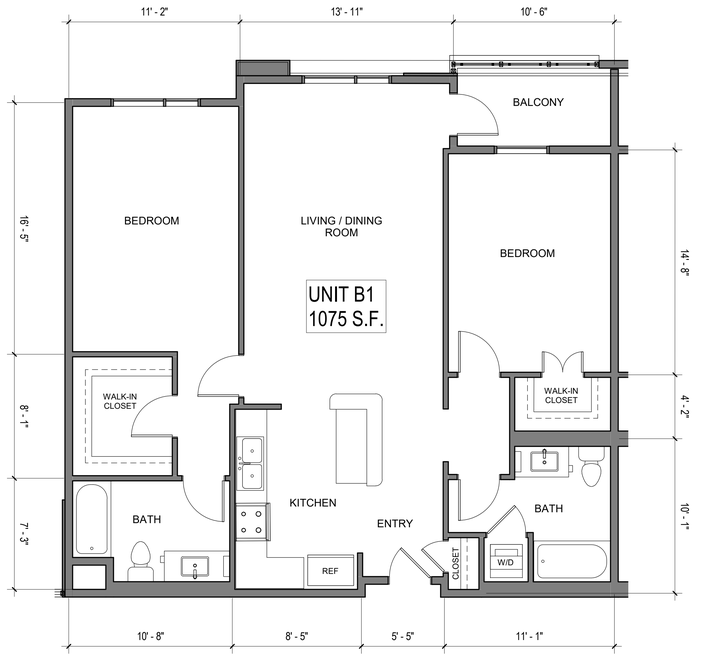
SCALE: 1/4"=1'-0"



ENLARGED ROOM PLAN - B2

2

SCALE: 1/4"=1'-0"



ENLARGED ROOM PLAN - B1

1

SCALE: 1/4"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

ENLARGED ROOM PLAN - 2B2B & 3B2B

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/4" = 1'-0"

Sheet Number

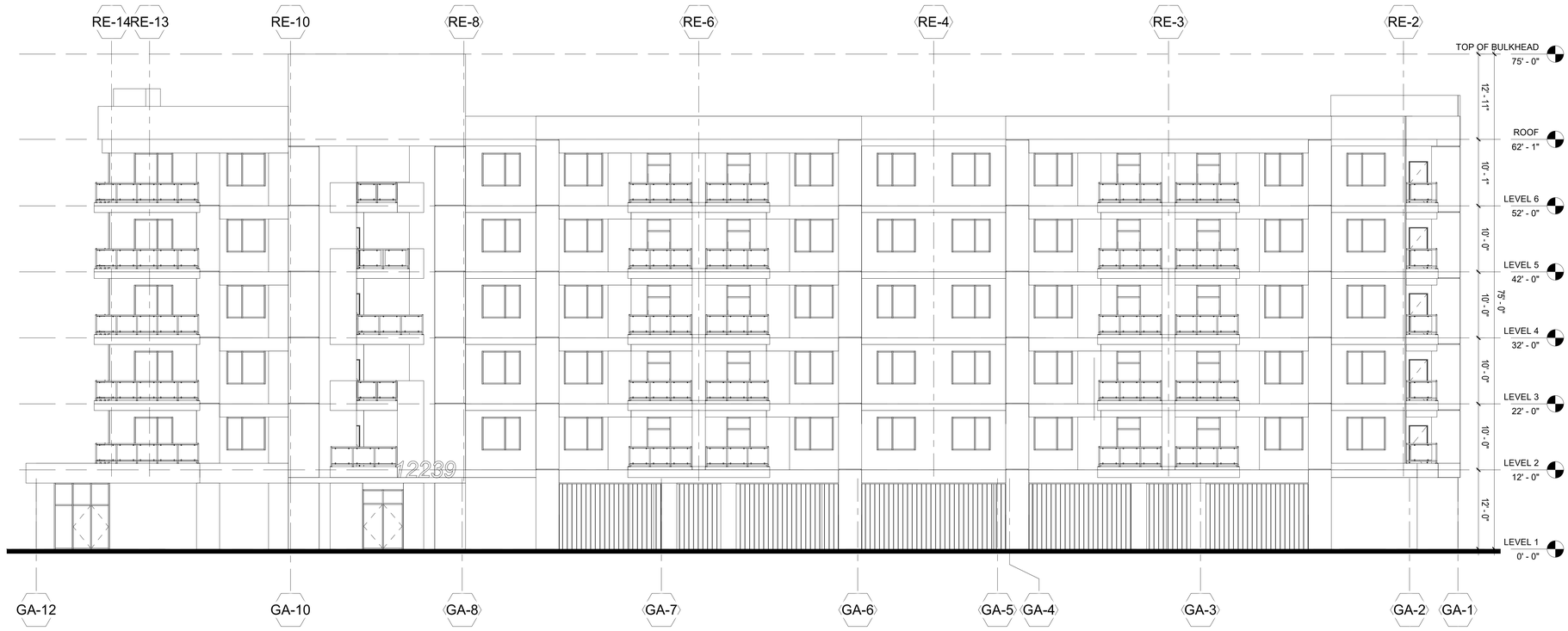
A-2.12



BUILDING ELEVATION - WEST

2

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



BUILDING ELEVATION - EAST

1

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

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

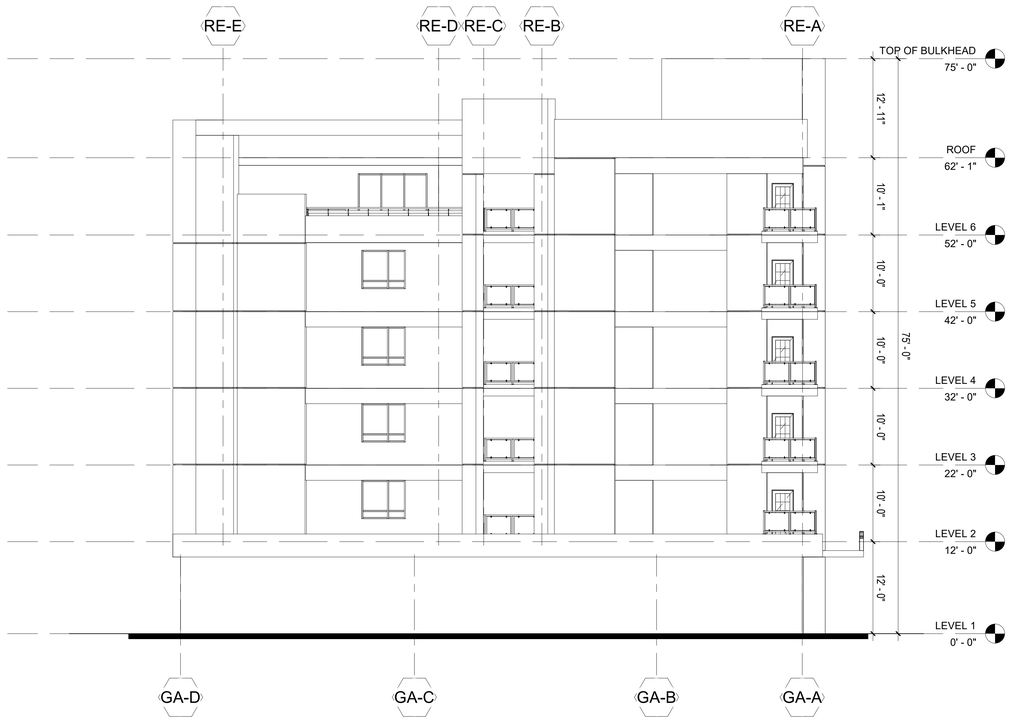
Sheet Title

BUILDING ELEVATION - WEST & EAST

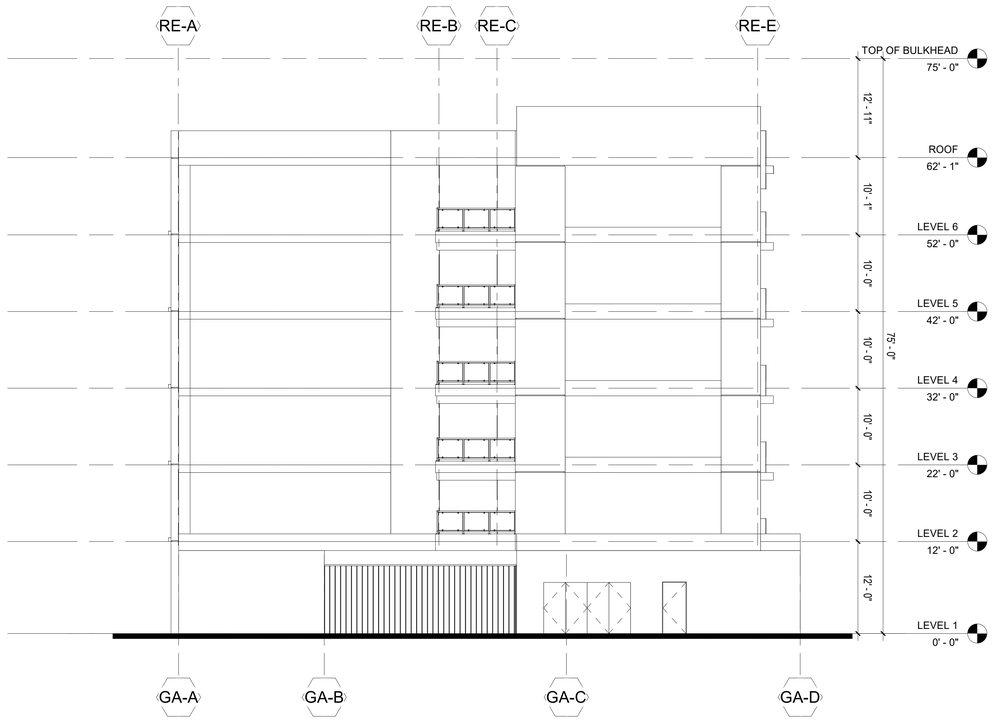
Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

Sheet Number

A-3.01



BUILDING ELEVATION - SOUTH 2 SCALE: 1/8"=1'-0"



BUILDING ELEVATION - NORTH 1 SCALE: 1/8"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

BUILDING ELEVATION - NORTH & SOUTH

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

Sheet Number

A-3.02



EAST PERSPECTIVE RENDERING

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

RENDERING

Project Number	2020001
Date	08/22/2022
Drawn By	Author
Checked By	Checker
Scale	

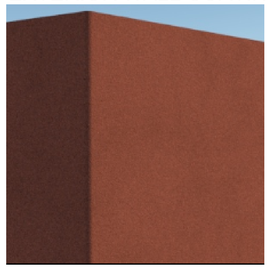
Sheet Number

A-6.01

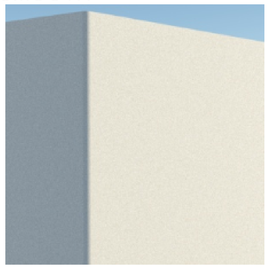
EXTERIOR WALL COATING, SMOOTH



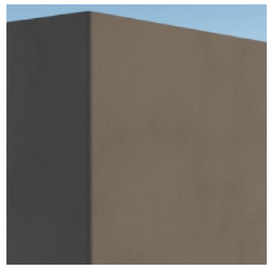
BRICK VENEER WALL CLADDING



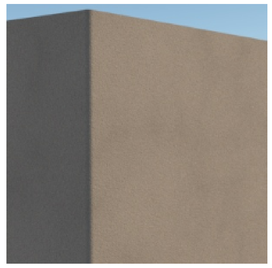
BURGUNDY



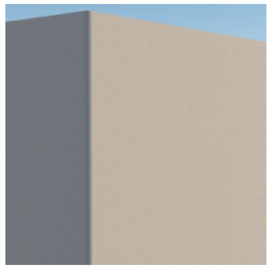
WARM WHITE



DARK GRAY



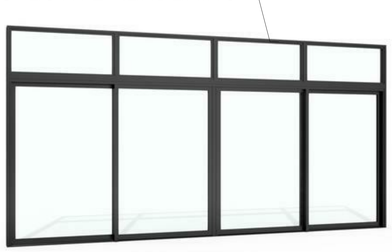
GRAY



LIGHT GRAY



EAST PERSPECTIVE RENDERING



ALUMINUM STOREFRONT, BLACK



METAL SECURITY FENCE RAILING, BLACK



PERFORATED METAL RAILING, BLACK



ALUMINUM WINDOWS UNIT, WHITE

SCG AMERICA

INVESTEL ONE LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

DOUBLETREE POMONA EXPANSION

3099 W. Temple Ave.,
Pomona, CA, 91768

No.	Description	Date

Sheet Title

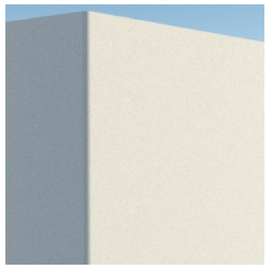
EXTERIOR MATERIAL BOARD

Project Number	2020001
Date	08/22/2022
Drawn By	Author
Checked By	Checker
Scale	

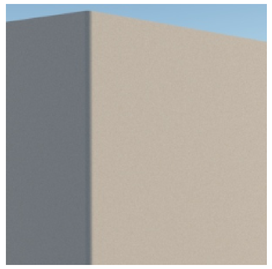
Sheet Number

A-6.02

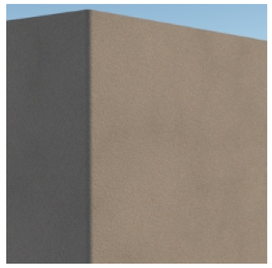
EXTERIOR WALL COATING, SMOOTH



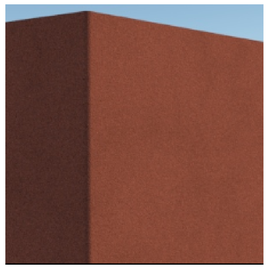
WARM WHITE



LIGHT GRAY



GRAY



BURGUNDY



WEST PERSPECTIVE RENDERING



METAL RAILING, BLACK



ALUMINUM WINDOWS UNIT, WHITE

SCG AMERICA

INVESTEL ONE LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

DOUBLETREE POMONA EXPANSION

3099 W. Temple Ave.,
Pomona, CA, 91768

No.	Description	Date

Sheet Title

EXTERIOR MATERIAL BOARD

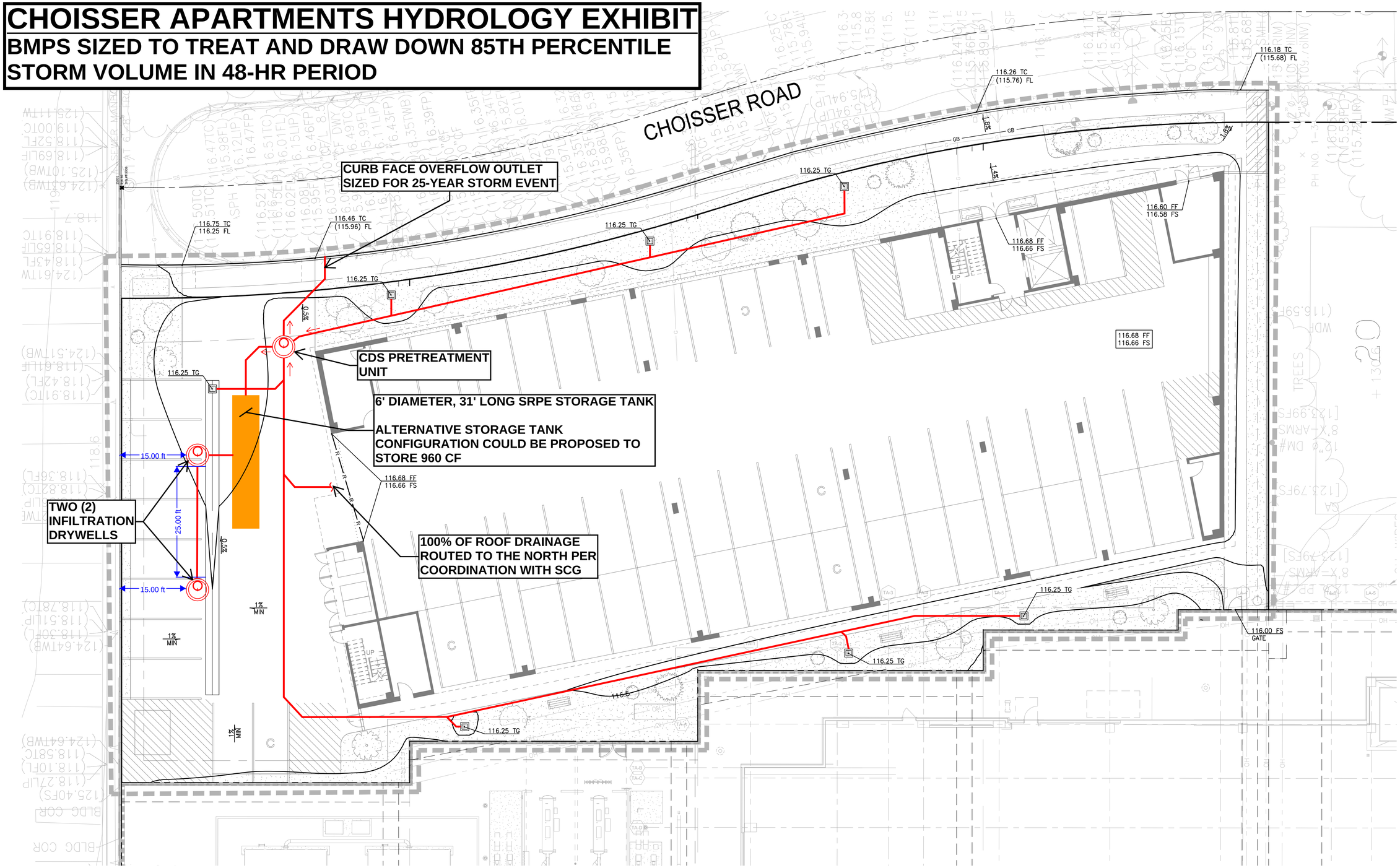
Project Number	2020001
Date	08/22/2022
Drawn By	Author
Checked By	Checker
Scale	

Sheet Number

A-6.03

CHOISSER APARTMENTS HYDROLOGY EXHIBIT

BMPS SIZED TO TREAT AND DRAW DOWN 85TH PERCENTILE STORM VOLUME IN 48-HR PERIOD



LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- FLOW LINE
- GRADE BREAK
- RIDGE LINE
- 100 PROPOSED MAJOR CONTOUR
- 102 PROPOSED MINOR CONTOUR

0 5' 10'
SCALE: 1"=10'

kpff
700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

CONSULTANTS

STAMP

REVISIONS		
DATE	△	ISSUED FOR
XX/XX/XX	1	DESCRIPTION

DATE	05.17.2022
PROJECT NUMBER	2000455
DESIGNED BY	NE
DRAWN BY	NE
CHECKED BY	XX
SCALE	AS SPECIFIED

KEY MAP

PROJECT DESCRIPTION
CHOISSER RESIDENTIAL

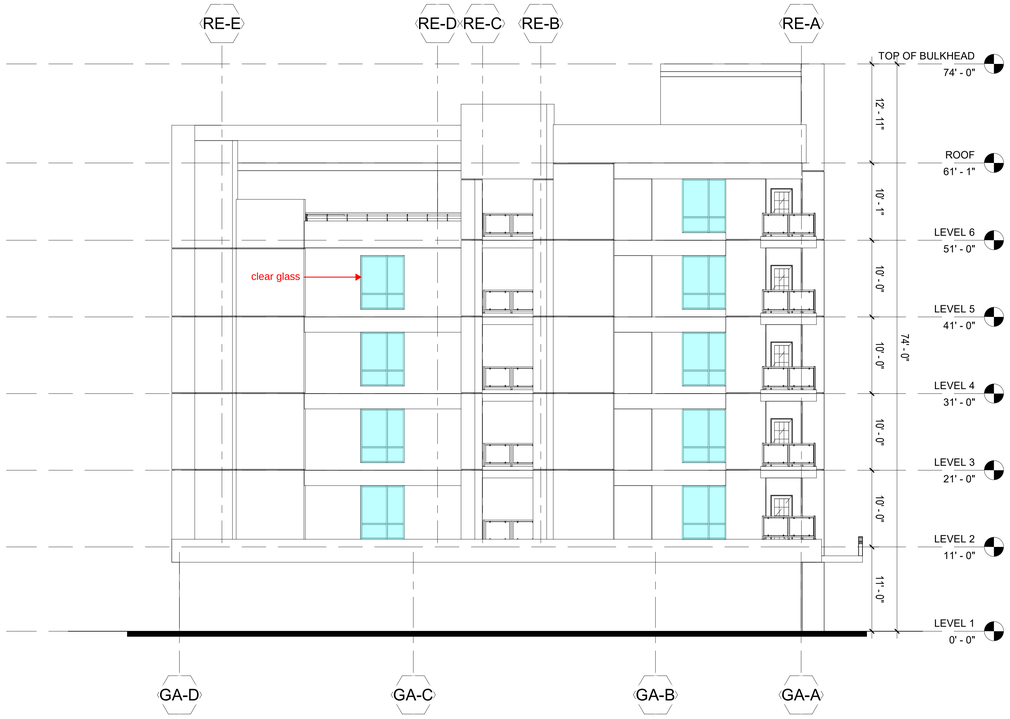
12233-12239 CHOISSER ROAD
GARDEN GROVE, CA 92840

DRAWING TITLE
PRELIMINARY GRADING AND DRAINAGE PLAN

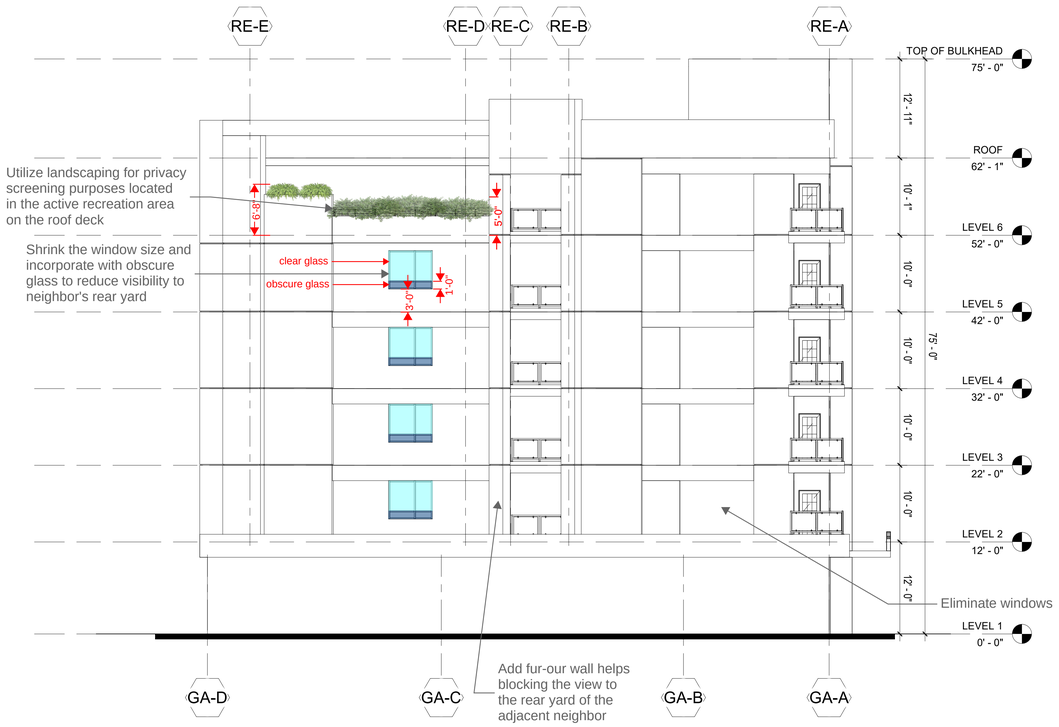
SHEET NUMBER (EXHIBIT NUMBER)
C1.00

P:\2020\2000455 Choisser Residential Lots\5 CAD\Sheets\2000455-C1.00GP.dwg, Jul 06, 2022 - 3:12pm

South Facade Neighborhood Privacy



SOUTH ELEVATION - BEFORE



SOUTH ELEVATION - AFTER





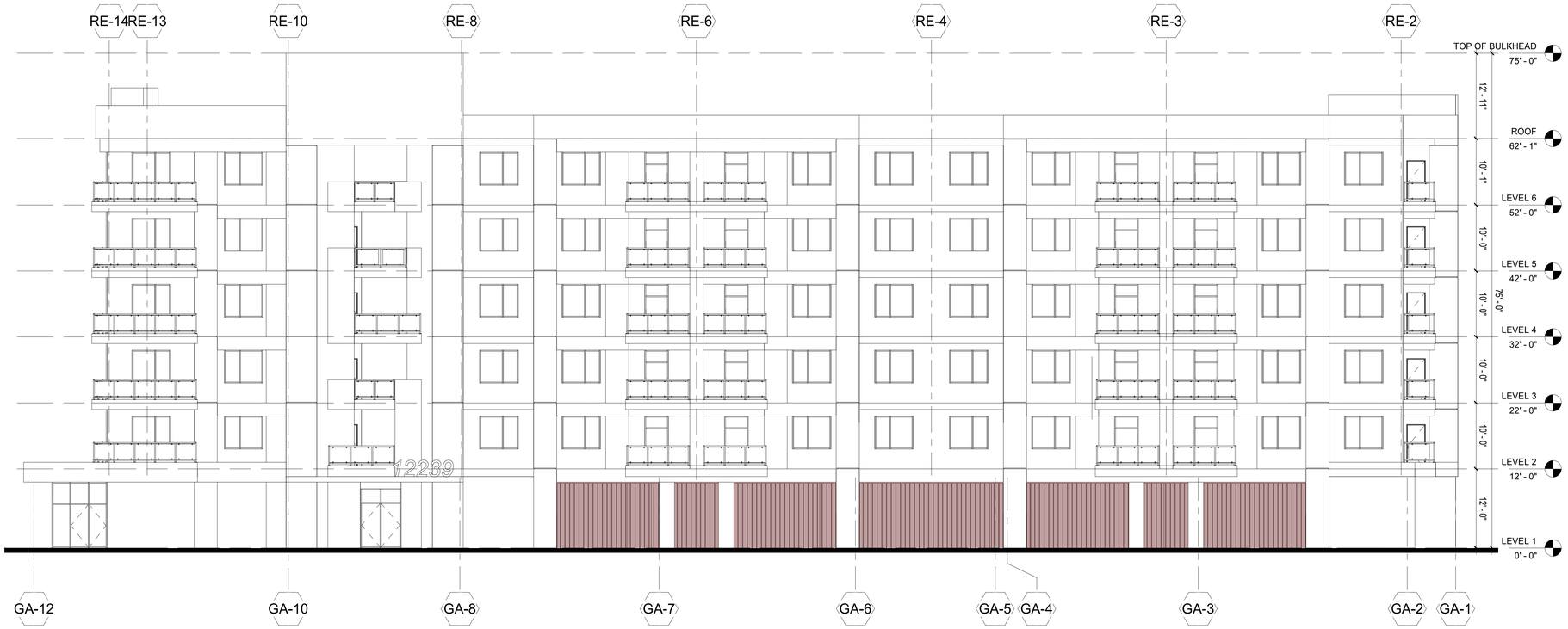
Green Screen for Privacy Protection

South End Residential Setback



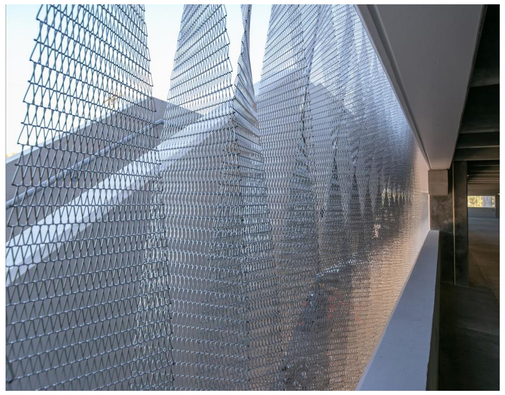
WEST ELEVATION

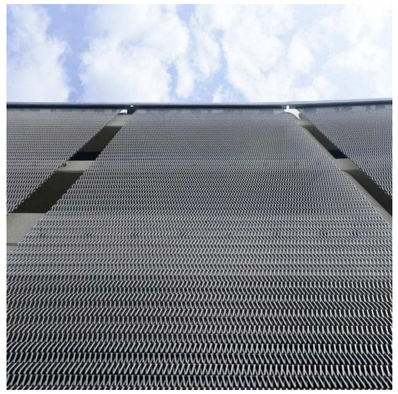
East Facade Ground Floor Garage Metal Panel



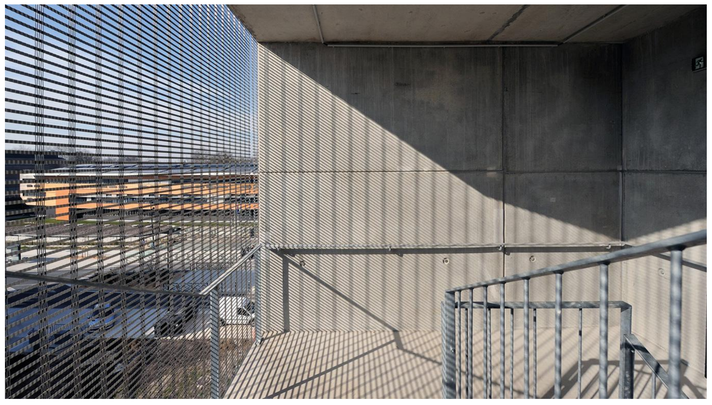
EAST ELEVATION















Storage Area Calculation



TYPICAL FLOOR PLAN

UNIT TYPES	QUANTITY	STORAGE PER UNIT (CUBIC FT.)	TOTAL STORAGE (CUBIC FT.)
STUDIO S1	1	243	243
1-BEDROOM A1	14	261	3,654
1-BEDROOM A2	4	387	1,548
2-BEDROOM B1/B2	30	711	21,330
3-BEDROOM C1	4	801	3,204
TOTAL	53		29,979

ATTACHMENT 3 - Vesting Tentative Parcel Map

VESTING TENTATIVE PARCEL MAP No. 2021-206

FOR RESIDENTIAL PURPOSES

LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY ORDER No. 00131350-996-SD1-RT4 DATED DECEMBER 13, 2021)

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

PARCEL 1: (NOT A PART OF THIS VTTM)

LOTS 213, 214, 215, 216 AND 217 OF TRACT NO. 2012, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 55, PAGES 47 THROUGH 49, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH PORTIONS OF LOTS 5, 6, 7 AND 8 OF TRACT NO. 2782, IN SAID CITY, SAID COUNTY AND SAID STATE AS PER MAP RECORDED IN BOOK 89, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, IN SAID RECORDER'S OFFICE, TOGETHER WITH THE SOUTH 129.44 FEET OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, IN TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS IN SAID CITY, SAID COUNTY AND SAID STATE AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 51, PAGE 7, ET SEQ. OF MISCELLANEOUS MAPS, IN SAID RECORDER'S OFFICE, TOGETHER WITH THE NORTH 12 FEET OF THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST IN SAID RANCHO LAS BOLSAS TOGETHER WITH THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN SAID RANCHO LOS BOLSAS, EXCEPTING THEREFROM THE NORTH 12 FEET AND ALSO EXCEPTING THEREFROM THE SOUTH 200 FEET TOGETHER WITH THE NORTH 45 FEET OF THE SOUTH 200 FEET OF THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, OF SAID RANCHO LAS BOLSAS TOGETHER WITH THE SOUTH 200 FEET OF THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34 IN TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN SAID RANCHO LAS BOLSAS EXCEPT THE NORTH 45 FEET THEREOF AND ALSO EXCEPT THEREFROM THE SOUTH 84 FEET THEREOF, TOGETHER WITH THE SOUTH 84 FEET OF THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN SAID RANCHO LAS BOLSAS DESCRIBED MORE PARTICULARLY AS A WHOLE AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF HARBOR BOULEVARD AND TWINTREE LANE AS SHOWN ON SAID TRACT MAP 2012; THENCE EASTERLY ALONG THE CENTERLINE OF SAID TWINTREE LANE SOUTH 89°22'00" EAST 53.02 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 00°38'00" EAST 30.00 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID TWINTREE LANE AND THE SOUTHERLY LINE OF SAID LOT 217, SAID POINT BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 13.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 00°38'00" WEST AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE OF LOT 217 AND WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°01'37" AN ARC DISTANCE OF 20.43 FEET TO THE WESTERLY LINE OF SAID LOT 217 AND A LINE PARALLEL WITH AND DISTANT EASTERLY 40 FEET MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID HARBOR BOULEVARD; THENCE NORTHERLY ALONG SAID LOT LINE AND SAID PARALLEL LINE NORTH 00°39'55"EAST 91.26 FEET TO THE NORTHWEST CORNER OF SAID LOT 217; THENCE DEPARTING SAID PARALLEL LINE NORTH 89°22'11"WEST 40.00 FEET TO THE CENTERLINE OF SAID HARBOR BOULEVARD; THENCE ALONG SAID CENTERLINE NORTH 00°39'55"EAST 456.36 FEET TO THE SOUTHERLY LINE OF THE NORTH 129.44 FEET OF THE SOUTH 258.88 FEET OF THE WEST ½, SOUTHWEST ¼, NORTHWEST ¼, NORTHEAST ¼, SECTION 34; THENCE DEPARTING SAID CENTERLINE AND ALONG SAID SOUTHERLY LINE SOUTH 89°22'48"EAST 330.08 FEET TO THE WESTERLY TRACT LINE OF SAID TRACT NO. 2782; THENCE LEAVING SAID SOUTHERLY LINE AND ALONG SAID WESTERLY TRACT LINE NORTH 00°39'59"EAST 129.44 FEET TO THE NORTHERLY TRACT LINE OF SAID TRACT NO. 2782; THENCE ALONG SAID NORTHERLY TRACT LINE SOUTH 89°22'48"EAST 30.79 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 00°39'59"WEST 65.02 FEET TO THE NORTHERLY LINE OF LOT 6 OF SAID TRACT; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°22'48"EAST 9.40 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 6 SOUTH 00°39'59"WEST 65.02 FEET TO THE NORTHERLY LINE OF LOT 7 OF SAID TRACT; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°22'48"EAST 16.12 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 7 SOUTH 00°39'59"WEST 64.42 FEET TO THE NORTHERLY LINE OF LOT 8 OF SAID TRACT; THENCE ALONG SAID NORTHERLY LINE OF LOT 8 SOUTH 89°22'48" EAST 9.08 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 8 SOUTH 00°39'59"WEST 43.57 FEET; THENCE SOUTH 89°20'05"EAST 4.61 FEET; THENCE SOUTH 00°39'59"WEST 20.85 FEET TO THE SOUTHERLY LINE OF SAID TRACT NO. 2782; THENCE LEAVING SAID SOUTHERLY TRACT LINE AND ALONG THE EASTERLY LINE OF THE SAID WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 34, SAID LINE BEING ALSO THE WESTERLY LINE OF TRACT NO. 2229 AS SHOWN ON A MAP RECORDED IN BOOK 67, PAGES 23 THROUGH 25, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY SOUTH 00°39'55"WEST 326.99 FEET TO THAT NORTHERLY TRACT LINE OF SAID TRACT NO. 2012 COMMON TO LOTS 200 THROUGH 217 PER SAID TRACT; THENCE ALONG SAID TRACT LINE NORTH 89°22'11"WEST 14.59 FEET TO THE REAR CORNER OF LOTS 212 AND 213 OF SAID TRACT NO. 2012; THENCE LEAVING SAID TRACT LINE AND ALONG THE LINE COMMON TO SAID LOTS 212 AND 213 OF SAID TRACT NO. 2012 SOUTH 00°38'00"WEST 104.28 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID TWINTREE LANE; THENCE LEAVING SAID LOT LINE AND ALONG SAID RIGHT OF WAY NORTH 89°22'00"WEST 332.46 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS, BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORD AND AS SET FORTH IN GRANT DEED RECORDED DECEMBER 20, 2017 AS INSTRUMENT NO. 2017000548401 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM OIL, GAS, MINERALS AND OTHER HYDROCARBONS, AS RESERVED IN GRANT DEED RECORDED MARCH 31, 1949 IN BOOK 1823, PAGE 196 OF OFFICIAL RECORDS.

PARCEL 2:

LOT 5 OF TRACT NO. 2782, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 89, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 30.7 FEET THEREOF.

PARCEL 3:

LOT 6 OF TRACT NO. 2782, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 89, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 40.10 FEET THEREOF.

PARCEL 4:

LOT 7 OF TRACT NO. 2782, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 89, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 56.22 FEET THEREOF.

PARCEL 5:

LOT 8 OF TRACT NO. 2782, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 89, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 65.30 FEET THEREOF.

EXCEPTIONS

(PER CHICAGO TITLE INSURANCE COMPANY ORDER No. 00131350-996-SD1-RT4 DATED DECEMBER 13, 2021)

1. THE RESERVATION FOR ROADS, RAILROADS AND DITCHES OF A STRIP OF LAND 15 FEET WIDE, ALONG, ADJOINING AND EACH SIDE OF THE QUARTER SECTION LINES, AND THE RESERVATION OF THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID TRACT, AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID TRACT TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS RESERVED IN THE DEED FROM THE STEARNS RANCHOS COMPANY RECORDED DECEMBER 13, 1892 IN BOOK 78, PAGE 181 OF DEEDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
2. THE RESERVATION OF A PORTION OF THE LAND FOR ROADS, RAILROADS, AND DITCHES AND THE RESERVATION OF THE USE AND CONTROL OF CIENEGAS, AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING, ACROSS, INTO OR BY SAID DESCRIBED TRACT, AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID TRACT TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS CONTAINED IN THE DEED FROM STEARNS RANCHO COMPANY RECORDED APRIL 07, 1894 IN BOOK 87, PAGE 87 OF DEEDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
3. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR ROAD PURPOSES BY DOCUMENT RECORDED APRIL 4, 1917 IN BOOK 300 PAGE 376 OF DEEDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
4. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR ROAD PURPOSES BY DOCUMENT RECORDED OCTOBER 14, 1926 IN BOOK 681 PAGE 186 OF DEEDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
5. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR ROAD PURPOSES BY DOCUMENT RECORDED MAY 13, 1947 IN BOOK 1521 PAGE 294 OF OFFICIAL RECORDS AND RE-RECORDING DOCUMENT RECORDED MARCH 29, 1948 IN BOOK 1743 PAGE 131 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
11. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED FEBRUARY 10, 1954 IN BOOK 2667 PAGE 2 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
14. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS BY DOCUMENT RECORDED APRIL 13, 1955 IN BOOK 3030 PAGE 91 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
15. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS BY DOCUMENT RECORDED APRIL 20, 1955 IN BOOK 3037 PAGE 116 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
16. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS BY DOCUMENT RECORDED APRIL 20, 1955 IN BOOK 3037 PAGE 117 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
17. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR HIGHWAY PURPOSES BY DOCUMENT RECORDED AUGUST 15, 1955 IN BOOK 3174 PAGE 569 OF OFFICIAL RECORDS AND RESOLUTION NO. 3298-57 OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE RECORDED MARCH 8, 1967 IN BOOK 8193 PAGE 441 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)

⟨19⟩ SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS BY DOCUMENT RECORDED JUNE 20, 1956 IN BOOK 3551 PAGE 382 OF OFFICIAL RECORDS.

⟨20⟩ THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES BY DOCUMENT RECORDED JUNE 29, 1956 IN BOOK 3562 PAGE 584 OF OFFICIAL RECORDS.

21. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED OCTOBER 9, 1956 IN BOOK 3671 PAGE 384 OF OFFICIAL RECORDS AND RESOLUTION NO. 2961-65 OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE RECORDED MAY 19, 1965 IN BOOK 7525 PAGE 992 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
22. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED APRIL 21, 1960 IN BOOK 5206 PAGE 459 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
23. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED APRIL 21, 1960 IN BOOK 5206 PAGE 460 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
24. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED NOVEMBER 27, 1961 IN BOOK 5924 PAGE 192 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
25. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED NOVEMBER 27, 1961 IN BOOK 5924 PAGE 195 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
26. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED DECEMBER 14, 1961 IN BOOK 5943 PAGE 952 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
27. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED MAY 15, 1963 IN BOOK 6549 PAGE 879 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
29. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT NO. 2686 RECORDED JUNE 1, 1979 IN BOOK 13170 PAGE 730 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
30. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED MAY 26, 1987 IN INSTRUMENT NO. 1987-293660 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
31. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED NOVEMBER 23, 1987 IN INSTRUMENT NO. 1987-656163 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
32. THE PACIFIC BELL TELEPHONE COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED AUGUST 29, 2017 IN INSTRUMENT NO. 2017000364545 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
33. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED SEPTEMBER 22, 2017 IN INSTRUMENT NO. 2017000404700 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
41. THE RESERVATION OF LAND FOR INGRESS AND EGRESS, AND PUBLIC UTILITIES, AS CONTAINED IN THE DEED FROM CLARENCE A. PINGSTON AND ANN PINGSTON, RECORDED AS BOOK 1926 PAGE 334 OF DEEDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)

*REMAINING PRELIMINARY TITLE REPORT ITEMS NOT NOTED AS BEING "PLOTTED HEREON" ARE EITHER NOT PLOTTABLE, BLANKET IN NATURE OR NOT A SURVEY MATTER.

PROJECT NOTES

PROJECT CONSISTS OF 1 GROUND LOT.

PROPOSED RESIDENTIAL DEVELOPMENT WITH UP TO 55 RESIDENTIAL UNITS ACROSS THE SITE.

CHOISSER ROAD IS A PUBLIC STREET.

THE PROJECT IS WITHIN A LIQUEFACTION ZONE PER OC SERVICES WEBSITE.

ALL PROPOSED SLOPES (IF ANY) ARE 2:1 (H:V) MAXIMUM AS REQUIRED BY THE CALIFORNIA BUILDING CODE UNLESS OTHERWISE NOTED.

BUILDING SETBACK LINES SHALL BE SET AS FOLLOWS UNLESS OTHERWISE NOTED:
REAR YARD – 10 FT

AVERAGE SLOPE OF BOTH FEASIBLE ACCESS ROUTE AND FEASIBLE BUILDING SIDE DOES NOT EXCEED TEN PERCENT (10%).

THE PROJECT SHALL BE IN COMPLIANCE WITH APPENDIX 33 OF THE UNIFORM BUILDING CODE (CURRENT EDITION).

EXISTING UTILITIES: UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY SUBSTRUCTURE MAPS. CERTAIN UTILITIES SUCH AS TRAFFIC SIGNAL LINES AND ABANDONED LINES MAY NOT BE SHOWN HEREON.

PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF GARDEN GROVE INFRASTRUCTURE SYSTEMS.

THE SITE SHALL TE INTO EXISTING SEWER INFRASTRUCTURE.

LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE.

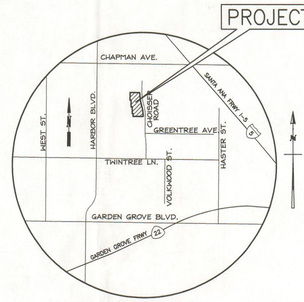
WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.

PROPOSED RECIPROCAL INGRESS/EGRESS EASEMENTS (IF ANY) ARE YET TO BE DETERMINED.

THE SITE DOES NOT CONTAIN ANY PROTECTED TREES. ALL TREES ARE TO BE REMOVED.

ALL EXISTING BUILDINGS ARE TO BE REMOVED, UNLESS NOTED OTHERWISE.

WE RESERVE THE RIGHT TO PHASE THE FINAL MAP.



VICINITY MAP
(NOT TO SCALE)

COMMENTS

DATES OF SURVEY . . .	OCTOBER & NOVEMBER 2019 SEPTEMBER 2020
SITE ADDRESS	12233, 12235, 12237 & 12239 CHOISSER ROAD, GARDEN GROVE, CA 92840
APN NO.	231-491-12, 231-491-13, 231-491-14 & 231-491-15
BOUNDARY LINES . . .	WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
BASIS OF BEARINGS . .	THE BEARING OF N00°12'40"W OF THE CENTERLINE OF HARBOR BOULEVARD AS SHOWN ON THE MAP OF TRACT NO. 2012 AS RECORDED IN BOOK 55, PAGE 47 OF MAPS, RECORDS OF RECORDS COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
BENCHMARK	ORANGE COUNTY BENCHMARK NO. 1F-161-92: DESCRIBED BY O.C.S. 2002-FOUND 3 3/4" O.C.S. ALUMINUM BENCHMARK DISK STAMPED "1F-161-92", SET IN THE SOUTHEASTERLY CORNER OF 4 FT BY 10 FT CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF LAMPSON AVENUE AND HARBOR BOULEVARD, 92 FT EASTERLY OF THE CENTERLINE OF HARBOR BOULEVARD AND 25 FT NORTHERLY OF THE CENTERLINE OF LAMPSON AVENUE. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEVATION: 111.988' (NAVD 88) YEAR LEVELED 2010
⟨#⟩	INDICATES PRELIMINARY TITLE REPORT SCHEDULE B EXCEPTION NUMBER PLOTTED HEREON.
UTILITIES	ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. ABOVE-GROUND UTILITIES WERE COMBINED WITH CITY OF GARDEN GROVE SUBSTRUCTURE MAPS TO PLOT UNDERGROUND UTILITY LINES SHOWN HEREON. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.
FLOOD INSURANCE RATE MAP.	ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C1636G EFFECTIVE DATE DECEMBER 21, 2018.
ZONING INFORMATION	PUD(C), PUD-128-12

SITE AREA

GROSS AREA (EXISTING CONDITIONS)

LOT 5 TRACT NO. 17455	7,209 SQ. FT. OR 0.165 ACRES
LOT 6 TRACT NO. 17455	7,229 SQ. FT. OR 0.166 ACRES
LOT 7 TRACT NO. 17455	7,223 SQ. FT. OR 0.166 ACRES
LOT 8 TRACT NO. 17455	7,223 SQ. FT. OR 0.166 ACRES
TOTAL AREA	28,884 SQ. FT. OR 0.663 ACRES

NET AREA (PROPOSED CONDITIONS)
28,884 SQ. FT. OR 0.663 ACRES

UTILITY PROVIDERS

WATER: CITY OF GARDEN GROVE WATER DIVISION (714) 741-5395
SEWER: CITY OF GARDEN GROVE SEWER DIVISION (714) 741-5395
GAS: SOUTHERN CALIFORNIA GAS COMPANY (714) 634-3052
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY (714) 973-5449
TELEPHONE: PACIFIC BELL (714) 666-5440
CABLE TV: TIME WARNER COMMUNICATIONS (714) 903-8307

ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA, INC.
9/15/22 DATE
RECOMMENDED FOR APPROVAL

PREPARED UNDER THE DIRECTION OF:

LICENSED LAND SURVEYOR
CHRISTOPHER M. JONES
No. 8193
STATE OF CALIFORNIA

CHRISTOPHER M. JONES
CHRIS.JONES@KPFF.COM

kpff
700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

GENERAL NOTES:

OWNER:
INVESTEL GARDEN RESORTS LLC
12966 EUCLID STREET, SUITE 300
GARDEN GROVE, CA 92840
ATTN: KENHAO HSU
(626) 660-8718

SUBDIVIDER:
INVESTEL GARDEN RESORTS LLC
12966 EUCLID STREET, SUITE 300
GARDEN GROVE, CA 92840
ATTN: KENHAO HSU
(626) 660-8718

LAND SURVEYOR:
KPFF CONSULTING ENGINEERS, INC.
700 FLOWER ST., SUITE 2100
LOS ANGELES, CA 90017
ATTN: CHRISTOPHER JONES, PLS 8193
(213) 418-0201

CITY OF GARDEN GROVE
PW/ENGINEERING
PLAN CHECK No. 2ND
DATE RECEIVED 9/14/22
RECEIVED BY MH
DATE RETURNED 9/15/22
RETURNED BY

REVISIONS		
DATE	△	ISSUED FOR

DATE	06/29/2022
PROJECT NUMBER	2100802
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED

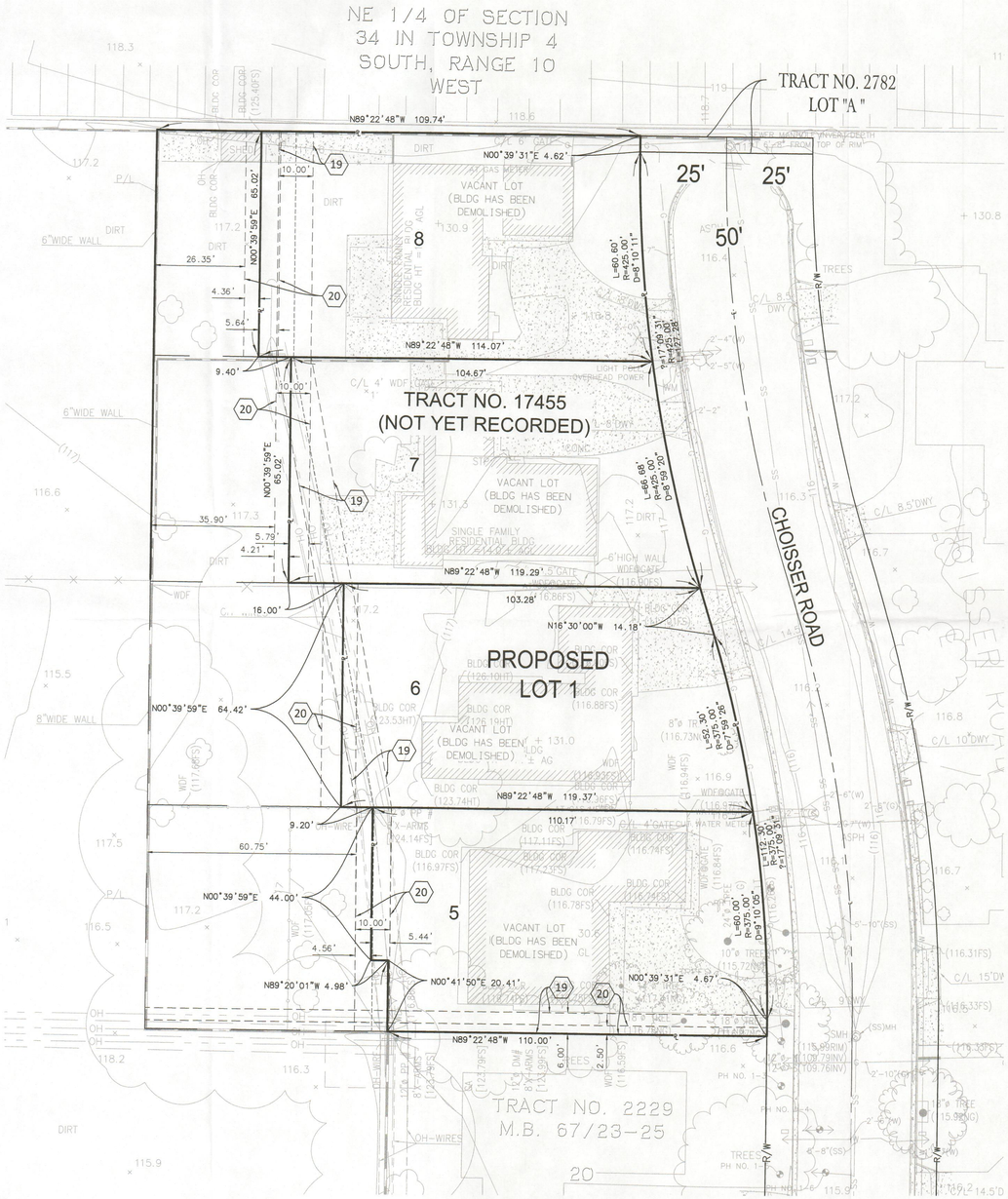
PROJECT DESCRIPTION

CHOISSER LOT

SHEET NUMBER

SHEET 1 0F 2

VESTING TENTATIVE PARCEL MAP No. 2021-206



N

0 10' 20'

SCALE: 1"=20'

ABBREVIATION

ASPH	ASPHALT
BW	BACK OF WALK
CB	CATCH BASIN
CF	CURB FACE
CD	CURB DRAIN
CONC	CONCRETE
CO	CLEAN OUT
CL	CENTER LINE
CLF	CHAIN LINK FENCE
D/L	DAYLIGHT
DCV	DETECTOR CONTROL VALVE
DI	DRAIN INLET
DF	DRINKING FOUNTAIN
DM	DEAD MAN
DP	DRAIN PIPE
DWY	DRIVE WAY
EC	EDGE OF CONCRETE
EFOW	EAST FACE OF WALL
ELEC	ELECTRICAL
EPB	ELECTRICAL PULL BOX
EP	EDGE OF PAVEMENT
EMH	ELECTRICAL MANHOLE
EVLT	ELECTRICAL VAULT
EUTIL	ELECTRICAL UTILITY
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FLGP	FLAG POLE
FOW	FACE OF WALL
FP	FINISH PAVEMENT
FS	FINISH SURFACE
GA	GUY ANCHOR
GVA	GAS VALVE ASSEMBLY
GB	GRADE BREAK
GP	GUARD POST
GV	GAS VALVE
GM	GAS METER
HB	HOSE BIB
HH	HAND HOLE
HP	HIGH POINT
HR	HAND RAIL
INV	INVERT
LD	LANDING AREA
LIP	LIP OF GUTTER
LTLT	LOT LIGHT
MH	MANHOLE
MISC	MISCELLANEOUS
MON-SIGN	MONUMENT SIGN
MON-WELL	MONITORING WELL
N	NORTH
NFOW	NORTH FACE OF WALL
N.T.S	NOT TO SCALE
NG	NATURAL GROUND
OH	BUILDING OVERHANG
OH-WIRES	OVERHEAD WIRES
PA	PLANTING AREA
PRKWY DRN	PARKWAY DRAIN
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
PP	POWER POLE
PVC PIPE	POLYVINYL CHLORIDE PIPE
SCO	SEWER CLEANOUTS
SFOW	SOUTH FACE OF WALL
SDMH	STORM DRAIN MANHOLE
SP	SIGN POST
STP	STEPS
STLT	STREET LIGHT/LIGHT STANDARD
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TELE-CAB	TELEPHONE CABINET
TELE-PED	TELEPHONE PEDESTAL
TH	THRESHOLD
TSPB	TRAFFIC SIGNAL PULL BOX
TSLT	TRAFFIC SIGNAL LIGHT
TW	TOP OF WALL
TVLT	TELEPHONE VAULT
TWC	TOP OF WALL CONCRETE
TWB	TOP OF WALL BLOCK
UTIL	UTILITY
UTIL-CAB	UTILITY CABINET
VLT	VAULT
W	WEST
WB	BLOCK WALL
WDF	WOOD FENCE
WFOW	WEST FACE OF WALL
WM	WATER METER
WRIF	WROUGHT IRON FENCE
WSO	WATER SHUT OFF VALVE
WTR	WATER
WVLT	WATER VAULT
WV	WATER AVLVE

LEGEND

SEWER MANHOLE
WATER VALVE
CONCRETE
UTILITY PULL BOX
SIGN POST
POST
STREET LIGHT
POWER POLE
CHAIN LINK FENCE
EDGE OF PAVEMENT
WALL
RETAINING WALL

kpff
700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

REVISIONS		
DATE	△	ISSUED FOR

DATE	06/29/2022
PROJECT NUMBER	2100802
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED

PROJECT DESCRIPTION

CHOISSER LOT

SHEET NUMBER

SHEET 2 0F 2

ATTACHMENT 3 - Resolution

RESOLUTION NO. 6152-26

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING A ONE-YEAR TIME EXTENSION FOR SITE PLAN NO. SP-120-2023 AND VESTING TENTATIVE PARCEL MAP NO. PM-2021-206 [REFERRED TO AS SP-120-2023(TE1) AND PM-2021-206(TE1)]

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on November 5, 2026, does hereby approve a one-year time extension for the entitlements approved under Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206, for property located on the west side of Choisser Road and north of Twintree Lane at 12233, 12235, 12237, and 12239 Choisser Road, Accessors Parcel Nos. 231-491-12, 231-491-13, 231-491-14, and 231-491-15.

BE IT FURTHER RESOLVED in the matter of the time extension for Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Investel Garden Resorts, LLC, the owner of the subject site (the "applicant").

2. The applicant is requesting approval of a one-year time extension for the approved entitlement under Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206, which allowed the consolidation of four (4) existing parcels with a combined lot area of 28,793 square feet (0.66 acres) into a single lot to facilitate the development of a six-story, 53-unit residential apartment complex.

3. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove previously determined that the proposed project was categorically exempt from the CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15332). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services.

4. The project site has a General Plan Land Use designation of International West Mixed Use and is designated for the development of low-income

housing in the General Plan Housing Element. The project site is part of Planned Unit Development No. PUD-128-12, and the zoning provisions of the International West Mixed Use Overlay apply to the site. The site is currently vacant, but was previously improved with four (4) single-family homes.

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 October 15, 2026 and November 5, 2026, and all interested persons were given an opportunity to be heard.

8. The Planning Commission gave due and careful consideration to the matter during its meeting of October 15, 2026 and November 5, 2026; and

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

FACTS:

The project site is comprised of four (4) vacant lots with a combined lot area of 28,793 square feet (0.66 acres) and located on the west side of Choisser Road, north of Twintree Lane, immediately adjacent to the site of the future resort hotel development commonly referred to as the Site "C" Project.

The project site has a General Plan Land Use designation of International West Mixed Use and is designated for the development of low-income housing in the General Plan Housing Element. The project site is part of Planned Unit Development No. PUD-128-12, and the zoning provisions of the International West Mixed Use Overlay apply to the site.

On February 16, 2023, the Planning Commission approved Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206. The approval allowed the consolidation of four (4) existing parcels with a combined lot area of 28,793 square feet (0.66 acres) into a single lot to facilitate the development of a six-story, 53-unit residential apartment complex. Pursuant to the State Density Bonus law, in exchange for reserving five (5) of the apartment units for very low-income households, the applicant qualified for density bonus, concessions, and waivers and reduced parking.

Under the State Subdivision Map Act, tentative maps expire two years from the date the land use approval becomes effective. Condition of Approval No. 97 of

SP-120-2023 and PM-2021-206 allowed the Site Plan to expire two years from the date the approval became effective to be consistent with the two-year expiration date of the Tentative Parcel Map. The land use entitlements became effective on March 10, 2023, with a two-year expiration date of March 10, 2025.

On January 1, 2025, Assembly Bill AB 2729 went into effect and automatically extended the expiration date of housing projects that were issued prior to January 1, 2024, and that were set to expire in 2025 by 18 months. The project qualified for the automatic 18-month time extension granted under AB 2729, and the new expiration date was extended to September 10, 2026.

On August 19, 2026, the applicant filed a land use application with the City requesting a one-year time extension (Time Extension No. 1) of Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206.

In accordance with the Municipal Code, and because the Site Plan and the Vesting Tentative Parcel Map entitlements have not yet been exercised, and the applicant is requesting a one-year time extension (Time Extension No. 1) to these previously approved entitlements. No changes are proposed to the previously approved project.

Approval of the time extension would extend the approval of SP-120-2023 and Vesting Tentative Parcel Map to September 10, 2027.

FINDINGS AND REASONS:

Time Extension:

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

   The applicant submitted a timely request to extend the Site Plan and Vesting Tentative Parcel Map approval of the subject project for one-year, on August 19, 2026. The applicant has made substantial progress to advance the proposed housing project. Currently, the grading and construction plans have been approved by the City, and are awaiting permit issuance pending recordation of the vesting tentative parcel map. The tentative parcel map is currently progressing through the review process with the County Surveyor's Office. The time extension will allow the applicant additional time to complete the review and record the tentative parcel map. The time extension would extend the land use entitlement expiration date by one-year to September 10, 2027.

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

   The subject site's General Plan Land Use Designation of International West Mixed Use, and Planning Unit Development No. PUD-128-12 and the International West Mixed Use Overlay zoning have not changed since the original approval on February 16, 2023. Therefore, the development will not be rendered nonconforming.

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

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

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Time Extension for the approved Site Plan and Vesting Tentative Parcel Map does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.D.9 (Time Extension).

2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the originally approved conditions of approval for Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206 shall remain in effect.

ATTACHMENT 4

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.2.	**SITE LOCATION:** West side of Choisser Road and north of Twintree Lane at 12233, 12235, 12237, and 12239 Choisser Road
HEARING DATE: February 16, 2023	**GENERAL PLAN:** International West Mixed Use
CASE NOS.: Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206	**ZONE:** Planned Unit Development No. PUD-128-12; International West Mixed Use Overlay zone
APPLICANT: Investel Garden Resorts, LLC	**APN:** 231-491-12, 231-491-13, 231-491-14, and 231-491-15
PROPERTY OWNER: Same as applicant	**CEQA DETERMINATION:** Exempt- Section 15332 "In-Fill Development Projects"

REQUEST:

The applicant is requesting Planning Commission approval of (1) a Vesting Tentative Parcel Map to consolidate four (four) existing parcels with a combined lot area of 28,793 square feet (0.66 acres) into a single lot to facilitate the development of a residential apartment complex and (2) a Site Plan for a six-story, 53 unit-residential apartment complex on the combined site. The proposed project includes six (6) affordable housing units, five (5) units designated for "Very Low-Income" households, and one unit designated for "Low-Income" households. Inclusion of the five (5) very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law, and the project has been designed to incorporate certain concessions and waivers of development standards pursuant to the State Density Bonus Law, which are described later in this Report.

BACKGROUND:

The project site is comprised of four (4) vacant lots with a combined lot area of 28,793 square feet (0.66 acres) and located on the west side of Choisser Road, north of Twintree Lane, immediately adjacent to the site of the future 769-room resort hotel development commonly referred to as the Site "C" Project. The property is currently unimproved and is secured by fencing, including an existing masonry wall on the north, south, and west property lines.

The project site has a General Plan Land Use designation of International West Mixed Use and is designated for the development of low-income housing in the General Plan Housing Element. The project site is part of Planned Unit Development No. PUD-128-12, and the zoning provisions of the International West Mixed Use Overlay apply to the site.

In 2021, the City Council adopted the International West Mixed Use Overlay to implement the goals and policies of the Housing Element and Land Use Element to comply with the State law's 6th Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA), which requires the City to plan for 19,168 additional dwelling units for all income levels during the planning period. The International West Mixed Use Overlay zone applies to certain properties, along Harbor Boulevard, identified in the Housing Element Sites Inventory to be suitable for the development of housing. The project site is identified as having a combined realistic capacity of 36 lower income units.

The project site is located in an area developed with residential and commercial uses. The project site abuts a commercial shopping center zoned HCSP-TCB (Harbor Corridor Specific Plan-Tourisist Commercial "B") developed with a Target, Viva Bargain Center, 7 Leaves Café, and a Coco's restaurant to the north; R-1 (Single-Family Residential) zoned properties, consisting of single-family homes, to the east across Choisser Road; R-1 zoned properties, consisting of single-family homes, to the south; and Planned Unit Development No. PUD-128-12 zoned properties to the west developed with a Raising Cane's drive-through restaurant and vacant land that is entitled for the development of a 769-room resort hotel and retail complex commonly referred to as the Site "C" Project. The applicant is also the developer of the Site "C" Project.

The four lots comprising the project site were previously zoned R-1 (Single-Family Residential) and improved with single-family homes. The City and the Garden Grove Agency for Community Development purchased the lots in early 2012 in conjunction with the planning process for the Site "C" Project. In 2012, the City also approved General Plan Amendment No. GPA-2-12(B) and Planned Unit Development No. PUD-128-12 for the Site C Project and the four residential lots. General Plan Amendment No. GPA-2-12(B) changed the General Plan Land Use designation of the lots from Low Density Residential to International West Mixed Use, and the lots were concurrently re-zoned from R-1 to Planned Unit Development No. PUD-128-12 to make the zoning consistent with the General Plan Land Use designation change.

In 2017, the Planning Commission approved Site Plan No. SP-043-2017 and Tentative Tract Map No. TT-17455, which made certain refinements and modifications to the Site "C" Project. The tentative tract map reconfigured the Site "C" parcels and adjusted the rear property lines of the four (4) project site parcels to incorporate a portion of these parcels into the hotel project site, resulting in the smaller lots as they exist today.

The City demolished and removed the four single-family homes previously located on the lots between 2018 and 2020. In 2021, the City sold the lots to the current applicant/property owner.

The project site has a General Plan land use designation of International West Mixed Use (IW). The IW land use designation is intended to provide for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential that are appropriate for a major entertainment and tourism destination. The IW land use designation is implemented by Planned Development PUD-128-12. The property site also is part of the International West Mixed Use Overlay Zone.

In 2021, the City Council adopted an updated General Plan Housing Element to comply with the State law's 6th Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA), which requires the City to plan for 19,168 additional dwelling units for all income levels during the 8-year planning period. Pursuant to State law, Housing Element includes an inventory of land in the city suitable and available for residential development to meet the City's RHNA obligations for all income levels. The project site is identified in the Housing Element Sites Inventory for development of housing to meet the City's lower-income RHNA obligation. Concurrent with its approval of the Housing Element Update in 2021, the City Council adopted Ordinance No. 2925 creating the International West Mixed Use Overlay (GGMC § 9.18.190) to implement the goals and policies of the Housing Element and Land Use Element and amended the City Zoning Map to apply this new overlay zoning to the project site. The International West Mixed Use Overlay zone applies to certain properties along Harbor Boulevard identified in the Housing Element Sites Inventory to be suitable for the development of housing. The Overlay zone allows these parcels to be developed with mixed-use or stand-alone residential developments with a residential density of up to 70 dwelling units per acre, consistent with the Garden Grove Mixed Use 1 (GGMU-1) zone development standards.

As stated above, the project site has a General Plan land use designation of International West Mixed Use (IW). The IW land use designation is intended to provide for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential that are appropriate for a major entertainment and tourism destination. The IW land use designation is implemented by Planned Development PUD-128-12 and the International West Mixed Use Overlay Zone.

The project site is also identified in the General Plan Housing Element as a site suitable for the development of multiple-family lower-income housing. The project site was included in the Housing Element Sites Inventory, as the parcels complied with the State's criteria for the development of lower income units. State law specifies that sites suitable for the development of lower income units must meet a minimum allowable density of 30 units per acre, and the parcels size be limited to between 0.5 and 10 acres. The project site has a maximum allowable residential density of 70 units per acre and has a combined lot area of 0.66 acres. Furthermore, State law correlates higher density sites with the ability to provide lower-income housing. As such, the majority of the lower income RHNA sites are located along mixed-use corridors, including along Harbor Boulevard.

The proposed Project, as designed, is consistent with numerous goals and policies of the General Plan Land Use Element and Housing Element, including the following:

1. Policy LU-1.2: Encourage modern residences in areas designated as Mixed Use.

2. Policy LU-1.3: Support the production of housing Citywide that is affordable to lower- and moderate-income households consistent with the policies and targets set forth in the Housing Element.

3. Policy LU-3.1: Preserve existing, and encourage new multi-family residential development in the Focus Areas, allowing mixed-use in older or underutilized commercial centers. Such housing provides convenient access to jobs and activities and supplies a resident clientele to support commercial sales and services in mixed-use areas.

4. Policy LU-3.2: Support development of multi-family housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels.

5. Policy LU-3.3: Encourage developers to build housing projects at or maximum allowable densities.

6. Policy LU-3.4: Consider expanding affordable housing opportunities for lower income households in all land use designations that allow residential uses through the creation of a housing overlay zone or other similar tools.

7. Policy LU-IMP-3E: Use programs and incentives outlined in the Housing Element to produce all types of desired multi-family housing.

8. Policy LU-4.1: Locate higher-density residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses.

9. GOAL H-2: Housing supply to accommodate housing needs at all affordability levels.

10. Policy H-2.1: Expanding Affordable Housing. Preserve and expand the City's supply of affordable rental and ownership housing for lower-income households.

11. Policy H-2.3: Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing.

12. GOAL H-3: A range of available housing types, densities, and affordability levels to meet diverse community needs

13. Policy H-3.1: Maintain land use policies and regulations that create capacity for development of a range of residential development types that can fulfill local housing needs, including accessory dwelling units, low-density single-family uses, moderate-density townhomes and middle housing, higher-density apartments and condominiums, senior housing, and mixed-use projects.

14. Policy H-3.2: Provide adequate sites to encourage housing development that will meet the needs of all income groups.

15. Policy H-3.3: Promote a balance of housing types, including mixed-use development, to meet the needs of the community.

16. Policy H-3.4: Maintain an inventory of vacant and underutilized land, and make available to the development community.

The applicant is requesting Planning Commission approval of (1) a Vesting Tentative Parcel Map to consolidate the four (4) existing parcels into a single lot to facilitate the development of a residential apartment complex and (2) a Site Plan for a six-story, 53 unit-residential apartment complex on the combined site. The proposed project includes six (6) affordable housing units, five (5) units designated for "Very Low-Income" Households, and one unit designated for "Low-Income" households. Inclusion of the five (5) very low-income units qualifies the project for a density bonus, concessions, waivers of development standards, and reduced parking pursuant to the State Density Bonus Law. The proposed project has been designed to incorporate additional density and certain concessions and waivers of development standards pursuant to the State Density Bonus Law, which are described later in this Report.

The applicant filed a Housing Development Pre-Application pursuant to Government Code Section 65941.1 on October 18, 2022, making the project subject only to those City ordinances, policies, and standards in effect as of that date pursuant to Government Code Section 65589.5(o). Thus, the project was designed pursuant to the requirements of the International West Mixed Use Overlay zone prior to the adoption objective revised development standards under Amendment No. A-035-2022, which took effect on November 10, 2022. For projects utilizing the International West Mixed Use Overlay, the development standards are the same as those applicable to the GGMU-1 zone.

The developer conducted a neighborhood meeting to gather community feedback. Notices were mailed to property owners within 300 feet of the project site inviting them to participate in a neighborhood meeting. The neighborhood meeting was held on April 20, 2022, and one (1) member of the public was in attendance. The developer for the project gave a presentation of the proposed project and responded to questions. Questions and concerns raised by the attendee were generally regarding parking and traffic impacts, which were addressed by the developer.

PROJECT STATISTICS:

	Provided	Code Requirement	Meets Code	Requires a Concession or Waiver
Lot Size	28,793 S.F. (0.66 acres)	22,500 S.F.	Yes	
Density	53 units[1]	46 units before density bonus (70 units per acre)	State Density Bonus Law	Yes
Total Parking	58	70[2]	State Density Bonus Law	Yes
Garage	48			
Open	10			
Recreation Area Total[3]	7,820 S.F.	15,900 S.F.		

	Provided	Code Requirement	Meets Code	Requires a Concession or Waiver
Common Area Active – indoor fitness center and lounge area, and roof deck lounge and barbecue area	2,450 S.F.	(53 units x 300 S.F. = 15,900 S.F.)	State Density Bonus Law	Yes
Common Area Passive – at grade pedestrian path and landscaped areas that include seating areas/benches	3,910 S.F.			
Private Balconies	1,460 S.F.			
Active Recreation Area Dimensions[3]	25'-0" x 36'-6" (fitness center and lounge) 39'-0" x 41'-0" (roof deck)	20'-0" minimum	Yes	
Passive Recreation Area Dimensions[4]	Less than 10'-0" in certain parts of the walkway and landscaping area	10'-0" wide x 30'-0" long minimum	State Density Bonus Law	Yes
Building Setbacks				
North (Side)	46'-0"	None required unless abutting a residentially-zoned lot	Yes	
South (Side)	10'-0" ground floor 20'-00" (floors 2-6)	10'-0" plus encroachment plane[8] (Adjacent to R-1 property)	State Density Bonus Law	Yes
East (Front)	10'-0"	10'-0"	Yes	
West (Rear)	6'-6" to 16'-8"	None required unless abutting a residentially-zoned lot	Yes	
Building Height	6 stories (68'-9") to top of parapet; to top of elevator shaft (75'- 0")	110' or 10 stories, whichever is less	Yes	
Side Yard Stepback and Encroachment Plane[5]	10'-0" (parking/ground level) 20'-0" (residential levels, 2 to 6 floors)	Setback restriction in encroachment plane at a 45-degree angle, commencing 15 ft. above existing grade at property line abutting residential zone	State Density Bonus Law	Yes

1. The applicant is entitled to a Density Bonus of 32.5%, which yields 15 units above the base density permitted in the International West Mixed Use Overlay. However, the applicant is only requesting 7 units above the base density.

2. Based on the unit bedroom mix, State Density Bonus Law would generally permit the City to require a minimum of 70 parking spaces; however, the applicant has requested a concession pursuant to the State Density Bonus Law to allow it to provide fewer parking spaces than the maximum number of parking spaces the City is otherwise permitted to require. The project site is also located less than one-half mile from a major transit stop, and thus could be exempt from meeting minimum parking requirements pursuant to Assembly Bill 2097, which took effect on January 1, 2023.
3. Stand-alone multi-family developments in mixed-use zones are required to comply with the open space standards of the R-3 (Multiple-Family Residential) zone. Active recreation areas require a minimum dimension of less than 20 feet.
4. Stand-alone multi-family developments in mixed-use zones are required to comply with the open space standards of the R-3 (Multiple-Family Residential) zone. Passive recreation areas require a minimum dimension of 10 feet in width and 30 feet in length.
5. No buildings or structures are allowed to be located within an encroachment plane sloping upward and inward to the site at a 45-degree angle, commencing 15 feet above the existing grade at the property line for mixed-use zoned properties abutting residentially zoned lots along the side yard setback.

DISCUSSION:

STATE DENSITY BONUS LAW:

The State Density Bonus Law (Section 65915 *et seq*. of the California Government Code) entitles applicants to a density bonus, concessions, waivers, and reduced parking to encourage the construction of affordable housing units. The applicant has developed the proposed project based on the State Density Bonus law allowances. In exchange for providing five (5) units designated for "Very Low-Income" Households, the applicant is requesting a density bonus with concessions and waivers to deviate from the development standards of the GGMU-1 zone, which as noted above, are applicable to the International West Mixed Use Overlay zone.

Density Bonus

Under the International West Mixed Use Overlay zone, the base density for the site, which is the maximum number of units allowed by the zone, is 46 dwelling units (0.66 acres x 70 dwelling units per acre). The applicant proposes reserving five (5) of the apartment units, approximately 10% of the base density, for very low-income households. Under the State Density Bonus Law, this entitles the applicant to a density bonus of up to 32.5%. A density bonus of 32.5% allows fifteen (15) additional units above the base density, for a total of 61 units. However, the applicant proposes to construct only seven (7) additional units above the base density, for a total of 53 units. It should be noted that, in addition to the five (5) very low-income units, the project will also provide one (1) lower income unit.

Reduced Parking

Pursuant to the State Density Bonus Law, cities may not require more than one (1) parking space for each studio and one (1) bedroom unit, and one and one-half (1.5) parking spaces for each two (2) to three (3) bedroom unit. The project includes 1 studio unit, 18 one-bedroom units, 30 two-bedroom units, and 4 three-bedroom units, which equates to seventy (70) parking spaces using the State Density Bonus Law parking ratios. However, as discussed below, as one of the two concessions it is entitled to under

the Density Bonus Law, the applicant is proposing to provide fifty-eight (58) parking spaces, resulting in a parking concession of twelve (12) parking spaces.

Incentives / Concessions

The State Density Bonus Law provides that an applicant is entitled to two (2) "concessions or incentives" if it offers to restrict 10% of the housing units for very low-income households – which the applicant has done here. A "concession or incentive" includes a reduction in site development standards or a modification of zoning code requirements or architectural design requirements. The State Density Bonus Law provides that a city must grant a requested concession or incentive unless it makes a written finding, based upon substantial evidence, that the concession or incentive (1) does not result in identifiable and actual cost reductions to provide for affordable housing costs or for the targeted units; (2) would have a specific, adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households; or (3) would be contrary to state or federal law.

The applicant has requested the following two concessions/incentives to facilitate development of the Project:

Concession 1: The first concession requested by the applicant is to deviate from Section 9.18.110.030.D of the Municipal Code to allow the first habitable floor of the development to be on the second floor. The Code Section requires the first habitable floor of a residential-only building be located no more than four feet above the existing grade and no more than one foot below existing grade along the required front yard setback. Justification for the concession, as provided by the applicant, is that compliance with the Code Section would require the parking level to be subterranean, resulting in significant additional construction costs for the project. According to the applicant, the cost of constructing semi-subterranean parking is significantly higher than constructing an 'at grade' parking design. The purpose of this development standard is to provide ground entrances to residential units. While the first habitable floor of the project is on the second floor, the ground floor has been designed with elements to enhance the pedestrian experience including the following: new sidewalks and landscaping on the project site frontage; access to the main lobby will be on the ground floor facing the street, the ground floor exterior elevation will include a decorative brick veneer and black aluminum storefront windows; and decorative screening to the parking garage.

Concession 2: The second concession requested by the applicant is to provide twelve (12) fewer parking spaces than the maximum number of parking spaces the City is otherwise permitted to require pursuant to the State Density Bonus Law. Based on the maximum parking ratios the City could require under the State Density Bonus Law, the project would need to provide a minimum of 70 parking spaces; however, the project is designed to provide 58 parking spaces. Justification for the concession, as provided by the applicant, is that compliance with the parking standards under the State Density Bonus Law would require construction of a subterranean parking level, resulting in

significant additional construction costs for the project. Furthermore, the project is in a transit priority area, which is a half mile area around an existing major transit stop or existing high-quality transit corridor with fixed route bus service with intervals no longer than 15 minutes. Routes 43 and 543 provide northbound and southbound service on Harbor Boulevard, and offer service within intervals of 15 minutes or less. These routes also stop at the intersection of Harbor Boulevard and Chapman Avenue, providing connection to Route 53, which provides eastbound and westbound service on Chapman Avenue. The project site is located 0.2 miles or a 5-minute walk from the bus stops serving routes 43 and 543, which will provide residents with convenient access to public transportation.[6]

6. Effective January 1, 2023, AB 2097 prohibits cities from imposing or enforcing a minimum automobile parking requirement on most development projects (both residential and commercial projects) located within a half-mile radius from a major transit stop. The subject development application was filed in 2022, before AB 2097 went into effect on January 1, 2023, and the applicant therefore did not expressly invoke AB 2097's provisions. However, the project site is located less than one-half mile from a major transit stop and therefore would be subject to AB 2097.

Waivers of Development Standards

The State Density Bonus Law provides that, in addition to a density bonus and concessions or incentives required to be provided, an applicant may also request the waiver or reduction of development standards that will have the effect of physically precluding the construction of the proposed development, with the required density bonus and concessions or incentives. Similar to a concession or incentive, a city must waive or reduce a development standard that would physically preclude construction of the proposed development unless the waiver or reduction (1) would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact; (2) would have an adverse impact on any real property that is listed in the California Register of Historical Resources; or (3) would be contrary to state or federal law.

The following waivers are requested for the Project:

Waiver 1: The applicant requests a waiver to deviate from Section 9.18.100.020.D.2 of the Municipal Code to allow the building to be constructed within the 45-degree encroachment plane required for mixed-use zoned properties abutting residentially zoned lots along the side yard setback. Since the subject site is located in the International West Overlay Zone, the project is subject to the mixed-use zone development standards of the GGMU-1 zone. These standards do not permit buildings or structures to be located within an encroachment plane sloping upward and inward to the site at a 45-degree angle, commencing 15 feet above the existing grade at the property line. The subject property abuts an R-1-7 zoned property to the south, which is improved with a single-family home. The project is designed with a 10'-00" setback from the at-grade garage to the property line and a 20'-00" setback from the residential levels above the garage to the side property line. Justification for the waiver, as provided by the Applicant, is that the encroachment plane would reduce the buildable area resulting in a reduction in the number of units. The proposed development plans include an exhibit showing the building encroachments to the 45-degree encroachment plane

on the west exterior architectural elevations. Additionally, a shade and shadow analysis was performed to assess potential impacts on residential properties by the project, which concluded the project would result in a less than significant impact related to shade and shadow (Project Shade and Shadow Analysis included Exhibit B).

Waiver 2: The applicant requests a waiver of Section 9.18.110.30.H.2 of the Municipal Code to deviate from the requirement to provide a separate storage space for each unit. At the time the pre-application was filed, the Code Section required each unit to provide a separate storage area having a minimum of 300 cubic feet of private and secure storage space. It should be noted that the recent Zoning Code update that became effective on November 10, 2022, reduced the size of the required storage area from 300 cubic feet to 150 cubic feet. This storage may be provided within the parking garage provided it does not interfere with garage use for automobile parking. Bedroom closet and cupboard space within the dwelling unit do not count towards meeting this requirement. Justification for the waiver, as provided by the Applicant, is that compliance with the Code Section would reduce the living area for each unit below the minimum dwelling unit size as required by the city. While each unit will not include a separate storage space, each unit will provide a common coat closet with dimensions of approximately 70 cubic feet for each unit. The reduction to the storage area allows the developer to earmark building area to each unit for purposes of meeting the minimum unit living area. The code requires a living area of 500 square feet for a studio unit, 750 square feet for 1-bedroom units, 900 square feet for 2-bedroom units, and 1,050 square feet for a 3-bedroom unit. The studio unit is designed with a living area of 729 square feet, each 1-bedroom unit is designed with a living area of approximately 729 to 799 square feet, each 2-bedroom unit is designed with a living area of approximately 1,075 to 1,140 square feet, and each 3-bedroom unit is designed with a living area of 1,075 square feet.

Waiver 3: The applicant requests a waiver to deviate from Section 9.18.110.30.F. of the Municipal Code, which requires at least 300 square feet of open space, recreation, and leisure area per unit, and to allow indoor fitness and lounge and roof deck lounge areas to contribute 100% of recreation area. It should be noted that the recent Zoning Code update allows common recreation areas located in upper story decks or on roof tops to contribute 100% toward the required common open space; therefore, a concession to allow the upper deck to contribute to the open space is no longer necessary. The project provides a total of 7,820 square feet of open space, recreation, and leisure area. To achieve compliance with the Code Section, the project would need to provide 15,900 square feet of open space, recreation, and leisure area. Justification for the waiver, as provided by the applicant, is that the site is constrained in size, and compliance with the Code Section would reduce the buildable area resulting in a reduction in the number of units. While the project does not provide 15,900 square feet of open space, recreation, and leisure area, the project proposes various active and passive open space including: an 838-square-foot indoor fitness center and lounge; 1,612 square-foot roof garden and barbecue lounge; and a 3,910 square-foot passive recreation area, consisting of a garden with benches and pedestrian path within the south and west building setback area.

The applicant proposes to count 100% of the total area of the 838 square-foot indoor fitness center lounge toward the total recreation area requirement. The project will also provide a 1,612 square-foot roof garden and barbecue lounge area toward the total recreation area requirement. The proposed project is designed as a six-story, urban, apartment complex project. The ground-level is designed to accommodate the project's vehicular circulation, drive-aisles, parking garage, and turn-around areas. Based on the design of the project, locating a major portion of the recreation area on the ground-level is not feasible. The recreation area for the project is proposed on the sixth floor, which includes a combination of usable roof deck and indoor recreation areas. The project includes an indoor fitness center and lounge and roof deck and barbecue lounge areas that are secured and conveniently located to the residential units. Allowing 100% of the indoor recreation to count toward the required recreation area allows the project to provide recreation amenities in a configuration that is more conducive to an urban project.

Waiver 4: The applicant requests a waiver to deviate from Section 9.18.110.30.F.1 of the Municipal Code, which requires each unit to provide private open space in the form of a patio, yard, balcony, or combination thereof and be directly adjacent to and accessible from each unit. Additionally, the private open space must have a minimum area of ninety 90 square feet and a minimum dimension of six feet. Of the fifty-three (53) units, twenty-five (25) units will include a balcony. The balcony sizes range from approximately fifty-six (56) square feet with dimensions of 10'-6" x 5'-7" and ninety-nine (99) square feet with dimensions of 15'-9" x 6'-7". Justification for the waiver, as provided by the applicant, is that the balcony size, as required by the City, is above the local market standard. According to the applicant, providing a balcony for each unit would result in significant additional construction costs for the project. While not all 53 units provides a balcony, the project provides a total of 7,820 square feet of open space, recreation, and leisure area including: an 838-square-foot indoor fitness center and lounge; 1,612-square-foot roof garden and barbecue lounge; and a 3,910-square-foot passive recreation area, consisting of a garden with benches and pedestrian path within the south and west building setback area.

Waiver 5: The applicant requests a waiver to deviate from Section 9.18.110.30.F.3 of the Municipal Code, which requires passive recreation areas with a minimum dimension of ten (10) feet in width and thirty (30) feet in length and to allow 100% of the recreation area to count toward the total recreation requirement. Justification for the waiver, as provided by the applicant, is that the rear (west) property line is irregular in shape, resulting in a narrowing between the rear property line and building, from approximately 9'-6" to 6'-6", along certain areas of the landscaping and pedestrian area. While the project does not provide the minimum dimension of passive recreation areas in certain areas, due to the irregular shape of the rear property line, the project proposes usable open space consisting of a continuous five-foot (5'-0") pedestrian path, complemented by landscaping and benches, within the rear and side yards. The project proposes various active and passive open space including: an 838 square-foot indoor fitness center and lounge; 1,612 square-foot roof garden and barbecue lounge; and a 3,910 square-foot passive recreation area, consisting of a garden with benches and pedestrian path within the south and west building setback area.

Waiver 6: The applicant requests a waiver to deviate from Section 9.18.140.40 of the Municipal Code, which requires the minimum dimensions of 9'-00" x 19'-00" for a standard parking space. The applicant proposes standard parking spaces having dimensions of 9'-0" x 18'-00". Justification for the waiver, as provided by the Applicant, is that the site is constrained in size, and compliance with the Code Section would result in encroachments within the minimum drive aisle width of twenty-five (25) feet. While the project proposes 9'-0" x 18'-00" stall sizes for a standard parking space, the parking stalls are still accessible by a variety of cars, trucks, and sport utility vehicles, as the parking spaces will maintain the minimum width of 9 feet (9'-00").

A copy of the density bonus application for the project is attached as Attachment 4, which includes the applicant's justification for the requested concessions and waivers to facilitate the development of the project.

SITE PLAN:

Site Design and Circulation

The applicant proposes to construct a six-story, fifty-three (53) unit apartment development on a 0.66-acre (28,793-square foot) site. The site design includes a parking garage on the ground level accessible via the main drive aisle on the north side of the building, with five residential levels above. The project proposes at grade parking, providing fifty-eight (58) parking spaces, with ten (10) on-site open parking spaces and forty-eight (48) garage parking spaces, including thirty-four (34) tandem parking spaces.

The project site will be accessible from a new drive approach located at the north dead-end of the Choisser Road cul-de-sac. The new drive approach will provide access to ten (10) open parking spaces abutting the project site's north property line. The 'at grade' garage, secured by a metal roll-up gate, will be accessible from the north side of the building adjacent to the ten (10) open parking spaces. Metal security fencing will be provided at the base of the front elevation to secure the garage. Pedestrian access to the site will include new sidewalks along the street frontage, and on-site walkways will provide access from the new sidewalks on Choisser Road to the building's main lobby on the first floor. Additionally, internal walkways will be provided along the side (south) and rear (west) yards, providing access around the building. Generally, the building footprint will occupy the majority of the site, excluding the building setback areas, driveway aisle, and 10 open parking spaces.

To comply with the Orange County Fire Authority (OCFA) fire lane turnaround area, the applicant will designate the fire lane turnaround area within Choisser Road, at the end of the cul-de-sac; curbs adjacent to the new drive approach and across the street will be painted red with "No Parking" signage prohibiting parking in the fire lane turnaround area.

The project proposes a seven-foot (7'-00") high, decorative block wall along the side (south) property line. An eight-foot (8'-00") high, decorative block wall will also be constructed along the rear property line by the developer of the Site "C" hotel resort.

Parking

The project will provide a total of fifty-eight (58) parking spaces. A total of forty-eight (48) parking spaces will be provided in the garage, including thirty-four (34) tandem and fourteen (14) non-tandem parking spaces. The remaining ten (10) spaces will be open parking spaces. Under the State Density Bonus Law, tandem parking may also be provided to satisfy the required on-site parking. The project will provide thirty-four (34) tandem parking spaces in the garage.

Parking Spaces Required per Unit

Units 1 – 53	**Required parking spaces**	**Provided**
1 studio	1 (1 spaces x 1)	
18 one-bedroom units	18 (1 spaces x 18)	
30 two-bedroom units	45 (1.5 spaces x 30)	
4 three-bedroom units	6 (1.5 spaces x 4)	
Total	**70 spaces**	**58**

Unit Design

The proposed project will consist of fifty-three (53) units, which would have a mix of studios, one-bedroom units, two-bedroom units, and three-bedroom units. The units range in size from 729 square feet (studio) to 1,247 square feet (3-bedroom unit). Each unit will be improved with a living/dining room, kitchen, bedroom, and bathroom. Twenty-five (25) of the 53 units will provide balconies.

Units

Number of Bedrooms	**Total Living Area**	**Total Number of Units**
Studio	729	1
One (1) bedroom unit	799	14
One (1) bedroom unit w/balcony	817	4
Two (2) bedroom unit	1,140	10
Two (2) bedroom unit w/balcony	1,075	20
Three (3) bedroom unit	1,247	4
	Total	**53**

Site Landscaping

Section 9.18.100.020.C.5 of the Municipal Code requires 60% of the surface area of the required side and rear setbacks to be landscaped in all mixed-use zones. The project proposes landscaping along the side and rear setbacks, except on areas designated for walkways, parking spaces, the drive aisle, and private recreation areas, using a variety of plant materials. The perimeter landscaping will consisting of a mix of trees, shrubs, and ground cover. Landscaping will be provided in front of the garage parking area facing the street to soften the street scape and complement the building architecture.

Furthermore, the applicant is required to submit a detailed landscape and irrigation plan to the City that complies with the landscaping requirements of Title 9 of the Municipal Code, including the City's Landscape Water Efficiency Guidelines.

Building Architecture

The six-story, fifty-three (53) unit apartment building proposes a contemporary modern architectural style in an off-white and grey color scheme. A burgundy accent color is also providing contrast to the off-white and grey color scheme and accentuating the balconies as seen from the street and adjacent properties. The building design includes stucco exteriors, trimmed white aluminum windows, perforated metal black railings for the balconies, and a brick veneer and black aluminum storefront windows at ground level. The building consists of an articulated roof line and varying wall planes on all building sides, creating shadow and architectural interests, which will visually enhance the overall massing of the structure. The entrance to the main lobby is at grade and facing the street. The area will be including landscaping for added decoration and visual interest.

Privacy

The south building elevation has been designed to address privacy concerns related to the existing single-family residence, R-1 zoned parcel, abutting the project site's south boundary. The windows on the south building elevation have been reduced in size and will incorporate obscure glass to reduce visibility into the neighboring property's side and rear yards from each unit. Additionally, landscaping is proposed along the south wall of the roof deck lounge area to further reduce visibility into the neighboring property's side and rear yards from the roof deck lounge area.

VESTING TENTATIVE PARCEL MAP

In accordance with the State Subdivision Map Act, the applicant is requesting approval of Vesting Tentative Parcel Map No. PM-2021-206 to consolidate four (4) existing parcels into a single lot to facilitate the development of the residential apartment complex. The consolidated project site will have a combined lot area of 0.66 acres. The vesting Tentative Parcel Map is the most appropriate instrument to consolidate the project site due to existing utilities easements, such as power poles, that have to be relocated and realigned to facilitate the development. The proposed Vesting Tentative Tract Map is in conformance with the City's General Plan, the City's Subdivision Ordinance, the International West Mixed Use Overlay, as implemented by the GGMU-1 zone requirements, and the State's Subdivision Map Act.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Staff has initially determined that the proposed development is exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable General Plan designation and all applicable General Plan policies as well as

with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services.

NO NET LOSS

Government Code Section 65863 requires jurisdictions to maintain adequate sites to accommodate their remaining unmet Regional Housing Needs Allocation (RHNA) by each income category at all times throughout the Housing Element planning period. A jurisdiction may not take any action to reduce a parcel's residential density unless it makes findings that the reduction is consistent with the General Plan, including the Housing Element, and that the remaining sites identified in its Housing Element sites inventory can accommodate its remaining unmet RHNA by each income category or it identifies additional sites so that there is no net loss of residential unit capacity.

In addition, if a jurisdiction approves a development on a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, the jurisdiction must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level, or identify and make available additional adequate sites to accommodate the remaining unmet RHNA for each income category. However, a jurisdiction may not disapprove a housing development project on the basis that approval of the development would trigger the identification or zoning of additional adequate sites to accommodate the remaining RHNA.

The City's 6th Cycle RHNA requires the City to plan for 19,168 housing units for all income levels. A component of preparing the City's Housing Element is the identification of vacant and underutilized sites suitable for residential development, and an evaluation of the housing development potential of these sites in fulfilling the City's RHNA. The combined project site is identified in the City's Housing Element sites inventory as having a realistic capacity to accommodate a total of 36 "lower income" units, consisting of nine (9) units on each property located at 12233, 12235, 12237, and 12239 Choisser Road. The project proposes a total of fifty-three (53) units, consisting of forty-seven (47) "above moderate income" units, five (5) "very low-income" units, and one (1) "very low-income" unit. Because the proposed project includes fewer lower-income units than shown in the Housing Element sites inventory, the City must determine whether the remaining Housing Element inventory sites have sufficient capacity to accommodate the City's remaining unmet RHNA by income level if the project is approved as proposed. Staff has evaluated the housing projects that have been permitted or approved during the current planning period, or which are otherwise not accounted for in the Housing Element site analysis, and has determined that the remaining sites identified in the sites inventory have sufficient capacity to accommodate the City's remaining unmet RHNA need for each income level.

At the time the Housing Element was prepared and adopted, the City's *unmet* RHNA was calculated to be 18,208 units, broken down as follows: 6,567 low and very low-income units, 3,087 moderate-income units, and 8,554 above moderate-income units. The sites identified in the adopted Housing Element were determined adequate to accommodate a total of 18,291 units, including 401 more units than the City's unmet RHNA in the low and very low-income categories and 240 more units than the City's unmet RHNA for the moderate-income category. Sites deemed adequate to accommodate the lower and moderate-income categories are also adequate to accommodate above-moderate income units. Overall, the sites inventory in the adopted Housing Element reflected a total capacity surplus of 83 units.

Beginning of the 6th RHNA cycle, October 15, 2021, to the time of writing the staff report, the City issued 474 building permits and entitled 105 units. After accounting for these permitted and entitled units, and the 53 units in the proposed project, the City's total remaining unmet RHNA would be 17,567 units, broken down as follows: 6,555 low and very low-income units, 3,087 (no change) moderate-income units, and 7,925 above-moderate income units. The remaining capacity of the sites identified in the Housing Element would be 18,186 units, resulting in a total capacity surplus of 145 units. The remaining sites are also adequate to accommodate a surplus of low and very low-income units (413) and moderate-income units (221), and such sites are also adequate to accommodate the City's remaining unmet above moderate-income RHNA. Due to this surplus, the overall residential capacity on sites identified in the Housing Element will still be sufficient to accommodate the City's total remaining unmet RHNA if the proposed project is approved. The required No Net Loss findings can be made and are included in Resolution No. 6058-23.

SB 330 / DENSITY BONUS LAW REPLACEMENT HOUSING COMPLIANCE:

Pursuant to State law, housing projects that require the demolition of existing affordable "protected" residential rental units, or which are located on property where affordable "protected" residential rental units have been demolished within the five (5) year period preceding the application date, must provide replacement units for each existing or previously demolished affordable "protected unit" at the same or greater affordability level as those "protected" units. A housing project cannot reduce the number of existing residential rental units on a property. In accordance with Government Code §65915(c)(3)(B), where the applicable household income level for a unit is unknown or cannot be verified, it is rebuttably presumed that lower- and/or very-low income renter households occupied those units in the same proportion of lower- and/or very-low income renter households to all renter households within the City, and replacement units in the specified proportions must be provided. Four (4) residential rental units located within the project site were demolished within five (5) years from when the project application was submitted to the City. Three (3) of the four (4) units are presumed to have been occupied very-low-income households and the other unit is presumed to have been occupied by a low-income household, and the applicant is not refuting these rebuttable presumptions. The proposed project will replace the dwelling units that were demolished by providing five (5) very low-income household units and one (1) low-income household unit.

REVIEW OF HOUSING DEVELOPMENT PROJECTS:

The Planning Commission's discretion is limited when reviewing proposed housing development projects. State law generally limits the City's evaluation of a proposed housing development project to its consistency with applicable existing *objective* General Plan and zoning standards, and the City may no longer use *subjective* criteria to determine whether a proposed housing project serves the general welfare or is in the public interest. In addition, as discussed above, the State Density Bonus Law allows development projects that include affordable housing to deviate from stated objective development standards and other zoning requirements. The Housing Accountability Act, State Housing Element Law, and other State laws also impose additional requirements and limitations on the review of housing development projects.

Further, the Planning Commission's review is subject to the provisions of Garden Grove Municipal Code Section 9.60.020(C), which provides, in pertinent part, as follows:

> Findings Required for Disapproval of Housing Development Projects. The findings set forth in subdivision D of Section 9.32.030 of this title shall not be required to be made in order to approve an application for a land use permit for a housing development project. Rather, the hearing body shall approve an application for a land use permit for a housing development project unless it makes one or more of the following findings based on the information presented at the public hearing and/or on the record:
>
> a. That the proposed development project is inconsistent, not in compliance, or not in conformity with one or more applicable, objective standards, provisions, conditions or requirements of the General Plan, Title 9, or other applicable ordinances or policies of the City.
>
> b. That the provisions of the California Environmental Quality Act have not been complied with.
>
> c. That, based on a preponderance of the evidence on the record, the proposed development project would have a specific, adverse impact, as defined in subdivision (j)(1)(A) of Government Code Section 65589.5, on public health and safety unless the project is disapproved, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval of the proposed project.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6058-23 approving Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206, subject to the recommended Conditions of Approval.

Maria Parra
Planning Services Manager

By: Nick Lagura
Urban Planner

Attachment 1: Vicinity Map
Attachment 2: Plans
Attachment 3: Vesting Tentative Parcel Map
Attachment 4: Density Bonus Application
Attachment 5: Trip Generation and Vehicles Miles Traveled Analysis
Attachment 6: Air Quality and Greenhouse Gas Impact Study
Attachment 7: Noise Impact Study
Attachment 8: Shade/Shadow Study

RESOLUTION NO. 6058-23

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-120-2023 AND VESTING TENTATIVE PARCEL MAP NO. PM-2021-206 FOR PROPERTY LOCATED ON THE WEST SIDE OF CHOISSER ROAD AND NORTH OF TWINTREE LANE AT 12233, 12235, 12237, and 12239 CHOISSER ROAD, ASSESSOR'S PARCEL NOS. 231-491-12, 231-491-13, 231-491-14, and 231-491-15.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on February 16, 2023, hereby approves Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206 for property located on the west side of Choisser Road and north of Twintree Lane at 12233, 12235, 12237, and 12239 Choisser Road, Accessor Parcel Nos. 231-491-12, 231-491-13, 231-491-14, and 231-491-15, subject to the conditions of approval attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Investel Garden Resorts, LLC, the owner of the subject site (the "applicant").

2. The applicant is requesting Site Plan approval to construct a six-story, 53 unit-residential apartment complex on four (4) vacant lots with a combined lot area of 28,793 square feet (0.66 acres). The proposal includes six (6) affordable housing units, five (5) units designated for "Very Low-Income" Households, and one (1) unit designated for "Low-Income" households. Pursuant to the State Density Bonus Law, the applicant is requesting the following concessions and waivers from applicable development standards: (1) concession to allow the first habitable floor on the second floor; (2) a concession to allow fewer parking spaces than the maximum number of parking spaces the City is otherwise permitted to require pursuant to the State Density Bonus Law; (3) a waiver to allow the building to be constructed within the 45-degree encroachment plane required for Mixed-Use zoned properties abutting Residentially-Zoned lots along the side yard setback; (4) a waiver to deviate from the requirement to provide a separate storage space for each unit; (5) a waiver to deviate from the requirement to provide at least 300 square feet of open space, recreation, and leisure are per unit, and to allow an indoor fitness center and lounge and roof deck area to contribute 100 percent of the open space requirement; (6) a waiver to deviate from the requirement to provide at least 90 square feet of private open space per unit; (7) a waiver to deviate from the requirement to provide passive recreation areas with minimum dimensions of 10 feet in width and 30 feet in length, and to contribute 100 percent to the open space requirement; and (8) a waiver to deviate from the minimum parking space length, from 19 feet to 18 feet. In accordance with

the State Subdivision Map Act, the applicant is also requesting approval of a Vesting Tentative Parcel Map to consolidate four existing parcels into a single lot to facilitate the development of the residential apartment complex.

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 15332 (In-Fill Development Projects) of the State CEQA Guidelines (14 Cal. Code Regs., Section 15303). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable General Plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services. The project is therefore exempt from CEQA review.

4. The project site has a General Plan Land Use designation of International West Mixed Use and is designated for the development of low-income housing in the General Plan Housing Element. The project site is part of Planned Unit Development No. PUD-128-12, and the zoning provisions of the International West Mixed Use Overlay apply to the site. The site is currently vacant, but was previously improved with four (4) single-family homes.

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 February 16, 2023, 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 February 16, 2023.

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 9.60.020 and 9.40.060 are as follows:

FACTS:

The project site is comprised of four (4) vacant lots with a combined lot area of 28,793 square feet (0.66 acres), located on the west side of Choisser Road and north of Twintree Lane. The project site has a General Plan Land Use designation of

International West Mixed Use and is designated for the development of low-income housing in the General Plan Housing Element. The project site is part of Planned Unit Development No. PUD-128-12, and the zoning provisions of the International West Mixed Use Overlay apply to the site.

The property abuts a commercial shopping center zoned HCSP-TCB (Harbor Corridor Specific Plan-Tourist Commercial "B") improved with commercial buildings to the north; R-1 (Single-Family Residential) zoned properties to the east across Choisser Road, consisting of single-family homes; R-1 zoned properties to the south, consisting of single-family homes; Planned Unit Development No. PUD-128-12 zoned property to the west developed with a Raising Cane's drive-through restaurant and vacant land that is entitled for the development of a 769-room resort hotel and retail complex commonly referred to as the Site "C" Project.

The project site has a General Plan land use designation of International West Mixed Use (IW). The IW land use designation is intended to provide for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential that are appropriate for a major entertainment and tourism destination. The IW land use designation is implemented by Planned Development PUD-128-12. The property site also is part of the International West Mixed Use Overlay Zone.

The project site is also identified in the General Plan Housing Element as a site suitable for the development of multiple-family lower-income housing. The project site was included in the Housing Element Sites Inventory, as the parcels complied with the State's criteria for the development of lower income units. State law specifies that sites suitable for the development of lower income units must meet a minimum allowable density of 30 units per acre, and the parcels size be limited to between 0.5 and 10 acres. The project site has a maximum allowable residential density of 70 units per acre and has a combined lot area of 0.66 acres. Furthermore, State law correlates higher density sites with the ability to provide lower-income housing. As such, the majority of the lower income RHNA sites are located along mixed-use corridors, including along Harbor Boulevard.

The applicant is requesting Planning Commission approval of (1) a Vesting Tentative Parcel Map to consolidate the four existing parcels into a single lot to facilitate the development of a residential apartment complex and (2) a Site Plan for a six-story, 53-unit residential apartment complex on the combined site. The proposed project includes six (6) affordable housing units, five (5) units designated for "Very Low-Income" Households, and one (1) unit designated for "Low-Income" households. Inclusion of the fie (5) very low-income units qualifies the project for a density bonus, concessions, waivers of development standards, and reduced parking pursuant to the State Density Bonus Law. The proposed project has been designed to incorporate additional density and certain concessions and waivers of development standards pursuant to the State Density Bonus Law. An Affordable Housing Regulatory Agreement consistent with the State Density Bonus Law and the Garden Grove

Municipal Code must be recorded to ensure affordability of the very low-income and low-income units.

FINDINGS AND REASONS:

SITE PLAN (HOUSING DEVELOPMENTS)

1. The proposed development project is consistent, in compliance, and in conformity with the applicable, objective standards, provisions, conditions or requirements of the General Plan, Title 9, or other applicable ordinances or policies of the City.

   The proposed project includes the construction of a six-story, 53-unit residential apartment complex on four (4) vacant lots with a combined lot area of 28,793 square feet (0.66 acres). The proposal includes six (6) affordable housing units, five (5) units designated for "Very Low-Income" Households, and one (1) unit designated for "Low-Income" households. In accordance with the State Subdivision Map Act, the application is also requesting approval of a Vesting Tentative Parcel Map to consolidate four existing parcels into a single lot to facilitate the development of the residential apartment complex.

   The subject site has a General Plan land use designation of International West Mixed Use (IW) and is zoned Planned Development PUD-128-12. The project site is also part of the International West Mixed Use Overlay. The IW land use designation is intended to allow for mixed-use residential and commercial developments with higher residential densities up to 70 dwelling units per acre. The IW land use designation is implemented Planned Unit Development No. PUD-128-12 and by the International West Mixed Use Overlay zone. The project site is also identified in the General Plan Housing Element as a site suitable for the development of multiple-family lower-income housing.

   The project has been designed to comply with the development standards of the Municipal Code for the International West Mixed Use Overlay zone, as implemented by the GGMU-1 zone, and is within the density permitted under the General Plan, with the exception of the increased density, concessions/incentives, waivers, and reduced parking ratios permitted pursuant to State Density Bonus Law. In addition, the proposed project is consistent with the goals and policies of the General Plan, including:

   a. Policy LU-1.2: Encourage modern residences in areas designated as Mixed Use.

      The proposed project, which is located in the International West Mixed Use Overlay zone, is a six-story, fifty-three (53) unit apartment building with a contemporary modern architectural design. The building consists of an articulated roof line and varying wall planes on all building sides,

creating shadow and architectural interests, which will visually enhance the overall massing of the structure. The entrance to the main lobby is at grade and facing the street. The area will include landscaping for added decoration and visual interest. Additionally, the project proposes various active and passive open spaces in a configuration that is more conducive to an urban project. Thus, the proposed project encourages modern residences in areas designated as Mixed Use.

b. *Policy LU-1.3: Support the production of housing Citywide that is affordable to lower- and moderate-income households consistent with the policies and targets set forth in the Housing Element; Policy LU-3.2: Support development of multi-family housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels; GOAL H-2: Housing supply to accommodate housing needs at all affordability levels; AND Policy H-2.1: Expanding Affordable Housing. Preserve and expand the City's supply of affordable rental and ownership housing for lower-income households.*

The project proposes a total of 53 residential apartment units, consisting of 47 "above moderate income" units, five (5) "very low-income" units, and one (1) "very low-income" unit. The project will introduce new rental housing units to the local housing market, and will expand the number of affordable housing units in the City to meet the community needs. The project site has been identified in the General Plan Housing Element as a site suitable for the development of multiple-family lower-income housing. Furthermore, the proposed project will contribute to the City meeting its RHNA obligation.

c. *Policy LU-3.1: Preserve existing and encourage new multi-family residential development in the Focus Areas, allowing mixed-use in older or underutilized commercial centers. Such housing provides convenient access to jobs and activities and supplies a resident clientele to support commercial sales and services in mixed-use areas AND Policy LU-3.4: Consider expanding affordable housing opportunities for lower income households in all land use designations that allow residential uses through the creation of a housing overlay zone or other similar tools.*

The project site has a General Plan land use designation of International West Mixed Use (IW). The IW land use designation is intended to provide for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential that are appropriate for a major entertainment and tourism destination. The project site is conveniently located to potential employment centers and other commercial services in the area. The project site also is part of the International West Mixed Use Overlay Zone, which applies to certain properties, along Harbor Boulevard, identified in the Housing Element Sites Inventory to be

suitable for the development of housing. The Overlay zone allows these parcels to be developed with mixed-use or stand-alone residential developments.

d. Policy LU-3.3: Encourage developers to build housing projects at or maximum allowable densities; Policy H-3.2: Provide adequate sites to encourage housing development that will meet the needs of all income groups; AND Policy H-3.3: Promote a balance of housing types, including mixed use development, to meet the needs of the community.

The Under IW General Plan land use designation, the subject project is allowed a maximum density of 70 dwelling units per acre, which yields forty-six (46) units. Under a State Density Bonus, the project will maximize the allowable density by constructing a total of fifty-three (53) apartment units. The project will provide 47 "above moderate income" units, five (5) "very low-income" units, and one (1) "very low-income" unit to meet the housing needs of the community. The project site is also identified in the General Plan Housing Element as a site suitable for the development of multiple-family lower-income housing. Furthermore, the project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies.

e. *Policy LU-IMP-3E: Use programs and incentives outlined in the Housing Element to produce all types of desired multi-family housing; Policy H-2.3: Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing; Policy LU-4.1: Locate higher-density residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses; AND GOAL H-3: A range of available housing types, densities, and affordability levels to meet diverse community needs.*

The project site has a General Plan land use designation of International West Mixed Use (IW). The IW land use designation is intended to provide for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential that are appropriate for a major entertainment and tourism destination. The property site is part of the International West Mixed Use Overlay Zone, which applies to certain properties, along Harbor Boulevard, identified in the Housing Element Sites Inventory to be suitable for the development of housing. The Overlay zone allows these parcels to be developed with mixed-use or stand-alone residential developments. Under the International West Mixed Use Overlay zone, higher residential densities are allowed up to 70 units per acre, with the maximum density of 46 units allowed for the project site. Under a State Density Bonus, the project includes 53 units,

with five (5) units reserved for very low income and one (1) unit reserved for low income. Furthermore, the project site is located in a resort district that allows for hotel resort, entertainment, commercial, and higher density residential uses. The project site is located adjacent to hotel and commercial uses that will encourage pedestrian activity, and will also provide a consume base for the commercial uses.

f. *Policy H-3.1: Maintain land use policies and regulations that create capacity for development of a range of residential development types that can fulfill local housing needs, including accessory dwelling units, low-density single-family uses, moderate-density townhomes and middle housing, higher-density apartments and condominiums, senior housing, and mixed-use projects.*

The project site is identified in the General Plan Housing Element as a site suitable for the development of multiple-family lower-income housing. The project site is allowed a higher residential density of 70 units per acre. With the additional density allowed by the State Density Bonus Law, the project includes the construction of fifty-three (53) apartment units, which provide 47 "above moderate income" units, five (5) "very low-income" units, and one (1) "low-income" unit to meet the housing needs of the community.

g. *Policy H-3.4: Maintain an inventory of vacant and underutilized land, and make available to the development community*.

The project site was included in the Housing Element Sites Inventory as the parcels complied with the state's criteria for the development of lower income units. State law specifies that lower income sites must meet a minimum density of 30 units per acre, and the parcels size limited between 0.5 and 10 acres. The project site has a residential density of 70 units per acre and has a combined lot area of 0.66 acres. The project site is identified as having a combined realistic capacity of 40 "lower income" units, consisting of 10 units per lot. Furthermore, state law correlates higher density sites with the ability to provide lower-income housing. As such, the majority of the lower income RHNA sites are located along mixed-use corridors, including along Harbor Boulevard. In addition, the applicant is requesting State Density Bonus allowances for concessions and waivers to applicable development standards to support the proposed project density and site design.

h. *Policy 2.3 of the Housing Element: Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing.*

The proposed project is a six-story, 53-unit residential apartment complex on four (4) vacant lots with a combined lot area of 28,793 square feet (0.66 acres). The proposal includes six (6) affordable housing units, five (5) units designated for "Very Low-Income" Households, and one (1) unit designated for "Low-Income" households. To facilitate the development, the applicant is requesting State Density Bonus allowances for concessions and waivers from applicable development standards. Furthermore, the Project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA).

2. The provisions of the California Environmental Quality Act have been complied with.

The proposed development is exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services. Therefore, the provisions of the California Environmental Quality Act have been complied with.

3. The proposed development project does not have specific, adverse impacts, as defined in subdivision (j)(1)(A) of Government Code Section 65589.5, on public health and safety without any feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval of the proposed project.

The proposed six-story, 53-unit residential apartment complex will not have specific, adverse impacts on the public health and safety. The proposed project is within the maximum allowable density, is compatible with surrounding uses, is similar in scale to the adjoining neighborhood, and is consistent with the land use type and intensity in the immediate neighborhood. Furthermore, the Project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies.

VESTING TENTATIVE PARCEL MAP

1. The proposed map is consistent with the General Plan.

   The proposed map is consistent with the provisions of the General Plan. The project site has a land use designation of International West Mixed Use, which is intended to provide for a mix of uses, including some higher density residential with densities up to 70 units per acre. The Density Bonus Law allows housing developments that provide affordable housing to exceed the maximum allowable density of the General Plan. The project site is also identified in the General Plan Housing Element as a site suitable for the development of multiple-family lower-income housing. The proposed project includes the construction of a six-story, 53-unit residential apartment complex on four (4) vacant lots with a combined lot area of 28,793 square feet (0.66 acres). The proposal includes six (6) affordable housing units, 5 units designated for "Very Low-Income" Households, and one unit designated for "Low-Income" households. The proposed tentative parcel map will consolidate four existing parcels to facilitate the development of the proposed density bonus project.

   In addition, the proposed map is consistent with the goals and policies of the General Plan for the reasons stated above supporting approval of the proposed Site Plan.

2. The design and improvement of the proposed subdivision are consistent with the General Plan.

   The design and improvement of the proposed subdivision are consistent with the General Plan for the reasons stated above supporting approval of the proposed Site Plan for development of the proposed consolidated site.

3. The site is physically suitable for the type of development and complies with the spirit and intent of the Municipal Code.

   The site is zoned to permit high-density multiple-family housing developments of the type proposed, and the proposed project is designed to be consistent with applicable objective development standards for the site, except as otherwise required to be waived pursuant to State Density Law. As designed, the site is able to accommodate fifty-three (53) units, and the required parking, landscaping, private and common recreation areas, setbacks, and building height. Therefore, the property is sufficient in size to accommodate the proposed development, and complies with all applicable provisions of the City of Garden Grove Municipal Code and the State Density Bonus Laws.

4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure

fish or wildlife or their habitat, and the requirements of the California Environmental Quality Act have been satisfied.

Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove Planning Commission has determined that the proposed project is categorically exempt from the CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15332). The proposed project is characterized as in-fill development meeting conditions described in Section 15332.

5. The site is physically suitable for the proposed density of the development.

The site is physically suitable for the density proposed by the developer. The General Plan land use designation of IW is intended to provide for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential densities up to 70 dwelling units per acre that are appropriate for a major entertainment and tourism destination. The IW land use designation is implemented by the International West Mixed Use Overlay zone which allows residential developments without a commercial component. Under the International West Mixed Use Overlay zone, the base density for the site is 70 units per acre, with yields 46 dwelling units on the project site. The project has been designed as a State Density Bonus project, including allowances for concessions and waivers. As designed, the site is able to accommodate fifty-three (53) units, and the required parking, landscaping, private and common recreation areas, setbacks, and building height. Therefore, the property is sufficient in size to accommodate the proposed development, and complies with all applicable provisions of the City of Garden Grove Municipal Code and the State Density Bonus Laws.

6. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The design of the subdivision and the proposed improvements are not likely to cause serious public health problems since conditions of approval will be in place to safeguard the public health. The proposed subdivision has been designed to comply with the development standards of the International West Mixed Use Overlay and the State Density Bonus Laws. City Departments, including the Traffic Division, Water Division, Engineering Division and the Planning Division, and the Orange County Fire Authority (OCFA) have reviewed the proposed development and have applied conditions of approval to minimize potential negative impacts that the project may have on the community. The conditions of approval for on and off-site improvements will safeguard the public health.

7. The design of the project and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by

the public at large for access through or use of property within the subdivision; or, if such easements exist, alternate easements for access or for use will be provided and these will be substantially equivalent to the ones previously acquired by the public.

The design of the subdivision and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the proposed subdivision. The project has been designed to avoid development over existing easements.

8. The design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations.

The proposed Vesting Tentative Parcel Map No. PM-2021-206 has been specifically designed to accommodate the proposed six-story, fifty-three (53) unit residential apartment complex on the property, which has been designed to comply with the International West Mixed Use Overlay zone developments standards and State Density Bonus allowances. As designed, the site is able to accommodate fifty-three (53) units, with parking, landscaping, private and common recreation areas, setbacks, and building height. Therefore, the design and improvement of the proposed subdivision is suitable for the proposed use and the subdivision can be developed in compliance with the applicable provisions of the City of Garden Grove Municipal Code and the State Density Bonus Laws.

9. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

To the extent feasible, the project has been designed in accordance with Government Code Section 66473.1, such as to allow for passive or natural heating opportunities in the subdivision design, to encourage the orientation of structures to take advantage of shade and prevailing breezes, to allow solar access for passive heating and opportunities for placement of shade trees and other vegetation for cooling.

10. The design, density, and configuration of the subdivision strike a balance between the effect of the subdivision on the housing needs of the region and public service needs. The character of the subdivision is compatible with the design of existing structures, and the lot sizes of the subdivision are substantially compatible with the lot sizes within the general area.

The applicant is requesting approval of Vesting Tentative Parcel Map No. PM-2021-206 to consolidate four existing parcels into a single lot to facilitate the development of the residential apartment complex. Approval of the map

will allow construction of a six-story, fifty-three (53) unit-residential apartment complex, which includes six (6) affordable housing units, five (5) units designated for "Very Low-Income" Households, and one (1) unit designated for "Low-Income" households. The project site is identified in the General Plan Housing Element as a site suitable for the development of multiple-family lower-income housing. The project site has a maximum allowable residential density of 70 units per acre under the International West Mixed Use general plan land use designation and under the International West Mixed Use Overlay zone. The project complies with the density requirements of the General Plan, as well as the International West Mixed Use Overlay zone development standards and allowances allowed by State Density Bonus laws, and further the goals of the Housing Element of the General Plan.

11. The subject property is not located within a state responsibility area or a very high fire hazard severity zone, the proposed subdivision is served by local fire suppression services, and the proposed subdivision meets applicable design, location, and ingress-egress requirements.

12. The discharge of waste from the proposed subdivision into the existing sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board. The conditions of approval for on and off-site improvements will ensure permitted capacity of the public sewer system is not exceeded.

NO NET LOSS (GOVERNMENT CODE SECTION 65863) FINDINGS

1. If approval of the proposed Project will result in development of the Site at a lower residential density, the reduction in residential density is consistent with the adopted General Plan, including the Housing Element.

   The project site is a six-story, 53-unit residential apartment complex on four (4) vacant lots (APN #231-491-12, 231-491-13, 231-491-14, and 231-491-15) with a combined lot area of 28,793 square feet (0.66 acres). The proposal includes six (6) affordable housing units, five (5) units designated for "Very Low-Income" Households, and one (1) unit designated for "Low-Income" households. The project site has a General Plan Land Use designation of International West Mixed Use and is zoned Planned Unit Development No. PUD-128-12 and is in the International West Mixed Use Overlay. Under the International West Mixed Use Overlay zone, the base density for the site, which is the maximum number of units allowed by the one, is 46 dwelling units (0.66 acres x 70 dwelling units per acre). A density bonus of 32.5% allows fifteen (15) additional units above the base density, for a total of 61 units. Under the State Density Bonus Law, the applicant proposes to construct only seven (7) additional units above the base density, for a total of 53 units. The proposed project will be developed in a residential density that is consistent with the adopted general plan, including the housing element.

2. The remaining sites identified in the housing element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584; or, if not, the City has, or will within 180 days, identify and make available additional adequate sites to accommodate the City's share of the regional housing need by income level.

   The City's 6th Cycle RHNA requires the City to plan for 19,168 housing units for all income levels. A component of preparing the City's Housing Element is the identification of vacant and underutilized sites suitable for residential development, and an evaluation of the housing development potential of these sites in fulfilling the City's RHNA. The combined project site is identified in the City's Housing Element sites inventory as having a realistic capacity to accommodate a total of forty (40) "lower income" units. The project proposes a total of fifty-three (53) units consisting of forty-seven (47) "above moderate income" units and five (5) "very low income" units and one (1) "low income" unit. Because the proposed project includes fewer lower-income units than shown in the Housing Element sites inventory, the City must determine the remaining unmet RHNA by income level if the project is approved as proposed. Staff has evaluated the housing projects that have been permitted or approved during the current planning period, or which are otherwise not accounted for in the Housing Element site analysis, and has determined that the remaining sites identified in the sites inventory have sufficient capacity to accommodate the City's remaining unmet RHNA need for each income level.

   At the time the Housing Element was prepared and adopted, the City's *unmet* RHNA was calculated to be 18,208 units, broken down as follows: 6,567 low and very low-income units, 3,087 moderate-income units, and 8,554 above moderate-income units. The sites identified in the adopted Housing Element were determined adequate to accommodate a total of 18,291 units, including 401 more units than the City's unmet RHNA in the low and very low-income categories and 240 more units than the City's unmet RHNA for the moderate-income category. Sites deemed adequate to accommodate the lower and moderate-income categories are also adequate to accommodate above-moderate income units. Overall, the sites inventory in the adopted Housing Element reflected a total capacity surplus of 83 units. Due to this surplus, the proposed project will not create a reduction to the City's total required RHNA allocation.

   Beginning of the 6th RHNA cycle, October 15, 2021, to the time of writing the staff report, the City issued 474 building permits and entitled 105 units. After accounting for these permitted and entitled units, and the 53 units in the proposed project, the City's total remaining unmet RHNA would be 17,567 units, broken down as follows: 6,555 low and very low-income units, 3,087 (no change) moderate-income units, and 7,925 above-moderate income units.

The remaining capacity of the sites identified in the Housing Element would be 18,186 units, resulting in a total capacity surplus of 145 units. The remaining sites are also adequate to accommodate a surplus of low and very low-income units (413) and moderate-income units (221), and such sites are also adequate to accommodate the City's remaining unmet above moderate-income RHNA. Due to this surplus, the overall residential capacity on sites identified in the Housing Element will still be sufficient to accommodate the City's total remaining unmet RHNA if the proposed project is approved. The required No Net Loss findings can be made and are included in Resolution No. 6058-23.

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 and Vesting Tentative Parcel Map possess characteristics that would justify the request in accordance with Municipal Code Section No. 9.60.020 (Review of Housing Development Projects) and Section 9.40.060 (Tentative Maps).

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-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206.

Adopted this 16th day of February 2023

ATTEST:

/s/ JOHN RAMIREZ
CHAIR

/s/ JUDITH MOORE
RECORDING SECRETARY

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

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on February 16, 2023, by the following vote:

AYES:	COMMISSIONERS:	(5)	ARESTEGUI, CUNNINGHAM, LINDSAY, PEREZ, RAMIREZ
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(1)	LEHMAN

/s/ JUDITH MOORE
RECORDING SECRETARY

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

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is March 9, 2023.

EXHIBIT "A"

Site Plan No. SP-120-2023

Vesting Tentative Parcel Map No. PM-2021-206

12233, 12235, 12237, and 12239 Choisser Road

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 prior to issuance of building permits.

2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, owner and developer of the project, Investel Garden Resorts, LLC, 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 and Economic 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-120-2023 only authorizes construction of a six-story, 53 unit-residential apartment complex, which includes six (6) affordable housing units, five (5) units designated for "Very Low-Income" Households, and one (1) unit designated for "Low-Income" households, on four (4) vacant lots with a combined lot area of 28,793 square feet (0.66 acres) located on the west side of Choisser Road and north of Twintree Lane at 12233, 12235, 12237, and 12239 Choisser Road (APN: 231-491-12, 231-491-13, 231-491-14, and 231-491-15), as depicted on the plans submitted by the applicant and made part of the record of the February 16, 2023, Planning Commission proceedings. Approval of this Site Plan shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.

4. The approved site plan and floor plan are an integral part of the decision approving this Site Plan. There shall be no additional changes in the design of the site plan and floor plan without the approval of the 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 and Economic Development Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

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

Public Works 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 plans prepared by a registered Civil Engineer are required. As required under Section 107 of the California Building Code (CBC), the grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30' 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 multi residential 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 Division and Orange County Fire Authority to identify proper emergency vehicle access to the site and shall provide the Engineering Division a copy of the approval letters upon first submittal of the grading and street improvement plans.

12. The applicant shall complete the following for the parcel map:

    a. Prior to recordation of a final parcel or tract map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.

    b. Prior to recordation of a final parcel or tract map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.

    c. Prior to issuance of a grading permit, the applicant shall submit to the Planning Services Division an updated title report along with copies of the recorded instruments listed in the title report, reference maps used to prepare legal description and the plat for review and approval of the parcel map.

    d. All subdivision mapping shall be concurrently reviewed by the City Engineering Division and the County of Orange Survey Department. The applicant shall forward all plan check comments received from the County of Orange Survey Department to the City of Garden Grove's Engineering Division upon receipt from the county.

13. 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.

14. 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 and section 1110A of the California Building Code.

15. 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.

h. Based on the amount of waste disposed, per week, the applicant shall coordinate with the local recycling/trash company to ensure the adequate frequency of trash pick-up is serviced to the site for municipal solid waste (MSW), recyclables, and organic green waste, including any other type of waste.

i. The applicant shall ensure large bulk items, intended for coordinated and scheduled pick-up by the local recycling/trash company, are not placed in areas that encroach into drive aisles, parking spaces, pedestrian pathways, or areas in the front of the property including areas public right-of-way

(e.g., street, sidewalk), during and after construction. Any large bulk items shall be out of public vantage points.

j. The requirements for the trash enclosure and design criteria are bound and coordinated with the Water Quality Management Plan (WQMP), when required, as depicted on the project grading plan, which shall be incorporated into the WQMP by narrative description, exhibits and an Operation and Maintenance Plan (O&M).

16. 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 & B-508 or designed by a professional registered engineer. In addition, the following shall apply:

a. Any block walls shall be decorative and utilize stucco finish, slump stone or split-face block, and shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.

b. Openings for drainage through walls shall be shown in section details and approved by the City Engineer. Cross-lot drainage is not allowed.

17. The applicant shall remove any existing substandard driveway approaches, curbs, sidewalks, ADA ramps, pavement sections, tree well and landscaping, and construct Choisser Road frontage improvements as identified below. All landscape, irrigation, sidewalk, 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. Existing substandard driveways fronting the project site on the west side of Choisser Road shall be removed and replaced with new curb, gutter, landscape, and sidewalk per City standards and specifications.

b. The new driveway approach to the site on Choisser Road shall be constructed in accordance with Garden Grove Standard B-121.

c. The applicant shall install red curb near driveway approach and easterly curb on Choisser Road per approved site plan SP-120-2023.

d. The applicant shall remove the existing improvements fronting the project on Choisser Road and construct new 5'-3" wide sidewalk panels in

accordance with City of Garden Grove Standard B-105. The owner/contractor shall verify the placement limits of sidewalk concrete panels with public works inspector prior to start of construction.

e. Construct curb and gutter when replacing any existing driveway approach along the property frontage on Choisser Road in accordance with City Standard Plan B-114.

f. The applicant shall remove and replace the street pavement fronting the project on Choisser Road from the edge of easterly gutter to the edge of the westerly gutter per City of Garden Grove standard plan B-104.

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. Any proposed new landscaping in public right-of-way shall be approved by the Planning Services Division and maintained by the owner for the life of the project.

19. Driveway widths shall be in accordance with City's Traffic Engineering Policy TE-8 (Driveway Opening Policy).

20. Sight Distance Standards shall be in accordance with City's Traffic Engineering Policy TE-13. All structures and walls shall be designed to ensure proper vision clearance for cars entering or leaving the driveway and parking areas. No structure, wall or fence shall cause an exceedance of the applicable site distance standards set forth in City Traffic Engineering Policy TE 13.

21. The Site Plan shall comply with the completed Development Review and Comment Sheet prepared pursuant to City's Traffic Engineering Policy TE-17 and provided to the applicant.

22. Private Property Tow Away Sign Design shall be in accordance with City's Traffic Policy & Procedures TE-19.

23. No Parking Fire Lane Sign Design shall be in accordance with City's Traffic Policy & Procedures TE-20.

24. Parking lot layout shall be in accordance with City Standard B-311 & B-312.

25. Off-street parking requirements for residential uses shall be in accordance with the City of Garden Grove's Traffic Engineering Policy TE-17.

26. A minimum five-foot-by-five-foot-wide maneuvering area shall be provided at the end of a dead-end parking aisle and shall consist of a ten-foot-by-nineteen-foot-wide turnaround space.

Permit Issuance

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

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

29. The applicant shall identify a temporary parking site(s) for construction crew and construction trailers office staff prior to issuance of a grading permit. No construction parking is allowed on local streets. 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 plans.

30. 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, which shall be subject to the review and approval of the City Traffic Engineer.

31. In accordance to City of Garden Grove Municipal Code (Chapter 9.48.030), the applicant is required to underground all existing and proposed on-site and off-site utility facilities fronting the project which the developer is developing or redeveloping. All existing improvements and utilities shall be shown as part of the grading submittal package in the topography section. In accordance to City of Garden Grove Municipal Code (9.48.050), the applicant may elect to pay the City an in-lieu fee to offset the developer's fair share of the costs of undergrounding the off-site utilities.

Project Construction/Operation

32. The applicant shall coordinate with City's Public Works Department (engineering, water services and streets division) and setup appointments for preconstruction inspections for all the on-site and off-site improvements prior to commencement of grading operation and mobilization.

33. 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.

34. The applicant and its contractors 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 applicant and its contractors 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 its contractors shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The applicant and its contractors shall be liable for, at their 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).

35. 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.

36. 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.

Public Works Water Services Division

37. New water service installations 2" and smaller, shall be installed by the City of Garden Grove at owner's/developer's expense, unless otherwise approved. 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.

38. 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.

39. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have 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.

40. 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.

41. A composite utility site plan shall be part of the water plan approval.

42. There shall be a minimum 15-foot clearance of building footings from water main. Clearances less than 15 feet shall be reviewed and approved by Water Engineering.

43. New utilities shall have a minimum 5-foot horizontal and a minimum 1-foot vertical clearance from water main and appurtenances.

44. There shall be a minimum clearance from sewer main and water main of 10 feet from outside-of-pipe to outside-of-pipe.

45. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.

46. Any existing meter and service shall be abandoned at the water main per City standard.

47. Existing 6" water main in Choisser Rd is a dead end main. Per calculations submitted by the engineer for the project on March 24, 2022, the anticipated demand for the development is 230 gpm for domestic water and 400 gpm for fire water. A fire pump is being proposed. Given the proposed demand and the proposed fire system design, the development may connect to the exiting 6" water main. Should any changes occur, it is the responsibility of the developer and his engineer to propose alternate solutions such to provide adequate fire flow for the project.

48. Fire service 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.

49. Water meters and boxes shall be installed by City forces upon payment of applicable fees and after new water system (including water services) pass all bacteriological and pressure tests.

50. No permanent structures, trees or deep-rooted plants shall be placed over sewer main or water main.

51. Location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).

52. Owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be 6 inch minimum diameter, extra strength VCP with wedgelock joints.

53. 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, unless otherwise approved.

Orange County Fire Authority

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

55. The applicant shall construct and maintain a fire turnaround area on Choisser Road to the satisfaction of the City Engineer.

56. The applicant shall obtain approval for red curbing from the City's Traffic Engineer.

Building and Safety Division

57. All work shall comply with the applicable edition of the California (CA) Building Standards Code (CBC).

58. A soils report per the latest edition of CBC Chapter 18 is required and shall be submitted at time of building permit application.

59. The number of Electric Vehicle (EV) Capable, EV Ready and EV chargers shall comply with CA Green Building Standards Code.

60. Building accessibility shall comply with CBC Chapter 11A and public use areas shall comply with CBC Chapter 11B.

61. Fire-rated constructions shall comply with the latest edition of the CBC Chapter 7.

62. Minimum sound attenuation rating of STC 52 shall be provided between units.

Planning Services Division

63. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic 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:

64. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic 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. Pursuant to Condition No. 31 and Chapter 9.48 of the Garden Grove Municipal Code, 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 center-line of the adjacent streets shall be installed or relocated underground.

b. All 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 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. Clinging vines shall be installed within the landscape planters along the perimeter block walls to deter graffiti.

d. 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.

e. 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.

65. The applicant shall submit a complete and detailed landscaping plan with irrigation systems included for review and approval by the Community and Economic Development Department prior to the issuance of a building permit. Drought tolerant plantings are encouraged. The landscape plan shall include the type (both common and botanical names), size, location, and quantity of all proposed plant material. 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 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 micro-spray system sprinkler heads for water conservation.

b. Forty percent of the trees on the site shall consist of minimum size 24-inch box, and the remaining 60 percent shall be of minimum size 15 gallons. These trees shall be incorporated into the landscaped frontages

of all streets. Where clinging vines are considered for covering walls, Boston Ivy shall be used.

c. The applicant or the property owner shall be responsible for installing and maintaining the landscaping.

d. No trees shall be planted closer than five feet (5'-0") from any public right-of-way. Trees planted within ten feet (10'-0") 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. All trees planted on the subject property, whether for screening the project from the neighboring lots or for aesthetic or selling/marketing purposes, shall have an irrigation system installed in order maintain the trees.

e. All trees shall be double-staked in accordance with City standards.

f. All landscape areas, including the areas located within the public rights-of-ways along Choisser Road that abuts the subject property, are the responsibility of the applicant/property owner(s).

g. Fifty percent (50%) of all required shrubs shall be a minimum size of five (5) gallons at time of planting.

h. Live groundcover shall be planted and maintained where shrubbery is not sufficient to cover exposed soil. Mulch may be used in place of groundcover where groundcover will not grow or where groundcover will cause harm to other plants, but not more than 30% of the groundcover area shall have the mulch substitute.

i. Groundcover plants shall be planted at a density and spacing necessary for them to become well established and provide surface coverage within 18 months of planting.

j. 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.

k. 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.

l. All above-ground utilities (e.g. water backflow devices, electrical transformers, irrigation equipment) shall be shown on the landscaping plan in order to ensure landscape screening will be provided.

66. The common recreation area improvements shall be reviewed and approved by the Community and Economic Development Department, Planning Services Division prior to issuance of building permits for compliance with applicable standards. The improvements to the outdoor roof deck shall include at a minimum, porcelain tile pavers on pedestal system, raised planters, fire pits/fire tables, tables, chairs, patio and lounge furniture, barbeque grills, benches, and landscaping. All interior recreation areas shall incorporate the appropriate indoor furniture and amenities for the proposed use of the room. The indoor gym shall incorporate exercise equipment or similar equipment, and the lounge area shall be furnished with chairs, sofas, and coffee tables or other similar furniture. Lighting in the common recreation areas shall be provided at a maximum one-foot light candle during the hours of darkness, and shall be restricted to low decorative type wall-mounted lights or ground lighting systems.

67. 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.

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.

68. 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.

69. 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.

70. The main drive aisle serves the entire project for vehicular circulation. The applicant shall utilize effective signage, and/or other acceptable means (i.e., a painted/marked red fire lane), to communicate to residents and guests that there shall be no parking anywhere within the drive aisle, except for within the designated guest parking spaces. Additionally, applicant shall ensure and enforce lease or other restrictions providing that there will be no long term parking of vehicles in the guest parking spaces and that guest parking spaces shall not be reserved for any particular units.

71. The applicant/property owner shall abate all graffiti vandalism within the premises. The property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.

72. There shall be no deliveries from or to the premises before 7:00 a.m. and after 10:00 p.m., seven days a week.

73. Storage of boats, recreational vehicles, or commercial vehicles on the property shall be prohibited. The applicant/property owner shall ensure that this condition is complied with at all times by tenants of the units and shall include notice of this requirement in all lease agreements.

74. All new block walls, and/or retaining wall(s), including existing block walls to remain, if any, shall be shown on the grading plans. Block walls shall be developed to City Standards or designed by a Registered Engineer and shall be measured from on-site finished grade. The applicant shall provide the following:

    a. The project shall maintain perimeter block walls with a minimum height six (6'-00") feet to a maximum height of seven (7'-00") feet, as measured from highest point of the on-site finished grade along the east and north property lines.

    b. All existing block walls that will remain shall be modified, as necessary, to comply with the minimum block wall height requirement. The type, texture, and color of the block wall shall match any existing block wall that will remain.

    c. All block walls shall comply with the requirements of the Chapter 9.18 of the Municipal Code. Where allowed, no walls greater than 36-inches

(3'-00") in height shall be constructed within the driveway vision clearance area of the project's entrance.

d. The applicant shall work with the existing property owners along the project perimeter in designing, constructing, and maintaining the required perimeter block walls. This requirement is to avoid having double walls and to minimize any impact that it might cause to the existing landscaping on the neighbor's side as much as possible. The perimeter block wall shall be constructed and situated entirely within the subject property. In the event that the applicant cannot obtain approval from the property owners, the applicant shall construct the new wall with a decorative cap to be placed between the new and existing walls. In the event the location of a new wall adjacent to an existing wall or fence has the potential to affect the landscape planter, then the applicant shall work with City Staff to address this situation. The Community and Economic Development Director shall be authorized to approve minor alterations the size and/or location of the landscape planter to accommodate the placement of such wall.

75. All recreation areas, landscaping along the interior project street and entryway, landscaped areas, and any landscaping within the public right-of-way shall be maintained for the life of the project.

76. The passive common recreation area, as identified on the approved site plan, shall include, at a minimum, outdoor benches, pedestrian integral colored concrete for the pathway, and landscaping.

77. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with applicable law. In the event that fossil specimens or cultural resources are encountered on the site during construction and cannot be preserved in place, the applicant shall contact and retain, at applicant's expense, a qualified paleontologist or archaeologist, as applicable, acceptable to the City to evaluate and determine appropriate treatment for the specimen or resource, and work in the vicinity of the discovery shall halt until appropriate assessment and treatment of the specimen or resource is determined by the paleontologist or archeologist (work can continue elsewhere on the project site). Any mitigation, monitoring, collection, and specimen/resource treatment measures recommended by the paleontologist/archaeologist shall be implemented by the applicant at its own cost.

78. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3503.5 and 3515 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.

79. Prior to the finalization of working drawings for Planning Services Division, Engineering Division, and Building and Safety Division Plan Check, the applicant shall submit to the Community and Economic Development Department detailed and dimensioned plot plans, floor plans, exterior elevations, and landscape plans which reflect the Conditions of Approval. The plans shall indicate cross-sections of all streets within the development, landscape materials, wall materials, and building materials proposed for the project.

80. Building color and material samples shall be submitted to the Planning Services Division for review and approval to ensure compliance with the color and material samples provided and presented at the meeting prior to issuance of building permits. The building shall incorporate all the architectural detailing identified on the plans presented at the meeting at which Site Plan No. SP-120-2023 was approved.

81. The project shall provide a separate trash room for the residential use with a trash shoot that serves each of the residential floors. The trash bins shall be kept inside the trash room at all times, except during disposal and pick-up. The property owner shall provide sufficient trash bins and pick-up to accommodate the site.

82. Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the name and address of the development, and the developer's name, address, and a 24-hour emergency telephone number.

83. 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.

84. There shall be no parking allowed along any drive-aisle, except within the designated parking areas. All curbs not designated as parking areas shall be painted red. The applicant shall post "No Parking" signs along the drive aisle.

85. Each residence shall be utilized as one (1) dwelling unit. No portion of any residence shall be utilized or rented as a separate dwelling unit.

86. All balconies shall remain open and shall not be enclosed at any time. There shall be no storage allowed in the balconies at any time.

87. The maintenance of the drive aisles, storm drains, sewer system, and open space areas is the responsibility of the applicant and property owner, including the active and passive recreation and landscape areas.

88. Each unit shall be provided with an air conditioning condensing unit and/or system so that there are no wall-mounted, or window mounted units. If units are located on the roof, an architectural design of the roof areas shall be done to effectively screen such units from adjacent properties and the public right-of-way.

89. Mailboxes shall be provided and installed by the applicant. The local postmaster shall approve the design and location.

90. Each unit shall have phone jacks and cable-TV outlets in all rooms, except in the hallways and bathrooms.

91. Each unit shall be provided with washer and dryer hook-ups.

92. At applicant's request, applicant has been granted State Density Bonus allowances for an increase in density, reduced parking, and the following two (2) concessions and six (6) waivers from applicable development standards: (1) a concession to deviate from Section 9.18.110.030.D of the Municipal Code to allow the first habitable floor to be located on the second floor; (2) a concession to allow fewer parking spaces (58) than the maximum number of parking spaces (70) the City is otherwise permitted to require pursuant to the State Density Bonus Law; (3) a waiver to allow the building to be constructed within the 45-degree encroachment plane required for Mixed-Use zoned properties abutting Residentially-Zoned lots along the side yard setback; (4) a waiver to deviate from the requirement to provide a separate storage space for each unit; (5) a waiver to deviate from the requirement to provide at least 300 square feet of open space, recreation, and leisure are per unit; (6) a waiver to deviate from the requirement to provide at least 90 square feet of private open space per unit; (7) a waiver to deviate from the requirement to provide passive recreation areas with minimum dimensions of 10 feet in width and 30 feet in length; and (8) a waiver to deviate from the minimum parking space length, from 19 feet to 18 feet in exchange for the applicant's agreement to reserve five (5) dwelling units in the project for occupancy by very low-income households. In addition, pursuant to paragraph (3) of subdivision (c) of Government Code Section 65915 and paragraph (2) of subdivision (d) of Government Code Section 66300, the applicant is required to replace three (3) very-low income "protected units" and one (1) low-income "protected unit" that were demolished in the five (5) year period preceding the application date. To comply with the provisions of Government Code Sections 65915 and 66300, the applicant has offered to, and shall reserve at least five (5) dwelling units containing an aggregate of no less than nine (9) bedrooms in the project for occupancy by very low-income households and at least one (1) dwelling unit containing an aggregate of no less than three (3) bedrooms in the project for occupancy by lower-income households for a period of 55 years commencing with the issuance of the certificate of occupancy for the project. The applicant shall at all times during the term of the affordability period comply with the requirement to lease the target units to very low-income and low-income

households at an affordable rent as required by the Garden Grove Municipal Code and State Law. Pursuant to State law, the Garden Grove Municipal Code, and the City's Density Bonus Agreement Guidelines, the record owner or owners of the subject property shall enter into an affordable housing regulatory agreement with the City, which satisfies the criteria set forth in subdivision (c) of Government Code Section 65915 and Garden Grove Municipal Code Section 9.60.050. The regulatory agreement shall be prepared by the City at the applicant/owner's expense, and the applicant and/or owner shall reimburse the City for the actual fees and costs charged for the services of attorneys and/or other professional third-party consultants engaged by the City to provide consultation, advice, analysis, and/or review and/or preparation of documents in connection with preparation of the regulatory agreement, review of the initial marketing plan and management plan required as part of the regulatory agreement, review of annual compliance reports submitted by the owner pursuant to the regulatory agreement, and inspections and audits provided for in the regulatory agreement. Prior to preparation of the regulatory agreement, applicant and/or property owner shall execute a reimbursement agreement with the City, in a form approved by the City Attorney, and provide a deposit to the City in an amount sufficient to cover the estimated professional fees and costs to be incurred by the City, as determined by the Department Director, in his or her reasonable discretion. The regulatory agreement shall be approved by the City and recorded prior to final map approval. The regulatory agreement shall remain a senior, non-subordinate covenant and as an encumbrance running with the land for the full term thereof. In no event shall the regulatory agreement be made junior or subordinate to any deed of trust or other documents providing financing for the construction or operation of the project, or any other lien or encumbrance whatsoever for the entire term of the required covenants. The applicant understands and agrees that the provisions of Garden Grove Municipal Code Section 9.60.050 pertaining to affordable housing regulatory agreements in effect on the date of City approval of Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206 apply.

93. Final Vesting Tentative Parcel Map No PM-2021-206 shall be approved by the City and recorded by the applicant prior to issuance of building permits for the proposed development.

94. A copy of the resolution approving Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206, including these Conditions of Approval, shall be kept on the premises at all times.

95. The applicant shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206 and its agreement with all conditions of the approval.

96. 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-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206. 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.

97. In accordance with Garden Grove Municipal Code Sections 9.32.160 and 9.40.070.A, respectively, the rights granted pursuant to Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206 shall be valid for a period of two years from the effective date of this approval. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206 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-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206 shall expire if the building permits for the project expire.

98. The applicant shall submit for review and approval of the Community and Economic Development Director a management plan for the project that includes specific details about leasing, on-site parking rules, and maintenance of the site.

ABBREVIATIONS

°	DEGREE	LAM	LAMINATE
±	PLUS OR MINUS	LAV	LAVATORY
Ø	DIAMETER	LBR	LUMBER
≈	ALMOST EQUAL	LDG	LANDING
≠	NOT EQUAL	LGTH	LENGTH
∠	ANGLE	LIN	LINEAR
	BOUNDARY LINE	LKR	LOCKER
℄	CENTER LINE	LONG	LONGITUDINAL
Δ	DELTA	LT	LIGHT
		LTG	LIGHTING
A/C	AIR CONDITIONING	LT WT	LIGHT WEIGHT
ACST	ACOUSTIC	LVR	LOUVER
AD	AREA DRAIN		
ADA	AMERICAN WITH DISABILITIES ACT	MACH	MACHINE
ADJ	ADJACENT / ADJUSTABLE	MAINT	MAINTENANCE
ADR	ACCESS DOOR	MAR	MARBLE
AFF	ABOVE FINISH FLOOR	MAS	MASONRY
AGG	AGGREGATE	MATL	MATERIAL
ALUM	ALUMINUM	MAX	MAXIMUM
ALT	ALTERNATE	MECH	MECHANICAL
APPROX	APPROXIMATELY	MEMB	MEMBRANE
APT	APARTMENT	MET	METAL
ARCH	ARCHITECTURAL	MFG	MANUFACTURING
ASPH	ASPHALT	MFR	MANUFACTURER
AUTO	AUTOMATIC	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELANEOUS
		MLDG	MOULDING
BATH	BATHROOM	MO	MASONRY OPENING
BD	BOARD	MTD	MOUNTED
BE	BOTTOM ELEVATION	MUL	MULLION
BL	BUILDING LINE		
BLDG	BUILDING	N	NORTH
BLKG	BLOCKING	(N)	NEW
BM	BENCH MARK / BEAM	NIC	NOT IN CONTRACT
BR	BARE ROOT	NG	NATURAL GRADE
BRG	BEARING	NO	NUMBER
		NOM	NOMINAL
CAB	CABINET	NTS	NOT TO SCALE
CB	CATCH BASIN	#	NUMBER
C/C	CENTER TO CENTER		
CE	COVER ELEVATION	OBSC	OBSCURE
CEM	CEMENT	OC	ON CENTER
CG	CORNER GUARD	OD	OUTSIDE DIAMETER
CIP	CAST IRON PIPE	OFF	OFFICE
CJ	CEILING JOIST	OH	OVERHEAD
CL	CENTER LINE	OPNG	OPENING
CLG	CEILING	OPP	OPPOSITE
CLO	CLOSET	OPS	OPERATIONS
CLR	CLEAR	OV	OVEN
CMU	CONCRETE MASONRY UNIT	OVFL	OVERFLOW
CO	CLEANOUT		
COL	COLUMN	P	POINT
COM	COMMON	PART	PARTITION
COMB	COMBINATION / COMBINE	PAVT	PAVEMENT
COMP	COMPOSITION	PED	PEDESTAL
CONC	CONCRETE	PKG	PARKING
CONN	CONNECTION	PL	PLATE / PROPERTY LINE
CONST	CONSTRUCTION	PLAS	PLASTER
CONT	CONTINUOUS / CONTINUATION	PLBG	PLUMBING
CONTR	CONTRACTOR	PLWD	PLYWOOD
COR	CORNER	PNL	PANEL
CORR	CORRIDOR	PR	PAIR
CTR	CENTER	PRC	PORCELAIN
CUYD	CUBIC YARD	PRCST	PRECAST
CW	COLD WATER	PREFAB	PREFABRICATED
CYL	CYLINDER	PROP	PROPERTY
		PROJ	PROJECTION
D	DRAIN / DIFFUSER	PRTN	PARTITION
DIFF	DIFFUSER	PVMT	PAVEMENT
DBL	DOUBLE		
DET	DETAIL	R	RISER
DEPT	DEPARTMENT	RAD	RADIUS
DF	DRINKING FOUNTAIN	RD	ROOF DRAIN
DIAG	DIAGONAL	RECP	RECEPTACLE
DIAM	DIAMETER	REF	REFERENCE
DIM	DIMENSION	REFR	REFRIGERATOR
DISC	DISCONNECT	REINF	REINFORCMENT
DISP	DISPENSER	REQD	REQUIRED
DIST	DISTRIBUTION	REV	REVISIONS
DK	DECK	RFG	ROOFING
DN	DOWN	RGH	ROUGH
DR	DOOR	RM	ROOM
DS	DOWNSPOUT	RND	ROUND
DW	DISHWASHER	RO	ROUGH OPENING
DWG	DRAWING	RUB	RUBBER
DWT	DRAWER		
		S	SOUTH
E	EAST	SC	SOLID CORE
(E)	EXISTING	SD	SMOKE DETECTOR
EA	EACH	SHT	SHEET
EL	ELEVATION	SHT MET	SHEET METAL
ELEC	ELECTRIC	SHTHG	SHEATHING
ELEV	ELEVATOR	SHWR	SHOWER
EMERG	EMERGENCY	SIM	SIMILAR
ENCL	ENCLOSURE	SPECS	SPECIFICATIONS
ENTR	ENTRANCE	SPKR	SPEAKER
EQ	EQUAL	SQ	SQUARE
EQUIP	EQUIPMENT	SS	STAINLESS STEEL
EXH	EXHAUST	STC	SOUND TRANS CLASS
EXIST	EXISTING	STD	STANDARD
EXP JT	EXPANSION JOINT	STL	STEEL
EXPN	EXPANSION	STOR	STORAGE
EXPO	EXPOSED	STRL	STRUCTURAL
EXT	EXTERIOR	STWY	STAIRWAY
		SUSP	SUSPENDED
F	FIRE MAIN	SYM	SYMMETRICAL
FA	FIRE ALARM		
FCU	FAN COIL UNIT	TB	TOWEL BAR
FD	FLOOR DRAIN	TBD	TO BE DETERMINED
FDN	FOUNDATION	TEL	TELEPHONE
FE	FIRE EXTINGUISHER	TEMP	TEMPERATURE
FEC	FIRE EXTINGUISHER CABINET	THERMO	THERMOSTAT
FG	FUEL GAS	THK	THICK
FGL	FIXED GLASS	THRES	THRESHOLD
FH	FIRE HYDRANT	TOC	TOP OF CURB
FHC	FIRE HOSE CABINET	TOF	TOP OF FENCE
FIN	FINISH	TOW	TOP OF WALL
FIXT	FIXTURE	TOIL	TOILET
FJ	FLOOR JOIST	TOPO	TOPOGRAPHY
FL	FLOOR	TPD	TOILET PAPER DISPENSER
FLASH	FLASHING	TV	TELEVISION
FLG	FLOORING	TYP	TYPICAL
FLUOR	FLUORESCENT	THRU	THROUGH
FPRF	FIRE PROOF		
FR	FIRE RATED	UNFIN	UNFINISHED
FS	FLOW SWITCH / FLOOR SINK	UON	UNLESS OTHERWISE NOTED
FTG	FOOTING	UR	URINAL
G	GAS / GRILLE	VCT	VINYL COMPOSITE TILE
GA	GAGE	VENT	VENTILATOR
GALV	GALVANIZED	VERT	VERTICAL
GB	GRAB BAR	VIF	VERIFY IN FIELD
GEN	GENERAL	VTR	VENT THROUGH ROOF
GI	GALVANIZED IRON		
GL	GLASS / GLAZE	W	WEST
GLB	GLASS BLOCK	W/	WITH
GND	GROUND	W.C	WATER CLOSET
GOVT	GOVERNMENT	WD	WOOD
GR	GRADE	WDT	WIDTH
GYP	GYPSUM	WDW	WINDOW
GYP BD	GYPSUM WALL BOARD	WNSCT	WAINSCOT
		W/O	WITHOUT
HB	HOSE BIB	WP	WATERPROOF
HC	HOLLOW COR / HEATING COIL	WT	WEIGHT
HD	HEAD		
HDR	HEADER	MISCELLANEOUS REFERENCE	
HDRL	HANDRAIL	AA	ARTWORK / ARTIFACTS
HDW	HARDWARE	ACT	ACOUSTICAL TILE
HDWD	HARDWOOD	C	CARPET
HORIZ	HORIZONTAL	CT	CERAMIC TILES
HP	HORSEPOWER	LP	LAMINATED PLASTIC
HPT	HIGH POINT	MT	METAL FINISH
HR	HOUR	MIR	MIDORO / GLASS
HT	HEIGHT	PL	PLASTER
HTG	HEATING	PT	PAINT FINISH
HTR	HEATER	QT	QUAFFY TILES
HVAC	HEATING, VENTILATING AND AIR CONDITIONING	RF	RESILENT FINISH
		SF	SPECIAL FINISH
HW	HOT WATER	ST	STONE / MARBLE / TRAVERTINE
		UP	UPHOLSTEPY
ID	INSIDE DIAMETER	WC	WALL COVERING
IN	INCH	WD	WOOD FINISH
INSUL	INSULATION		
INT	INTERIOR	MATERIAL FINISH REFERENCE	
INTERMD	INTERMEDIATE	FF	FIXTURE & FURNITURE
INV	INVERT	FF&E	FIXTURE, FURNITURE & EQUIPMENT
IPS	IRON PIPE SIZE	FC	FLOOR COVERING
		G.R	GUESTROOM
JAN	JANITOR	GC	GENERAL CONTRACTOR
JB	JUNCTION BOX	IE	INTERIOR ELEVATION
JST	JOIST	IF	INTERIOR FURNISHING
JT	JOINT	KEC	KITCHEN EQUIPMENT CONTRACTOR
		MUR	MOCK-UP ROOM
KC	KEENE'S CEMENT	PS	POWER SUPPLY
KIT	KITCHEN	RC	REFLECTED CEILING
KP	KICK PLATE	RP	REFERENCE PLAN

PROJECT DATA

PROJECT ADDREASS: 12233 CHOISSER ROAD, GARDEN GROVE, CA 92840
12235 CHOISSER ROAD, GARDEN GROVE, CA 92840
12237 CHOISSER ROAD, GARDEN GROVE, CA 92840
12239 CHOISSER ROAD, GARDEN GROVE, CA 92840
LEGAL DESCRIPTION: APN-23149112
APN-23149113
APN-23149114
APN-23149115, TRACT NO.88403
ZONE: PUD(C), PUD-128-12
LAND USE: IW (INTERNATIONAL WEST MIXED USE)
ALLOWABLE RESIDENTIAL DENSITY: 70 DWELLING UNITS PER ACRE

BUILDING TYPE: MULTIFAMILY DWELLING
OCCUPANCY: R-2 (APARTMENT HOUSES)
S-2 (PARKING)
CONSTRUCTION TYPE: TYPE I FOR S-2 (1 STORY)
TYPE IIIA FOR R-2 (5 STORIES)
SPRINKLER: YES (FULLY SPRINKLED)
BUILDING HEIGHT: 68 FT. 9 IN. (6-STORY)

SITE AREA: 0.66± ARCE (28,793± S.F.)
BUILDING AREA: 88,492 S.F.
LANDSCAPE AREA: 7,406 S.F. (25.7%)
PAVING AREA: 4,888 S.F.

A) PARKING COMPUTATION:

	REQUIRED	PROPOSED (CONCESSION REQUESTED)
REGULAR	TBD	46
COMPACT	17 (MAX)	4
HCP	2 (MIN)	2
EVS	6 (MIN)	6
TOTAL	70 (MAX)	58

*PARKING RATIO PER SECTION 65915 ET SEQ. OF THE CALIFORNIA GOVERNMENT (DENSITY BONUSES AND OTHER INCENTIVES):

UNIT TYPE	UNIT SIZES	RATIO	REQUIRD NUMBER
STUDIO	1	1 / UNIT	1
ONE-BEDROOM	18	1 / UNIT	18
TWO-BEDROOM	30	1.5 / UNIT	45
THREE-BEDROOM	4	1.5 / UNIT	6
TOTAL			70

B) BUILDING AREA BREAKDOWN:
PARKING GARAGE: (S-2 OCCUPANCY AND TYPE I CONSTRUCTION)
LEVEL 01 = 16,538 S.F.

RESIDENTIAL: (R-2 OCCUPANCY AND TYPE III CONSTRUCTION)
LEVEL 02 = 14,721 S.F.
LEVEL 03, 04, 05 = 14,674 S.F.
LEVEL 06 = 13,211 S.F.
SUB-TOTAL = 71,954 S.F.

TOTAL BUILDING AREA = 88,492 S.F.

C) DWELLING UNIT COMPUTATION (53 UNITS):

TYPE	STUDIO	1-BEDROOM	2-BEDROOM	3-BEDROOM
2/F	1	3	6	1
3/F	0	4	6	1
4/F	0	4	6	1
5/F	0	4	6	1
6/F	0	3	6	0
TOTAL	1	18	30	4

AFFORDABLE UNIT COMPUTATION (6 UNITS):
VERY LOW INCOME UNITS:

TYPES	QUANTITY	TOTAL BEDROOMS
1-BEDROOM	2	2
2-BEDROOM	2	4
3-BEDROOM	1	3
TOTAL	5	9

*TOTAL 5 REPLACEMENT UNITS INCLUDED (TOTAL 9 BEDROOMS)

LOW INCOME UNITS:

TYPES	QUANTITY	TOTAL BEDROOMS
3-BEDROOM	1	3

*TOTAL 1 REPLACEMENT UNIT INCLUDED (TOTAL 3 BEDROOMS)

D) RECREATION AREA BREAKDOWN:
PRIVATE OPEN SPACE (BALCONY):
LEVEL 02-06 = 51 S.F. PER UNIT X 4
= 88 S.F. PER UNIT X 1
SUB-TOTAL = 1,460 S.F.

ACTIVE RECREATION AREAS (AMENITIES):
LEVEL 6 - INDOOR:
FITNESS CENTER = 838 S.F.
& LOUGNE
LEVEL 6 - ROOF DECK:
ROOF GARDEN
& BBQ LOUNGE = 1,612 S.F.
SUB-TOTAL = 2,450 S.F.

PASSIVE RECREATION AREAS (LANDSCAPE):
ON-SITE GARDEN = 3,910 S.F.

TOTAL RECREATION AREA = 7,820 S.F.

PROJECT CONTACTS

OWNER: INVESTEL GARDEN RESORTS LLC.
DANNY WEI
714.696.0000
danny.wei@scgamerica.com

DESIGN ARCHITECT: SCG AMERICA
CONSTRUCTION INC.
KENHAO HSU
714.696.0000
kenhao.hsu@scgamerica.com

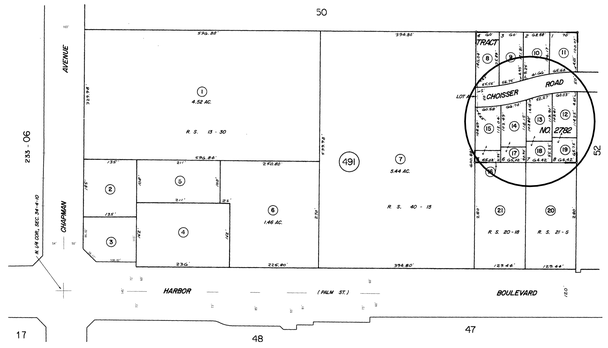
EXECUTIVE ARCHITECT: AC MARTIN
PATRICK SIN
213.683.1900
patrick.sin@acmartin.com

CIVIL ENGINEER & SURVEYOR: kpff
ISHWAR DHUNGANAL
213.418.0201
ishwar.dhungana@kpff.com

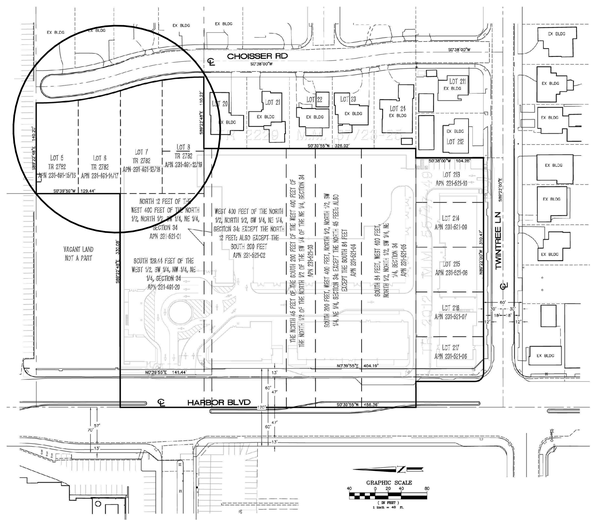
PLUMBING / ELECTRICAL ENGINEER: SCG AMERICA
CONSTRUCTION INC.
TEE YATPIYAKUL
714.696.0000
tee.yatpiyakul@scgamerica.com

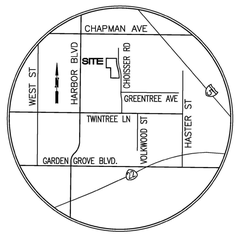
STRUCTURAL ENGINEER: LFA
RICHARD CHEN
213.239.9700
richard.chen@labibfunk.com

TENTATIVE PARCEL MAP



VICINITY PLAN





SCOPE OF WORK

APARTMENT HOUSES DESIGN AND PLANNING

GENERAL:
1. NEW 6-STORY CONSTRUCION OF MULTI-FAMILY HOUSES
2. PLANNING OF THE SITE INCLUDING THE MAIN ENTRANCE, PARKING ENTRANCE, AND DRIVEWAY
3. LANDSCAPING OF THE SITE

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES AND REGULATIONS:
2019 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA RESIDENTIAL CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA ELECTRICAL CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA ENERGY CODE (TITLE 24 PARTG)
2019 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA FIRE CODE

INDEX OF SHEETS

LEGEND: X - SHEET ISSUED
R - SHEET ISSUED FOR REFERENCE AND COORDINATION ONLY
SEE TITLEBLOCK FOR REVISION ISSUE DATE(S)

SHEET NUMBER	SHEET TITLE	PRELIMINARY SUBMITTAL	PRELIMINARY RESUBMITTAL	ENTITLEMENT SUBMITTAL	PLAN CHECK SUBMITTAL	REVISION 1	REVISION 2
A-0.01	GENERAL INFORMATION	X	X				
A-1.01	SITE PLAN (EXISTING)		X				
A-1.02	SITE PLAN (GROUND FLOOR)		X				
A-1.03	SITE PLAN (ROOF)	X	X				
A-1.10	FIRE PREVENTION SITE PLAN		X				
A-1.20	LANDSCAPE PLAN - LEVEL 1 & LEVEL 6		X				
A-2.01	FLOOR PLAN - LEVEL 1	X	X				
A-2.02	FLOOR PLAN - LEVEL 2	X	X				
A-2.03	FLOOR PLAN - LEVEL 3-5	X	X				
A-2.04	FLOOR PLAN - LEVEL 6	X	X				
A-2.05	ROOF PLAN	X	X				
A-2.10	UNIT MATRIX	X	X				
A-2.11	ENLARGED ROOM PLAN - STUDIO & 1B1B	X	X				
A-2.12	ENLARGED ROOM PLAN - 2B2B & 3B2B	X	X				
A-3.01	BUILDING ELEVATION - WEST & EAST	X	X	X			
A-3.02	BUILDING ELEVATION - NORTH & SOUTH	X	X	X			
A-6.01	RENDERING			X			
A-6.02	EXTERIOR MATERIAL BOARD	X	X	X			
A-6.03	EXTERIOR MATERIAL BOARD	X	X	X			
C-1.0	PRELIMINARY GRADING AND DRAINAGE PLAN			X			
VTPM-1	VESTING TENTATIVE PARCEL MAP			X			
VTPM-2	VESTING TENTATIVE PARCEL MAP			X			

MEP SYMBOLS

- DOWNLIGHTS, INCANDESCENT
- DECORATIVE FIXTURE
- WALLWASHER
- SPEAKER
- WALLSCONCE
- JUNCTION BOX
- PENDANT LIGHTING FIXTURE
- TRACK LIGHT
- CEILING FAN
- COVE LIGHTING
- PROJECTOR MOUNT & FEED (ABOVE CEILING)
- SPRINKLER / WALL
- SPRINKLER
- THERMOSTAT
- HVAC REMOTE CONTROLLER
- DOOR BELL
- PENDANT LIGHTING FIXTURE
- SMOKE DETECTOR
- EXHAUST FAN
- TELEVITION OUTLET
- DOOR CONTACT SWITCH
- FLUORESCENT "STRIP LIGHT" UNDER CABINENT FIXTURE
- DUPLEX RECEPTACLE OUTLET
- DUPLEX WATERPROOF OUTLET
- GROUND FAULT INTERRUPT
- DUPLEX RECEPTACLE OUTLET - HALF HOT SWITCH
- RANGE OUTLET
- REFRIGERATOR OUTLET
- QUADPLEX RECEPTACLE OUTLET
- SINGLE SWITCH
- DIMMER SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- FLOOR DUPLEX OUTLET
- FLOOR QUADPLEX OUTLET
- TELEPHONE OUTLET
- USB CHANGING PORT

DRAWING SYMBOLS

- SECTION / EXTERIOR ELEVATION INDICATOR
- INTERIOR ELEVATION INDICATOR
- DETAIL INDICATOR
- DRAWING TITLE
- COLUMN GRID INDICATOR
- ROOM NUMBER / ROOM TYPE
- DOOR NUMBER INDICATOR
- WINDOW NUMBER INDICATOR
- PARTITION TYPE
- FF&E ITEM AND NUMBER
- MATERIAL FINISH AND NUMBER
- KEYNOTE INDICATOR
- BATHROOM ACCESSORY KEY
- CENTER LINE
- DEMOLITION LINE
- CEILING HEIGHT TO FINISH FLOOR
- ROOM NUMBER / ROOM TYPE / SHEET NUMBER
- REVISION INDICATOR
- REVISION CLOUD
- LINE BREAK
- DENOTES HEARING IMPAIRED ROOMS
- DENOTES ACCESSIBLE ROOMS
- BUILDING EXIT OR EXIT ACCESS
- DETAIL INDICATOR

SP-120-2023
PM-2021-206

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

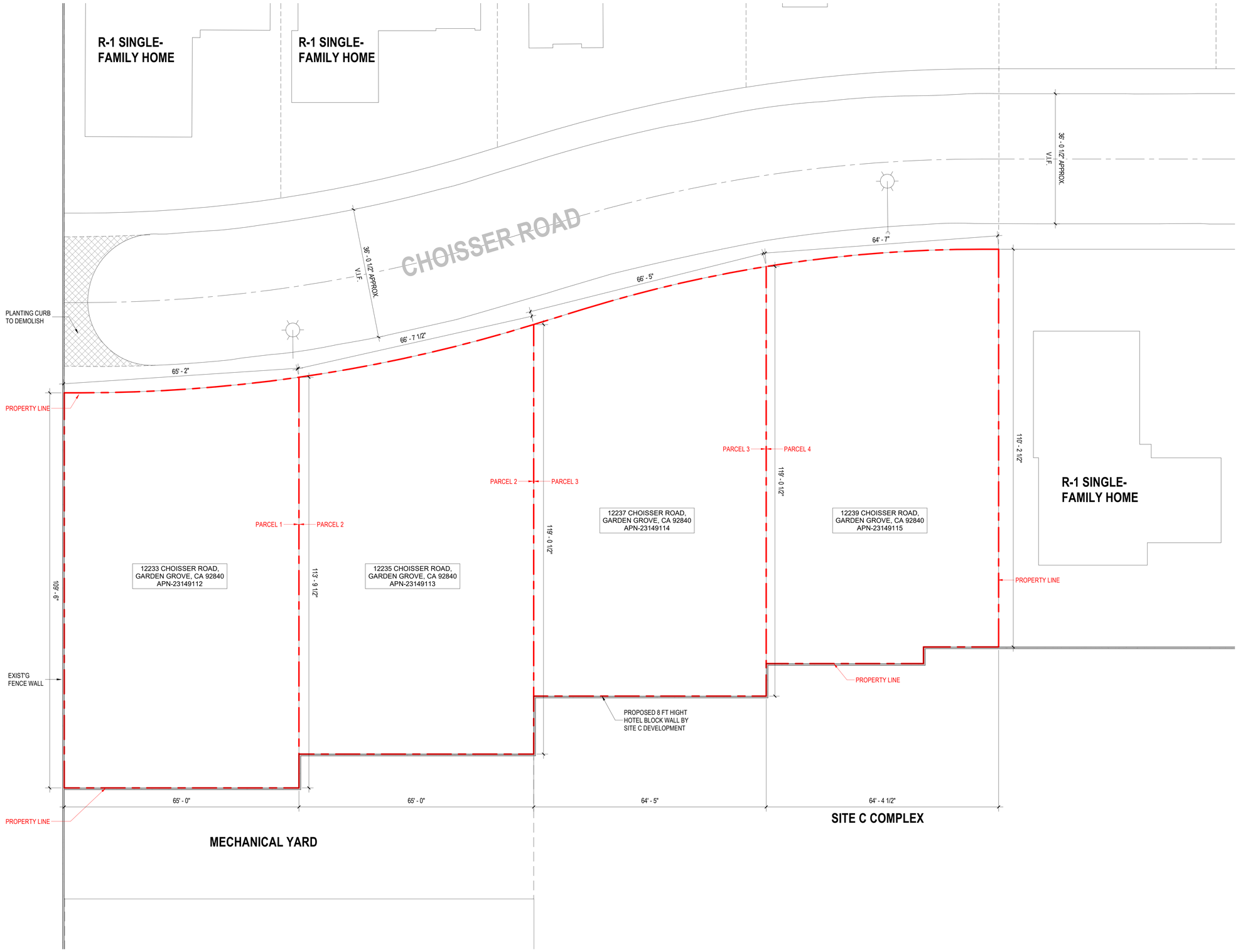
12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

GENERAL INFORMATION

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	As indicated
Sheet Number	A-0.01



SITE PLAN (EXISTING) 1 SCALE: 3/32"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

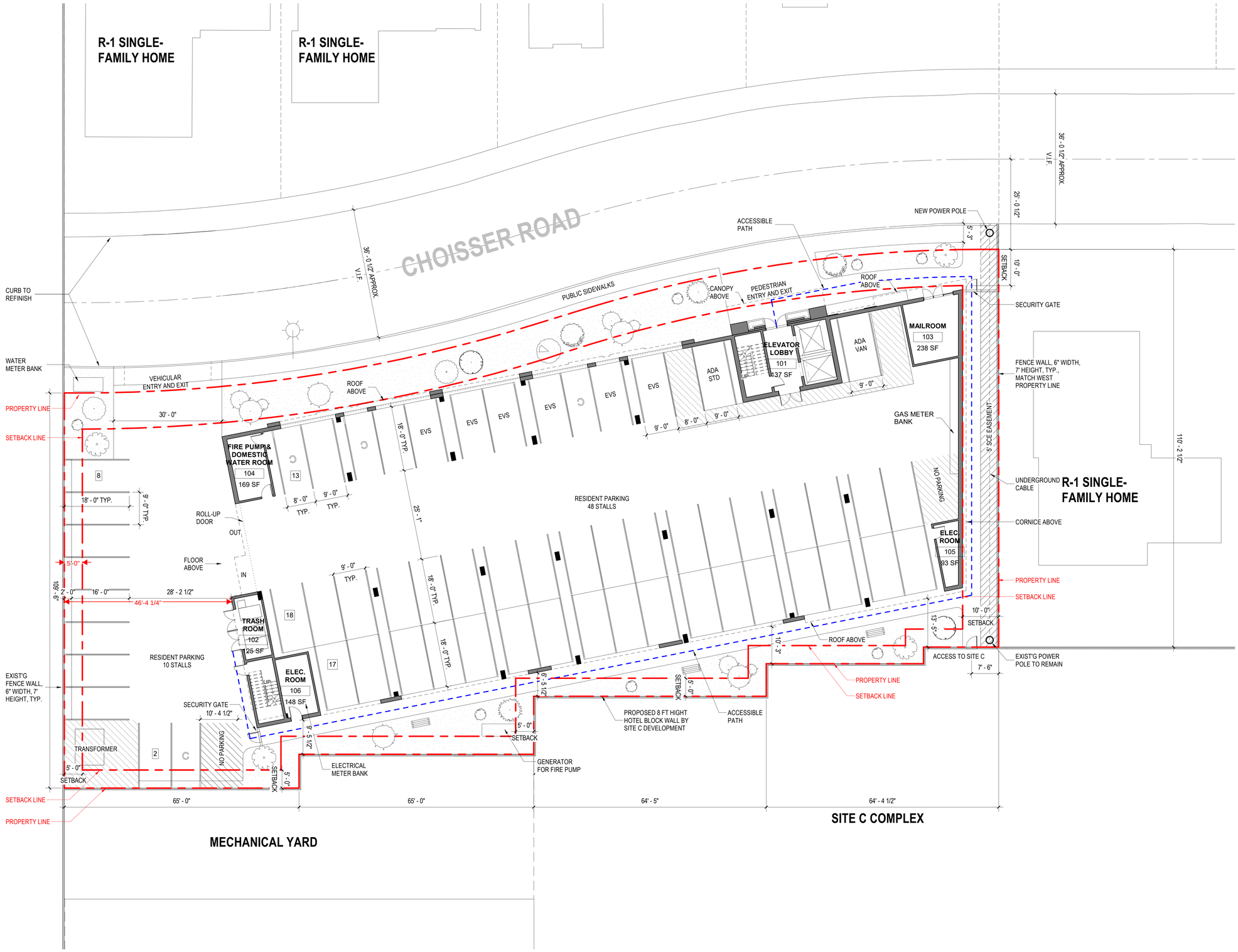
Sheet Title

SITE PLAN (EXISTING)

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	3/32" = 1'-0"

Sheet Number

A-1.01



SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

SITE PLAN (GROUND FLOOR)

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	3/32" = 1'-0"

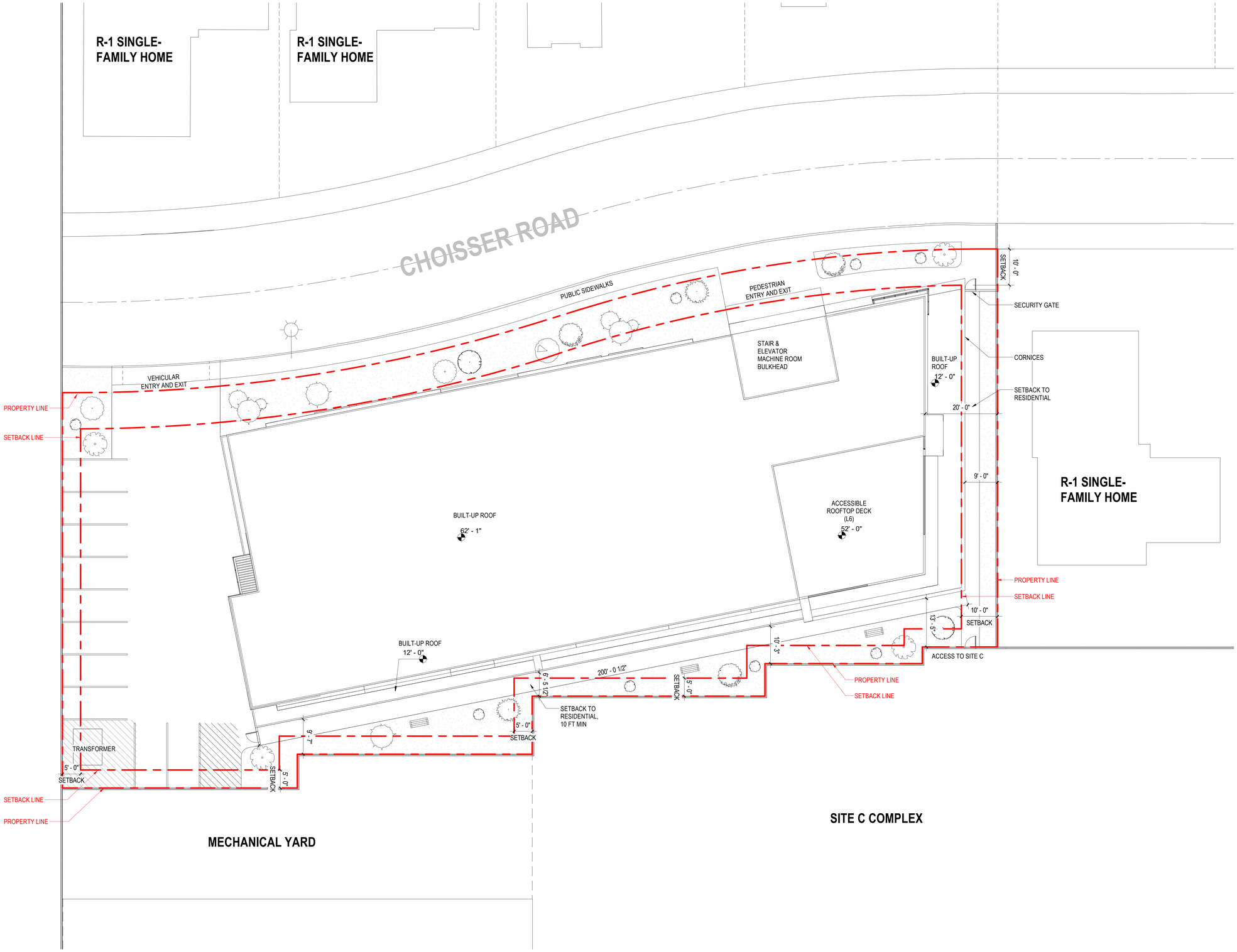
Sheet Number

A-1.02

SITE PLAN (GROUND FLOOR)

1

SCALE: 3/32"=1'-0"



SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

SITE PLAN (ROOF)

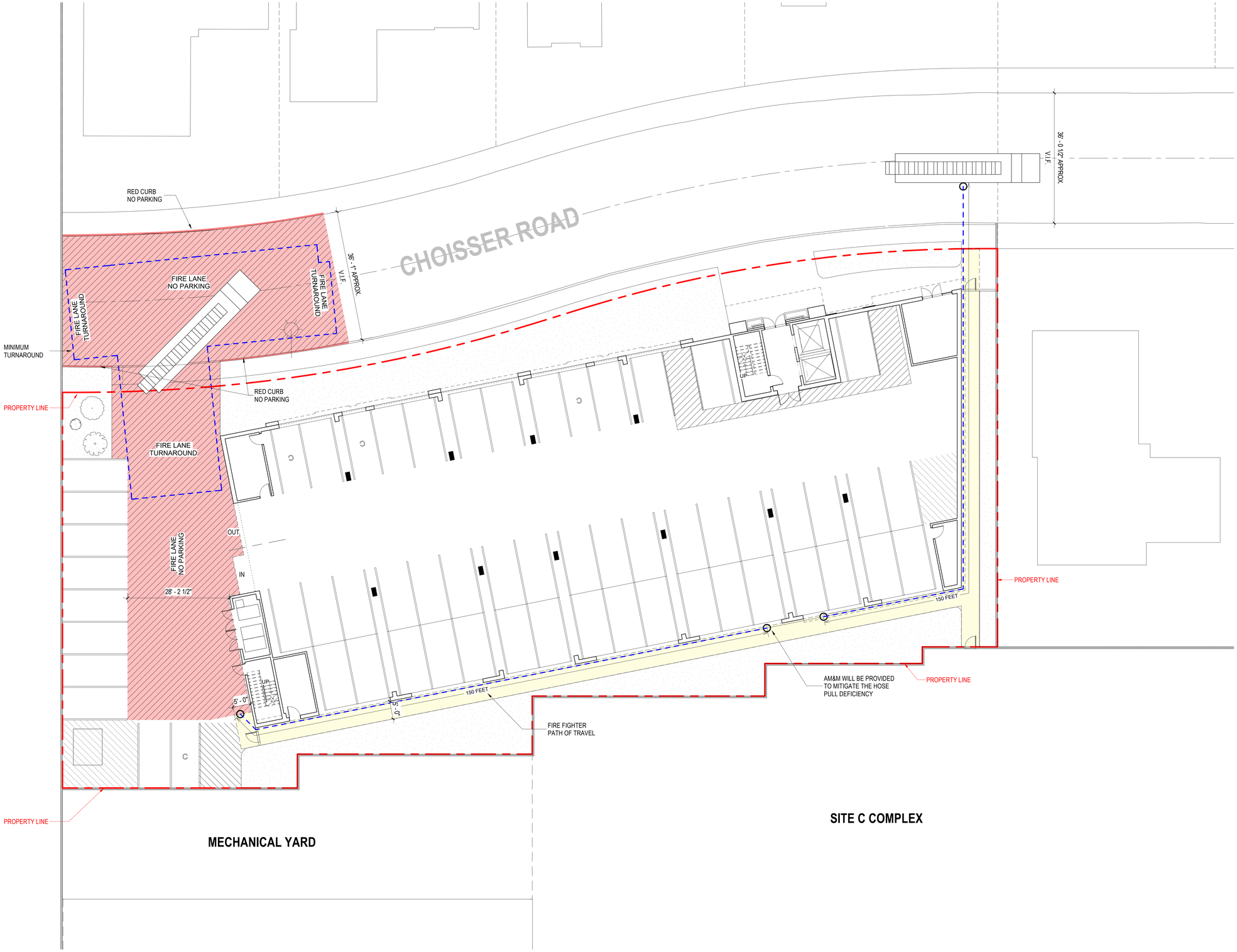
Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	3/32" = 1'-0"

Sheet Number

A-1.03

SITE PLAN (ROOF) 1

SCALE: 3/32"=1'-0"



SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

FIRE PREVENTION SITE PLAN

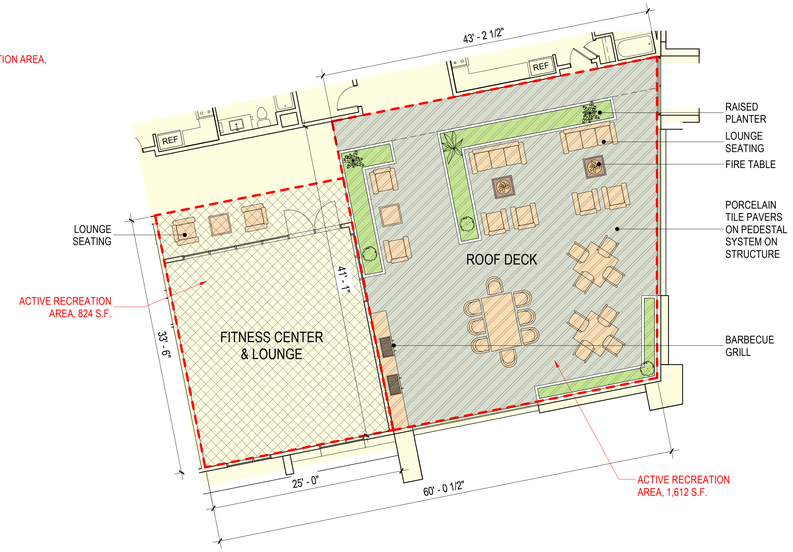
Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	3/32" = 1'-0"

Sheet Number

A-1.10



1 LANDSCAPE SITE PLAN - LEVEL 1
Scale: 3/32" = 1'-0"



2 ENLARGED LANDSCAPE PLAN - LEVEL 6
Scale: 1/8" = 1'-0"

SCG AMERICA
INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road, Garden Grove, CA, 92840

12235 Choisser Road, Garden Grove, CA, 92840

12237 Choisser Road, Garden Grove, CA, 92840

12239 Choisser Road, Garden Grove, CA, 92840

No.	Description	Date

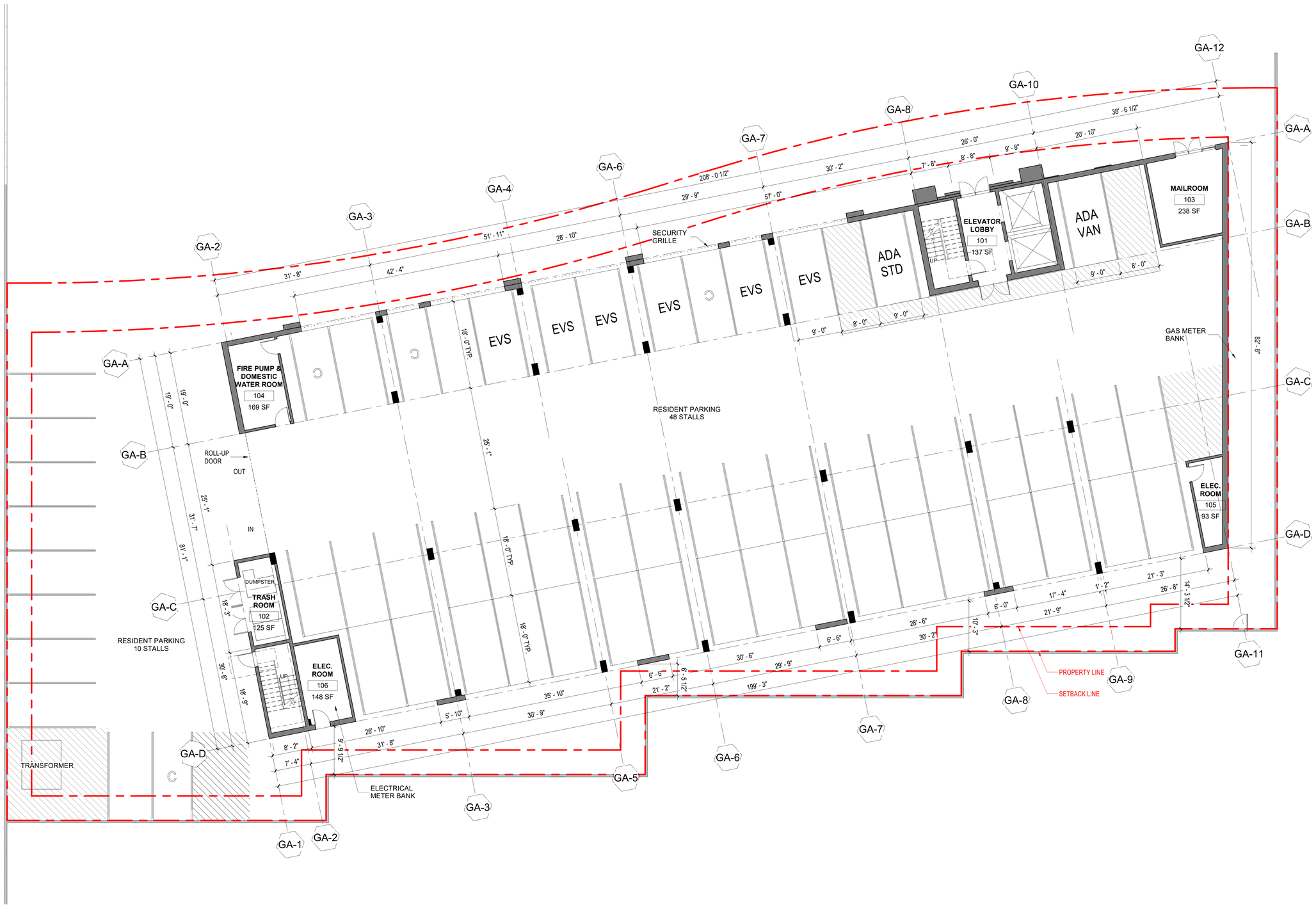
Sheet Title

LANDSCAPE PLAN - LEVEL 1 & LEVEL 6

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	As indicated

Sheet Number

A-1.20



SCG AMERICA
INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

FLOOR PLAN - LEVEL 1

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

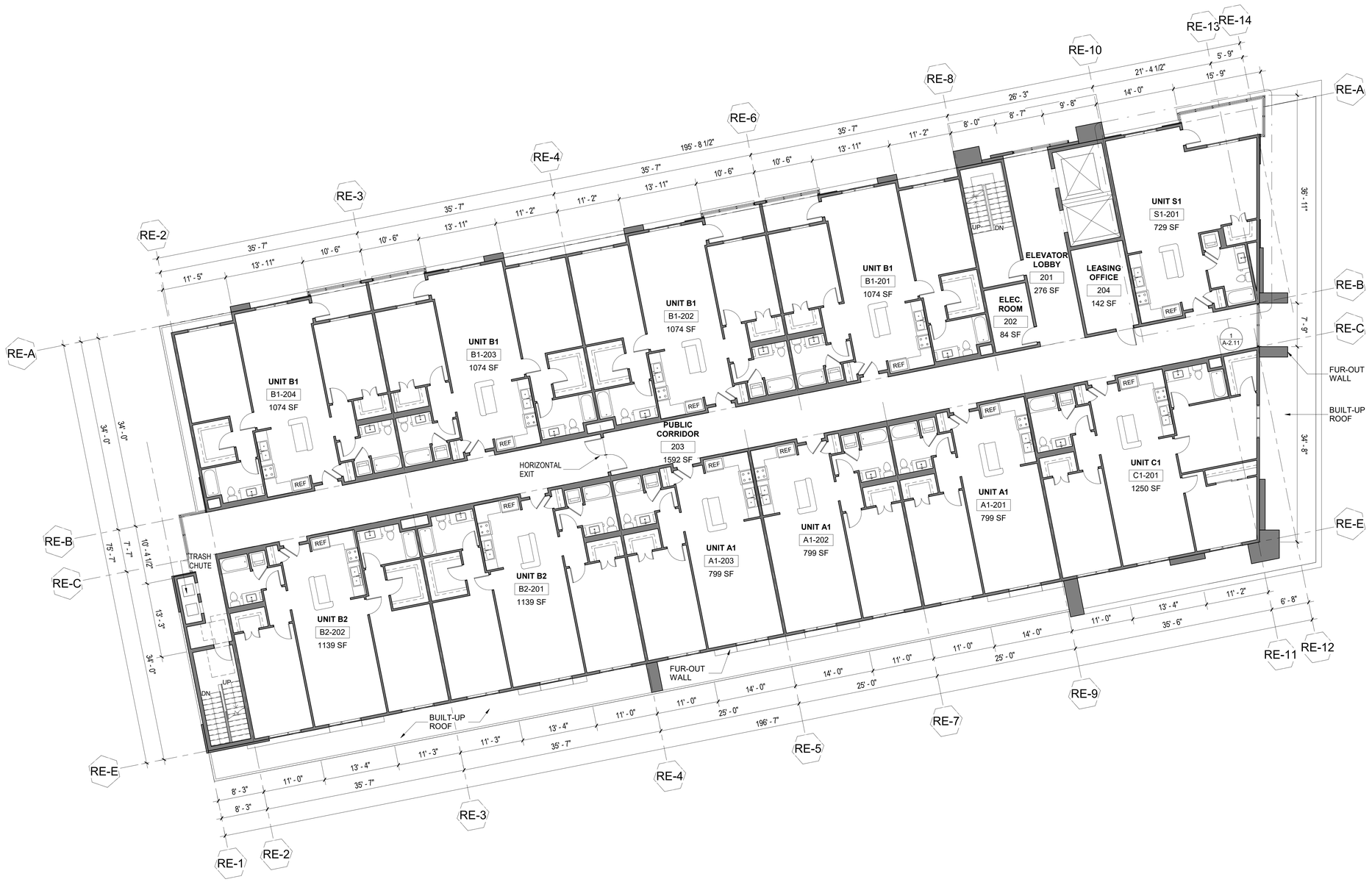
Sheet Number

A-2.01

FLOOR PLAN - LEVEL 1

1

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



FLOOR PLAN - LEVEL 2 1 SCALE: 1/8"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

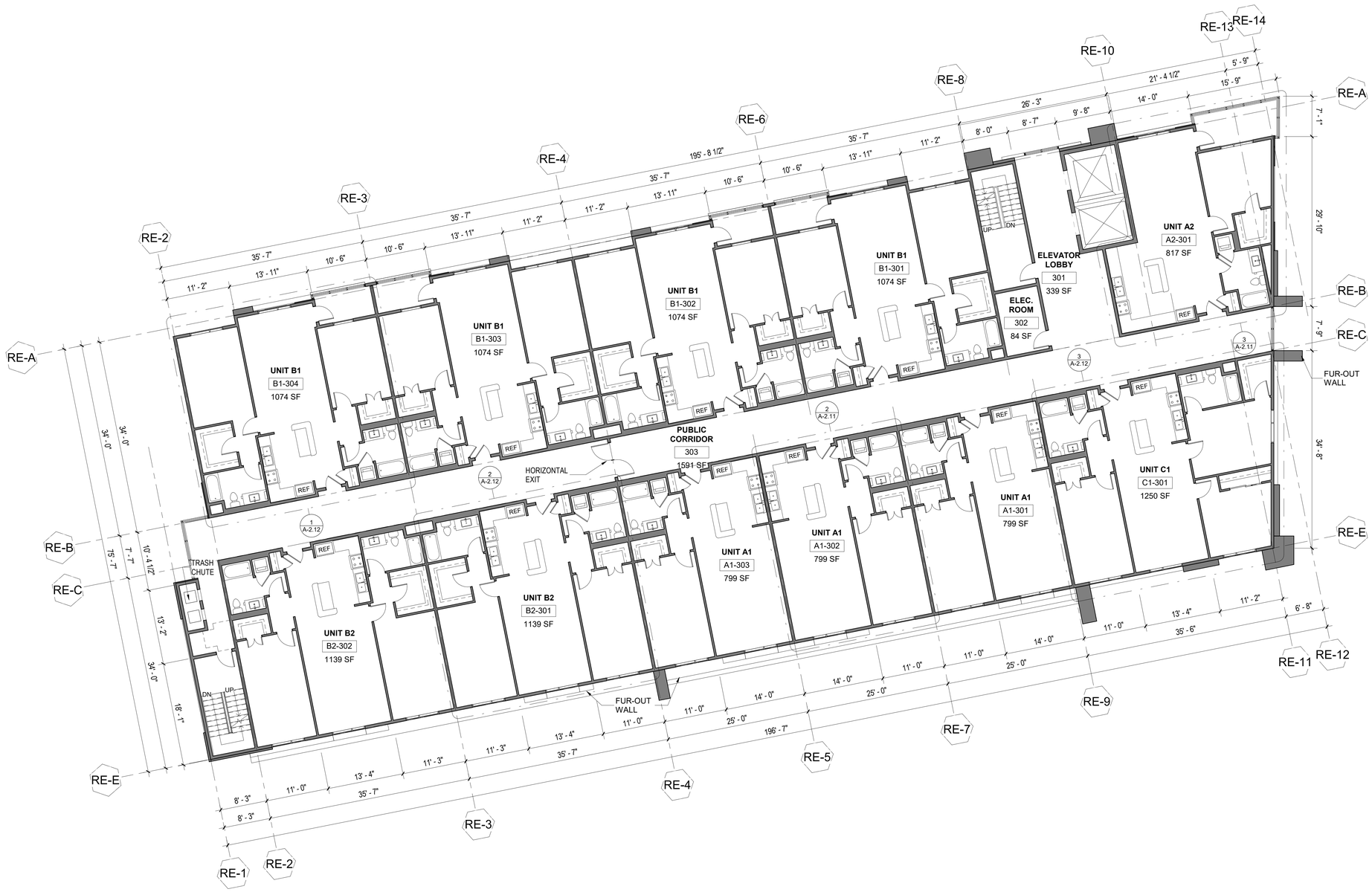
Sheet Title

FLOOR PLAN - LEVEL 2

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

Sheet Number

A-2.02



SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

FLOOR PLAN - LEVEL 3-5

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

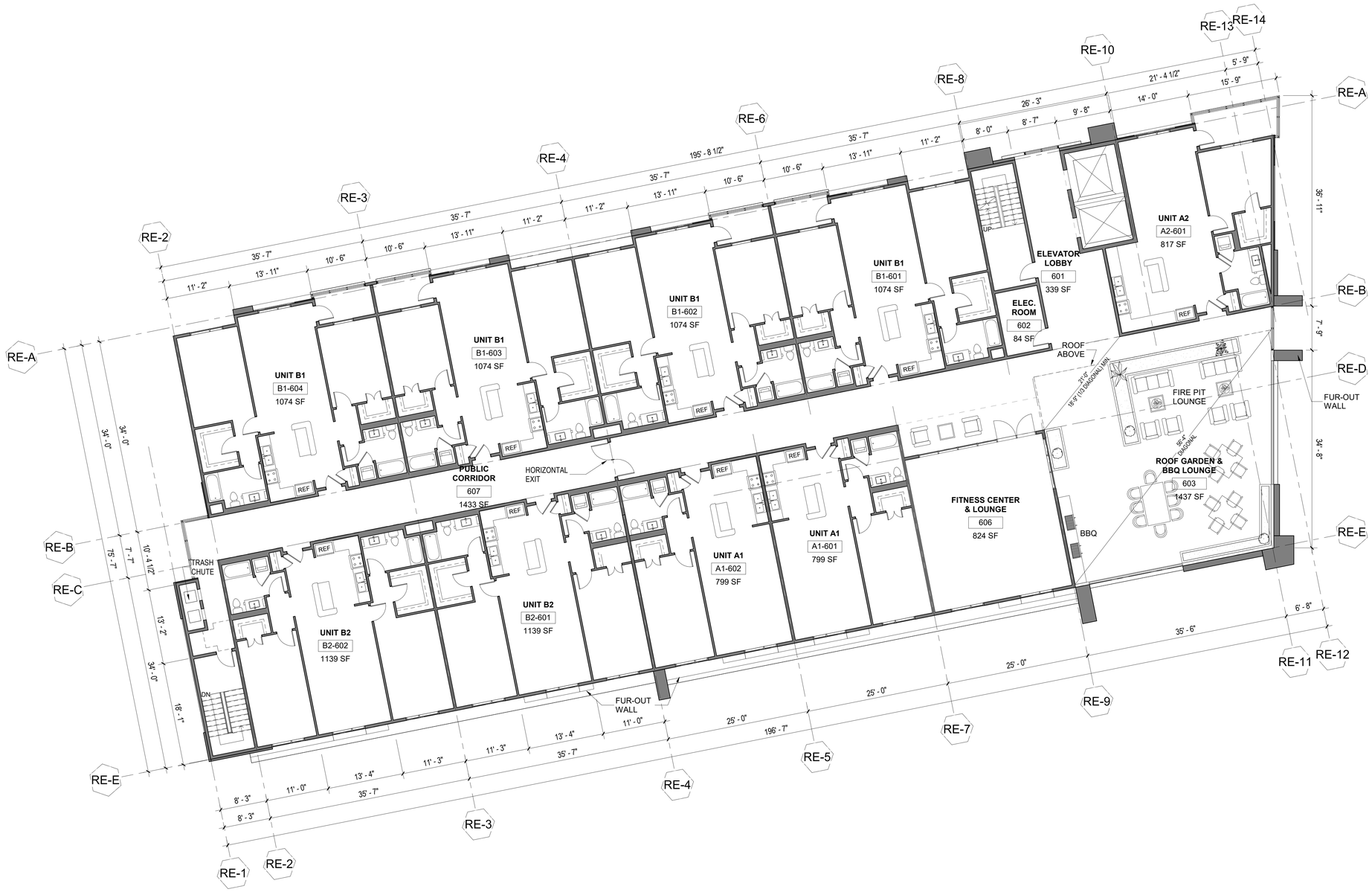
Sheet Number

A-2.03

FLOOR PLAN - LEVEL 3-5

1

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



FLOOR PLAN - LEVEL 6

1

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

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

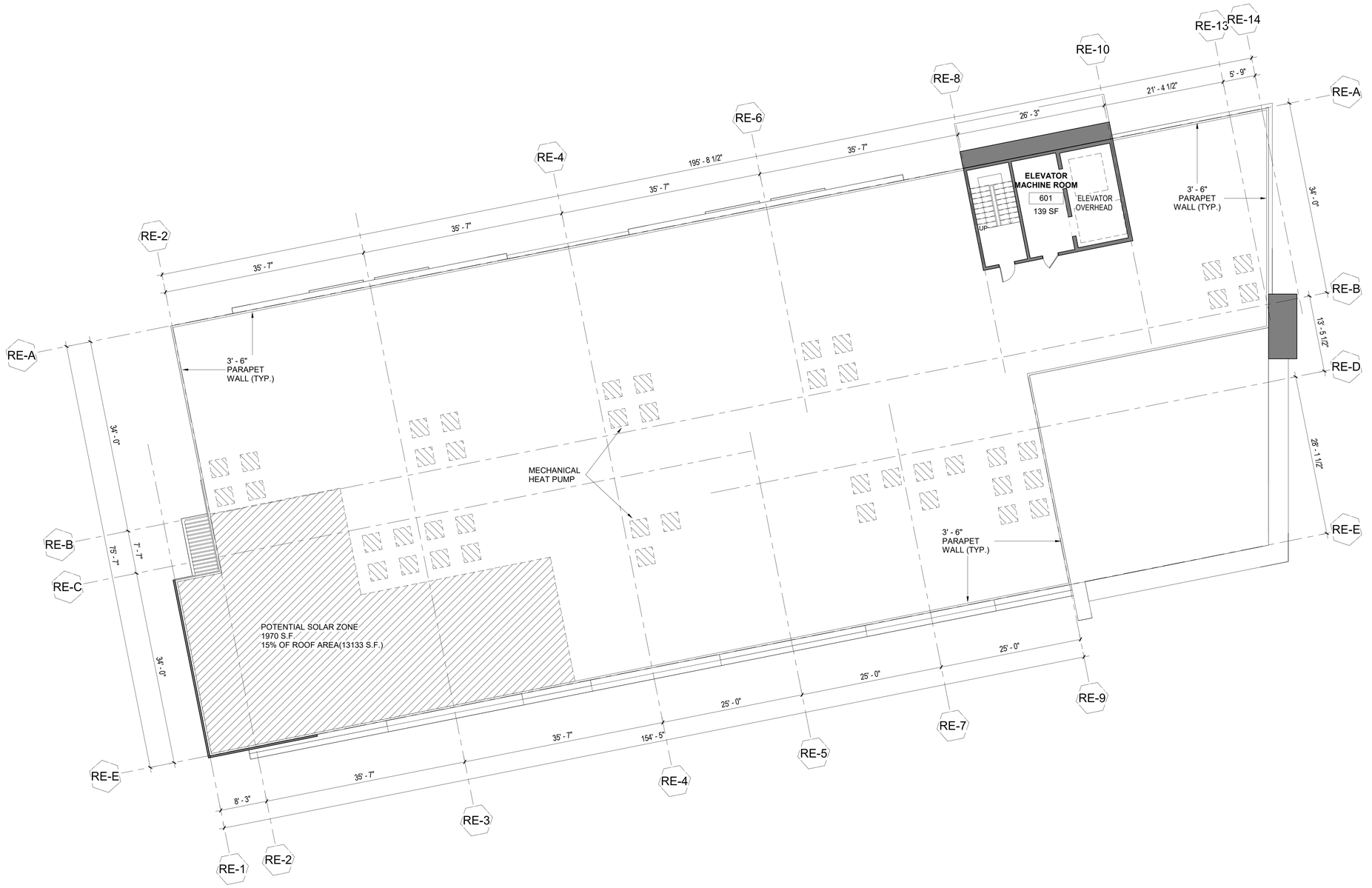
Sheet Title

FLOOR PLAN - LEVEL 6

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

Sheet Number

A-2.04



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

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

ROOF PLAN

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

Sheet Number

A-2.05

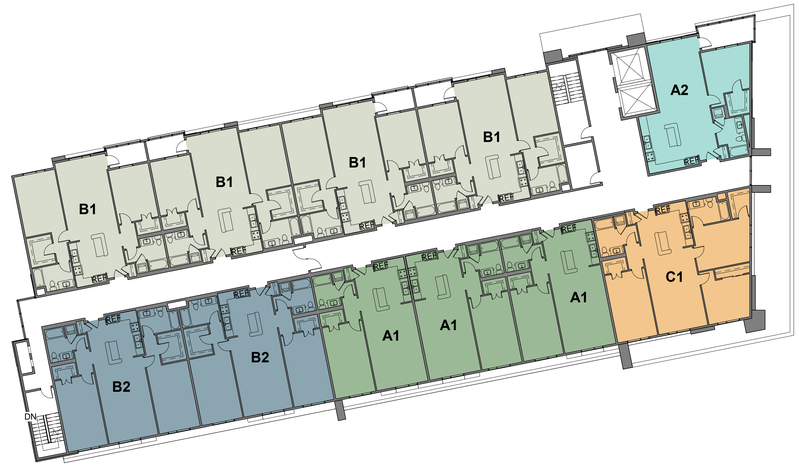


UNIT COUNT - LEVEL 6					
BEDROOM COUNT	UNIT TYPE	DESCRIPTION	SQ FT.	QTY.	TOTAL
1-BEDROOM	A1	1B1B	799	2	2
	A2	1B1B/BALCONY	817	1	1
2-BEDROOM	B1	2B2B/BALCONY	1075	4	6
	B2	2B2B	1140	2	
TOTAL UNITS					9

UNIT MATRIX - LEVEL 6

4

SCALE: 1/16"=1'-0"



UNIT COUNT - LEVEL 4-5					
BEDROOM COUNT	UNIT TYPE	DESCRIPTION	SQ FT.	QTY.	TOTAL
1-BEDROOM	A1	1B1B	799	3	4
	A2	1B1B/BALCONY	817	1	
2-BEDROOM	B1	2B2B/BALCONY	1075	4	6
	B2	2B2B	1140	2	
3-BEDROOM	C1	3B2B	1247	1	1
TOTAL UNITS					11

UNIT MATRIX - LEVEL 4-5

3

SCALE: 1/16"=1'-0"



UNIT COUNT - LEVEL 3					
BEDROOM COUNT	UNIT TYPE	DESCRIPTION	SQ FT.	QTY.	TOTAL
1-BEDROOM	A1	1B1B	799	3	4
	A2	1B1B/BALCONY	817	1	
2-BEDROOM	B1	2B2B/BALCONY	1075	4	6
	B2	2B2B	1140	2	
3-BEDROOM	C1	3B2B	1247	1	1
TOTAL UNITS					11

UNIT MATRIX - LEVEL 3

2

SCALE: 1/16"=1'-0"



UNIT COUNT - LEVEL 2					
BEDROOM COUNT	UNIT TYPE	DESCRIPTION	SQ FT.	QTY.	TOTAL
STUDIO	S1	STUDIO/BALCONY	729	1	1
1-BEDROOM	A1	1B1B	799	1	3
2-BEDROOM	B1	2B2B/BALCONY	1075	4	6
	B2	2B2B	1140	2	
3-BEDROOM	C1	3B2B	1247	1	1
TOTAL UNITS					11

UNIT MATRIX - LEVEL 2

1

SCALE: 1/16"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

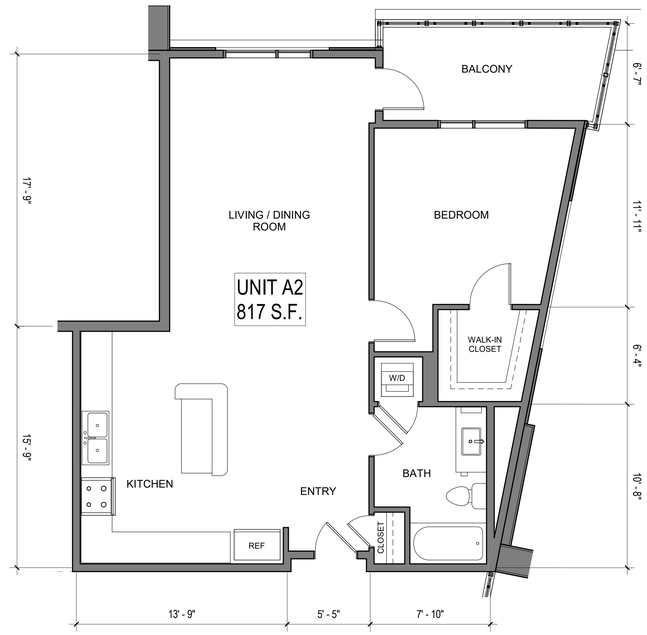
Sheet Title

UNIT MATRIX

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/16" = 1'-0"

Sheet Number

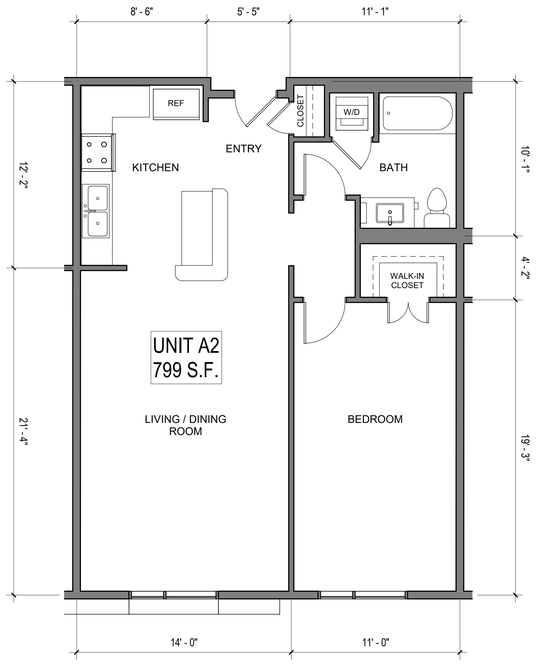
A-2.10



ENLARGED ROOM PLAN - A2

3

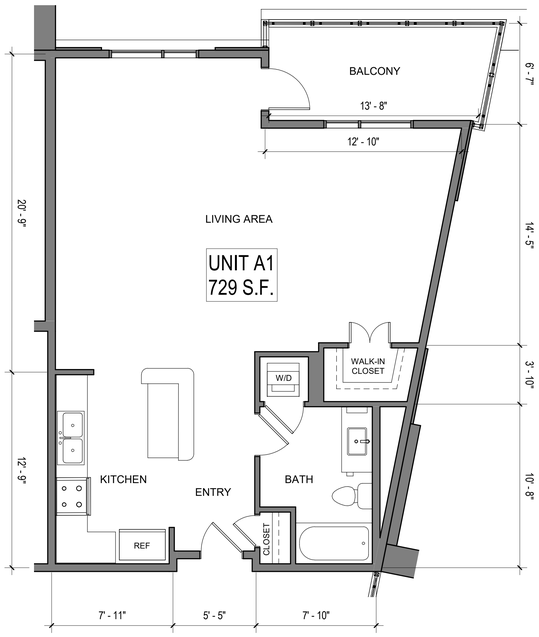
SCALE: 1/4"=1'-0"



ENLARGED ROOM PLAN - A1

2

SCALE: 1/4"=1'-0"



ENLARGED ROOM PLAN - S1

1

SCALE: 1/4"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

ENLARGED ROOM PLAN - STUDIO & 1B1B

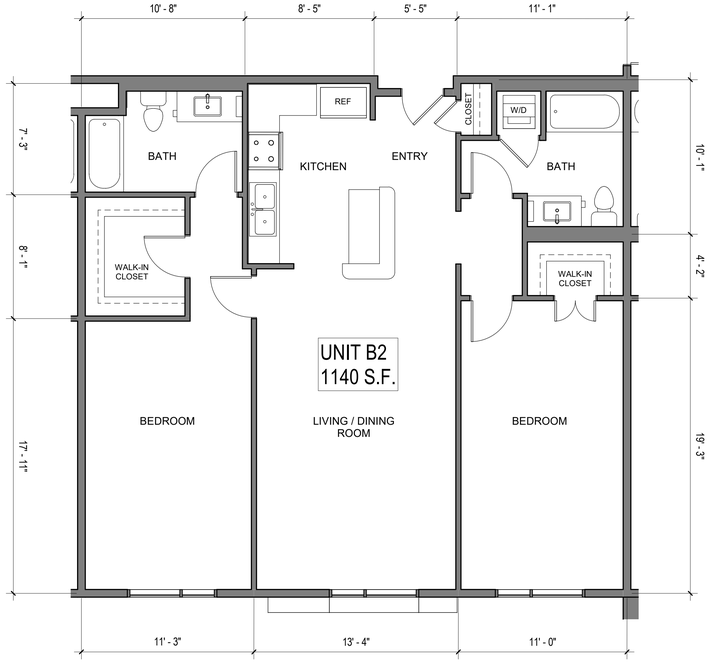
Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/4" = 1'-0"
Sheet Number	A-2.11



ENLARGED ROOM PLAN - C1

3

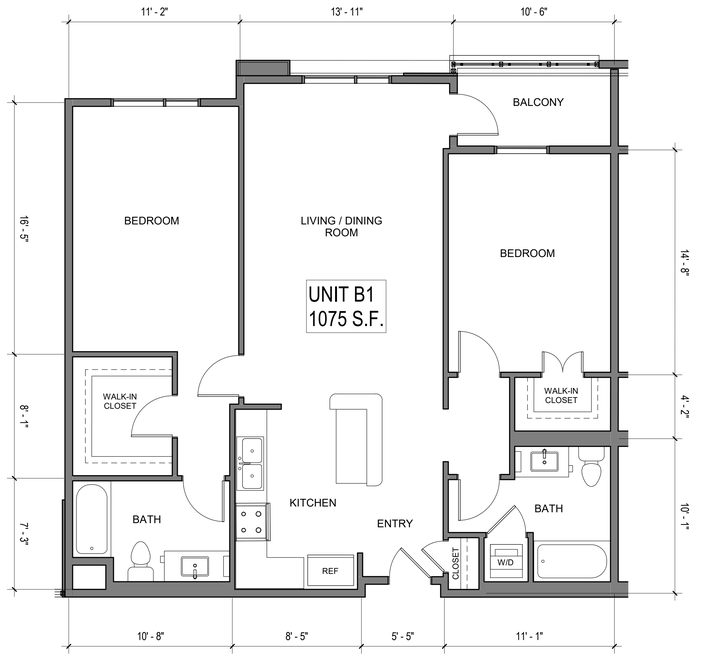
SCALE: 1/4"=1'-0"



ENLARGED ROOM PLAN - B2

2

SCALE: 1/4"=1'-0"



ENLARGED ROOM PLAN - B1

1

SCALE: 1/4"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

ENLARGED ROOM PLAN - 2B2B & 3B2B

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/4" = 1'-0"

Sheet Number

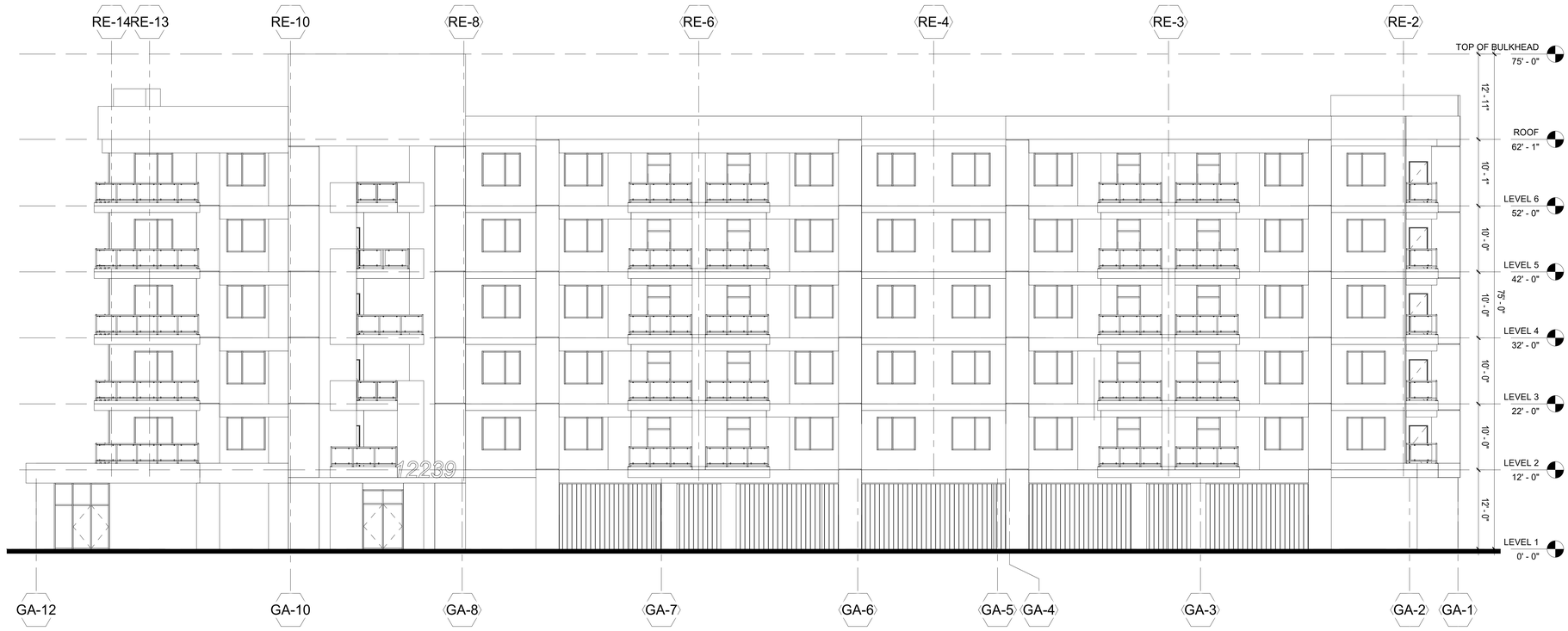
A-2.12



BUILDING ELEVATION - WEST

2

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



BUILDING ELEVATION - EAST

1

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

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

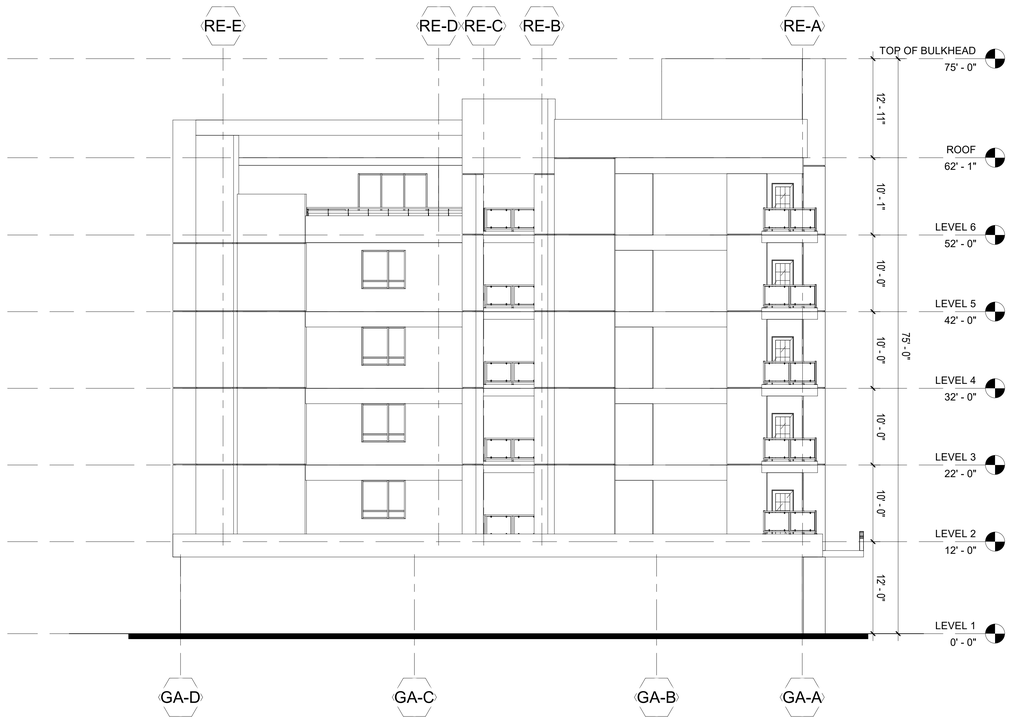
Sheet Title

BUILDING ELEVATION - WEST & EAST

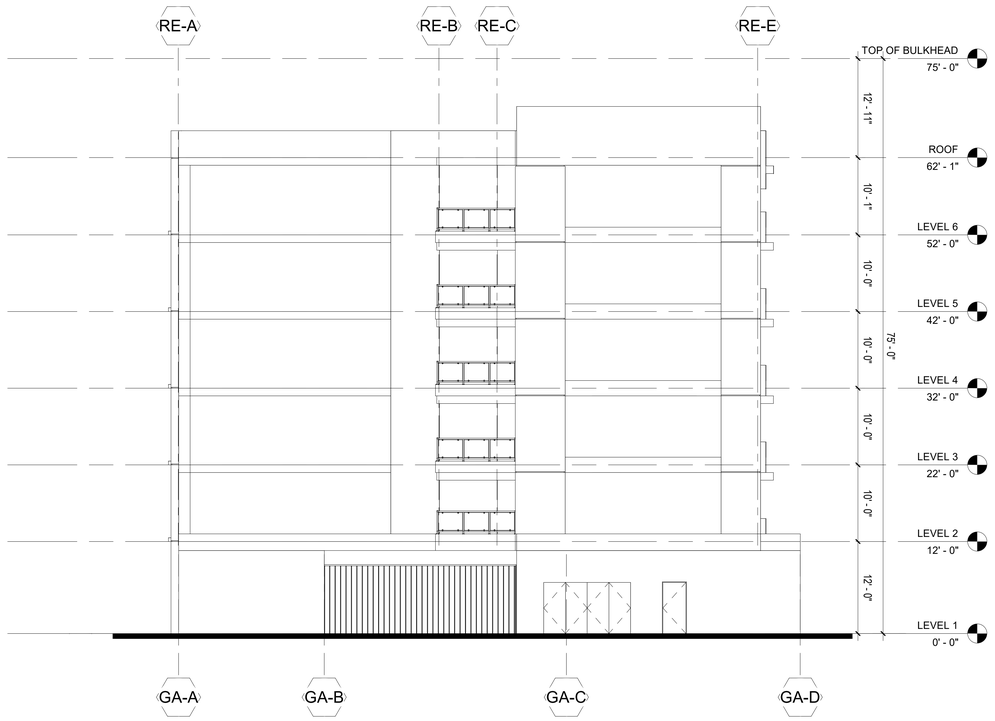
Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

Sheet Number

A-3.01



BUILDING ELEVATION - SOUTH 2 SCALE: 1/8"=1'-0"



BUILDING ELEVATION - NORTH 1 SCALE: 1/8"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

BUILDING ELEVATION - NORTH & SOUTH

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

Sheet Number

A-3.02



EAST PERSPECTIVE RENDERING

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

RENDERING

Project Number	2020001
Date	08/22/2022
Drawn By	Author
Checked By	Checker
Scale	

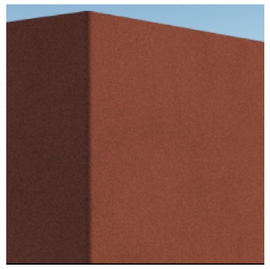
Sheet Number

A-6.01

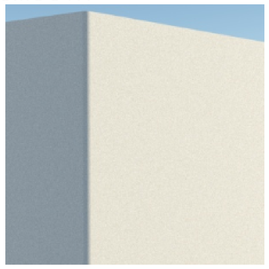
EXTERIOR WALL COATING, SMOOTH



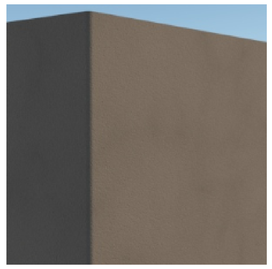
BRICK VENEER WALL CLADDING



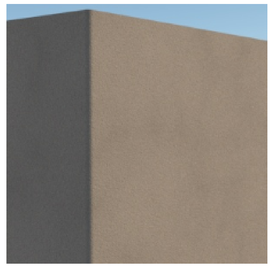
BURGUNDY



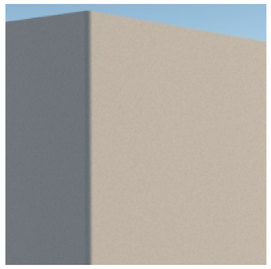
WARM WHITE



DARK GRAY



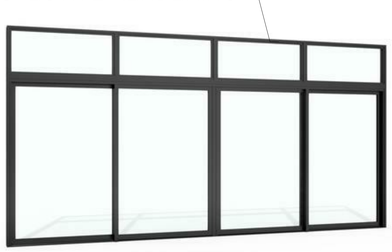
GRAY



LIGHT GRAY



EAST PERSPECTIVE RENDERING



ALUMINUM STOREFRONT, BLACK



METAL SECURITY FENCE RAILING, BLACK



PERFORATED METAL RAILING, BLACK



ALUMINUM WINDOWS UNIT, WHITE

SCG AMERICA

INVESTEL ONE LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

DOUBLETREE POMONA EXPANSION

3099 W. Temple Ave.,
Pomona, CA, 91768

No.	Description	Date

Sheet Title

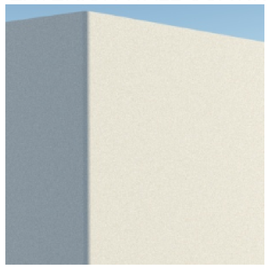
EXTERIOR MATERIAL BOARD

Project Number	2020001
Date	08/22/2022
Drawn By	Author
Checked By	Checker
Scale	

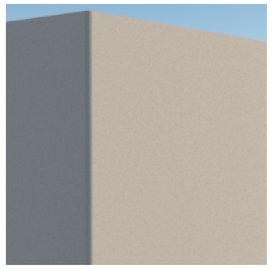
Sheet Number

A-6.02

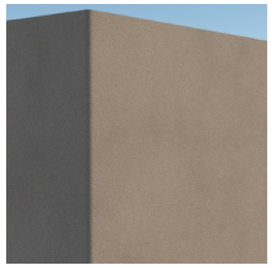
EXTERIOR WALL COATING, SMOOTH



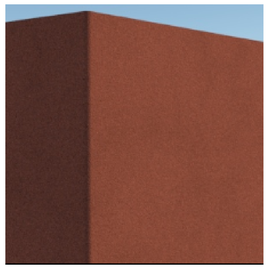
WARM WHITE



LIGHT GRAY



GRAY



BURGUNDY



WEST PERSPECTIVE RENDERING



METAL RAILING, BLACK



ALUMINUM WINDOWS UNIT, WHITE

SCG AMERICA

INVESTEL ONE LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

DOUBLETREE POMONA EXPANSION

3099 W. Temple Ave.,
Pomona, CA, 91768

No.	Description	Date

Sheet Title

EXTERIOR MATERIAL BOARD

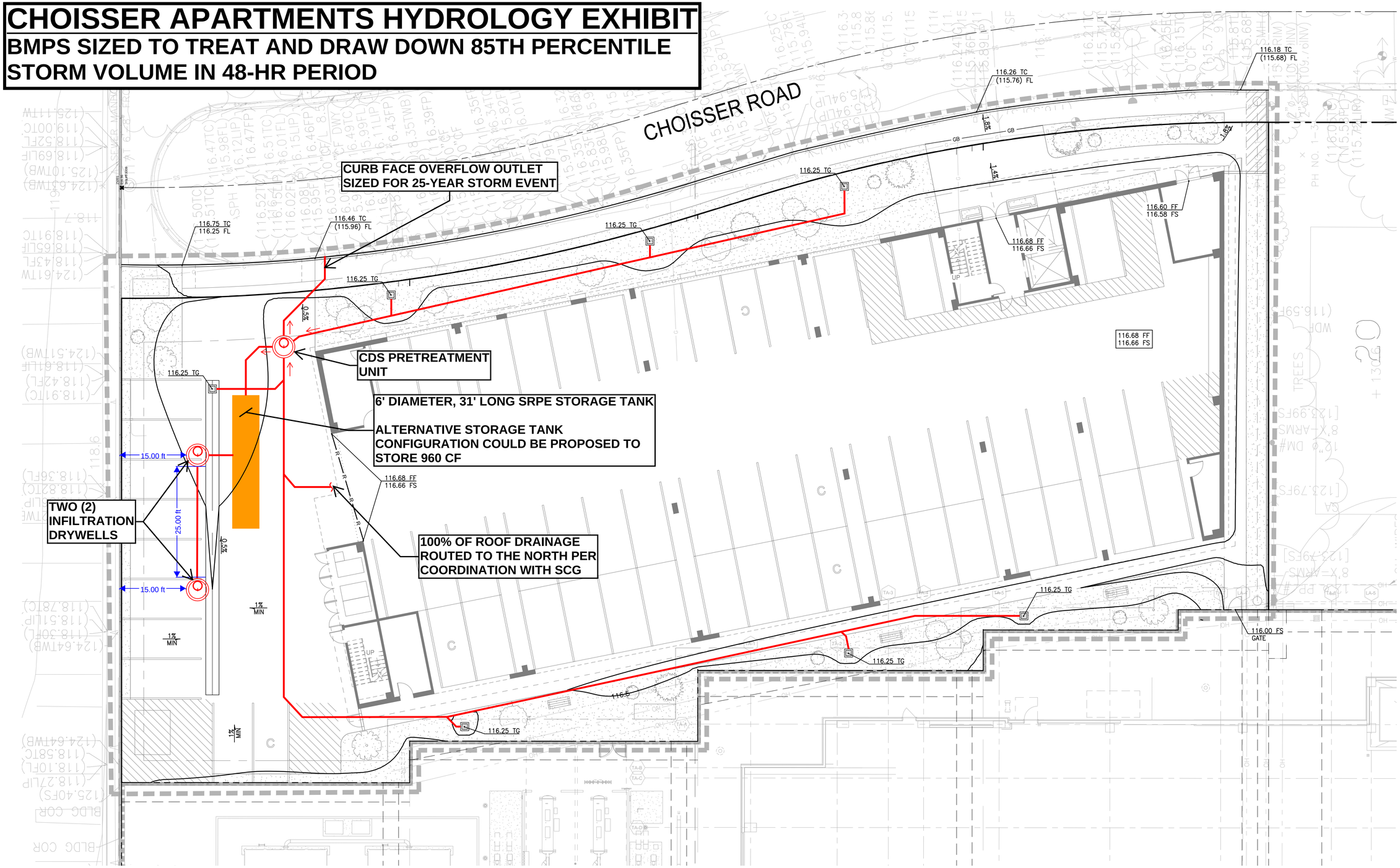
Project Number	2020001
Date	08/22/2022
Drawn By	Author
Checked By	Checker
Scale	

Sheet Number

A-6.03

CHOISSER APARTMENTS HYDROLOGY EXHIBIT

BMPS SIZED TO TREAT AND DRAW DOWN 85TH PERCENTILE STORM VOLUME IN 48-HR PERIOD



LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- FLOW LINE
- GRADE BREAK
- RIDGE LINE
- 100 PROPOSED MAJOR CONTOUR
- 102 PROPOSED MINOR CONTOUR

0 5' 10'
SCALE: 1"=10'

kpff
700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

CONSULTANTS

STAMP

REVISIONS		
DATE	△	ISSUED FOR
XX/XX/XX	1	DESCRIPTION

DATE	05.17.2022
PROJECT NUMBER	2000455
DESIGNED BY	NE
DRAWN BY	NE
CHECKED BY	XX
SCALE	AS SPECIFIED

KEY MAP

PROJECT DESCRIPTION
CHOISSER RESIDENTIAL

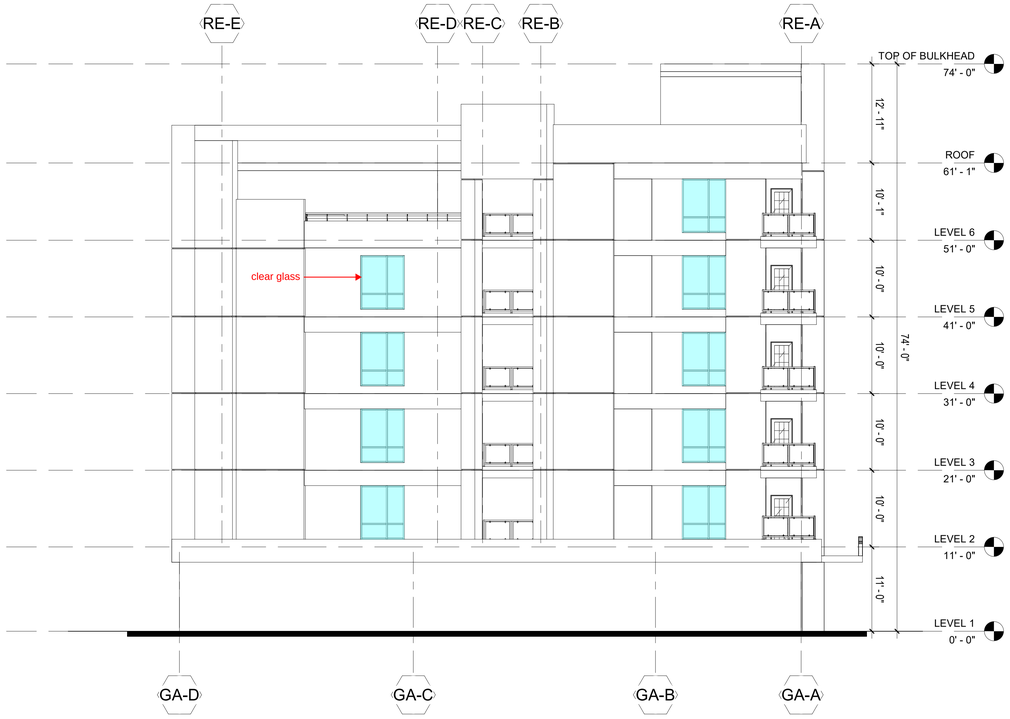
12233-12239 CHOISSER ROAD
GARDEN GROVE, CA 92840

DRAWING TITLE
PRELIMINARY GRADING AND DRAINAGE PLAN

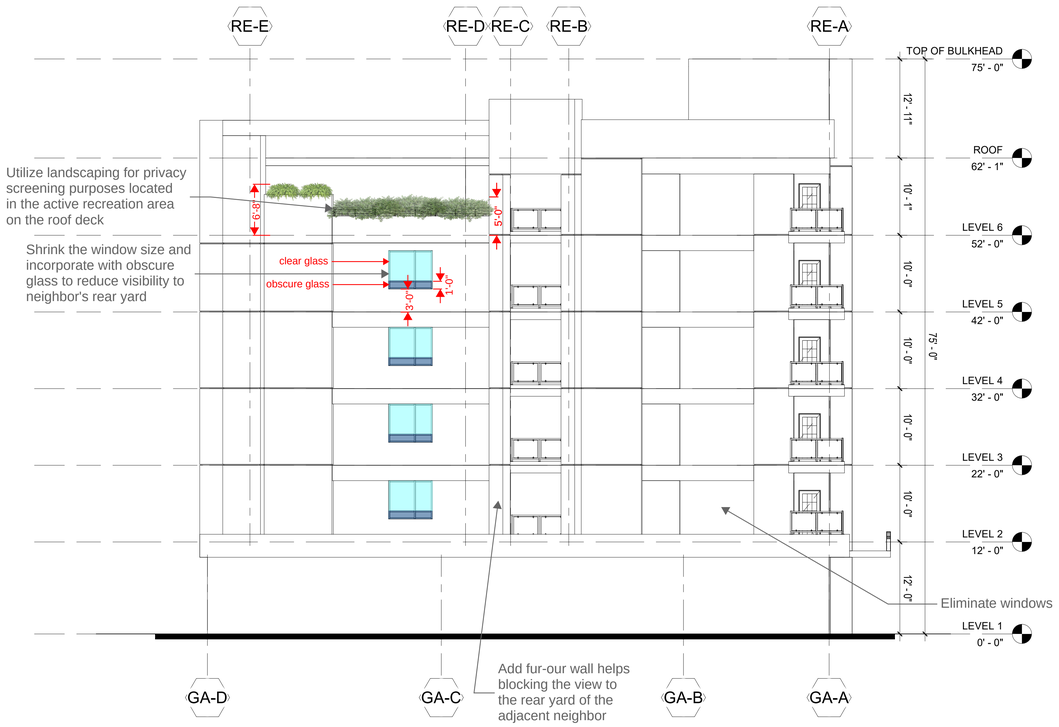
SHEET NUMBER (EXHIBIT NUMBER)
C1.00

P:\2020\2000455 Choisser Residential Lots\5 CAD\Sheets\2000455-C1.00GP.dwg, Jul 06, 2022 - 3:12pm

South Facade Neighborhood Privacy



SOUTH ELEVATION - BEFORE



SOUTH ELEVATION - AFTER





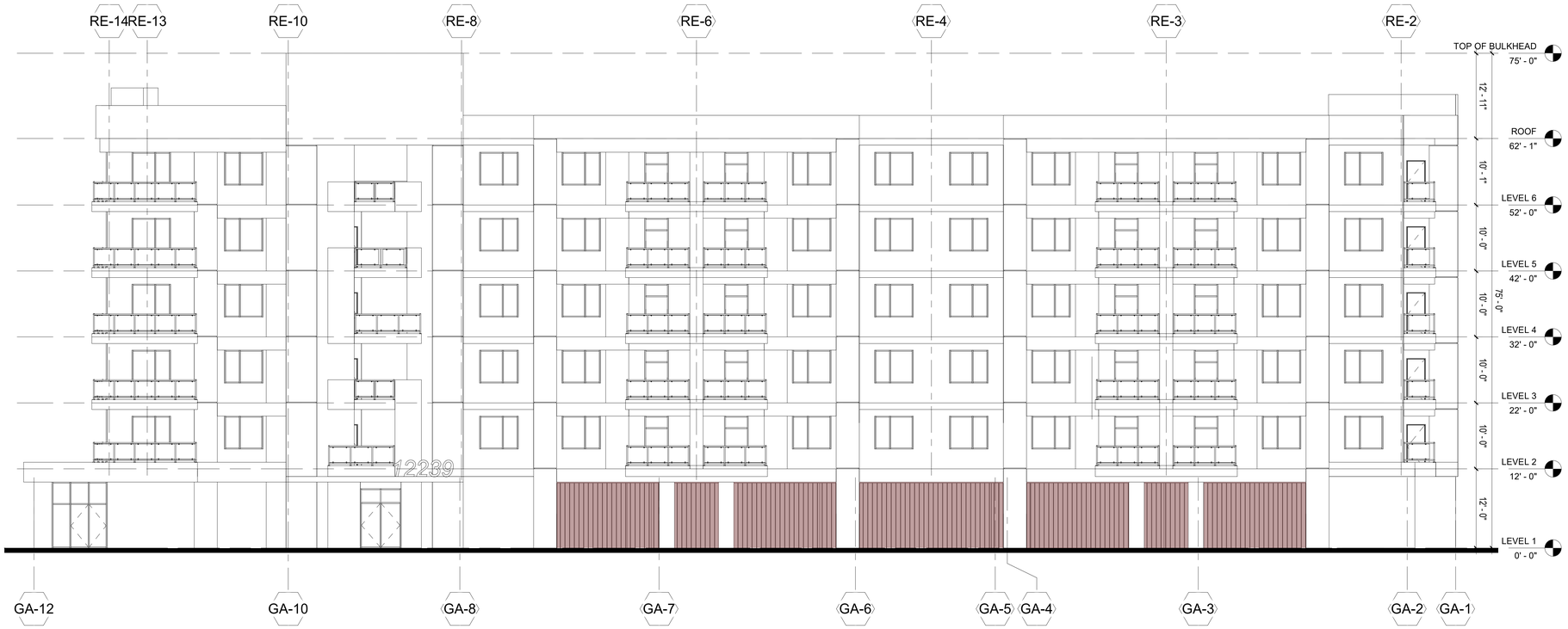
Green Screen for Privacy Protection

South End Residential Setback



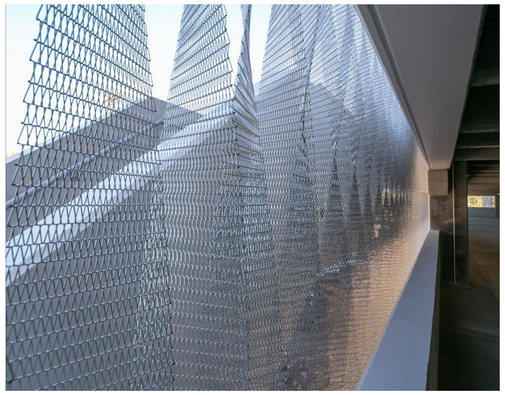
WEST ELEVATION

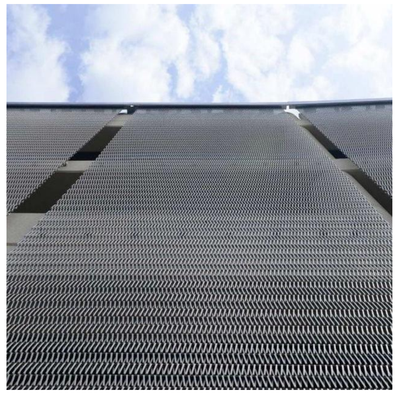
East Facade Ground Floor Garage Metal Panel



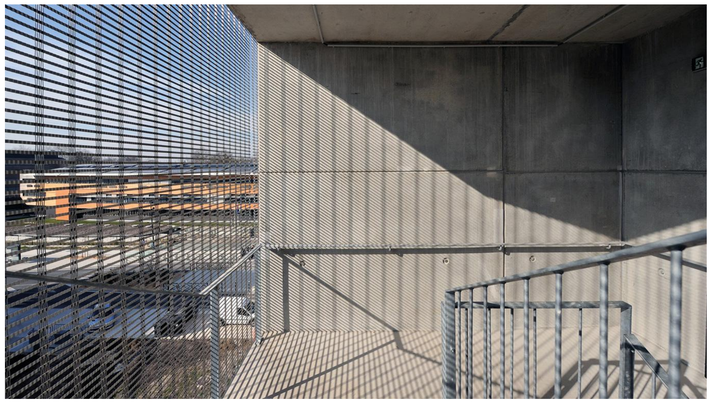
EAST ELEVATION















Storage Area Calculation



TYPICAL FLOOR PLAN

UNIT TYPES	QUANTITY	STORAGE PER UNIT (CUBIC FT.)	TOTAL STORAGE (CUBIC FT.)
STUDIO S1	1	243	243
1-BEDROOM A1	14	261	3,654
1-BEDROOM A2	4	387	1,548
2-BEDROOM B1/B2	30	711	21,330
3-BEDROOM C1	4	801	3,204
TOTAL	53		29,979

ATTACHMENT 3 - Vesting Tentative Parcel Map

VESTING TENTATIVE PARCEL MAP No. 2021-206

FOR RESIDENTIAL PURPOSES

LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY ORDER No. 00131350-996-SD1-RT4 DATED DECEMBER 13, 2021)

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

PARCEL 1: (NOT A PART OF THIS VTTM)

LOTS 213, 214, 215, 216 AND 217 OF TRACT NO. 2012, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 55, PAGES 47 THROUGH 49, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH PORTIONS OF LOTS 5, 6, 7 AND 8 OF TRACT NO. 2782, IN SAID CITY, SAID COUNTY AND SAID STATE AS PER MAP RECORDED IN BOOK 89, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, IN SAID RECORDER'S OFFICE, TOGETHER WITH THE SOUTH 129.44 FEET OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, IN TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS IN SAID CITY, SAID COUNTY AND SAID STATE AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 51, PAGE 7, ET SEQ. OF MISCELLANEOUS MAPS, IN SAID RECORDER'S OFFICE, TOGETHER WITH THE NORTH 12 FEET OF THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST IN SAID RANCHO LAS BOLSAS TOGETHER WITH THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN SAID RANCHO LOS BOLSAS, EXCEPTING THEREFROM THE NORTH 12 FEET AND ALSO EXCEPTING THEREFROM THE SOUTH 200 FEET TOGETHER WITH THE NORTH 45 FEET OF THE SOUTH 200 FEET OF THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, OF SAID RANCHO LAS BOLSAS TOGETHER WITH THE SOUTH 200 FEET OF THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34 IN TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN SAID RANCHO LAS BOLSAS EXCEPT THE NORTH 45 FEET THEREOF AND ALSO EXCEPT THEREFROM THE SOUTH 84 FEET THEREOF, TOGETHER WITH THE SOUTH 84 FEET OF THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN SAID RANCHO LAS BOLSAS DESCRIBED MORE PARTICULARLY AS A WHOLE AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF HARBOR BOULEVARD AND TWINTREE LANE AS SHOWN ON SAID TRACT MAP 2012; THENCE EASTERLY ALONG THE CENTERLINE OF SAID TWINTREE LANE SOUTH 89°22'00" EAST 53.02 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 00°38'00" EAST 30.00 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID TWINTREE LANE AND THE SOUTHERLY LINE OF SAID LOT 217, SAID POINT BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 13.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 00°38'00" WEST AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE OF LOT 217 AND WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°01'37" AN ARC DISTANCE OF 20.43 FEET TO THE WESTERLY LINE OF SAID LOT 217 AND A LINE PARALLEL WITH AND DISTANT EASTERLY 40 FEET MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID HARBOR BOULEVARD; THENCE NORTHERLY ALONG SAID LOT LINE AND SAID PARALLEL LINE NORTH 00°39'55"EAST 91.26 FEET TO THE NORTHWEST CORNER OF SAID LOT 217; THENCE DEPARTING SAID PARALLEL LINE NORTH 89°22'11"WEST 40.00 FEET TO THE CENTERLINE OF SAID HARBOR BOULEVARD; THENCE ALONG SAID CENTERLINE NORTH 00°39'55"EAST 456.36 FEET TO THE SOUTHERLY LINE OF THE NORTH 129.44 FEET OF THE SOUTH 258.88 FEET OF THE WEST ½, SOUTHWEST ¼, NORTHWEST ¼, NORTHEAST ¼, SECTION 34; THENCE DEPARTING SAID CENTERLINE AND ALONG SAID SOUTHERLY LINE SOUTH 89°22'48"EAST 330.08 FEET TO THE WESTERLY TRACT LINE OF SAID TRACT NO. 2782; THENCE LEAVING SAID SOUTHERLY LINE AND ALONG SAID WESTERLY TRACT LINE NORTH 00°39'59"EAST 129.44 FEET TO THE NORTHERLY TRACT LINE OF SAID TRACT NO. 2782; THENCE ALONG SAID NORTHERLY TRACT LINE SOUTH 89°22'48"EAST 30.79 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 00°39'59"WEST 65.02 FEET TO THE NORTHERLY LINE OF LOT 6 OF SAID TRACT; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°22'48"EAST 9.40 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 6 SOUTH 00°39'59"WEST 65.02 FEET TO THE NORTHERLY LINE OF LOT 7 OF SAID TRACT; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°22'48"EAST 16.12 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 7 SOUTH 00°39'59"WEST 64.42 FEET TO THE NORTHERLY LINE OF LOT 8 OF SAID TRACT; THENCE ALONG SAID NORTHERLY LINE OF LOT 8 SOUTH 89°22'48" EAST 9.08 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 8 SOUTH 00°39'59"WEST 43.57 FEET; THENCE SOUTH 89°20'05"EAST 4.61 FEET; THENCE SOUTH 00°39'59"WEST 20.85 FEET TO THE SOUTHERLY LINE OF SAID TRACT NO. 2782; THENCE LEAVING SAID SOUTHERLY TRACT LINE AND ALONG THE EASTERLY LINE OF THE SAID WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 34, SAID LINE BEING ALSO THE WESTERLY LINE OF TRACT NO. 2229 AS SHOWN ON A MAP RECORDED IN BOOK 67, PAGES 23 THROUGH 25, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY SOUTH 00°39'55"WEST 326.99 FEET TO THAT NORTHERLY TRACT LINE OF SAID TRACT NO. 2012 COMMON TO LOTS 200 THROUGH 217 PER SAID TRACT; THENCE ALONG SAID TRACT LINE NORTH 89°22'11"WEST 14.59 FEET TO THE REAR CORNER OF LOTS 212 AND 213 OF SAID TRACT NO. 2012; THENCE LEAVING SAID TRACT LINE AND ALONG THE LINE COMMON TO SAID LOTS 212 AND 213 OF SAID TRACT NO. 2012 SOUTH 00°38'00"WEST 104.28 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID TWINTREE LANE; THENCE LEAVING SAID LOT LINE AND ALONG SAID RIGHT OF WAY NORTH 89°22'00"WEST 332.46 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS, BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORD AND AS SET FORTH IN GRANT DEED RECORDED DECEMBER 20, 2017 AS INSTRUMENT NO. 2017000548401 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM OIL, GAS, MINERALS AND OTHER HYDROCARBONS, AS RESERVED IN GRANT DEED RECORDED MARCH 31, 1949 IN BOOK 1823, PAGE 196 OF OFFICIAL RECORDS.

PARCEL 2:

LOT 5 OF TRACT NO. 2782, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 89, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 30.7 FEET THEREOF.

PARCEL 3:

LOT 6 OF TRACT NO. 2782, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 89, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 40.10 FEET THEREOF.

PARCEL 4:

LOT 7 OF TRACT NO. 2782, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 89, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 56.22 FEET THEREOF.

PARCEL 5:

LOT 8 OF TRACT NO. 2782, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 89, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 65.30 FEET THEREOF.

EXCEPTIONS

(PER CHICAGO TITLE INSURANCE COMPANY ORDER No. 00131350-996-SD1-RT4 DATED DECEMBER 13, 2021)

1. THE RESERVATION FOR ROADS, RAILROADS AND DITCHES OF A STRIP OF LAND 15 FEET WIDE, ALONG, ADJOINING AND EACH SIDE OF THE QUARTER SECTION LINES, AND THE RESERVATION OF THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID TRACT, AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID TRACT TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS RESERVED IN THE DEED FROM THE STEARNS RANCHOS COMPANY RECORDED DECEMBER 13, 1892 IN BOOK 78, PAGE 181 OF DEEDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
2. THE RESERVATION OF A PORTION OF THE LAND FOR ROADS, RAILROADS, AND DITCHES AND THE RESERVATION OF THE USE AND CONTROL OF CIENEGAS, AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING, ACROSS, INTO OR BY SAID DESCRIBED TRACT, AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID TRACT TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS CONTAINED IN THE DEED FROM STEARNS RANCHO COMPANY RECORDED APRIL 07, 1894 IN BOOK 87, PAGE 87 OF DEEDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
3. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR ROAD PURPOSES BY DOCUMENT RECORDED APRIL 4, 1917 IN BOOK 300 PAGE 376 OF DEEDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
4. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR ROAD PURPOSES BY DOCUMENT RECORDED OCTOBER 14, 1926 IN BOOK 681 PAGE 186 OF DEEDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
5. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR ROAD PURPOSES BY DOCUMENT RECORDED MAY 13, 1947 IN BOOK 1521 PAGE 294 OF OFFICIAL RECORDS AND RE-RECORDING DOCUMENT RECORDED MARCH 29, 1948 IN BOOK 1743 PAGE 131 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
11. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED FEBRUARY 10, 1954 IN BOOK 2667 PAGE 2 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
14. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS BY DOCUMENT RECORDED APRIL 13, 1955 IN BOOK 3030 PAGE 91 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
15. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS BY DOCUMENT RECORDED APRIL 20, 1955 IN BOOK 3037 PAGE 116 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
16. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS BY DOCUMENT RECORDED APRIL 20, 1955 IN BOOK 3037 PAGE 117 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
17. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR HIGHWAY PURPOSES BY DOCUMENT RECORDED AUGUST 15, 1955 IN BOOK 3174 PAGE 569 OF OFFICIAL RECORDS AND RESOLUTION NO. 3298-57 OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE RECORDED MARCH 8, 1967 IN BOOK 8193 PAGE 441 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)

⟨19⟩ SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS BY DOCUMENT RECORDED JUNE 20, 1956 IN BOOK 3551 PAGE 382 OF OFFICIAL RECORDS.

⟨20⟩ THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES BY DOCUMENT RECORDED JUNE 29, 1956 IN BOOK 3562 PAGE 584 OF OFFICIAL RECORDS.

21. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED OCTOBER 9, 1956 IN BOOK 3671 PAGE 384 OF OFFICIAL RECORDS AND RESOLUTION NO. 2961-65 OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE RECORDED MAY 19, 1965 IN BOOK 7525 PAGE 992 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
22. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED APRIL 21, 1960 IN BOOK 5206 PAGE 459 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
23. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED APRIL 21, 1960 IN BOOK 5206 PAGE 460 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
24. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED NOVEMBER 27, 1961 IN BOOK 5924 PAGE 192 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
25. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED NOVEMBER 27, 1961 IN BOOK 5924 PAGE 195 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
26. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED DECEMBER 14, 1961 IN BOOK 5943 PAGE 952 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
27. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED MAY 15, 1963 IN BOOK 6549 PAGE 879 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
29. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT NO. 2686 RECORDED JUNE 1, 1979 IN BOOK 13170 PAGE 730 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
30. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED MAY 26, 1987 IN INSTRUMENT NO. 1987-293660 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
31. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED NOVEMBER 23, 1987 IN INSTRUMENT NO. 1987-656163 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
32. THE PACIFIC BELL TELEPHONE COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED AUGUST 29, 2017 IN INSTRUMENT NO. 2017000364545 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
33. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED SEPTEMBER 22, 2017 IN INSTRUMENT NO. 2017000404700 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
41. THE RESERVATION OF LAND FOR INGRESS AND EGRESS, AND PUBLIC UTILITIES, AS CONTAINED IN THE DEED FROM CLARENCE A. PINGSTON AND ANN PINGSTON, RECORDED AS BOOK 1926 PAGE 334 OF DEEDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)

*REMAINING PRELIMINARY TITLE REPORT ITEMS NOT NOTED AS BEING "PLOTTED HEREON" ARE EITHER NOT PLOTTABLE, BLANKET IN NATURE OR NOT A SURVEY MATTER.

PROJECT NOTES

PROJECT CONSISTS OF 1 GROUND LOT.

PROPOSED RESIDENTIAL DEVELOPMENT WITH UP TO 55 RESIDENTIAL UNITS ACROSS THE SITE.

CHOISSER ROAD IS A PUBLIC STREET.

THE PROJECT IS WITHIN A LIQUEFACTION ZONE PER OC SERVICES WEBSITE.

ALL PROPOSED SLOPES (IF ANY) ARE 2:1 (H:V) MAXIMUM AS REQUIRED BY THE CALIFORNIA BUILDING CODE UNLESS OTHERWISE NOTED.

BUILDING SETBACK LINES SHALL BE SET AS FOLLOWS UNLESS OTHERWISE NOTED:
REAR YARD – 10 FT

AVERAGE SLOPE OF BOTH FEASIBLE ACCESS ROUTE AND FEASIBLE BUILDING SIDE DOES NOT EXCEED TEN PERCENT (10%).

THE PROJECT SHALL BE IN COMPLIANCE WITH APPENDIX 33 OF THE UNIFORM BUILDING CODE (CURRENT EDITION).

EXISTING UTILITIES: UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY SUBSTRUCTURE MAPS. CERTAIN UTILITIES SUCH AS TRAFFIC SIGNAL LINES AND ABANDONED LINES MAY NOT BE SHOWN HEREON.

PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF GARDEN GROVE INFRASTRUCTURE SYSTEMS.

THE SITE SHALL TE INTO EXISTING SEWER INFRASTRUCTURE.

LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE.

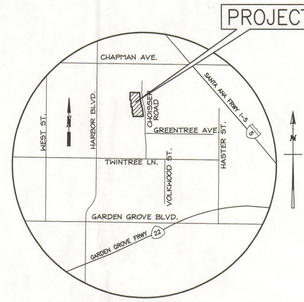
WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.

PROPOSED RECIPROCAL INGRESS/EGRESS EASEMENTS (IF ANY) ARE YET TO BE DETERMINED.

THE SITE DOES NOT CONTAIN ANY PROTECTED TREES. ALL TREES ARE TO BE REMOVED.

ALL EXISTING BUILDINGS ARE TO BE REMOVED, UNLESS NOTED OTHERWISE.

WE RESERVE THE RIGHT TO PHASE THE FINAL MAP.



VICINITY MAP
(NOT TO SCALE)

COMMENTS

DATES OF SURVEY . . .	OCTOBER & NOVEMBER 2019 SEPTEMBER 2020
SITE ADDRESS	12233, 12235, 12237 & 12239 CHOISSER ROAD, GARDEN GROVE, CA 92840
APN NO.	231-491-12, 231-491-13, 231-491-14 & 231-491-15
BOUNDARY LINES . . .	WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
BASIS OF BEARINGS . .	THE BEARING OF N00°12'40"W OF THE CENTERLINE OF HARBOR BOULEVARD AS SHOWN ON THE MAP OF TRACT NO. 2012 AS RECORDED IN BOOK 55, PAGE 47 OF MAPS, RECORDS OF RECORDS COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
BENCHMARK	ORANGE COUNTY BENCHMARK NO. 1F-161-92: DESCRIBED BY O.C.S. 2002-FOUND 3 3/4" O.C.S. ALUMINUM BENCHMARK DISK STAMPED "1F-161-92", SET IN THE SOUTHEASTERLY CORNER OF 4 FT BY 10 FT CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF LAMPSON AVENUE AND HARBOR BOULEVARD, 92 FT EASTERLY OF THE CENTERLINE OF HARBOR BOULEVARD AND 25 FT NORTHERLY OF THE CENTERLINE OF LAMPSON AVENUE. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEVATION: 111.988' (NAVD 88) YEAR LEVELED 2010
⟨#⟩	INDICATES PRELIMINARY TITLE REPORT SCHEDULE B EXCEPTION NUMBER PLOTTED HEREON.
UTILITIES	ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. ABOVE-GROUND UTILITIES WERE COMBINED WITH CITY OF GARDEN GROVE SUBSTRUCTURE MAPS TO PLOT UNDERGROUND UTILITY LINES SHOWN HEREON. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.
FLOOD INSURANCE RATE MAP.	ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C1636G EFFECTIVE DATE DECEMBER 21, 2018.
ZONING INFORMATION	PUD(C), PUD-128-12

SITE AREA

GROSS AREA (EXISTING CONDITIONS)

LOT 5 TRACT NO. 17455	7,209 SQ. FT. OR 0.165 ACRES
LOT 6 TRACT NO. 17455	7,229 SQ. FT. OR 0.166 ACRES
LOT 7 TRACT NO. 17455	7,223 SQ. FT. OR 0.166 ACRES
LOT 8 TRACT NO. 17455	7,223 SQ. FT. OR 0.166 ACRES
TOTAL AREA	28,884 SQ. FT. OR 0.663 ACRES

NET AREA (PROPOSED CONDITIONS)
28,884 SQ. FT. OR 0.663 ACRES

UTILITY PROVIDERS

WATER: CITY OF GARDEN GROVE WATER DIVISION (714) 741-5395
SEWER: CITY OF GARDEN GROVE SEWER DIVISION (714) 741-5395
GAS: SOUTHERN CALIFORNIA GAS COMPANY (714) 634-3052
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY (714) 973-5449
TELEPHONE: PACIFIC BELL (714) 666-5440
CABLE TV: TIME WARNER COMMUNICATIONS (714) 903-8307

ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA, INC.
9/15/22 DATE
RECOMMENDED FOR APPROVAL

PREPARED UNDER THE DIRECTION OF:

LICENSED LAND SURVEYOR
CHRISTOPHER M. JONES
No. 8193
STATE OF CALIFORNIA

CHRISTOPHER M. JONES
CHRIS.JONES@KPFF.COM

kpff
700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

GENERAL NOTES:

OWNER:
INVESTEL GARDEN RESORTS LLC
12966 EUCLID STREET, SUITE 300
GARDEN GROVE, CA 92840
ATTN: KENHAO HSU
(626) 660-8718

SUBDIVIDER:
INVESTEL GARDEN RESORTS LLC
12966 EUCLID STREET, SUITE 300
GARDEN GROVE, CA 92840
ATTN: KENHAO HSU
(626) 660-8718

LAND SURVEYOR:
KPFF CONSULTING ENGINEERS, INC.
700 FLOWER ST., SUITE 2100
LOS ANGELES, CA 90017
ATTN: CHRISTOPHER JONES, PLS 8193
(213) 418-0201

CITY OF GARDEN GROVE
PW/ENGINEERING
PLAN CHECK No. 2ND
DATE RECEIVED 9/14/22
RECEIVED BY MH
DATE RETURNED 9/15/22
RETURNED BY

REVISIONS		
DATE	△	ISSUED FOR

DATE	06/29/2022
PROJECT NUMBER	2100802
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED

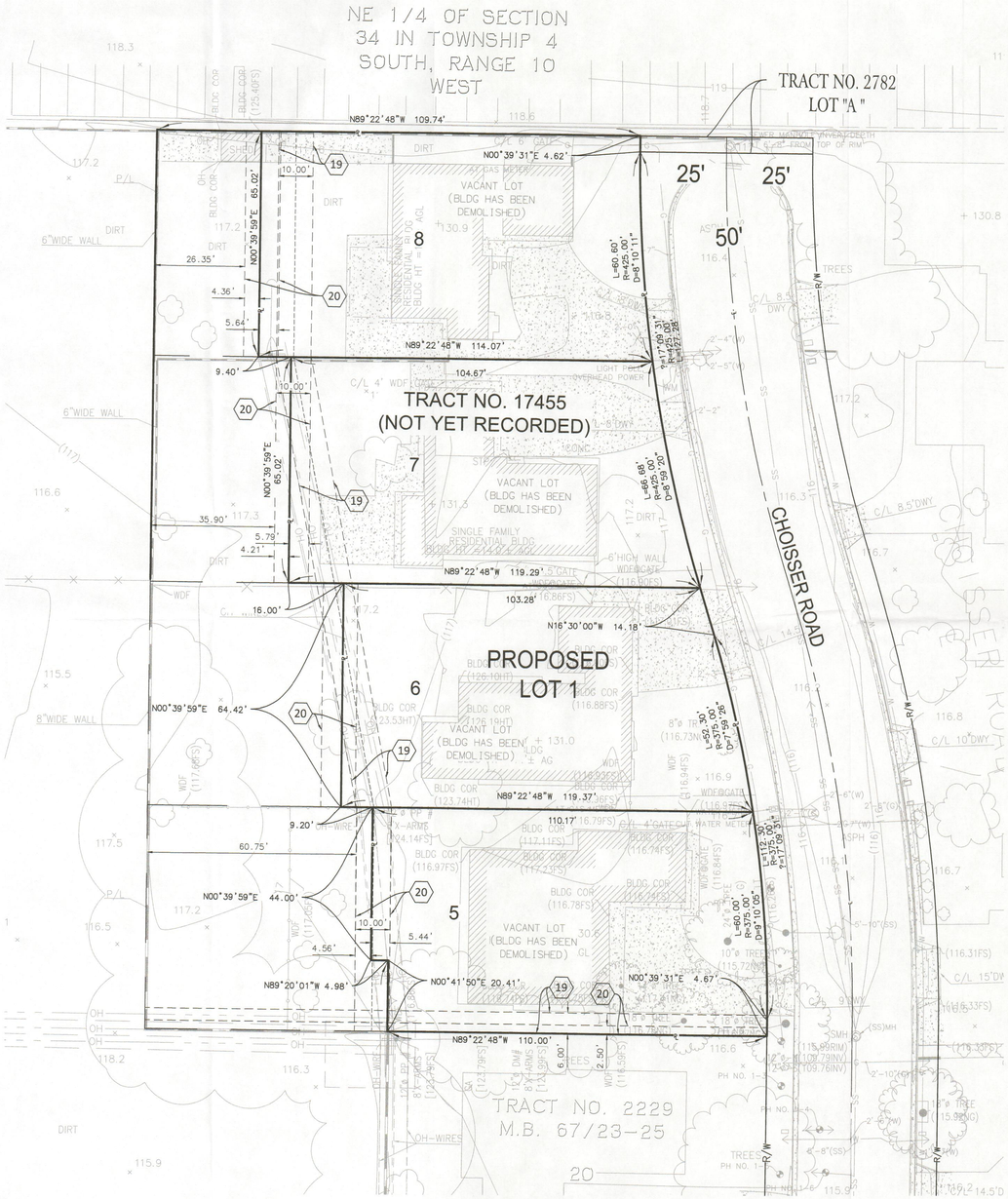
PROJECT DESCRIPTION

CHOISSER LOT

SHEET NUMBER

SHEET 1 0F 2

VESTING TENTATIVE PARCEL MAP No. 2021-206



N

0 10' 20'

SCALE: 1"=20'

ABBREVIATION

ASPH	ASPHALT
BW	BACK OF WALK
CB	CATCH BASIN
CF	CURB FACE
CD	CURB DRAIN
CONC	CONCRETE
CO	CLEAN OUT
CL	CENTER LINE
CLF	CHAIN LINK FENCE
D/L	DAYLIGHT
DCV	DETECTOR CONTROL VALVE
DI	DRAIN INLET
DF	DRINKING FOUNTAIN
DM	DEAD MAN
DP	DRAIN PIPE
DWY	DRIVE WAY
EC	EDGE OF CONCRETE
EFOW	EAST FACE OF WALL
ELEC	ELECTRICAL
EPB	ELECTRICAL PULL BOX
EP	EDGE OF PAVEMENT
EMH	ELECTRICAL MANHOLE
EVLT	ELECTRICAL VAULT
EUTIL	ELECTRICAL UTILITY
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FLGP	FLAG POLE
FOW	FACE OF WALL
FP	FINISH PAVEMENT
FS	FINISH SURFACE
GA	GUY ANCHOR
GVA	GAS VALVE ASSEMBLY
GB	GRADE BREAK
GP	GUARD POST
GV	GAS VALVE
GM	GAS METER
HB	HOSE BIB
HH	HAND HOLE
HP	HIGH POINT
HR	HAND RAIL
INV	INVERT
LD	LANDING AREA
LIP	LIP OF GUTTER
LTLT	LOT LIGHT
MH	MANHOLE
MISC	MISCELLANEOUS
MON-SIGN	MONUMENT SIGN
MON-WELL	MONITORING WELL
N	NORTH
NFOW	NORTH FACE OF WALL
N.T.S	NOT TO SCALE
NG	NATURAL GROUND
OH	BUILDING OVERHANG
OH-WIRES	OVERHEAD WIRES
PA	PLANTING AREA
PRKWY DRN	PARKWAY DRAIN
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
PP	POWER POLE
PVC PIPE	POLYVINYL CHLORIDE PIPE
SCO	SEWER CLEANOUTS
SFOW	SOUTH FACE OF WALL
SDMH	STORM DRAIN MANHOLE
SP	SIGN POST
STP	STEPS
STLT	STREET LIGHT/LIGHT STANDARD
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TELE-CAB	TELEPHONE CABINET
TELE-PED	TELEPHONE PEDESTAL
TH	THRESHOLD
TSPB	TRAFFIC SIGNAL PULL BOX
TSLT	TRAFFIC SIGNAL LIGHT
TW	TOP OF WALL
TVLT	TELEPHONE VAULT
TWC	TOP OF WALL CONCRETE
TWB	TOP OF WALL BLOCK
UTIL	UTILITY
UTIL-CAB	UTILITY CABINET
VLT	VAULT
W	WEST
WB	BLOCK WALL
WDF	WOOD FENCE
WFOW	WEST FACE OF WALL
WM	WATER METER
WRIF	WROUGHT IRON FENCE
WSO	WATER SHUT OFF VALVE
WTR	WATER
WVLT	WATER VAULT
WV	WATER AVLVE

LEGEND

SEWER MANHOLE
WATER VALVE
CONCRETE
UTILITY PULL BOX
SIGN POST
POST
STREET LIGHT
POWER POLE
CHAIN LINK FENCE
EDGE OF PAVEMENT
WALL
RETAINING WALL

kpff
700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

REVISIONS		
DATE	△	ISSUED FOR

DATE	06/29/2022
PROJECT NUMBER	2100802
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED

PROJECT DESCRIPTION

CHOISSER LOT

SHEET NUMBER

SHEET 2 0F 2

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING STAFF REPORT

AGENDA ITEM NO.: D.1.	**SITE LOCATION:** West side of Harbor Boulevard, between Chapman Avenue and Orangewood Avenue, at 11757 Harbor Boulevard
HEARING DATE: November 5, 2026	**GENERAL PLAN:** International West Mixed Use (IW)
CASE NOS.: Site Plan No. SP-174-2026 & Conditional Use Permit No. CUP-296-2026	**ZONE:** Planned Unit Development No. PUD-118-98
APPLICANT: Yard House USA, Inc.	**APN:** 233-182-04
PROPERTY OWNER(S): Anan Enterprises II LP and Karbet & Sibil Children's Trust	**CEQA DETERMINATION:** Exempt - Section 15303 "New Construction or Conversion of Small Structures"

REQUEST:

A request to construct an approximately 9,727 square-foot pad restaurant building, along with associated site improvements. The existing pad restaurant building would be demolished to facilitate the proposed project. Additionally, a request for a Conditional Use Permit for the operation of the restaurant with a California Alcoholic Beverage Control (ABC) Type "47" (On-Sale General – Eating Place) License. Also, a recommendation that the Planning Commission revoke the previous Conditional Use Permit governing the tenant space, CUP-518-00. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

BACKGROUND:

The subject property is an approximately 1.07-acre site that is located on the west side of Harbor Boulevard, between Chapman Avenue and Orangewood Avenue, at 11757 Harbor Boulevard. The property has a General Plan Land Use Designation of IW (International West Mixed Use) and is within the Planned Unit Development No. PUD-118-98 zone. PUD-118-98 covers the larger, approximately 9.07-acre development that includes three (3) hotels, and a freestanding pad restaurant.

The subject property is located in the Grove District resort area along the Harbor Boulevard corridor, consisting of a mix of retail, restaurant, and hotel uses. To the north, west, and south, the property is adjacent to hotel uses within the PUD-118-98 zone. To the east, across Harbor Boulevard, are commercial uses located in the City of Anaheim.

In 2000, the City approved Site Plan No. SP-280-00, Conditional Use Permit No. CUP-518-00, and a Development Agreement to allow for the construction of a Buca di Beppo freestanding pad restaurant building, and the operation of the restaurant with

California ABC Type "47" (On-Sale General – Eating Place) License. The restaurant is currently in operation, but would close, upon the approval of the subject request.

If the request is approved, the applicant would demolish the existing building and some site improvements, and construct a new, freestanding pad restaurant building. The new restaurant would also operate with an ABC Type "47" (On-Sale General - Eating Place) License to serve beer, wine, and distilled spirits.

Garden Grove Municipal Code (GGMC) Section 9.32.030.D.3 requires a Site Plan review for the construction of any new commercial buildings. GGMC Section 9.16.020.080 requires a Conditional Use Permit for restaurants operating with an ABC license. Additionally, the Conditional Use Permit which previously governed the site, Conditional Use Permit No. CUP-518-00, would be revoked, and become null and void.

PROJECT STATISTICS:

	Provided[1]
Lot Size	1.07 acres
Lot Frontage	228'-0"
Floor Area Ratio	Approximately 0.21
Setbacks Front (East) Rear (West) Side (North) Side (South)	 2'-10" App. 186'-0" 39'-7" 6'-7"
Parking	627 spaces[2]
Building Height	16'-6"
Parapet Height	24'-0"
Landscaping	Approximately 2,600 s.f.

DISCUSSION:

SITE PLAN:

Site Design and Circulation

The proposed project would consist of the demolition of the existing Buca di Beppo restaurant to construct a new approximately 9,727 square-foot Yard House restaurant. The proposed restaurant would be in the same general location as the existing restaurant, but the building footprint would expand into the existing landscaping areas around the existing building. The siting of the new building would not impact the on-site vehicular or pedestrian circulation. The attached trash enclosure would necessitate the removal of three (3) parking spaces.

[1] The existing PUD-118-98 allows specifically for the development of three (3) hotels and pad restaurant building. It does not identify a base zoning, or establish specific development standards. The development of a pad restaurant is determined to be compliant with the PUD.
[2] See parking discussion, and Attachment 3 - Parking Study.

The subject site would maintain a vehicular driveway to the shared drive aisles that connect the three (3) surrounding hotels and Harbor Boulevard. The existing easements for the shared drive aisles would remain unaltered by the proposed project. To the west and north of the building, the existing parking lots would continue to connect with the parking lots for the adjacent hotels. Vehicles would continue to circulate on the property as they would with the existing building. Orange County Fire Authority (OCFA) has reviewed and approved the on-site circulation.

Pedestrian access would also remain largely unaltered. The main entrance for the new restaurant would be generally located in the same location as the existing restaurant. As such, existing walkways and sidewalks would remain largely in place. An accessible path-of-travel would connect accessible parking spaces, the main entrance to the building, and the Harbor Boulevard public right-of-way.

Parking

The required number of parking spaces for a restaurant is based on the gross square footage of the building. Per the GGMC Section 9.16.040.150, restaurants require one (1) parking space per 100 square feet of building area. The proposed restaurant is 9,727 square feet in size, which would require ninety-eight (98) parking spaces. Parking for the site is shared with the three (3) adjacent hotels. The combined hotels and restaurant would require 820 parking spaces.

The shared parking lot would provide 627 parking spaces, a deficiency of 193 parking spaces (approximately 23.5%). In accordance with the GGMC and PUD, the site is within the maximum 25% parking deficiency threshold, making the site eligible for a parking study and management plan. The applicant hired Kimley-Horn and Associates, Inc., a licensed traffic engineering firm, to conduct a parking demand study and parking management plan for the hotels and restaurant (Attachment 3).

The study calculated the existing parking demand between 11:00 a.m. (when the restaurant would open) and 1:00 a.m. (when most hotel rooms would be occupied). Based on the current observed parking demand, the proposed use, and a 10% contingency, the peak parking demand would be on weekends at 11:00 p.m., when approximately 577 spaces or 92% of the parking spaces would be occupied. At this peak demand, a surplus of 50 unoccupied spaces would remain. A summary is provided below:

Demand	Parking Spaces
Highest Existing Observed Demand	505
10% Contingency	51
Buca di Beppo	-77
Yard House	98
Total Demand	**577**
Total Provided	**627**
Surplus	**50**

Building Architecture

The new commercial building would be designed to reflect the Yard House corporate image, featuring an industrial design. Exterior finishes would include stucco, tile, and metal paneling. Exposed soffit brackets and exterior rain downspouts would contribute to the contemporary industrial appearance. Dark, muted accent colors on the architectural features would frame the lighter shades of stucco used on the majority of the building. In addition, multiple parapet heights and façade variations would create visual interest. Windows along the south of the building provide views into the keg room. Additional windows and awnings along the eastern side of the building provide views onto Harbor Boulevard.

The overall building height would be sixteen feet and six inches (16'-6") to the roof. Multiple parapets provided as architectural features would extend to a variety of heights. The tallest parapet would be at the main entrance, creating a tower element with a maximum height of approximately twenty-four feet (24'-0"). The taller tower design at the entrance would provide space to incorporate signage above the main entrance doors. The GGMC allows for parapets to extend a maximum fifteen feet (15'-0") above the height of the roof. The proposed building would comply with the height requirements of the GGMC.

Floor Plan

Entering the building from the parking lot, the main entrance would feature a host/hostess stand with a waiting area. The restaurant would feature an approximately 5,000 square-foot dining room, with a central bar. An adjacent private dining room would be approximately 700 square feet, and would accommodate larger, private parties. In total, the restaurant would have seating for approximately 320 patrons across a mixture of table, booth, and bar seating.

A walk-in keg room would store beer, and would be visible from the main dining room. Other areas within the building would include restrooms, a kitchen, a walk-in freezer, office, and storage rooms. Attached to the building, and accessible through the kitchen, would be a utility area with a trash enclosure, CO_2 canister connection, and storage area for empty kegs.

Landscaping

The subject PUD zone of the property does not specify minimum landscaping requirements. The PUD requires landscaping within all areas that are not designated as the building footprint, parking, vehicular drive aisles, walkways, or patios. The proposed project would comply with this standard.

As a whole, the site would lose landscaping, and would necessitate the removal of five (5) trees along Harbor Boulevard. The applicant is exploring possibilities of saving the trees and replanting them elsewhere. The remaining landscape areas would be rehabilitated, and redesigned. Landscaping would be provided around the building, in setback areas, and in the parking areas. Approximately 2,600 square

feet of landscaping would be provided as part of this project. The proposed landscaping would be compatible with the adjacent landscape areas.

The applicant would be required to submit a landscape and irrigation plan to the City that complies with the landscaping requirements of the GGMC, including the Landscape Water Efficiency Guidelines. All landscaping would be watered by means of an automatic irrigation system meeting the City's Landscape Water Efficiency Guideline requirements for water conservation. A separate landscape application would be submitted, and a building permit would be obtained for the proposed on-site landscaping.

Signage

The building has dedicated signage areas on the eastern, southern, and western elevations, consistent with Yard House's corporate image. Two (2) freestanding "keg-men" statues are proposed as artistic features along the southern and eastern elevations. The "keg-men" do not feature any advertising or corporate imagery, and are therefore not considered signage subject to the GGMC.

All proposed signage would be required to comply with the sign standards identified in PUD-118-98, along with the sign standards set forth in the GGMC. A separate sign application would be submitted, and a building permit would be obtained for the proposed signage.

CONDITIONAL USE PERMIT:

Yard House would operate as a full-service restaurant, serving "New-American" cuisine for lunch and dinner. The restaurant is well-known for its selection of beers and their full bar. The operator intends to operate with a late-night menu to better support the clientele from the surrounding hotels and tourist activities.

ABC Type "47" Licenses allow for the sale and on-site service of beer, wine, and distilled spirits. As a restaurant, the sale and service of alcohol is intended to complement meals, and enhance the dine-in experience. Sales of alcohol would be incidental to the service of food. At no time shall the quarterly sales of alcohol exceed 35% of the quarterly sales of food. Live entertainment is not permitted as part of the subject request.

The subject restaurant would operate from 11:00 a.m. to 12:00 a.m., Sunday to Thursday, and 11:00 a.m. to 12:30 a.m., Friday and Saturday. While these hours extend beyond the City's weekday standard hours for an ABC Type "47" License, the Police Department has reviewed and approved the hours of operation. In the event any issues arise concerning the operation of this business, the hours of operation may be reduced by the order of the Chief of the Police Department.

The subject property is located in a low-crime district, and in an area with an over-concentration of Alcoholic Beverage Control "On-Sale" licenses. In order to approve the request, a Finding of Public Convenience or Necessity is required. A summary of

the district and the Findings of Public Convenience or Necessity can be found in Resolution No. 6153-26 for Conditional Use Permit No. CUP-296-2026.

California Environmental Quality Act CEQA:

CEQA's Class 3 exemption applies to the construction of a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 10,000 square feet in floor area (CEQA Guidelines §15303). The proposed building would be 9,727 square feet in size. The proposed building would operate as a restaurant with an ABC license. Collectively, the project would be consistent with the Class 3 exemption. Therefore, the proposed project is exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6153-26, approving Site Plan No. SP-174-2026 and Conditional Use Permit No. CUP-296-2026, and revoking Conditional Use Permit No. CUP-518-00, subject to the recommended Conditions of Approval.

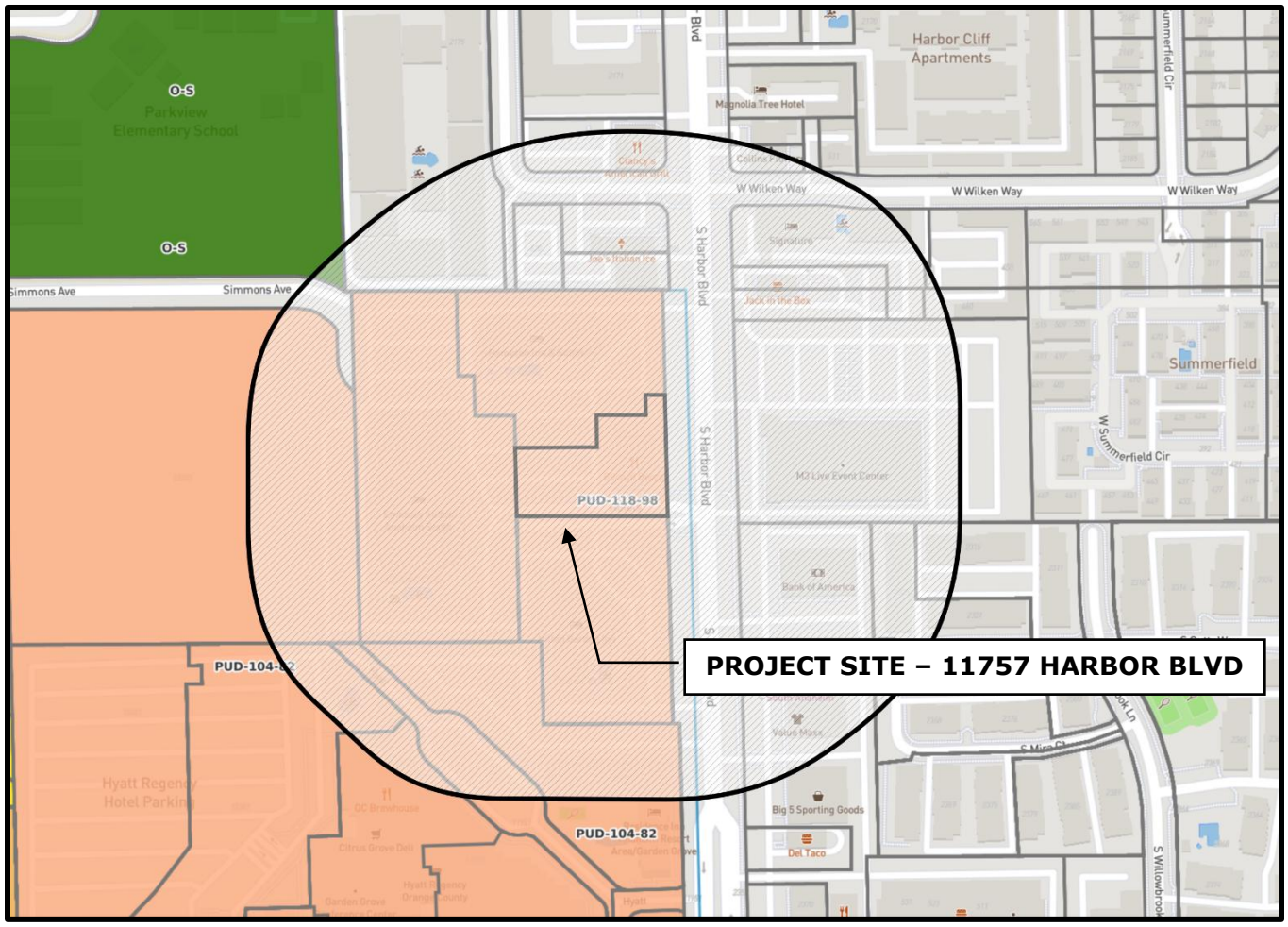
Maria Parra, AICP
Planning Services Manager

By: Priit Kaskla, AICP
Senior Planner

Attachment 1: Vicinity Map
Attachment 2: Plans
Attachment 3: Parking Study
Attachment 4: Resolution No. 6153-26 for Site Plan No. SP-174-2026 and Conditional Use Permit No. CUP-296-2026 with "Exhibit A" - Draft Conditions of Approval

ATTACHMENT 1

SITE PLAN NO. SP-174-2026, & CONDITIONAL USE PERMIT NO. CUP-296-2026



LEGEND

Subject Site – 11757 Harbor Boulevard

500-Foot Radius

NOTES

1. SITE ADDRESS: 11757 HARBOR BOULEVARD
2. ZONING: PLANNED UNIT DEVELOPMENT NO. PUD-118-98

CITY OF GARDEN GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING SERVICES DIVISION
NOVEMBER 2026

GREAT FOOD • CLASSIC ROCK

Yard House

WORLD'S LARGEST SELECTION OF DRAFT BEER

YH - GARDEN GROVE, CA - YARD HOUSE
GARDEN GROVE, CA 92840

PROJECT DESCRIPTION

THE PROJECT SCOPE OUTLINED IN THIS SET OF DOCUMENTS INCLUDES A NEW, FREE STANDING YARD HOUSE RESTAURANT AND ATTACHED DUMPSTER ENCLOSURE YARD WITH ROOF, SITE IMPROVEMENTS INCLUDING GRADING, LANDSCAPING, AND THE ADDITION OF SIDEWALKS. NEW ROOF TOP HVAC EQUIPMENT, REFRIGERATION EQUIPMENT, AND SOLAR POWER GENERATION EQUIPMENT.

ZONE: PUD-118-98 & INTERNATIONAL WEST MIXED USE OVERLAY ZONE
APN: 233-182-04

PROJECT TEAM CONTACT INFORMATION

TENANT:
YARD HOUSE USA, INC.
1000 DARDEN CENTER DRIVE
ORLANDO, FL 32837
TEL: (407) 245-4231
FAX: (407) 241-5492
CONTACT: KRISTIN KOLOMIYETS
EMAIL: KKOLOMIYETS@DARDEN.COM

ARCHITECT:
HFA-AE
1705 S. WALTON BLVD.
BENTONVILLE, AR 72712
TEL: (479) 273-7780 x384
CONTACT: STEVEN BAKER
EMAIL: STEVEN.BAKER@HFA-AE.COM

CIVIL ENGINEER:
KIMLEY-HORN
4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
CELL: (925) 965.7614
CONTACT: SPENCER LARSEN
EMAIL: SPENCER.LARSEN@KIMLEY-HORN.COM

MEP ENGINEER:
HFA-AE
1705 S. WALTON BLVD.
BENTONVILLE, AR 72712
TEL: (479) 273-7780 x336
CONTACT: JAIME CASTANEDA
EMAIL: JAIME.CASTANEDA@HFA-AE.COM

STRUCTURAL ENGINEER:
HFA-AE
1705 S. WALTON BLVD.
BENTONVILLE, AR 72712
TEL: (479) 273-7780 x461
CONTACT: GARRETT SMALL
EMAIL: GARRETT.SMALL@HFA-AE.COM

FOOD SERVICES & HOOD DESIGN:
YARD HOUSE RESTAURANTS, L.L.C.
1000 DARDEN CENTER DRIVE
ORLANDO, FL 32837
TEL: (407)-245-6214
FAX: (407)-241-5828
CONTACT: SHAWN TIDWELL
EMAIL: STIDWELL@DARDEN.COM

P.O.S. SYSTEM:
YARD HOUSE RESTAURANTS, L.L.C.
1000 DARDEN CENTER DR.
ORLANDO, FL 32837
TEL: (407)-307-4339
CONTACT: TIM LABUDA
EMAIL: TLABUDA@DARDEN.COM

AGENCY CONTACT INFORMATION

BUILDING DEPARTMENT:
CITY OF GARDEN GROVE
BUILDING AND SAFETY DIVISION
11222 ACACIA PARKWAY
GARDEN GROVE, CA 92840
TEL: (714) 741-5308
CONTACT: AARON HODSON
EMAIL: AARONH@GGCITY.ORG

PLANNING/ZONING:
CITY OF GARDEN GROVE
PLANNING DIVISION SERVICES
11222 ACACIA PARKWAY
GARDEN GROVE, CA 92840
TEL: (714) 741-5312
CONTACT: ZAC HERNANDEZ
EMAIL: PLANNING@GGCITY.ORG

FIRE MARSHAL:
ORANGE COUNTY FIRE AUTHORITY
PLANNING & DEVELOPMENT
1 AUTHORITY ROAD
IRVINE, CA 92602
TEL: (714) 573-6100
CONTACT: RUBEN COLMENARES
EMAIL: FIREPREVCLERK@OCFA.ORG

HEALTH DEPARTMENT:
COUNTY OF ORANGE
ENVIRONMENTAL HEALTH DIVISION
1241 E DYER ROAD
SANTA ANA, CA 92705
TEL: (714) 433-6068
CONTACT: JUAN LORENSANO
EMAIL: JLORENZANO@OCHCA.COM

UTILITY CONTACT INFORMATION

ELECTRIC SERVICE:
SOUTHERN CALIFORNIA EDISON (SCE)
P.O.BOX 6400
RANCHO CUCAMONGA, CA 91729
TEL: (800) 990-7788
CONTACT: GENERAL BUSINESS CUSTOMER SERVICE
EMAIL: WWW.SCE.COM

WATER SERVICE:
CITY OF GARDEN GROVE MUNICIPAL SERVICE CENTER-WATER SERVICE DIVISION
13802 NEWHOPE ST.
GARDEN GROVE, CA 92843
TEL: (714) 741-5395
CONTACT: CUSTOMER SERVICE
EMAIL: FINANCE-BILLING@GGCITY.ORG

STORM SEWER:
CITY OF GARDEN GROVE
PUBLIC WORKS
11222 ACACIA PARKWAY
GARDEN GROVE, CA 92840
TEL: (714) 741-5375
CONTACT: CUSTOMER SERVICE
EMAIL: PUBLICWORKS@GGCITY.ORG

SANITARY SEWER:
GARDEN GROVE MUNICIPAL SERVICE CENTER-SANITARY DISTRICT
13802 NEWHOPE ST.
GARDEN GROVE, CA 92843
TEL: (714) 741-5395
CONTACT: CUSTOMER SERVICE

GAS SERVICE:
SOUTHERN CALIFORNIA GAS (SCG)
P.O.BOX 1626
MONTEREY PARK, CA 91754-8626
TEL: (800) 847-2000
CONTACT: BUSINESS SUPPORT

PROJECT SUMMARY

BUILDING PAD GROSS AREA*

NAME	AREA	COMMENTS
BUILDING FOOTPRINT	9,396 SF	
TRASH ENCLOSURE	812 SF	
GRAND TOTAL	**10,208 SF**	

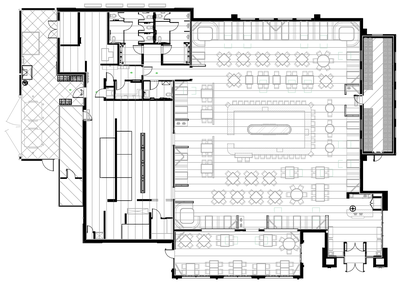
BUILDING LEASING AREA*

FLOOR AREA TYPE	AREA	COMMENTS
BACK OF HOUSE	2,137 SF	
FRONT OF HOUSE	6,051 SF	
KEG COOLER	443 SF	
TRASH ENCLOSURE	755 SF	
WALK-IN COOLER	270 SF	
GRAND TOTAL	**9,656 SF**	

*BUILDING PAD GROSS AREA AND BUILDING LEASE AREA ARE OWNER SPECIFIC CALCULATIONS AND DO NOT CORRELATE TO CODE BASED ALLOWABLE AREAS.

SEATING SUMMARY

DESCRIPTION	SEATING UNITS	SEATING TOTAL SEATS
INTERIOR		
2 TOP HIGH TABLE SEATING	3	6
2 TOP TABLE SEATING	8	16
4 TOP BOOTH	16	64
4 TOP HIGH TABLE SEATING	4	16
4 TOP TABLE SEATING	25	100
6 TOP BOOTH	6	36
6 TOP HIGH TABLE SEATING	1	6
6 TOP TABLE SEATING	3	18
8 TOP BOOTH	3	24
BAR STOOLS	34	34
	103	**320**
TOTAL	**103**	**320**



LEASING AREA

BACK OF HOUSE
FRONT OF HOUSE
KEG COOLER
TRASH ENCLOSURE
WALK-IN COOLER

TABLE SEATING MATRIX

TYPE	TABLES	% OF TABLES
2 TOP HIGH TABLE SEATING	3	3%
2 TOP TABLE SEATING	8	8%
4 TOP BOOTH	16	16%
4 TOP HIGH TABLE SEATING	4	4%
4 TOP TABLE SEATING	25	24%
6 TOP BOOTH	6	6%
6 TOP HIGH TABLE SEATING	1	1%
6 TOP TABLE SEATING	3	3%
8 TOP BOOTH	3	3%
BAR STOOLS	34	33%
TOTAL	**103**	**100%**

6/25/2026 9:09:44 PM
C:\Users\phb.bcga\Documents\2025 Revit Projects\16-25-90006_YH-Garden Grove, CA_ARC_v25_HFA-PHeb.BCga.rvt
T1.1 / TITLE SHEET / Revision 2

PROJECT DESIGNED IN ACCORDANCE WITH

CODE	VERSION
CALIFORNIA BUILDING CODE (CBC)	2025 EDITION
CALIFORNIA PLUMBING CODE (CBC)	2025 EDITION
CALIFORNIA ELECTRICAL CODE (CEC)	2025 EDITION
CALIFORNIA MECHANICAL CODE (CMC)	2025 EDITION
CALIFORNIA FIRE CODE, TITLE 24, PART 9 W/ JANUARY 2026 ERRATA	2025 EDITION
CALIFORNIA ENERGY CODE, TITLE 24, PART 6 W/ JANUARY 2026 ERRATA	2025 EDITION
INTERNATIONAL FUEL GAS CODE	2021 EDITION
ACCESSIBILITY CODE (CH 11B OF CBC)	2025 EDITION
CALIFORNIA GREEN BUILDING CODE	2025 EDITION
GARDEN GROVE MUNICIPAL CODE	CURRENT

USE AND OCCUPANCY INFORMATION

ITEM DESCRIPTION	PROVIDED	CODE SECTION	COMMENTS
CONSTRUCTION CLASSIFICATION	V-B	CBC SECTION 602	
SINGLE OCCUPANCY OR MAIN OCCUPANCY GROUP	A-2	CBC SECTION 302	
MIXED USE AND OCCUPANCY	NO	CBC SECTION 508	
OCCUPANCY GROUPS (ALL)	A-2, B	CBC SECTION 302	
ACCESSORY OCCUPANCIES	YES	CBC SECTION 508.2	B-BUSINESS, LESS THAN 10% AGGREGATE
NONSEPARATED	NO	CBC SECTION 508.3	
SEPARATED	NO	CBC SECTION 508.4	
INCIDENTAL USE AREA SEPARATION	NO	CBC SECTION 509	
HAZARDOUS MATERIALS	NO	CBC SECTION 414	

ALLOWABLE BUILDING HEIGHTS AND AREAS

BUILDING	GROUP	CONST. TYPE	SPRINKLER TYPE	BUILDING HEIGHT ALLOWED	BUILDING HEIGHT PROVIDED	No. OF STORIES ALLOWED	No. OF STORIES PROVIDED	BUILDING AREA ALLOWED (Aa)	BUILDING AREA PROVIDED
YARD HOUSE	A2	TYPE V-B	S1	60' - 0"	25' - 0"	2	1	24,000 SF	9,750 SF

PLUMBING FIXTURES

OCCUPANCY	LOAD (M/F)	WATER CLOSETS MALE RQ	MALE PV	MALE UR	FEMALE RQ	FEMALE PV	FAMILY RQ	FAMILY PV	LAVATORIES MALE RQ	LAVATORIES MALE PV	LAVATORIES FEMALE RQ	LAVATORIES FEMALE PV	DRINKING FOUNTAIN RQ	DRINKING FOUNTAIN PV	SERVICE SINK RQ	SERVICE SINK PV	SHOWERS RQ	SHOWERS PV
A2	198/198	3	2	3	4	5	0	1	2	2	2	2	2*	0*	1	1	N/A	N/A

*SEPARATE DRINKING FOUNTAINS NOT REQUIRED PER 2025 CALIFORNIA PLUMBING CODE SECTION 415.2

FIRE RESISTANCE RATING REQUIREMENTS (HOURS)

BUILDING ELEMENT	REQUIRED	PROVIDED	CODE SECTION	LISTING No.
STRUCTURAL FRAME	0	0	CBC TABLE 601	
BEARING WALLS				
EXTERIOR	0	0	CBC TABLE 601	
INTERIOR	0	0	CBC TABLE 601	
NON-BEARING WALLS				
EXTERIOR	REFER TO FIRE RATING FOR EXTERIOR WALLS AND WALL OPENINGS			
INTERIOR	0	0"	CBC TABLE 601	
FLOOR CONSTRUCTION	0	0	CBC TABLE 601	
ROOF CONSTRUCTION	0	0	CBC TABLE 601	
VERTICAL SHAFT CONSTRUCTION	1 HOUR	N/A	CBC SECTION 713	

FIRE RATING FOR EXTERIOR WALLS AND WALL OPENINGS

	NORTH	SOUTH	EAST	WEST
SEPARATION DISTANCE TO PROPERTY LINE OR PUBLIC WAY	28' - 0"	44' - 0"	3' - 0"	31' - 0"
EXTERIOR WALLS (CBC TABLE 705.5)				
EXTERIOR WALL REQUIRED FIRE RATING	0	0	0	0
PROJECTIONS (CBC TABLE 705.2)				
MINIMUM CLEAR DISTANCE TO PROPERTY LINE OR PUBLIC WAY	3' - 4"	3' - 4"	3' - 4"	3' - 4"
MAXIMUM PROJECTION DISTANCE FROM EXTERIOR WALL	24' - 8"	40' - 8"	0"	27' - 8"
OPENINGS (CBC TABLE 705.9)				
DEGREE OF OPENING PROTECTION ("UPNS", "UPS", OR "P")	UP, S	UP, S	UP, S	UP, S
ALLOWABLE OPENING AREA	NO LIMIT	NO LIMIT	15%	NO LIMIT

FIRE PROTECTION / LIFE SAFETY SYSTEMS

LIFE SAFETY SYSTEM	REQUIRED	CODE SECTION
EGRESS		
EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM	NO	CFC SECTION 907
EMERGENCY ALARM SYSTEM	NO	CBC SECTION 908 AND CFC SECTION 908
EMERGENCY LIGHTING	YES	CBC SECTION 1008
TWO WAY COMMUNICATION SYSTEM	NO	CBC SECTION 1009.8
PANIC HARDWARE	YES	CBC SECTION 1010.2.9
EXIT SIGNS	YES	CBC SECTION 1013
LUMINOUS EGRESS PATH MARKINGS	NO	CBC SECTION 1025
FIRE		
FIRE WALLS	NO	CBC SECTION 706 AND CHAPTER 5
FIRE BARRIERS	NO	CBC SECTION 707 AND CHAPTER 4
FIRE PARTITIONS	NO	CBC SECTION 708
HORIZONTAL ASSEMBLIES	NO	CBC SECTION 711
FIRE BLOCKING	YES	CBC SECTION 718
DRAFTSTOPPING	NO	CBC SECTION 718
FIRE ALARM SYSTEM	YES	CBC SECTION 907 AND CFC SECTION 907
CARBON MONOXIDE DETECTION	NO	CBC SECTION 915
SMOKE		
SMOKE BARRIERS	NO	CBC SECTION 709 AND CHAPTER 4
SMOKE PARTITIONS	NO	CBC SECTION 709 AND CHAPTER 4
SMOKE CONTROL SYSTEM	NO	CBC SECTION 909 AND CHAPTER 5
SMOKE AND HEAT VENTS	NO	CBC SECTION 910 AND CFC SECTION 910
SUPPRESSION		
SPRINKLER SYSTEM	YES	CBC SECTION 903 AND CFC SECTION 903
OTHER SUPPRESSION SYSTEMS	YES	CBC SECTION 904 AND CFC SECTION 904
STANDPIPE	NO	CBC SECTION 905 AND CFC SECTION 905
PORTABLE SUPPRESSION SYSTEMS	YES	CBC SECTION 906 AND CFC SECTION 906
FIRE DEPARTMENT CONNECTION	YES	CBC SECTION 912

INTERIOR FINISH REQUIREMENTS BY OCCUPANCY

GROUP	SPRINKLERED	CBC TABLE 803.13 INTERIOR EXIT STAIRWAYS, RAMPS AND PASSAGEWAYS	CBC TABLE 803.13 COORIDORS AND ENCLOSURES FOR EXIT ACCESS	CBC TABLE 803.13 ROOMS AND ENCLOSED SPACES	INTERIOR FLOOR FINISH
ASSEMBLY - A2		B	B	C	CLASS II
BUSINESS - B		B	C	C	CLASS II

OCCUPANT LOADS

ROOM/AREA	FUNCTION OF SPACE (CBC TABLE 1004.5)	LOAD FACTOR	AREA	FIXED SEATS	OCCUPANTS
FINISHED FLOOR					
WAITING BENCH	ASSEMBLY - FIXED BENCH	18" PER PERSON		9	18
BOOTH 1	ASSEMBLY - FIXED BOOTHS	24" PER PERSON		16	16
BOOTH 2	ASSEMBLY - FIXED BOOTHS	24" PER PERSON		64	64
BOOTH 3	ASSEMBLY - FIXED BOOTHS	24" PER PERSON		8	8
BOOTH 4	ASSEMBLY - FIXED BOOTHS	24" PER PERSON		8	8
BOOTH 5	ASSEMBLY - FIXED BOOTHS	24" PER PERSON		16	16
BOOTH 6	ASSEMBLY - FIXED BOOTHS	24" PER PERSON		12	12
WAITING	ASSEMBLY - STANDING	5 NET	188 SF		38
DINING 2	ASSEMBLY - UNCONCENTRATED	15 NET	656 SF		44
MAIN DINING	ASSEMBLY - UNCONCENTRATED	15 NET	2,308 SF		154
HOST	BUSINESS	150 GROSS	38 SF		1
OFFICE	BUSINESS	150 GROSS	55 SF		1
BAR SERVICE	KITCHEN - COMMERCIAL	200 GROSS	497 SF		3
KITCHEN	KITCHEN - COMMERCIAL	200 GROSS	2,205 SF		12
REMOTE BEVERAGE	KITCHEN - COMMERCIAL	200 GROSS	47 SF		1
TOTAL OCCUPANTS			6,973 SF		396

DRAWING INDEX

SHEET NO.	NAME	ORIGINAL ISSUE DATE	ISSUE FOR PERMIT	REVISION 1	REVISION 2	REVISION 3	REVISION 4	REVISION 5	REVISION 6	REVISION 7
A5.2 D	EXTERIOR PERSPECTIVE	06/10/26								
PR8	FINISHED FLOOR CONDITIONED AREA PLAN	04/28/26								
2										
TITLE										
T1.1	TITLE SHEET	04/10/26	■							
T1.2	LIFE SAFETY PLAN	04/10/26	■							
T1.3	ACCESSIBILITY PLAN	04/10/26	■							
T1.4	GENERAL PROJECT INFORMATION	04/10/26	■							
T1.5	CALGREEN CHECKLIST	04/10/26	■							
T1.6	CALGREEN CHECKLIST	04/10/26	■							
T1.7	CALGREEN CHECKLIST	04/10/26	■							
T1.8	CALGREEN CHECKLIST	04/10/26	■							
T2.1	TITLE 24	04/10/26	■							
T2.2	TITLE 24	04/10/26	■							
10										
SITE										
SP1.1	ARCHITECTURAL SITE PLAN	04/10/26	■							
SP1.3	ENLARGED TRASH ENCLOSURE	04/10/26	■							
SP1.4	SITE DETAILS	04/10/26	■							
3										
CIVIL										
C0.1	COVER SHEET	04/10/26	■							
C1.1	GENERAL NOTES	04/10/26	■							
C1.2	CITY GENERAL NOTES	04/10/26	■							
C1.3	ALTA SURVEY	04/10/26	■							
C1.4	ALTA SURVEY	04/10/26	■							
C2.0	DEMOLITION PLAN	04/10/26	■							
C3.0	EROSION CONTROL PLAN	04/10/26	■							
C3.1	EROSION CONTROL DETAILS	04/10/26	■							
C4.0	OVERALL CIVIL SITE PLAN	04/10/26	■							
C4.1	CIVIL SITE PLAN	04/10/26	■							
C5.0	UTILITY PLAN	04/10/26	■							
C5.2	SANITARY SEWER PROFILES	04/10/26	■							
C6.0	GRADING PLAN	04/10/26	■							
C6.1	DRAINAGE PLAN	04/10/26	■							
C7.0	WATER QUALITY MANAGEMENT PLAN	04/10/26	■							
C8.0	CONSTRUCTION DETAILS	04/10/26	■							
C8.1	CONSTRUCTION DETAILS	04/10/26	■							
C8.2	CONSTRUCTION DETAILS	04/10/26	■							
C8.3	CONSTRUCTION DETAILS	04/10/26	■							
C9.0	SOIL BORING LOGS	04/10/26	■							
C9.1	SOIL BORING LOGS	04/10/26	■							
CS1	CIVIL SPECIFICATIONS	04/10/26	■							
CS2	CIVIL SPECIFICATIONS	04/10/26	■							
CS3	CIVIL SPECIFICATIONS	04/10/26	■							
CS4	CIVIL SPECIFICATIONS	04/10/26	■							
CS5	CIVIL SPECIFICATIONS	04/10/26	■							
L1.1	LANDSCAPE NOTES AND SCHEDULE	04/10/26	■							
L1.2	LANDSCAPE PLAN	04/10/26	■							
L1.3	LANDSCAPE DETAILS	04/10/26	■							
L2.1	IRRIGATION NOTES AND SCHEDULE	04/10/26	■							
L2.2	IRRIGATION PLAN	04/10/26	■							
L2.3	IRRIGATION DETAILS	04/10/26	■							
LS1	LANDSCAPE AND IRRIGATION SPECIFICATIONS	04/10/26	■							
33										
ARCHITECTURE										
A1.1A	DIMENSIONED FLOOR PLAN	04/10/26	■							
A1.1B	WALL TYPE FLOOR PLAN	04/10/26	■							
A1.2	NOTED FLOOR PLAN	04/10/26	■							
A1.3A	WATERPROOFING PLAN	04/10/26	■							
A1.3B	FLOOR FINISH AND CURB PLAN	04/10/26	■							
A1.4	SEATING PLAN	04/10/26	■							
A1.5	ARTWORK AND DECOR PLAN	04/10/26	■							
A2.1	DIMENSIONED CEILING PLAN	04/10/26	■							
A2.2	NOTED CEILING PLAN	04/10/26	■							
A2.3	ENLARGED BEER CONDUIT CEILING PLAN	04/10/26	■							
A2.4	CEILING ELEMENT AND SUPPORT PLAN	04/10/26	■							
A2.5	CEILING ELEMENT SUPPORT PLAN	04/10/26	■							
A3.1	ROOF PLAN	04/10/26	■							
A4.1	FINISH SCHEDULE	04/10/26	■							
A4.2	DOOR AND WINDOW TYPES	04/10/26	■							
A4.3	DOOR DETAILS	04/10/26	■							
A4.4	WINDOW DETAILS	04/10/26	■							
A5.1	EXTERIOR ELEVATIONS	04/10/26	■							
A5.2	EXTERIOR ELEVATIONS	04/10/26	■							
A5.3	EXTERIOR ELEVATIONS	04/10/26	■							
A6.1	BUILDING SECTIONS	04/10/26	■							
A6.2	BUILDING SECTIONS	04/10/26	■							
A6.3	WALL SECTIONS	04/10/26	■							
A6.4	WALL SECTIONS	04/10/26	■							
A6.5	WALL SECTIONS	04/10/26	■							
A7.1	INTERIOR ELEVATIONS	04/10/26	■							
A7.2	INTERIOR ELEVATIONS	04/10/26	■							
A7.3	INTERIOR ELEVATIONS	04/10/26	■							
A7.4	ENLARGED RESTROOM PLAN AND ELEVATIONS	04/10/26	■							
A7.5	ENLARGED KEG COOLER PLAN AND ELEVATIONS	04/10/26	■							
A7.6	ENLARGED BAR PLAN AND ELEVATIONS	04/10/26	■							
A7.7	ENLARGED COOLER/FREEZER PLAN AND ELEVATIONS	04/10/26	■							
A7.8	ENLARGED EMPLOYEE AREAS	04/10/26	■							
A7.9	ENLARGED EMPLOYEE AREAS	04/10/26	■							
A8.0	ENLARGED LIQUOR STORAGE PLAN AND DETAILS	04/10/26	■							
A8.1	EXTERIOR DETAILS	04/10/26	■							
A8.2	EXTERIOR DETAILS	04/10/26	■							
A8.3	ROOF DETAILS	04/10/26	■							
A8.4	ROOF DETAILS	04/10/26	■							
A8.5	ENTRY TOWER ROOF DETAILS	04/10/26	■							
A9.1	INTERIOR DETAILS	04/10/26	■							
A9.2	INTERIOR DETAILS	04/10/26	■							
A9.3	INTERIOR DETAILS	04/10/26	■							
A9.4	BEER CONDUIT DETAILS	04/10/26	■							
A10.1	BAR CANOPY DETAILS	04/10/26	■							
A10.2	BAR DETAILS	04/10/26	■							
A11.1	MILLWORK DETAILS	04/10/26	■							
A11.2	MILLWORK DETAILS	04/10/26	■							
A11.3	MILLWORK DETAILS	04/10/26	■							
A11.4	MILLWORK DETAILS	04/10/26	■							
AS1	SPECIFICATIONS	04/10/26	■							
AS2	SPECIFICATIONS	04/10/26	■							
AS3	SPECIFICATIONS	04/10/26	■							
AS4	SPECIFICATIONS	04/10/26	■							
AS5	SPECIFICATIONS	04/10/26	■							
AS6	SPECIFICATIONS	04/10/26	■							
AS7	SPECIFICATIONS	04/10/26	■							
57										
STRUCTURAL										
S0.0	GENERAL NOTES	04/10/26	■							
S0.1	SPECIAL INSPECTION NOTES	04/10/26	■							
S1.1	FOUNDATION PLAN	04/10/26	■							
S1.2	ROOF FRAMING PLAN	04/10/26	■							
S1.3	ROOF LOADING PLAN	04/10/26	■							
S2.0	STRUCTURAL ELEVATIONS	04/10/26	■							
S3.0	TYPICAL CONCRETE DETAILS	04/10/26	■							
S3.1	FOUNDATION SECTIONS	04/10/26	■							
S4.0	TYPICAL LIGHT GAGE DETAILS	04/10/26	■							
S4.1	LIGHT GAGE DETAILS	04/10/26	■							
S5.0	FRAMING DETAILS	04/10/26	■							
S5.1	FRAMING DETAILS	04/10/26	■							
S6.0	MASONRY DETAILS	04/10/26	■							
S7.0	TYPICAL NONSTRUCTURAL DETAILS	04/10/26	■							
S7.1	TYPICAL NONSTRUCTURAL DETAILS	04/10/26	■							
15										
FOOD SERVICE										
FS1	FOOD SERVICE FLOOR PLAN	04/10/26	■							
FS2	FOOD SERVICE EQUIPMENT SCHEDULE	04/10/26	■							
FS3.1	FOOD SERVICE DRAIN LOCATIONS	04/10/26	■							
FS3.2	FOOD SERVICE WATER ROUGH-INS	04/10/26	■							
FS3.3	FOOD SERVICE ELECTRIC ROUGH-INS	04/10/26	■							
FS3.4	FOOD SERVICE GAS ROUGH-IN	04/10/26	■							

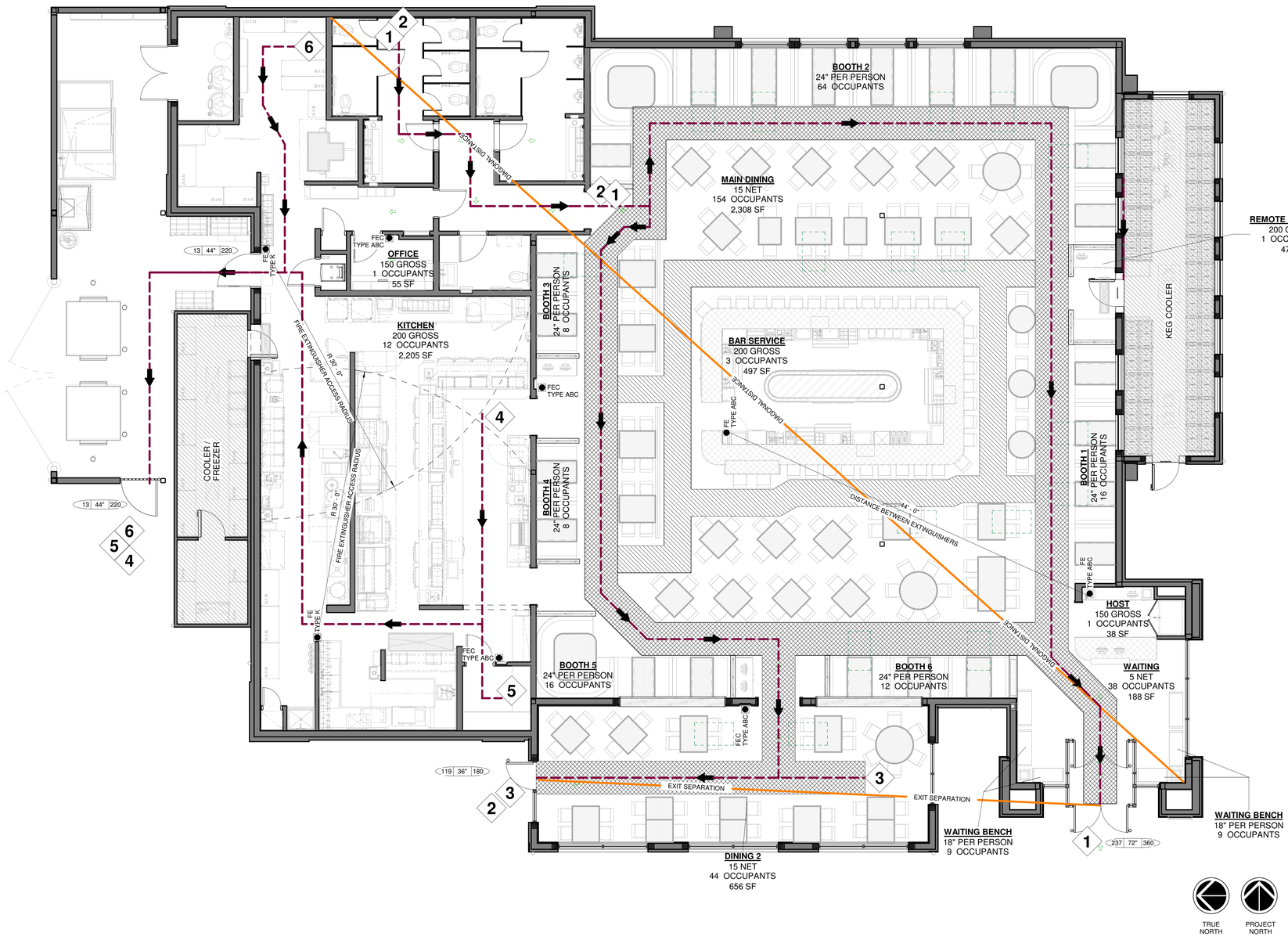
DRAWING INDEX

SHEET NO.	NAME	ORIGINAL ISSUE DATE	ISSUE FOR PERMIT	REVISION 1	REVISION 2	REVISION 3	REVISION 4	REVISION 5	REVISION 6	REVISION 7
FS3.5	FOOD SERVICE EXHAUST HOOD LOCATIONS	04/10/26	■							
FS3.6	FOOD SERVICE SODA LINE CHASES	04/10/26	■							
FS3.7	FOOD SERVICE REFRIGERATION CHASE PLAN	04/10/26	■							
FS3.8	FOOD SERVICE SLAB CONDITIONS & DETAILS	04/10/26	■							
FS3.9	FOOD SERVICE WALL BACKING FLOOR PLAN	04/10/26	■							
FS4.1	FOOD SERVICE ELEVATION KEY & "HOLD TO" DIMS	04/10/26	■							
FS4.2	FOOD SERVICE EQUIPMENT ELEVATIONS	04/10/26	■							
FS4.3	FOOD SERVICE EQUIPMENT ELEVATIONS	04/10/26	■							
FS4.4	FOOD SERVICE EQUIPMENT ELEVATIONS	04/10/26	■							
FS5.1	FOOD SERVICE DATA LAYOUT	04/10/26	■							
FS5.2	FOOD SERVICE FLOOR MATERIAL LAYOUT	04/10/26	■							
17										
PLUMBING										
P0.1	PLUMBING LEGENDS AND SCHEDULES	04/10/26	■							
P0.2	PLUMBING SCHEDULES	04/10/26	■							
P0.3	TITLE 24	04/10/26	■							
P1.1	PLUMBING SANITARY WASTE AND VENT PLAN	04/10/26	■							
P1.2	PLUMBING DOMESTIC WATER AND GAS PLAN	04/10/26	■							
P2.1	PLUMBING ENLARGED KITCHEN PART PLANS	04/10/26	■							
P2.2	PLUMBING ENLARGED BAR PART PLANS	04/10/26	■							
P3.1	PLUMBING ROOF PLAN	04/10/26	■							
P4.1	PLUMBING SANITARY WASTE AND VENT RISER DIAGRAMS	04/10/26	■							
P4.2	PLUMBING DOMESTIC WATER RISER DIAGRAM	04/10/26	■							
P4.3	PLUMBING NATURAL GAS RISER DIAGRAM	04/10/26	■							
P5.1	PLUMBING DETAILS	04/10/26	■							
P5.2	PLUMBING DETAILS	04/10/26	■							
P5.3	PLUMBING DETAILS	04/10/26	■							
PS1.0	PLUMBING SPECIFICATIONS	04/10/26	■							
15										
FIRE PROTECTION										
FP100	FIRE SPRINKLER PLAN & NOTES	04/10/26	■							
FP200	FIRE SPRINKLER DETAILS	04/10/26	■							
2										
MECHANICAL										
M0.1	MECHANICAL LEGENDS, NOTES, AND SCHEDULES	04/10/26	■							
M0.2	TITLE 24	04/10/26	■							
M0.3	TITLE 24	04/10/26	■							
M0.4	TITLE 24	04/10/26	■							
M1.1	MECHANICAL FLOOR PLAN	04/10/26	■							
M2.1	MECHANICAL ROOF PLAN	04/10/26	■							
M3.1	HOOD DRAWINGS	04/10/26	■							
M3.2	HOOD DRAWINGS	04/10/26	■							
M3.3	HOOD DRAWINGS	04/10/26	■							
M3.4	HOOD DRAWINGS	04/10/26	■							
M3.5	HOOD DRAWINGS	04/10/26	■							
M3.6	HO

ATTACHMENT 2

OCCUPANT LOADS

ROOM/AREA	CBC TABLE 1004.5 FUNCTION OF SPACE	LOAD FACTOR	AREA	FIXED SEATS	OCCUPANTS
FINISHED FLOOR					
WAITING BENCH	ASSEMBLY - FIXED BENCH	18" PER PERSON		9	18
BOOTH 1	ASSEMBLY - FIXED BOOTHS	24" PER PERSON		16	64
BOOTH 2	ASSEMBLY - FIXED BOOTHS	24" PER PERSON		64	64
BOOTH 3	ASSEMBLY - FIXED BOOTHS	24" PER PERSON		8	8
BOOTH 4	ASSEMBLY - FIXED BOOTHS	24" PER PERSON		8	8
BOOTH 5	ASSEMBLY - FIXED BOOTHS	24" PER PERSON		16	16
BOOTH 6	ASSEMBLY - FIXED BOOTHS	24" PER PERSON		12	12
WAITING	ASSEMBLY - STANDING	5 NET	188 SF		38
DINING 2	ASSEMBLY - UNCONCENTRATED	15 NET	656 SF		44
MAIN DINING	ASSEMBLY - UNCONCENTRATED	15 NET	2,308 SF		154
HOST	BUSINESS	150 GROSS	38 SF		1
OFFICE	BUSINESS	150 GROSS	55 SF		1
BAR SERVICE	KITCHEN - COMMERCIAL	200 GROSS	497 SF		3
KITCHEN	KITCHEN - COMMERCIAL	200 GROSS	2,205 SF		12
REMOTE BEVERAGE	KITCHEN - COMMERCIAL	200 GROSS	47 SF		1
TOTAL OCCUPANTS			6,973 SF		396



1 T1.2 LIFE SAFETY PLAN
3/16" = 1'-0"

RAISED CHARACTER EXIT SIGNS

A. TACTILE EXIT SIGNAGE SHALL BE LOCATED AT EACH *EXIT DOOR* REQUIRING AN EXIT SIGN, *EXIT STAIRWAY* OR *RAMP*, *EXIT PASSAGEWAY*, *EXIT DISCHARGE* AND SHALL STATE: EXIT.

B. EACH DOOR PROVIDING ACCESS TO AN *AREA OF REFUGE* FROM AN ADJACENT FLOOR AREA SHALL BE IDENTIFIED BY A SIGN THAT STATING: AREA OF REFUGE

C. EACH DOOR PROVIDING ACCESS TO AN EXTERIOR *AREA FOR ASSISTED RESCUE* SHALL BE IDENTIFIED BY A SIGN STATING: EXTERIOR AREA FOR ASSISTED RESCUE

D. REQUIRED SIGNS SHALL BE LOCATED AND OF SUCH SIZE, DISTINCTIVE COLOR, AND DESIGN THAT IT IS READILY VISIBLE AND SHALL PROVIDE CONTRAST WITH DECORATIONS,INTERIOR FINISH, OR OTHER SIGNS

E. SIGNS TO BE MOUNTED ON WALL ADJACENT TO LATCH SIDE OF DOOR. IF NO WALL SPACE IS AVAILABLE ADJACENT TO THE DOOR, THE SIGN SHALL BE MOUNTED ON THE NEAREST PERPENDICULAR WALL TO THE LATCH SIDE OF THE DOOR.

F. TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1

FIRE EXTINGUISHERS

KITCHEN	WC-6L	WET CHEMICAL EXTINGUISHER
CORRIDORS	3A-40B.C	DRY CHEMICAL, MULTIPURPOSE

A. THE CONTRACTOR SHALL PROVIDE AND COORDINATE FINAL PLACEMENT AND SIZING OF ALL FIRE EXTINGUISHERS WITH THE LOCAL FIRE MARSHAL.

B. EXTINGUISHERS HAVING A WEIGHT OF LESS THAN 40 POUNDS SHALL BE INSTALLED SO THAT THE HANDLE OF THE EXTINGUISHER IS NOT MORE THAN 5 FEET ABOVE THE FLOOR. EXTINGUISHERS HAVING A WEIGHT OF MORE THAN 40 POUNDS SHALL BE INSTALLED SO THAT THE TOP OF THE EXTINGUISHER IS NOT OVER 3 1/2 FEET ABOVE THE FLOOR. CLEARANCE BETWEEN THE BOTTOM OF THE EXTINGUISHER AND THE FLOOR MUST BE AT LEAST 4 INCHES.

C. EXTINGUISHERS SHALL BE PLACED IN A MANNER SUCH THAT THE OPERATING INSTRUCTIONS FACE OUTWARD. THE LOCATION OF EXTINGUISHERS SHALL BE CONSPICUOUSLY MARKED TO BE CLEARLY VISIBLE AT A DISTANCE OF 25 FEET.

GENERAL NOTES

1. REFER TO ELECTRICAL LIGHTING PLAN FOR ADDITIONAL EMERGENCY LIGHTING INFORMATION.
2. EXIT DOOR LOCKING HARDWARE MUST BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE OR EFFORT.
3. SMOKING IS NOT ALLOWED IN THE BUILDING PER STATE LAW. SMOKING SHALL BE ALLOWED ONLY IN APPROVED AREAS.
4. KNOX BOX KEY SAFES SHALL BE REQUIRED FOR THE BUILDING. THE KNOX BOX SHALL BE MOUNTED AND KEYS PROVIDED FOR ALL LOCKED AREAS. PROVIDE ONE AT THE FRONT ENTRANCE AND ONE AT THE MECHANICAL ROOM. GC TO CONTACT THE FIRE DEPARTMENT TO ORDER THE KNOX BOX AND COORDINATE THE LOCATIONS AND REQUIREMENTS.
5. NY TYPE V ROOF TRUSS SIGNAGE REQUIRED AT EXTERIOR DOORS AND ROOF ACCESS. LOCATIONS SHOWN ON A1.5 WITH SIGNAGE LAYOUT.

TRAVEL DISTANCE

PATH	TRAVEL DISTANCE	COMMENTS
0	9' - 2"	
1	168' - 10"	
2	168' - 7"	
3	37' - 4"	
4	122' - 10"	
5	109' - 11"	
6	67' - 8"	

ARRANGEMENT OF EXITS

ROOM	DIAGONAL DISTANCE	DISTANCE APART MIN. ALLOWED	DISTANCE APART PROVIDED
MAIN DINING	127' - 2"	42' - 5"	62' - 6"

LIFE SAFETY LEGEND

FLOOR AREA TYPE LOAD # OCCUPANTS — OCCUPANCY TAG

FEC TYPE ABC — FIRE EXTINGUISHER IN CABINET

FE TYPE ABC — FIRE EXTINGUISHER

EXIT PATH AND DIRECTION

1 — EXIT PATH NUMBER

EXIT SIGN

2 HOUR RATED WALL

44" EGRESS AISLE

36" EGRESS AISLE

UNOCCUPIED SPACE

EXIT WIDTH

ACTUAL OCCUPANT LOAD PER EXIT | 12 | 34" | 227 | OCCUPANTS ALLOWED PER EXIT

HFA
HFA-AE, L.T.D.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC PROJECT IN THE CITY OF GARDEN GROVE, CALIFORNIA DATED 04/10/26. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT SITE OR AT A LATER TIME WITHOUT THE EXPRESS WRITTEN REFERENCE OR EXAMPLE ON THE PROJECT SITE AND THE SERVICES OF PROPERLY LICENSED PROFESSIONALS IS PROHIBITED. REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT PERMISSION FROM HFA-AE, L.T.D. CONTACT HFA TO REQUEST PERMISSION TO REUSE.

Yard House — CRAFT FOOD · CLASSIC ROCK · WORLD CLASS BEER SELECTION

STORE NUMBER: 8416
11757 HARBOR BLVD
GARDEN GROVE, CA 92840
JOB NUMBER: 16-25-9006

ISSUE BLOCK

PERMIT SET	04/10/26

CHECKED BY:	PB
DRAWN BY:	LEK / KZ
DOCUMENT DATE:	

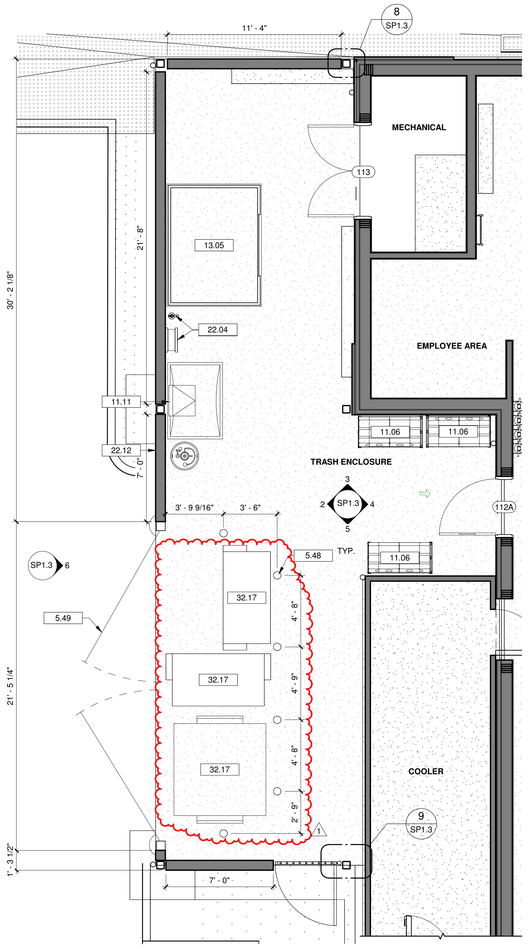
LICENSED ARCHITECT STEVEN NGUYEN LE C-35751 08/31/2027 RENEWAL DATE STATE OF CALIFORNIA

LIFE SAFETY PLAN

SHEET: T1.2

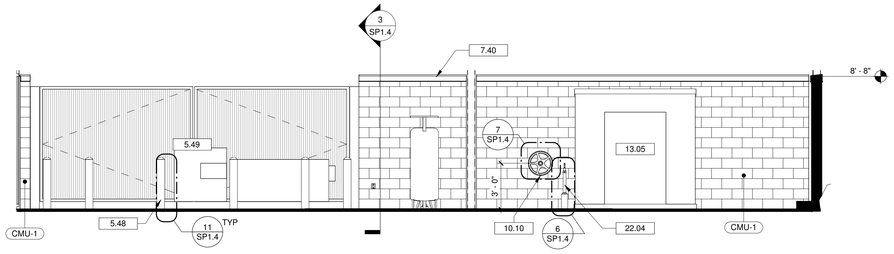
4/10/2026 11:09:56 AM
C:\Users\kevin\Hanna\Documents\2025 Revit Projects\16-25-90006_YH-Garden Grove_CA_ARC_v25_HFA-Lauren.Hanna.rvt
T1.2 LIFE SAFETY PLAN

ATTACHMENT 2

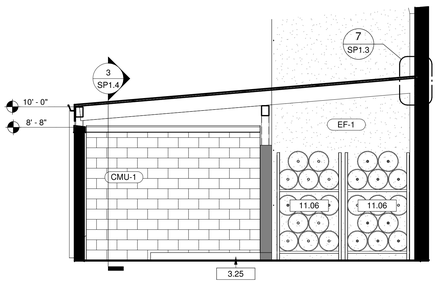


TRASH ENCLOSURE GATES TO BE PURCHASED DIRECTLY FROM FALCON MANUFACTURING.
CONTACT:
WWW.GATESBYFALCON.COM
(800) 733-1331
(918) 647-4434
721 SHADY HOLLOW DRIVE
GEORGETOWN, TX 78628

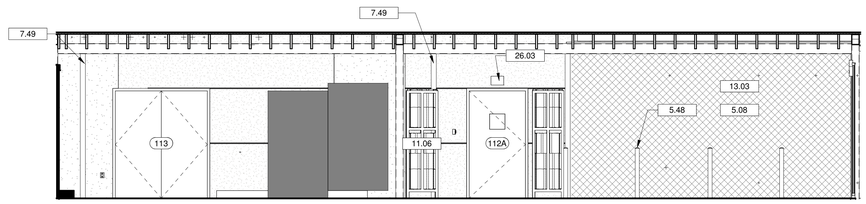
1 SP1.3 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



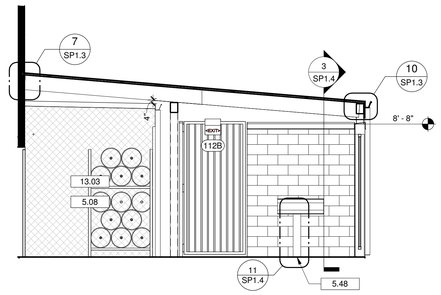
2 SP1.3 TRASH ENCLOSURE WEST ELEVATION
1/4" = 1'-0"



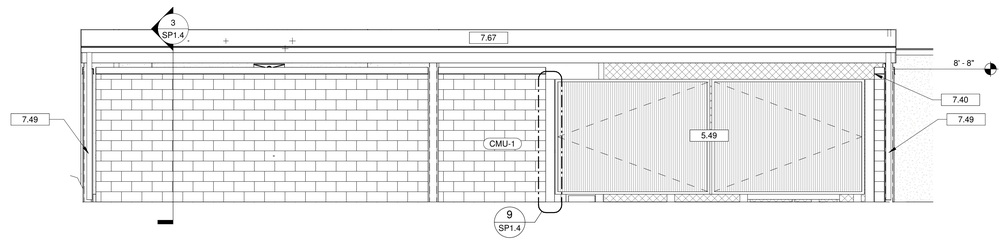
3 SP1.3 TRASH ENCLOSURE NORTH ELEVATION
1/4" = 1'-0"



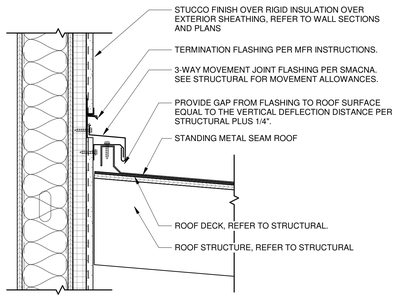
4 SP1.3 TRASH ENCLOSURE EAST ELEVATION
1/4" = 1'-0"



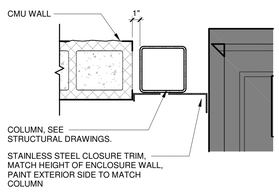
5 SP1.3 TRASH ENCLOSURE SOUTH ELEVATION
1/4" = 1'-0"



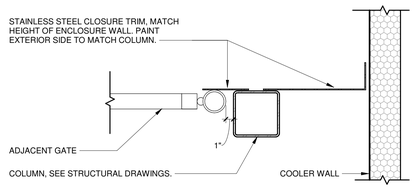
6 SP1.3 TRASH ENCLOSURE EXTERIOR ELEVATION
1/4" = 1'-0"



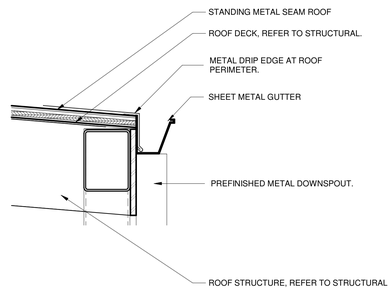
7 SP1.3 TRASH ENCLOSURE ROOF TO WALL CONNECTION DETAIL
1 1/2" = 1'-0"



8 SP1.3 ENLARGED WALL END DETAIL
1 1/2" = 1'-0"



9 SP1.3 ENGLARGED COLUMN DETAIL AT DOOR
1 1/2" = 1'-0"



10 SP1.3 TRASH ENCLOSURE ROOF EDGE DETAIL
1 1/2" = 1'-0"

GENERAL NOTES

A. REFER TO A4.1 FOR FINISHES AND MATERIALS NOTED.

DRAWING NOTES

3.25 6" CONCRETE CURB WITH STAINLESS STEEL CAP AT CPI PANELS.
5.08 FULL HEIGHT DIAMOND PLATE STAINLESS STEEL.
5.48 6" DIA REMOVABLE STEEL BOLLARD. PAINT BRIGHT YELLOW. PROVIDE SAFETY CAP.
5.49 METAL TRASH ENCLOSURE GATE AND POST. REFER TO ENLARGED TRASH ENCLOSURE PLAN AND DETAILS.
7.40 PREFINISHED METAL COPING WITH CONTINUOUS CLEAT. REFER TO EXTERIOR ELEVATIONS AND FINISH SCHEDULE. SUBMIT SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING.
7.49 PREFINISHED METAL DOWNSPOUT.
7.56 METAL DRIP EDGE AT ROOF PERIMETER.
7.67 RIGID ROOF INSULATION. MINIMUM R-30.
10.10 CUSTOM CAR RIM HOSE REEL.
11.06 EMPTY KEG STORAGE RACKS. REFER TO FOOD SERVICE DRAWINGS
11.11 FOOD SERVICE EQUIPMENT. REFER TO FOOD SERVICE DRAWINGS.
13.03 PRE-MANUFACTURED COOLER/FREEZER ASSEMBLY. REFER TO FOOD SERVICE DRAWINGS. PAINT SW7667 ZIRCON.
13.05 PRE-MANUFACTURERED STORAGE SHED. REFER TO SCHEDULE OF OWNER FURNISHED ITEMS.
22.04 YARD HYDRANT. REFER TO SP1.4 AND PLUMBING DRAWINGS.
22.12 CO2 PORT. CONFIRM FINAL LOCATION WITH OWNER.
26.03 WALL MOUNTED LIGHT FIXTURE WITH MOTION ACTIVATION. REFER TO ELECTRICAL DRAWINGS.
32.17 TRASH BIN.

HFA
HFA-AE, L T D.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
THESE DRAWINGS WERE PREPARED FOR USE ON A SPECIFIC PLAT IN CITY OF GARDEN GROVE, CALIFORNIA DATED ON _____ AND IT IS NOT INTENDED FOR USE ON ANY OTHER PROJECT SITE OR AT A LATER TIME WITHOUT THE EXPRESS WRITTEN PERMISSION OF HFA. THE REUSE OF THESE DRAWINGS IN WHOLE OR IN PART, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF HFA IS PROHIBITED AND ANY UNAUTHORIZED REUSE WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO HFA. ANY REUSE OF THESE DRAWINGS FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY HFA IS PROHIBITED AND ANY UNAUTHORIZED REUSE WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO HFA. ANY CONTRACT TO THAT EFFECT SHALL BE VOID AB INITIO.

Yard House
CRAFT FOOD • CLASSIC ROCK
STORE NUMBER: 8416
11757 HARBOR BLVD
GARDEN GROVE, CA 92840
JOB NUMBER: 16-25-9006

ISSUE BLOCK

0	PERMIT SET	04/10/26
1	REV 01	06/25/26

CHECKED BY: PB
DRAWN BY: LEK / KZ
DOCUMENT DATE:

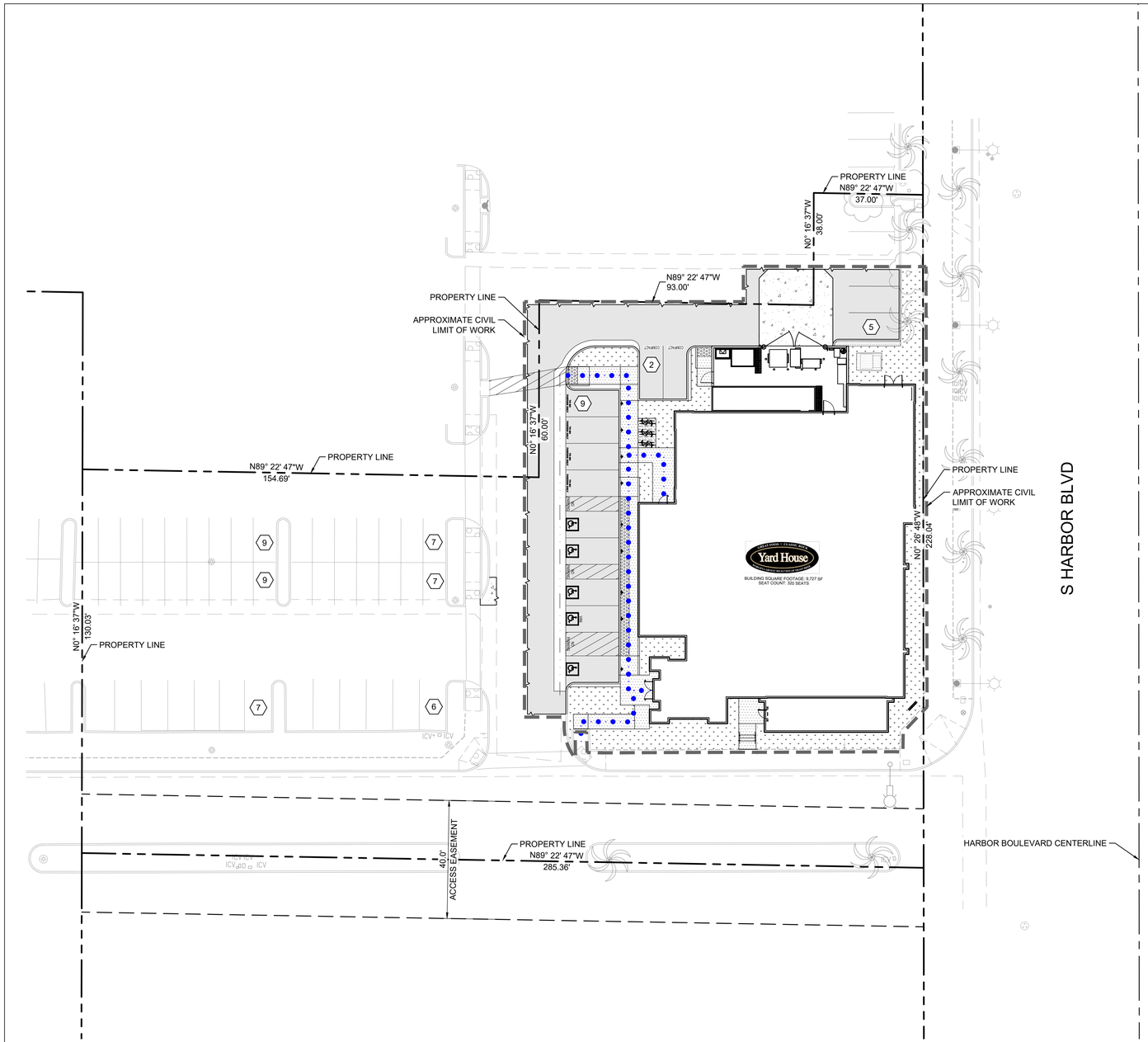
LICENSED ARCHITECT
STEVEN NGUYEN LE
C-35751
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

ENLARGED TRASH ENCLOSURE

SHEET:
SP1.3

7/6/2026 1:45:06 PM
C:\Users\hfa-forge\Documents\2026 Revit Projects 16-25-9006_W Garden Grove, CA_ARC_v23_MFA.Phillip.Rogge.rvt
SP1.3 ENLARGED TRASH ENCLOSURE.dwg

ATTACHMENT 2



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- PAVEMENT SAWCUT AND JOIN LINE
- ACCESSIBLE ROUTE (REFER TO GRADING NOTES) [SHOWN FOR REFERENCE ONLY, DO NOT PAINT]
- (X) ROW PARKING COUNT
- LANDSCAPE AREA
- CONCRETE WALK
- HEAVY-DUTY CONCRETE PAVEMENT
- ASPHALT CONCRETE

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

811 Know what's below. Call before you dig.

G-000181

DATE: 09/04/2026

C4.0

SHEET 9 OF 25

BENCH MARK: 1F-169-04 ELEV.:127.868
DESCRIPTION: DESCRIBED BY OCS 2004 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1F-169-04". SET IN THE SOUTHWESTERLY CORNER OF A 9.5 BY 4.5 FT. CONCRETE CATCH BASIN.

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE: 925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

DESIGNED BY:	DRAWN BY:	CHECKED BY:
AK	AK	SAL

APPROVED BY:
4/10/2026 DATE
SPENCER A. LARSEN R.C.E. NO. 98338

REFERENCE PLANS FOR THESE IMPROVEMENTS

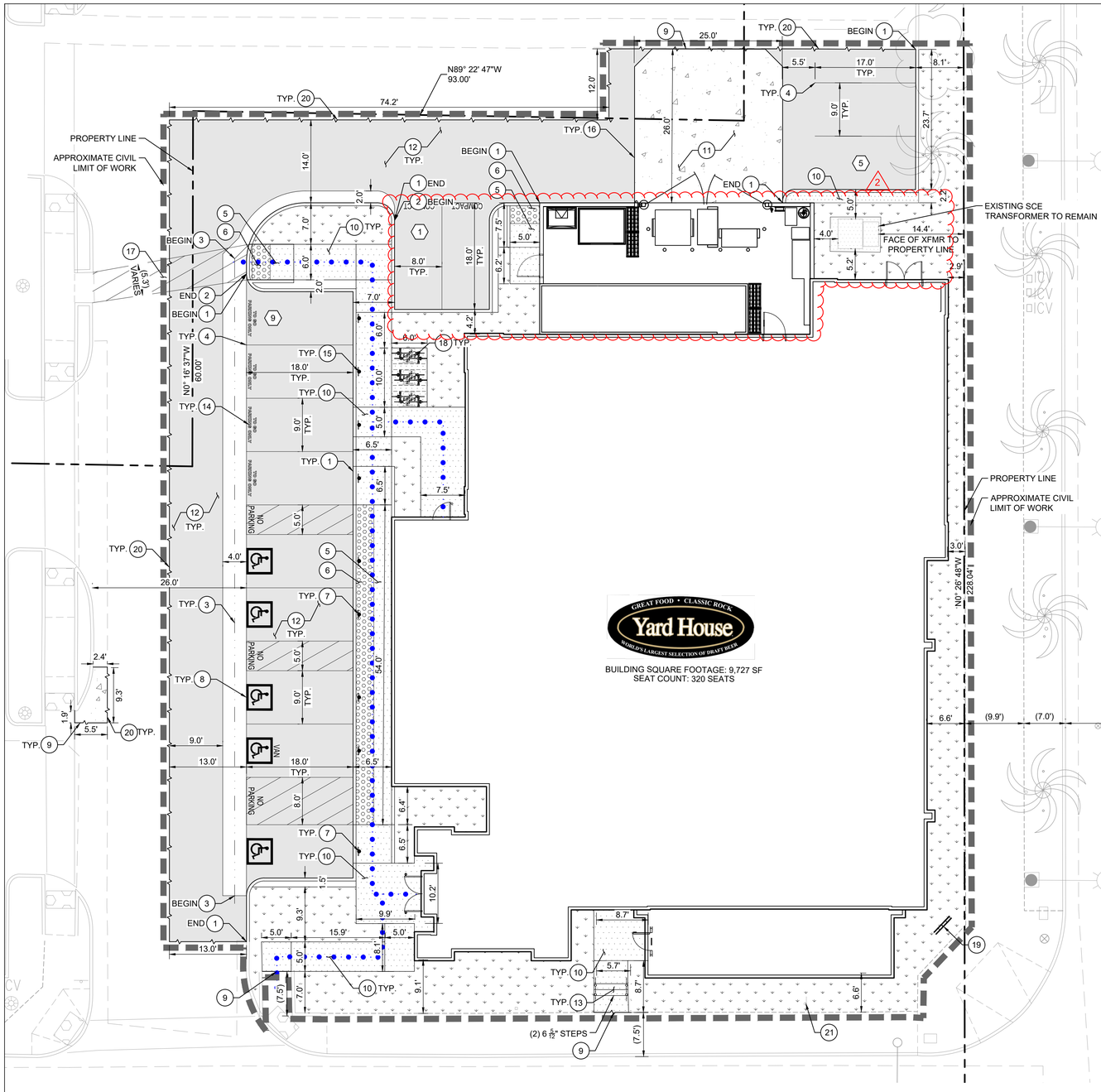
DATE	BY	DESCRIPTION REVISIONS	APP'D
9/04/2026	AK	PC 2	

CITY TRAFFIC ENGR. #2167
STREET DIVISIONS MGR.
WATER SERVICES MGR.

APPROVED BY : DATE :
CITY ENGINEER R.C.E. No. 52125 DIRECTOR OF PUBLIC WORKS
THIS PLAN IS SIGNED BY THE PUBLIC WORKS DEPARTMENT FOR CONCEPT AND ADHERENCE TO CITY STANDARDS AND REQUIREMENTS ONLY. THE PUBLIC WORKS DEPARTMENT IS NOT RESPONSIBLE FOR DESIGN, DESIGN ASSUMPTIONS OR ACCURACY.

OVERALL CIVIL SITE PLAN

ATTACHMENT 2



LEGEND

- PROPERTY LINE
- CENTER LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- PAVEMENT SAWCUT AND JOIN LINE
- ACCESSIBLE ROUTE (REFER TO GRADING NOTES) [SHOWN FOR REFERENCE ONLY, DO NOT PAINT]
- LANDSCAPE AREA
- CONCRETE WALK
- HEAVY-DUTY CONCRETE PAVEMENT
- ASPHALT CONCRETE

NOTES

1. ALL PARKING LOT CURB RADII ARE 3' OR 10' UNLESS OTHERWISE NOTED.
2. ALL AUTOMOBILE PARKING SPACES ARE 9' WIDE X 18' LONG AND VAN ACCESSIBLE SPACES ARE 12' WIDE X 18' LONG, UNLESS SHOWN OTHERWISE.
3. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS OF BUILDINGS.

IMPROVEMENT KEYNOTES

1. CONSTRUCT CONCRETE CURB (HEIGHT PER PLAN) PER DETAIL 1, SHEET C8.0.
2. CONSTRUCT CONCRETE CURB & GUTTER (HEIGHT PER PLAN) PER DETAIL 2, SHEET C8.0.
3. INSTALL VALLEY GUTTER (SIZE PER PLAN) PER DETAIL 3, SHEET C8.0.
4. INSTALL STANDARD PARKING STALL STRIPING PER DETAIL 4, SHEET C8.0.
5. INSTALL ACCESSIBLE ADA RAMP PER DETAIL 6, SHEET C8.0.
6. INSTALL DETECTABLE WARNING SURFACE PER DETAIL 5, SHEET C8.0.
7. INSTALL ACCESSIBLE PARKING STALL SIGN PER DETAIL 7, SHEET C8.0 AND BASE PER DETAIL 1, SHEET C8.1.
8. INSTALL ADA ACCESSIBLE PARKING STALL STRIPING PER DETAIL 9, SHEET C8.0.
9. JOIN EXISTING CONCRETE PAVEMENT PER DETAIL 8, SHEET C8.0.
10. INSTALL STANDARD DUTY CONCRETE SIDEWALK PER DETAIL 10, SHEET C8.0.
11. INSTALL HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 10, SHEET C8.0.
12. INSTALL ASPHALT CONCRETE PAVEMENT PER DETAIL 10, SHEET C8.0.
13. CONSTRUCT STAIRS WITH HANDRAILS PER DETAIL 3, SHEET C8.2. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
14. PAINT "TO-GO PARKING ONLY" IN 12" HIGH WHITE LETTERING.
15. INSTALL "TO-GO" PARKING SIGN. REFER TO ARCHITECTURAL PLANS FOR SIGN FACE DETAILS. SIGN BASE PER DETAIL 1, SHEET C8.1.
16. CONSTRUCT CONCRETE/AC EDGE PER DETAIL 3, SHEET C8.1.
17. INSTALL CROSSWALK STRIPING PER DETAIL 4, SHEET C8.1.
18. INSTALL BIKE RACK PER DETAIL 2, SHEET C8.2.
19. INSTALL KEG MEN SIGN PER SEPARATE SIGN PACKAGE.
20. JOIN EXISTING ASPHALT CONCRETE PAVEMENT PER DETAIL 2, SHEET C8.1.
21. REINSTALL EXISTING UNAUTHORIZED VEHICLE SIGN AND BASE.

GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

811 Know what's below. Call before you dig.

G-000181

DATE: 09/04/2026

C4.1

SHEET 10 OF 25

BENCH MARK: 1F-169-04 ELEV.:127.868
DESCRIPTION: DESCRIBED BY OCS 2004 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1F-169-04", SET IN THE SOUTHWESTERLY CORNER OF A 9.5 BY 4.5 FT. CONCRETE CATCH BASIN.

Kimley»Horn
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE: 925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

DESIGNED BY:	DRAWN BY:	CHECKED BY:
AK	AK	SAL

APPROVED BY:
4/10/2026 DATE
SPENCER A. LARSEN R.C.E. NO. 98338

LICENSED PROFESSIONAL ENGINEER — SPENCER A. LARSEN — No. 98338 — Civil — STATE OF CALIFORNIA

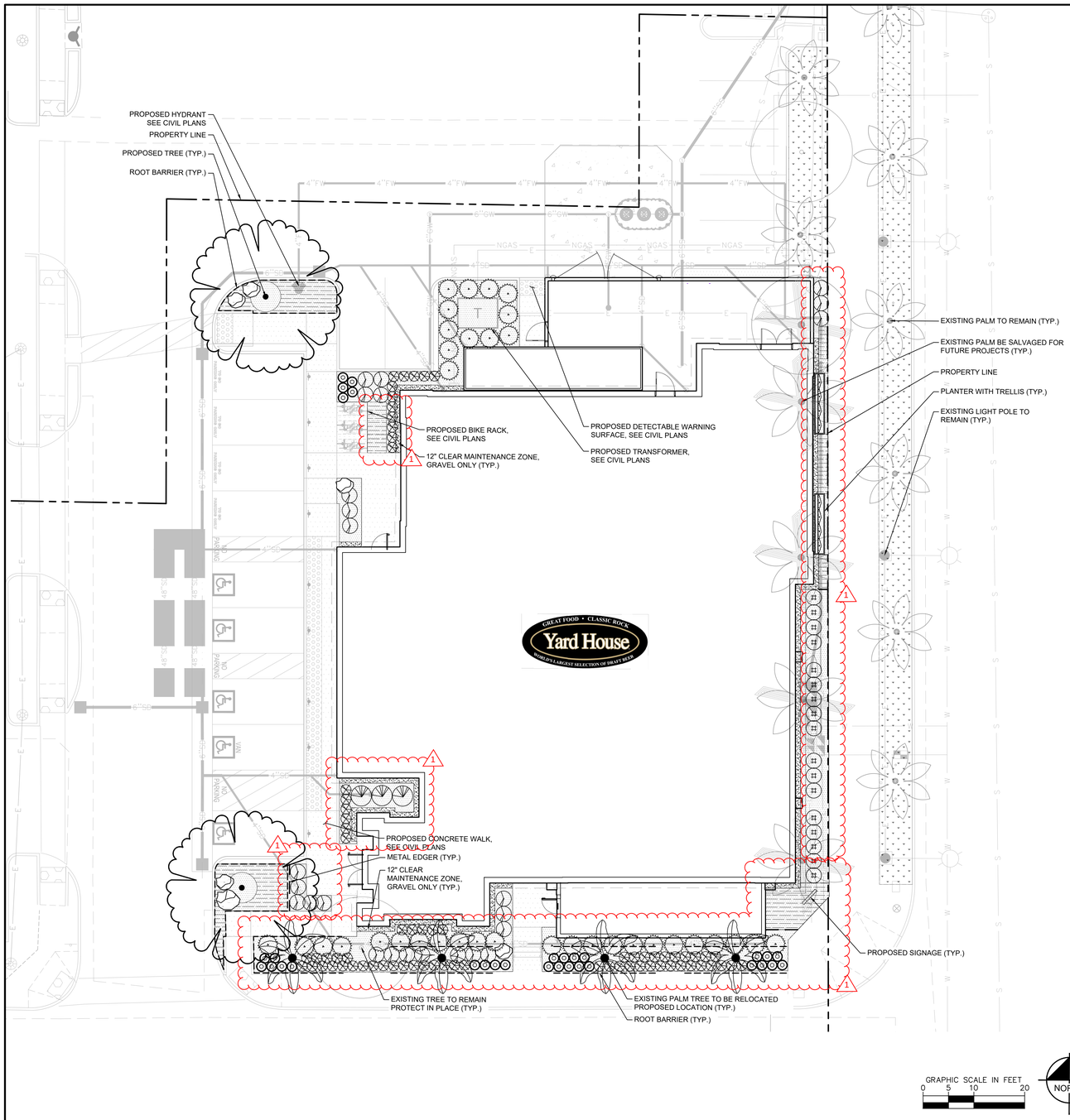
REFERENCE PLANS FOR THESE IMPROVEMENTS

DATE	BY	DESCRIPTION REVISIONS	APP'D
9/04/2026	AK	PC 2	

CITY TRAFFIC ENGR. #2167
STREET DIVISIONS MGR.
WATER SERVICES MGR.

APPROVED BY : DATE :
CITY ENGINEER R.C.E. No. 52125 DIRECTOR OF PUBLIC WORKS
THIS PLAN IS SIGNED BY THE PUBLIC WORKS DEPARTMENT FOR CONCEPT AND ADHERENCE TO CITY STANDARDS AND REQUIREMENTS ONLY. THE PUBLIC WORKS DEPARTMENT IS NOT RESPONSIBLE FOR DESIGN, DESIGN ASSUMPTIONS OR ACCURACY.

CIVIL SITE PLAN



GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ULMUS PARVIFOLIA / CHINESE ELM
EXISTING	
	EXISTING PALM / TO BE SALVAGED FOR FUTURE PROJECTS
	EXISTING PALM TO BE RELOCATED / PROPOSED LOCATION
	EXISTING PALM TO REMAIN / PROTECT IN PLACE
	EXISTING TREE / TO BE REMOVED
	EXISTING TREE TO REMAIN / PROTECTED IN PLACE
SHRUBS	
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA GRASS
	BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
	OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE
	PENSTEMON EATONII / FIRECRACKER PENSTEMON
	PITTOSPORUM TOBIRA / JAPANESE PITTOSPORUM
BOULDERS	
	LANDSCAPE BOULDER / 2-3' BOULDER, COLOR TAN GRAY BLEND
	LANDSCAPE BOULDER / 4-5' BOULDER, COLOR TAN GRAY BLEND
VINES	
	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE
GROUND COVERS	
	EXISTING LANDSCAPE TO REMAIN
	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM
INERTS	
	GRAVEL
	MULCH
	ROOT BARRIER
	METAL EDGER
	PLANTER WITH TRELLIS

ATTACHMENT 2

STIPULATION FOR RELISE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC PROJECT AT THE ADDRESS SHOWN HEREON. IT IS NOT INTENDED OR REPRESENTED SUITABLE FOR REUSE ON ANY OTHER PROJECT OR AT A LATER TIME OR FOR ANY OTHER SITE WITHOUT THE EXPRESS WRITTEN PERMISSION AND APPROVAL OF THE LANDSCAPE ARCHITECT. ANY REUSE WITHOUT SUCH PERMISSION AND APPROVAL OR ANY MODIFICATION OF THIS DRAWING SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE LANDSCAPE ARCHITECT. THE USER SHALL INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. THE USER'S ACCEPTANCE OF THE TERMS STATED HEREIN IS REQUIRED BEFORE ANY DRAWINGS WILL BE RELEASED. USE OF THESE DRAWINGS CONSTITUTES ACCEPTANCE OF THESE TERMS. IF YOU DO NOT AGREE WITH THESE TERMS, DO NOT USE THESE DRAWINGS. RETURN TO THE LANDSCAPE ARCHITECT FOR A REFUND.

GREAT FOOD • CLASSIC ROCK
Yard House
WORLD'S LARGEST SELECTION OF DRAFT BEER

STORE NUMBER: 8416
11757 HARBOR BLVD
GARDEN GROVE, CA 92840
JOB NUMBER: ##

ISSUE BLOCK

CHECKED BY:	CG
DRAWN BY:	TL / ST
DOCUMENT DATE:	6/4/2026

REGISTERED LANDSCAPE ARCHITECT
CARRELL GUMMOW
11/30/2026
6/4/2026
STATE OF CALIFORNIA

LANDSCAPE PLAN

SHEET:
L1.2

ATTACHMENT 2

TABLE SCHEDULE

MARK	DESCRIPTION	COUNT
T1	30" x 36" WOOD TABLE TOP	8
T1R	36" x 36" WOOD TABLE TOP	3
T2	36" x 36" WOOD TABLE TOP	16
T3	36" x 48" WOOD TABLE TOP	13
T5	36" x 72" WOOD TABLE TOP	1
T6	50" DIA WOOD TABLE	3
T7	30" x 54" WOOD TABLE TOP	10
T7A	33" x 54 WOOD TABLE TOP	6
T8	30" x 54" WOOD TABLE TOP	2
T8A	33" x 76" WOOD TABLE TOP	4
T9	56" x 62" WOOD TABLE TOP	9

NOTE- GC TO OIL ALL TABLES PER TABLE VENDOR RECOMMENDATION AT THE END OF CONSTRUCTION, PRIOR TO TURN OVER.

CHAIR SCHEDULE

TYPE	DESCRIPTION	COUNT
C1	DINING CHAIR - STANDARD	136
C1H	DINING CHAIR - HIGH TOP	60

GC TO PROVIDE 54-QT RUBBER TUB, OR SIMILAR, FOR STORAGE OF BACK STOCK OF CHAIR FEET. COORDINATE WITH OWNER CONSTRUCTION MANAGER FOR APPROVAL AND CLARIFICATIONS.

TABLE BASE SCHEDULE

TYPE	MANUFACTURER	MODEL	COUNT
B1	FLAT TECH, INC.	KT22 AUTO ADJUST TABLE BASE	18
B1H	FLAT TECH, INC.	KT22 AUTO ADJUST (BAR HEIGHT)	8
B2	FLAT TECH, INC.	KX2230 AUTO ADJUST TABLE BASE	8
B2H	FLAT TECH, INC.	KX2230 AUTO ADJUST TABLE BASE	3
B3	FLAT TECH, INC.	BOLT DOWN BASE	31
B5	FLAT TECH, INC.	KX30 AUTO ADJUST TABLE BASE	16
B7	FLAT TECH, INC.	KX36 AUTO ADJUST	3
B8	CR FORGE	CUSTOM COMMUNITY TABLE BASE*	1
CB1	FLAT TECH, INC.	18" CANTILEVER	16
CB2	FLAT TECH, INC.	32" CANTILEVER	6

*REFER TO DETAILS FOR CUSTOM COMMUNITY TABLE BASE.

BOOTH SCHEDULE

TYPE	DESCRIPTION	COUNT
PB4	PULLMAN BOOTH - 4'-6" - LEFT SIDED	7
PB5	PULLMAN BOOTH - 4'-6" - RIGHT SIDED	7
PB6	PULLMAN BOOTH - 4'-6" - DOUBLE SIDED	9
PB7	PULLMAN BOOTH - 6'-4" - LEFT SIDED	1
PB8	PULLMAN BOOTH - 6'-4" - RIGHT SIDED	1
PB9	PULLMAN BOOTH - 6'-4" - DOUBLE SIDED	5
PB10	8'-6" x 9'-9" LEFT CORNER BOOTH	3

SEATING SUMMARY

DESCRIPTION	SEATING UNITS	SEATING TOTAL SEATS
INTERIOR		
2 TOP HIGH TABLE SEATING	3	6
2 TOP TABLE SEATING	8	16
4 TOP BOOTH	16	64
4 TOP HIGH TABLE SEATING	4	16
4 TOP TABLE SEATING	25	100
6 TOP BOOTH	6	36
6 TOP HIGH TABLE SEATING	1	6
6 TOP TABLE SEATING	3	18
8 TOP BOOTH	3	24
BAR STOOLS	34	34
	103	**320**
TOTAL	**103**	**320**

*2 SEATS AT BAR TO BE ACCESSIBLE SEATING PER CALIFORNIA ACCESSIBILITY CODE REQUIREMENTS.

GENERAL FURNISHING NOTES

A. REFER TO LIFE SAFETY PLAN FOR REQUIRED AISLE CLEARANCES BETWEEN FURNITURE.

B. NUMBER OF ITEM LISTED IN SCHEDULES FOR REFERENCE ONLY. GENERAL CONTRACTOR TO VERIFY ALL SIZES, TYPES, AND AMOUNTS WITH OWNER.

C. GC TO PROVIDE WOOD BLOCKING IN PARTITIONS AT ALL LOCATIONS WHERE WORK SURFACES, SHELVING, BRACKETS, TRIM, SIGNS/DISPLAYS, GRAB BARS, FURNITURE, HANDRAILS AND/OR EQUIPMENT WILL BE MOUNTED OR ATTACHED TO THE FACE OF THE WALL. ALL CONCEALED WOOD SHALL BE FIRE-RETARDANT LUMBER.

D. 5% MINIMUM OF ALL SEATING IN EACH AREA, DISPERSED THROUGHOUT, TO BE FULLY ACCESSIBLE.

DRAWING NOTES

12.01 EMPLOYEE LOCKERS, GRAY FINISH. GC TO SECURE TO WALL AND SEAL ALL AROUND.
12.03 LOUVERED WALL ASSEMBLY. REFER TO DETAILS.
12.04 YARD GLASS DISPLAY CABINET. REFER TO MILLWORK DETAILS.
12.14 3/4" PLASTIC LAMINATE OFFICE COUNTER WITH APRON, SIDE SPLASH AND BACKSPLASH. REFER TO FINISH SCHEDULE.
12.16 GLASS PRIVACY SCREEN. STANCHIONS TO BE EVENLY SPACED ALONG TOP OF WALL TRIM. LENGTH OF GLAZING NOT TO EXCEED 2'-0".
12.17 DECORATIVE SERVICE RAIL FURNISHED BY YH VENDOR AND INSTALLED BY GC.
12.26 WAITING BENCH. 24" DEEP BY 42" LONG. REFER TO RESPONSIBILITY SCHEDULE.
26.11 AV CABINET BY OWNER'S SPECIALTY VENDOR. REFER TO OWNER FURNISHED RESPONSIBILITY SCHEDULE.
26.18 POS STATION. REFER TO FOOD SERVICE DRAWINGS.
40.25 MILLWORK BY GC. REFER TO MILLWORK DETAILS.

SEATING PLAN LEGEND

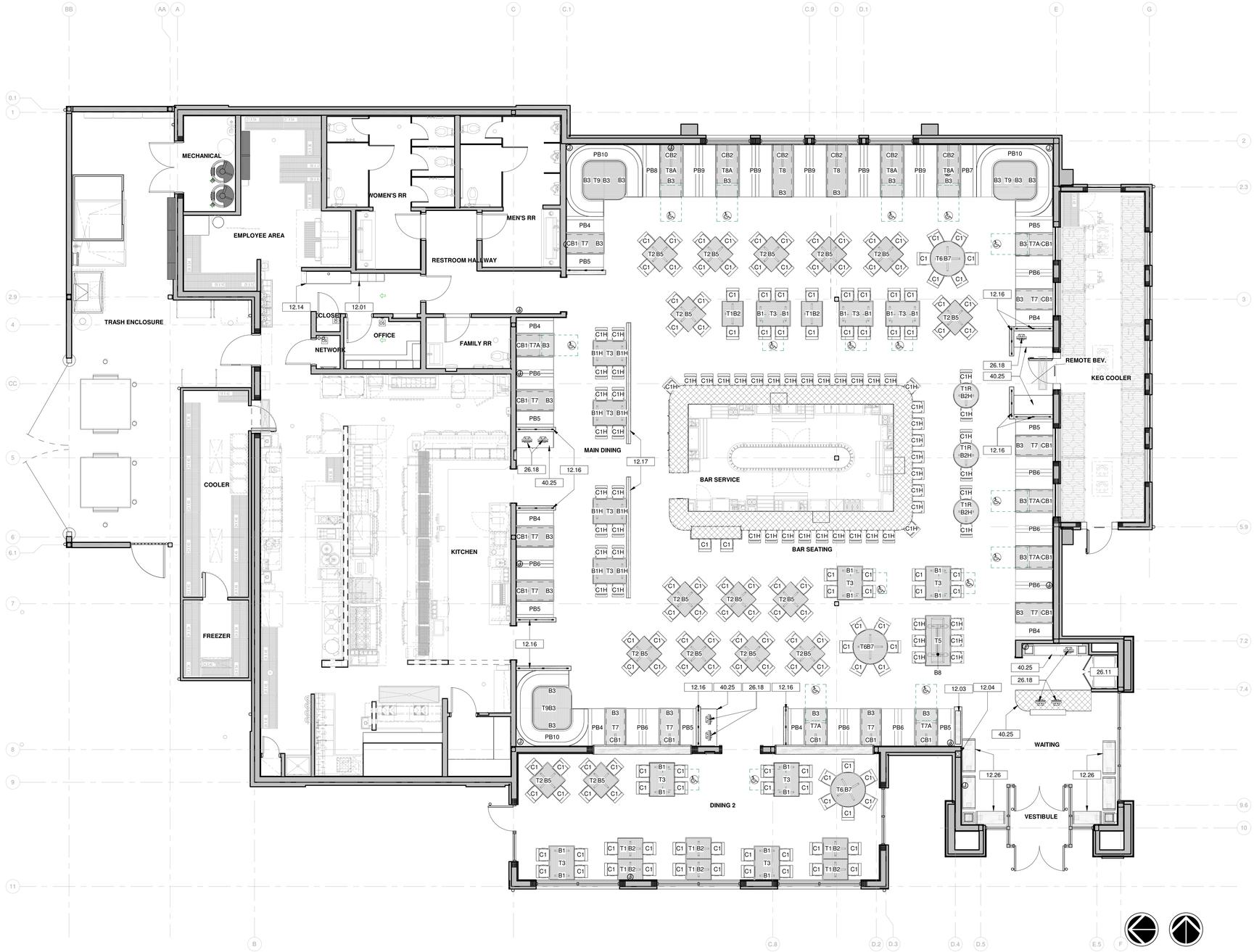
TELEVISION ABOVE

ACCESSIBLE SEATING LOCATION

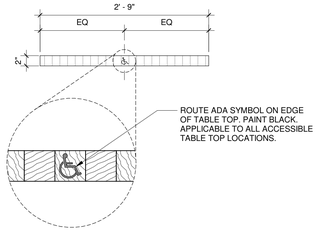
X01 FURNITURE TAG

? KEYNOTE

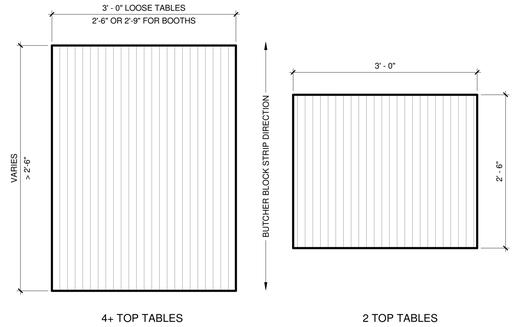
BUTCHER BLOCK TABLETOP (DIRECTION OF SLATS)



1 A1.4 SEATING PLAN
3/16" = 1'-0"



2 A1.4 ACCESSIBLE TABLE EDGE DETAIL
1" = 1'-0"



3 A1.4 TABLE TOP DETAILS
1" = 1'-0"

HFA
HFA-AE, L.T.D.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
THESE DRAWINGS WAS PREPARED FOR USE ON A SPECIFIC SITE IN CALIFORNIA DATE ON DRAWINGS ARE ISSUED TO SHOW PROJECT SITE OR AT A LATER TIME. ARCHITECT ASSUMES NO RESPONSIBILITY FOR REFERENCE OR EXAMPLE ON DRAWINGS. ALL RIGHTS RESERVED IN THE SERVICES OF PROPERTY OF ARCHITECT AND SHALL NOT BE USED FOR REPRODUCTION OF THESE DRAWINGS IN WHOLE OR IN PART. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND CONTRACT TO THE LAW.

YARD HOUSE CRAFT FOOD • CLASSIC BEER • AMERICAN CRAFTED RESTAURANT OF THE YEAR

STORE NUMBER: 8416
11757 HARBOR BLVD
GARDEN GROVE, CA 92840
JOB NUMBER: 16-25-9006

ISSUE BLOCK

PERMIT SET	04/10/26

CHECKED BY: PB
DRAWN BY: LEK / KZ
DOCUMENT DATE:

LICENSED ARCHITECT STEVEN NOUVELLE
C-35751
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

SEATING PLAN

SHEET: A1.4

4/10/2026 11:10:51 AM
C:\Users\kzumm\Hanna\Documents\2025 Revit Projects\16-25-9000_YH-Garden Grove, CA_ARC_KS_HFA-LeeAnn Kiesma.rvt
All Exhibit Files (PLAN)

ATTACHMENT 2

EXTERIOR FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	COLOR	COMMENTS
CMU-1	TRASH ENCLOSURE WALLS	A-1 BLOCK	MODULAR 8x8x16	S-141	GROUT: NATURAL GRAY 3/8" JOINT, DEEP RAKE
EF-1	STUCCO	STO	POWERWALL	SW #7019 GAUNTLET GRAY	STO CRACK DEFENSE UP TO 6'-0" A.F.F. REFER TO EXTERIOR ELEVATIONS.
EF-2	STUCCO	STO	POWERWALL	SW #9170 ACIER	STO CRACK DEFENSE UP TO 6'-0" A.F.F. REFER TO EXTERIOR ELEVATIONS.
EF-3	STUCCO	STO	POWERWALL	SW #6258 TRICORN BLACK	STO CRACK DEFENSE UP TO 6'-0" A.F.F. REFER TO EXTERIOR ELEVATIONS.
EF-4	STUCCO	STO	POWERWALL	SW #7667 ZIRCON	STO CRACK DEFENSE UP TO 6'-0" A.F.F. REFER TO EXTERIOR ELEVATIONS.
M-9	RESTROOM HALLWAY DOOR SKIN	RIGIDIZED METALS	5-WL	STAINLESS	
WT-10	18" x 18" EXTERIOR WALL TILE	TRINITY AREA	URBAN NATURE	PORTLAND STRUTTURATO	GROUT: GT-1 LATTICRETE STERLING SILVER WITH 3/16" JOINT

GENERAL EXTERIOR NOTES

A. PROVIDE CONCEALED BLOCKING BEHIND LOCATIONS OF ALL ATTACHED BUILDING SIGNAGE.

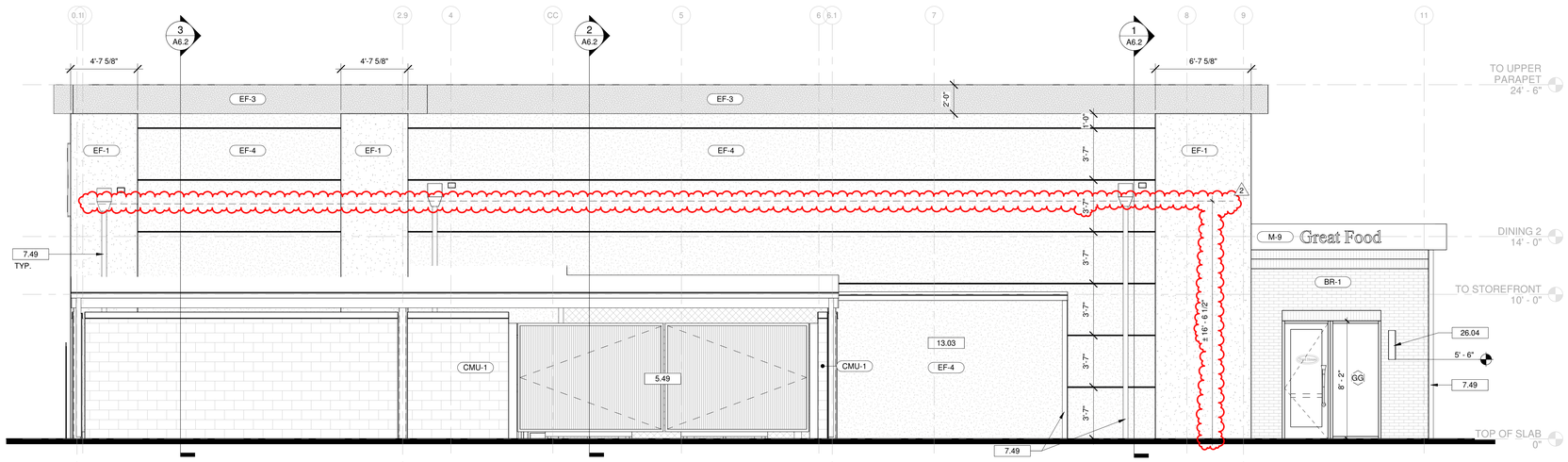
B. COORDINATE EXTERIOR ELEVATIONS WITH ELECTRICAL AND MECHANICAL DRAWINGS.

C. ALL EXTERIOR FINISHES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING.

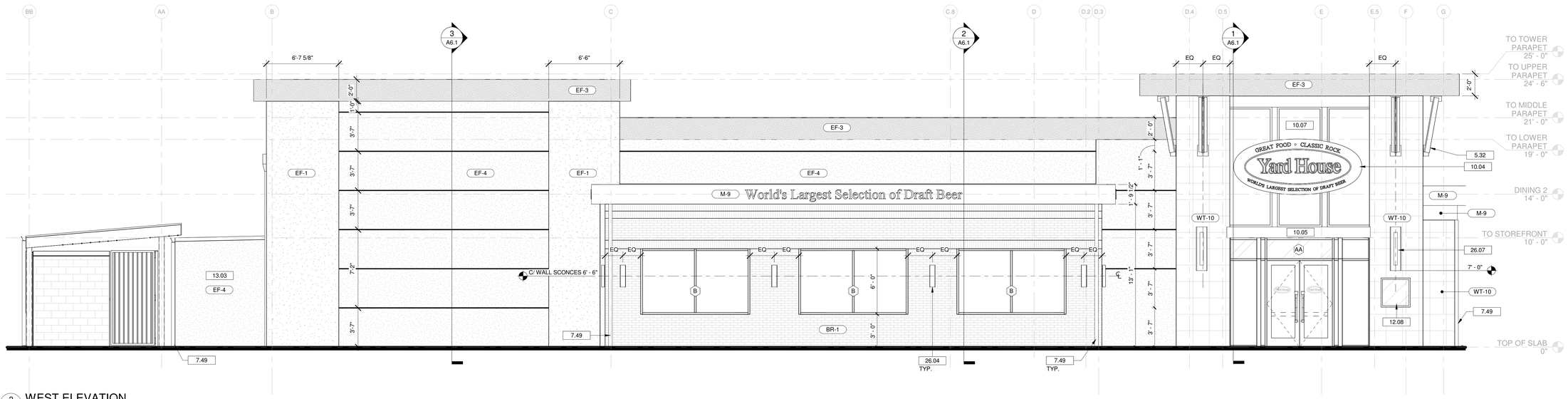
D. KNOX BOX KEY SAFES SHALL BE REQUIRED FOR THE BUILDING. THE KNOX BOX SHALL BE MOUNTED AMD KEYS PROVIDED FOR ALL LOCKED AREAS. PROVIDE ONE AT THE FRONT ENTRANCE AND ONE AT THE MECHANICAL ROOM. CONTACT THE FIRE DEPARTMENT TO ODER THE KNOX BOX AND DISCUSS THE LOCATIONS.

DRAWING NOTES

5.32 LIGHTWEIGHT POLYMER WALL BRACKET. REFER TO DETAILS.
5.49 METAL TRASH ENCLOSURE GATE AND POST. REFER TO ENLARGED TRASH ENCLOSURE PLAN AND DETAILS.
7.49 PREFINISHED METAL DOWNSPOUT.
10.04 BUILDING SIGNAGE PROVIDED BY SIGNAGE VENDOR. COORDINATE INSTALLATION AND PROVIDE POWER AND BLOCKING AS REQUIRED. REFER TO ELECTRICAL DRAWINGS AND SIGNAGE AND SCHEDULE OF OWNER FURNISHED ITEMS.
10.05 MAPES CANTILEVER SUPER LUMIDECK FLAT SOFFIT CANOPY BY GC. COLOR: BLACK.
10.07 ILLUMINATED AMBER TOWER PANEL AND METAL FRAME BY OWNERS SIGNAGE VENDOR AND INSTALLED BY GC.
12.08 ILLUMINATED MENU FRAME BY SIGNAGE VENDORS. REFER TO ELECTRICAL DRAWINGS.
13.03 PRE-MANUFACTURED COOLER/FREEZER ASSEMBLY. REFER TO FOOD SERVICE DRAWINGS. PAINT SW7667 ZIRCON.
26.04 LIGHT FIXTURE. REFER TO ELEVATIONS, REFLECTED CEILING PLAN AND ELECTRICAL DRAWINGS. TYPICAL.
26.07 EXTERIOR LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS. TYPICAL.



1 A5.1 NORTH ELEVATION
1/4" = 1'-0"



2 A5.1 WEST ELEVATION
1/4" = 1'-0"

HFA
HFA-AE, L T D.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC PROJECT IN GARDEN GROVE, CALIFORNIA DATED 03/04/2026 AND IT IS NOT SUITABLE FOR REUSE ON ANOTHER PROJECT SITE OR AT A LATER TIME WITHOUT THE EXPRESS WRITTEN REFERENCE OR EXAMPLE ON ANOTHER PROJECT SITE OR AT THE SERVICES OF PROPERLY LICENSED ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OF THIS DRAWING IS PROHIBITED AND ANY INFRINGEMENT IS CONTRARY TO FEDERAL LAW!

YARD HOUSE • CLASSIC ROCK • Yard House • WORLD'S LARGEST SELECTION OF DRAFT BEER

STORE NUMBER: 8416
11757 HARBOR BLVD
GARDEN GROVE, CA 92840
JOB NUMBER: 16-25-9006

ISSUE BLOCK

1	PERMIT SET	04/10/26
2	REV 01	06/25/26

CHECKED BY: PB
DRAWN BY: LEK / KZ
DOCUMENT DATE:

LICENSED ARCHITECT
STEVEN NGUYEN LE
C-35751
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

EXTERIOR ELEVATIONS

SHEET:
A5.1

©2026 DSE 3:08:57 PM
C:\Users\mbridge\Documents\2025 Revit Projects\ 16-25-9006_Hill-Garden Grove, CA_ARC_v25_HFA.Rvt_mbridge.rvt
A5.1 EXTERIOR ELEVATIONS 4/8/2026

ATTACHMENT 2

EXTERIOR FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	COLOR	COMMENTS
CMU-1	TRASH ENCLOSURE WALLS	A-1 BLOCK	MODULAR 8x8x16	S-141	GROUT: NATURAL GRAY 3/8" JOINT, DEEP RAKE
EF-1	STUCCO	STO	POWERWALL	SW #7019 GAUNTLET GRAY	STO CRACK DEFENSE UP TO 6'-0" A.F.F. REFER TO EXTERIOR ELEVATIONS.
EF-2	STUCCO	STO	POWERWALL	SW #9170 ACIER	STO CRACK DEFENSE UP TO 6'-0" A.F.F. REFER TO EXTERIOR ELEVATIONS.
EF-3	STUCCO	STO	POWERWALL	SW #6258 TRICORN BLACK	STO CRACK DEFENSE UP TO 6'-0" A.F.F. REFER TO EXTERIOR ELEVATIONS.
EF-4	STUCCO	STO	POWERWALL	SW #7667 ZIRCON	STO CRACK DEFENSE UP TO 6'-0" A.F.F. REFER TO EXTERIOR ELEVATIONS.
M-9	RESTROOM HALLWAY DOOR SKIN	RIGIDIZED METALS	5-WL	STAINLESS	
WT-10	18" x 18" EXTERIOR WALL TILE	TRINITY AREA	URBAN NATURE	PORTLAND STRUTTURATO	GROUT: GT-1 LATTICRETE STERLING SILVER WITH 3/16" JOINT

GENERAL EXTERIOR NOTES

A. PROVIDE CONCEALED BLOCKING BEHIND LOCATIONS OF ALL ATTACHED BUILDING SIGNAGE.

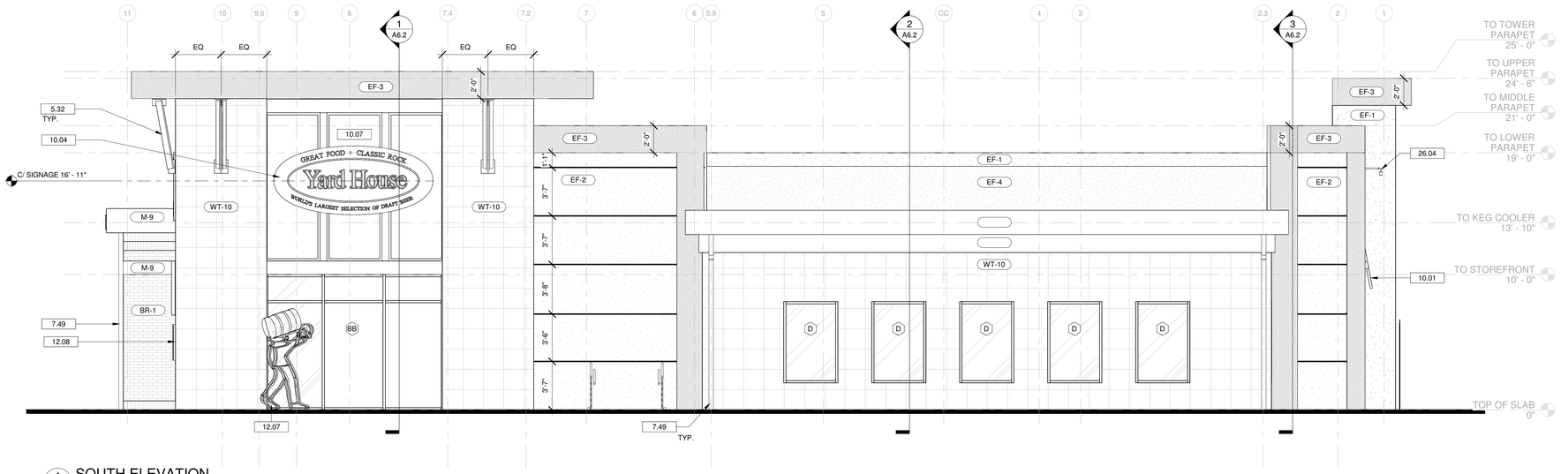
B. COORDINATE EXTERIOR ELEVATIONS WITH ELECTRICAL AND MECHANICAL DRAWINGS.

C. ALL EXTERIOR FINISHES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING.

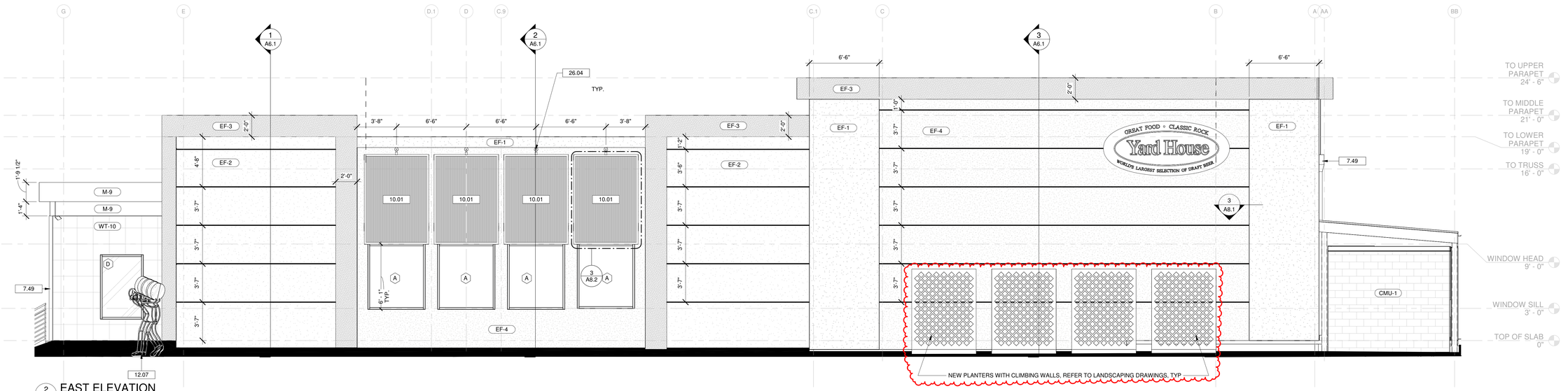
D. KNOX BOX KEY SAFES SHALL BE REQUIRED FOR THE BUILDING. THE KNOX BOX SHALL BE MOUNTED AMD KEYS PROVIDED FOR ALL LOCKED AREAS. PROVIDE ONE AT THE FRONT ENTRANCE AND ONE AT THE MECHANICAL ROOM. CONTACT THE FIRE DEPARTMENT TO ODER THE KNOX BOX AND DISCUSS THE LOCATIONS.

DRAWING NOTES

5.32 LIGHTWEIGHT POLYMER WALL BRACKET. REFER TO DETAILS.
7.49 PREFINISHED METAL DOWNSPOUT.
10.01 METAL AWNINGS BY GC. REFER TO EXTERIOR ELEVATIONS, EXTERIOR DETAILS AND FINISH SCHEDULE.
10.04 BUILDING SIGNAGE PROVIDED BY SIGNAGE VENDOR. COORDINATE INSTALLATION AND PROVIDE POWER AND BLOCKING AS REQUIRED. REFER TO ELECTRICAL DRAWINGS AND SIGNAGE AND SCHEDULE OF OWNER FURNISHED ITEMS.
10.07 ILLUMINATED AMBER TOWER PANEL AND METAL FRAME BY OWNERS SIGNAGE VENDOR AND INSTALLED BY GC.
12.07 KEG MEN FURNISHED AND INSTALLED BY OWNER. REFER TO SCHEDULE OF OWNER FURNISHED ITEMS.
12.08 ILLUMINATED MENU FRAME BY SIGNAGE VENDORS. REFER TO ELECTRICAL DRAWINGS.
26.04 LIGHT FIXTURE. REFER TO ELEVATIONS, REFLECTED CEILING PLAN AND ELECTRICAL DRAWINGS. TYPICAL.



1 A5.2 SOUTH ELEVATION
1/4" = 1'-0"



2 A5.2 EAST ELEVATION
1/4" = 1'-0"

HFA
HFA-AE, L T D.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC PROJECT IN GARDEN GROVE, CALIFORNIA DATED 08/21/2026. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT SITE OR AT A LATER TIME WITHOUT THE EXPRESS WRITTEN PERMISSION OF HFA IS PROHIBITED. ALL REFERENCE TO THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL INCLUDE THE EXPRESS OF PROPERTY RIGHTS RESERVED BY HFA. ANY UNAUTHORIZED REUSE, REPRODUCTION OR ALTERATION OF THIS DRAWING IS PROHIBITED AND WILL BE CONSIDERED AN ACT OF COPYRIGHT INFRINGEMENT.

STORE NUMBER: 8416
11757 HARBOR BLVD
GARDEN GROVE, CA 92840
JOB NUMBER: 16-25-9006

ISSUE BLOCK		
1	PERMIT SET	04/10/26
2	REV 01	06/25/26

CHECKED BY:	PB
DRAWN BY:	LEK / KZ
DOCUMENT DATE:	

LICENSED ARCHITECT STEVEN NGUYEN LE
C-35751
08/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

EXTERIOR ELEVATIONS

SHEET: A5.2

6/24/2026 3:09:20 PM
C:\Users\phillip.briggs\Documents\2026 Revit Projects\16-25-9006_YH Garden Grove_CA_ARC_v25_kPA.Phillip.Briggs.rvt
A5.2 EXTERIOR ELEVATIONS_v25r1.01

ATTACHMENT 2

NOTE: OWNER IS TO SUPPLY WATER PROOFING MATERIAL FOR THE KITCHEN, INTERIOR KEG COOLER FLOOR AND WALL PANELS & BAR FLOOR AND WALLS. REFER TO FS5.2 FOR MORE DETAIL.

THE MATERIAL TO BE USED IS TITAN THERMOPLASTIC FLOORING, SUPPLIED AN INSTALLED BY:
BMI, LLC.
CONTACT: TIFFANY BROCK
(919) 522-5905
TIFFANY@QMAIL.COM

NO SUBSTITUTE WILL BE ACCEPTED. FLOORING MATERIAL IS TO BE USED ON INTERIOR OF KEG COOLER FLOOR PANELS AND RAMPS & BAR FLOOR AND WALLS. MATERIAL WILL EXTEND UP TO 6" ON ALL KITCHEN WALLS, ALL INTERIOR BAR DIE WALLS, & ALL KEG COOLER WALLS.

12 SPLIT REMOTE REFRIGERATION RACK TO BE LOCATED BY THE ARCHITECT.

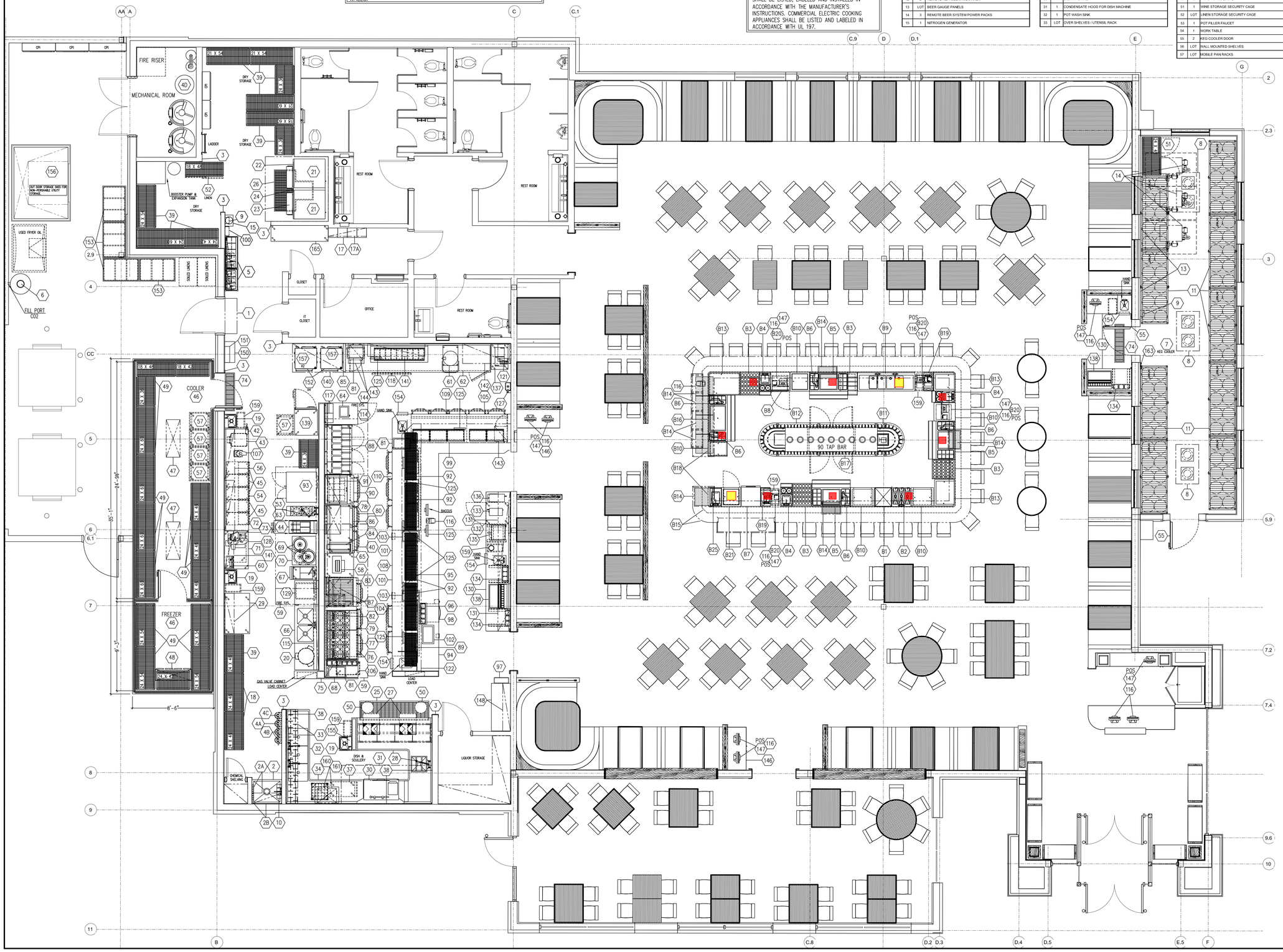
12 SPLIT REMOTE REFRIGERATION RACK TO BE LOCATED BY THE ARCHITECT.

21A 21A REMOTE ICE MAKER CONDENSERS TO BE LOCATED BY THE ARCHITECT.

PER 2021 ILECC C403.11.1 COMMERCIAL REFRIGERATOR–FREEZER AND REFRIGERATION: REFRIGERATION EQUIPMENT, DEFINED IN DOE 10 CRT PART 431.62, SHALL HAVE AN ENERGY USE IN KWH/DAY NOT GREATER THAN THE VALUES OF TABLE C403.11.1 WHEN TESTED AND RATED IN ACCORDANCE WITH AHRI STANDARD 1200.

PER 2021 ILECC C403.11.2 WALK–IN COOLER AND WALK–IN FREEZERS. WALK–IN COOLER AND WALK–IN FREEZER REFRIGERATION SYSTEMS, EXCEPT FOR WALK–IN PROCESS COOLING REFRIGERATION SYSTEMS AS DEFINED IN DOE 10 CFR 431.302, SHALL MEET THE REQUIREMENTS OF TABLES C403.11.2(1), C4.1.11.2(2) AND C403.11.2(3).

PER 2018 IMC 917.1 COOKING APPLIANCES: COOKING APPLIANCES THAT ARE DESIGNED FOR PERMANENT INSTALLATION, INCLUDING RANGES, OVENS, STOVES, BROILER, GRILLS. FRYERS. GRIDDLES AND BARBECUES, SHALL BE LISTED, LABELED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. COMMERCIAL ELECTRIC COOKING APPLIANCES SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 197.



EQUIPMENT SCHEDULE		
ITEM #	QTY.	DESCRIPTION
1	1	AIR CURTAIN - UNHEATED
2	1	MOP SINK W/ SERVICE FAUCET
2A	LOT	OVERSHELF AND MOP RACK
2B	LOT	WALL FLASHING - MOP SINK AREA
3	LOT	CORNER GUARDS & END CAPS & COLUMN WRAP
4A	1	WATER FILTER (DUAL FILTERS) (ICE MAKERS)
4B	1	WATER FILTER (COFFEE/CARBONATORS, SODA DISPENSER/BRIXING WATER/BEER (NSF)
4C	1	WATER FILTER (TEA / ESPRESSO)
4D	1	WATER SOFTENER
5	LOT	SODA SYSTEM / CARBONATORS
6	LOT	BULK CO2 TANK
7	LOT	KEG COOLER
8	LOT	MEDIUM TEMP EVAPORATORS (BEER COOLER)
9	2	CO2 DETECTOR
10	LOT	ECOLAB EQUIPMENT
11	LOT	KEG RACKS
12	2	REMOTE REFRIGERATION RACK
13	LOT	BEER GAUGE PANELS
14	3	REMOTE BEER SYSTEM POWER PACKS
15	1	NITROGEN GENERATOR

EQUIPMENT SCHEDULE		
ITEM #	QTY.	DESCRIPTION
16	LOT	LIQUOR STORAGE SHELVING (MILLWORK)
17	LOT	EMPLOYEE LOCKERS
17A	LOT	EMPLOYEE LOCKER WALL SHELF
18	LOT	DISH STORAGE SHELVING
19	3	WALL MOUNTED HAND SINKS
20	1	LETTUCE DRYER
21	2	ICE MAKER
21A	2	REMOTE ICE MAKER CONDENSERS
22	1	ICE SCOOP HOLDER
23	1	ICE STORAGE BIN
24	1	ICE BIN HOLDER
25	1	FLOOR TROUGH (SOILED DISH TABLE)
26	1	FLOOR TROUGH (ICE MACHINE)
27	2	MOBILE SOAK SINKS
28	1	SOILED DISH TABLE W/ PRE-RINSE
29	1	MOBILE WORK TABLE
30	1	DISH MACHINE
31	1	CONDENSATE HOOD FOR DISH MACHINE
32	1	POT WASH SINK
33	LOT	OVER SHELVES / UTENSIL RACK

EQUIPMENT SCHEDULE		
ITEM #	QTY.	DESCRIPTION
34	1	CLEAN DISH TABLE
35	1	CHEMICAL SHELVING (MILLWORK)
36	4	CUBE TRUCKS (NOT SHOWN ON PLAN)
37	1	FOG TANK
38	LOT	S/S WALL FLASHING - DISH ROOM
39	LOT	DRY STORAGE / UTILITY SHELVING
40	1	WORK SHELF WITH UTENSIL HOLDER
41	-	OPEN NUMBER
42	1	CAN OPENER
43	1	FLOOR SCALE
44	1	FRYER WITH FILTER
45	5	INGREDIENTS BINS
46	1	WALK IN COOLER / FREEZER
47	2	MEDIUM TEMP EVAPORATOR (COOLER)
48	1	LOW TEMP EVAPORATOR (FREEZER)
49	LOT	COOLER / FREEZER SHELVING
50	2	TRASH CANS (DISH)
51	1	WINE STORAGE SECURITY CAGE
52	LOT	LINEN STORAGE SECURITY CAGE
53	1	POT FILLER FAUCET
54	1	WORK TABLE
55	2	KEG COOLER DOOR
56	LOT	WALL MOUNTED SHELVES
57	LOT	MOBILE PAN RACKS

EQUIPMENT SCHEDULE		
ITEM #	QTY.	DESCRIPTION
58	1	VERTICAL TOASTER
59	LOT	EXHAUST HOODS WITH FIRE SUPPRESSION
60	1	VACUUM SEALER
61	1	DOUGH PRESS
62	1	REFRIGERATED DOUGH PRESS STAND
63	1	2 BURNER MODULAR RANGE
64	1	HALF SIZE COUNTER TOP HOT WELL
65	1	WORK TABLE
66	1	2-COMPARTMENT PREP SINK
67	1	PASTA COOKER
68	1	WALL MOUNTED SHELF
69	3	ELECTRIC RICE COOKERS
70	1	RICE COOKER STAND
71	1	WORK TABLE
72	1	FOOD SLICER
73	1	HAND MIXER (NOT SHOWN)
74	2	FLOOR TROUGH (WALK-IN COOLERS)
75	1	PRE-WIRED COOK LINE WALL / LOAD CENTER
76	1	REFRIGERATED SAUTE STATION W/ DRY RAIL
77	1	6 BURNER MODULAR RANGE
78	1	36" CHEESEMELTER WITH OFFSET SHELF
79	1	4 BURNER MODULAR RANGE
80	1	REFRIGERATED EQUIPMENT STAND
81	3	COUNTER TOP HOT FOOD WELLS
82	1	60" CHEESEMELTER WITH OFFSET SHELF
83	1	36" CHAR BROILER
84	1	CLAMSHELL (PART OF ITEM 86)
85	LOT	S/S WALL FLASHING (TUBRO CHEF AREA)
86	1	60" GRIDDLE
87	LOT	TUBULAR WALL SHELVES
88	1	FRYER BATTERY WITH FILTER
89	1	36" HANGING HEAT LAMP
90	1	REFRIGERATED BATTER STATION
91	1	WALL MOUNTED SHELF
92	4	60" HANGING HEAT LAMPS
93	1	DOUBLE CONVECTION OVEN
94	1	PRE-WIRED CHEFS COUNTER W/ LOAD CENTER
95	1	14 PAN REFRIGERATED RAIL
96	1	4 PAN REFRIGERATED RAIL
97	1	TRAY HOLDER
98	1	BUILT IN WARMING DRAWER
99	1	UPPER COLD WINDOW
100	1	SAS BLENDER
101	2	UNDER COUNTER PAN RACKS
102	1	HOT WELL FOR SOUP
103	2	HOT FOOD DROP INS WITH AUTOFILL
104	1	4 DRAWER REFRIGERATED PREP TABLE
105	1	4 DRAWER REFRIGERATED PREP TABLE
106	1	SAUTE PAN DOLLY
107	1	FOOD PROCESSOR
108	2	UNDER COUNTER SHELVES
109	1	6 DRAWER REFRIGERATED PREP TABLE
110	1	6 DRAWER REFRIGERATED PREP TABLE
111	-	OPEN NUMBER
112	-	OPEN NUMBER
113	-	OPEN NUMBER
114	1	WORK TOP FREEZER
115	1	PEG BOARD
116	LOT	PRINTERS
117	1	BOWL RACK SHELF
118	1	4 DRAWER REFRIGERATED PREP TABLE
119	-	OPEN NUMBER
120	-	OPEN NUMBER
121	1	TOASTER
122	1	TO GO STORAGE SHELF
123	-	OPEN NUMBER
124	-	OPEN NUMBER
125	LOT	SHELF MOUNTED KDS
126	-	OPEN NUMBER
127	1	DIPPER WELL
128	1	MOBILE ICE BATH
129	1	HALF SIZE PAN RACK
130	LOT	BEVERAGE COUNTERS (2 WITH HAND SINKS)
131	LOT	WALL MOUNTED OVERSHELVES
132	1	UNDERCOUNTER REFRIGERATOR
133	1	COFFEE BREWER
134	3	CONDIMENT SHELF
135	1	ESPRESSO MACHINE
136	1	ICED TEA BREWER WITH TWO DISPENSERS
137	1	MOBILE ICE CREAM FREEZER
138	2	SODA DISPENSERS WITH ICE BIN
139	1	SINGLE SECTION UPRIGHT DUAL TEMP (PIZZA)
140	1	WALL MOUNTED SHELF (OVER TURBO CHEF OVENS)
141	2	WALL MOUNTED SHELF
142	1	WALL MOUNTED SHELF (TOASTER)
143	2	MICROWAVE OVENS
144	1	MICROWAVE OVEN SHELF
145	-	OPEN NUMBER
146	1	POS / STORAGE COUNTER
147	LOT	POS MONITORS
148	1	TO-GO AND BOX UP COUNTER
149	-	OPEN NUMBER
150	1	POUR STATION
151	1	18" SPEED RAIL
152	3	DOUBLE BATCH RAPID COOK OVEN
153	LOT	EMPTY KEG STORAGE RACKS
154	4	HALF SIZE C-FOLD TOWEL DISPENSERS
155	3	FULL SIZE C-FOLD TOWEL DISPENSERS
156	LOT	UTILITY SHED
157	1	TURBO CHEF STACKING KITS
158	-	OPEN NUMBER
159	LOT	TRASH CANS
160	1	BOOSTER HEATER
161	1	BOOSTER HEATER STAND
162	2	TRASH WHALES
163	1	BEER LINE CLEANING MANIFOLD
164	1	HOSE PORT (DELIVERY DOOR)
165	1	BREAK AREA TABLE

EQUIPMENT SCHEDULE		
ITEM #	QTY.	DESCRIPTION
B1	1	YARD DRYING RACK
B2	1	YARD WASHER
B3	4	LIQUOR STEPS
B4	3	BLENDER STATIONS WITH SINKS AND SPLASHES
B5	3	ICE BINS WITH COLD PLATES
B6	5	SODA GUNS
B7	1	GLASS WASHER
B8	1	1/4# SECTION BOTTLE COOLER
B9	1	4 COMPARTMENT BAR SINK
B10	5	DRAIN BOARD WITH GLASS STORAGE
B11	1	BEER ISLAND W/ 90 TAPS AND RINSERS
B12	1	CENTER ISLAND ASSEMBLY
B13	3	CORNER DRAIN BOARDS
B14	8	BAR TOP DRAIN BOARDS
B15	LOT	BAR TOP AND DIE WALL
B16	1	36" ICE BIN WITH COLD PLATES
B17	1	CENTER ISLAND BOTTLE COOLER
B18	LOT	BAR FLASHING (FULL HEIGHT OF DIE WALL)
B19	2	BAR HAND SINKS WITH SPLASHES
B20	4	CASH DRAWER HOLDERS
B21	1	DRAIN BOARD WITH CHEMICAL STORAGE
B22	-	OPEN NUMBER
B23	-	OPEN NUMBER
B24	-	OPEN NUMBER
B25	1	DUMP SINK

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT CERTAIN DATES AND IS NOT TO BE REUSED IN WHOLE OR PART FOR ANY OTHER PROJECTS SITE OR AT A LATER TIME WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. REFERENCE OR EXAMPLE IN SPECIFICATIONS OR DETAILS TO THE PRODUCTS OF PROPRIETARY STANDARD DOES NOT RELIEVE THE USER FROM THE OBLIGATION OF REVIEWING THESE DOCUMENTS FOR CONFORMITY TO THE DESIGN CONCEPT OF THE PROJECT AND COMPLIANCE WITH APPLICABLE CODES. ANY UNAUTHORIZED USE OF THESE DRAWINGS IS CONTRARY TO THE LAW.

STORE NUMBER: 8416
0000 HARBOR BLVD.
GARDEN GROVE, CA 92840

JOB NUMBER: 16-25-90006

ISSUE BLOCK

1	PERMIT SET	04/10/26

CHECKED BY:

DRAWN BY:

DOCUMENT DATE: 04/10/26

FOOD SERVICE FLOOR PLAN

SHEET: FS1

ATTACHMENT 3

May 14, 2026

Maria Parra
City of Garden Grove
Planning Services, Division Manager
11222 Acacia Parkway
Garden Grove, CA 92840

Subject: *Parking Assessment Memorandum for the Proposed Yard House Restaurant in the City of Garden Grove*

Kimley-Horn and Associates, Inc. is pleased to prepare a parking assessment memorandum for the proposed Yard House Restaurant Project at 11757 Harbor Boulevard in the City of Garden Grove.

The purpose of this memorandum is to provide an evaluation of proposed parking requirements based on established standards developed by the City of Garden Grove along with the empirical data and documentation of actual parking demand on site. The results will be compared to those contained in the previous parking analysis conducted for the same development area.

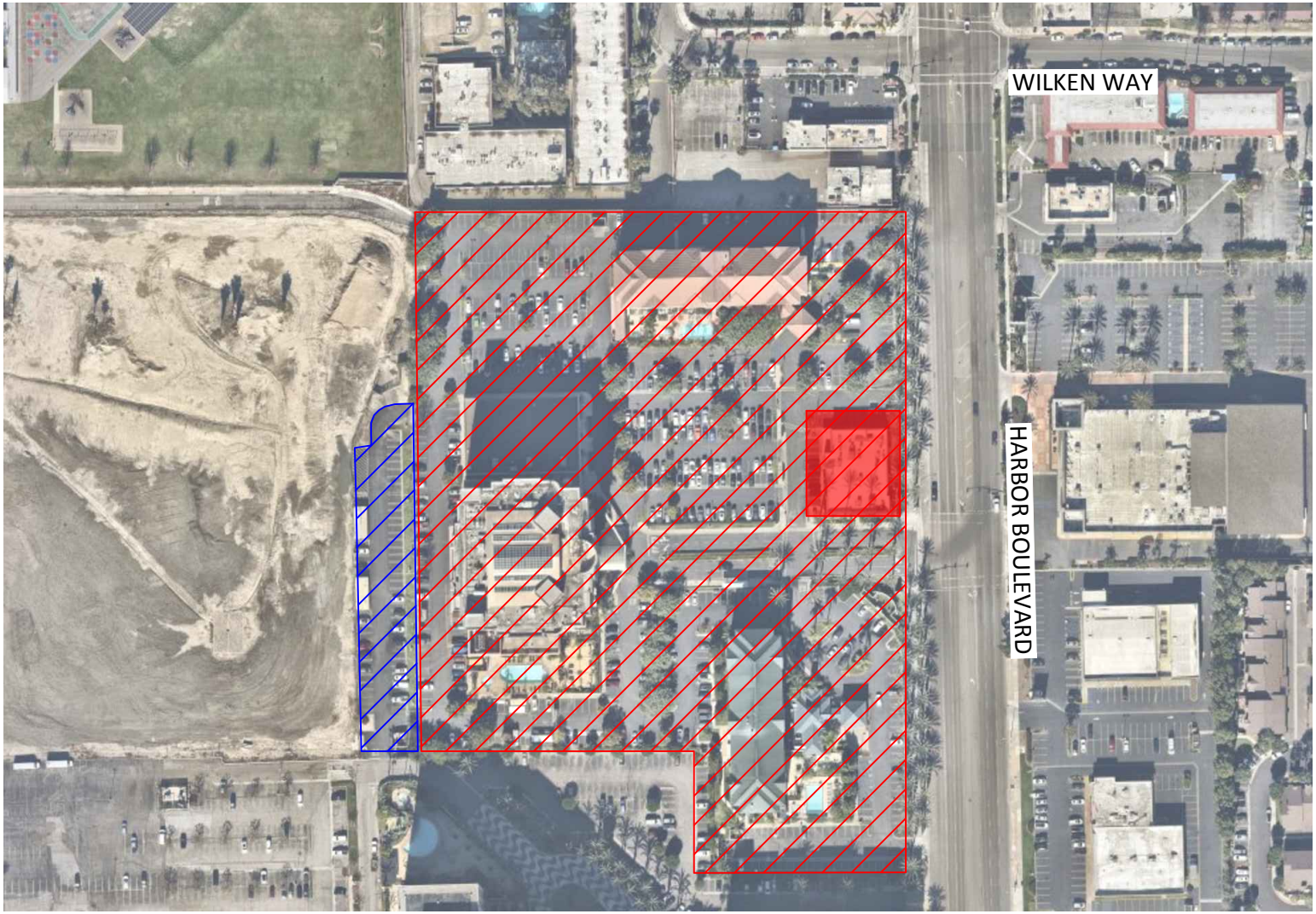
PROJECT DESCRIPTION

The applicant proposes to demolish an existing 7,660 square-foot Buca di Beppo restaurant and construct a 9,727 square-foot Yard House restaurant at 11757 Harbor Boulevard in the City of Garden Grove. The project site is located within a larger existing commercial complex that includes a shared parking lot and three hotel properties along Harbor Boulevard. The project site is bounded by Harbor Boulevard to the east and by three hotel buildings as noted:

- Hampton Inn & Suites Anaheim Garden Grove (to the north)
- Embassy Suites by Hilton Anaheim South (to the west)
- Hilton Garden Inn Anaheim/Garden Grove (to the south)

The regional location of the project site is illustrated on Figure 1, and the site plan is shown on Figure 2. The proposed Yard House restaurant is expected to share parking with the adjacent hotel uses located within the commercial complex, however certain stalls at the western site border are not yet designated for Yard House use. For this study, those non-designated stalls will be separated into a separate analysis area, "Zone 2", from the main shared parking area, "Zone 1". The limits of the study area are shown accordingly on Figure 1.

Primary vehicular access to the project site is provided via one existing full-movement signalized driveway along Harbor Boulevard. Secondary access is provided via two existing unsignalized driveways (one full-movement, one right-in, right-out) along Harbor Boulevard. Additional vehicular circulation is provided through existing internal drive aisles within the shared parking lot, which connect the proposed restaurant and the adjacent hotel uses.

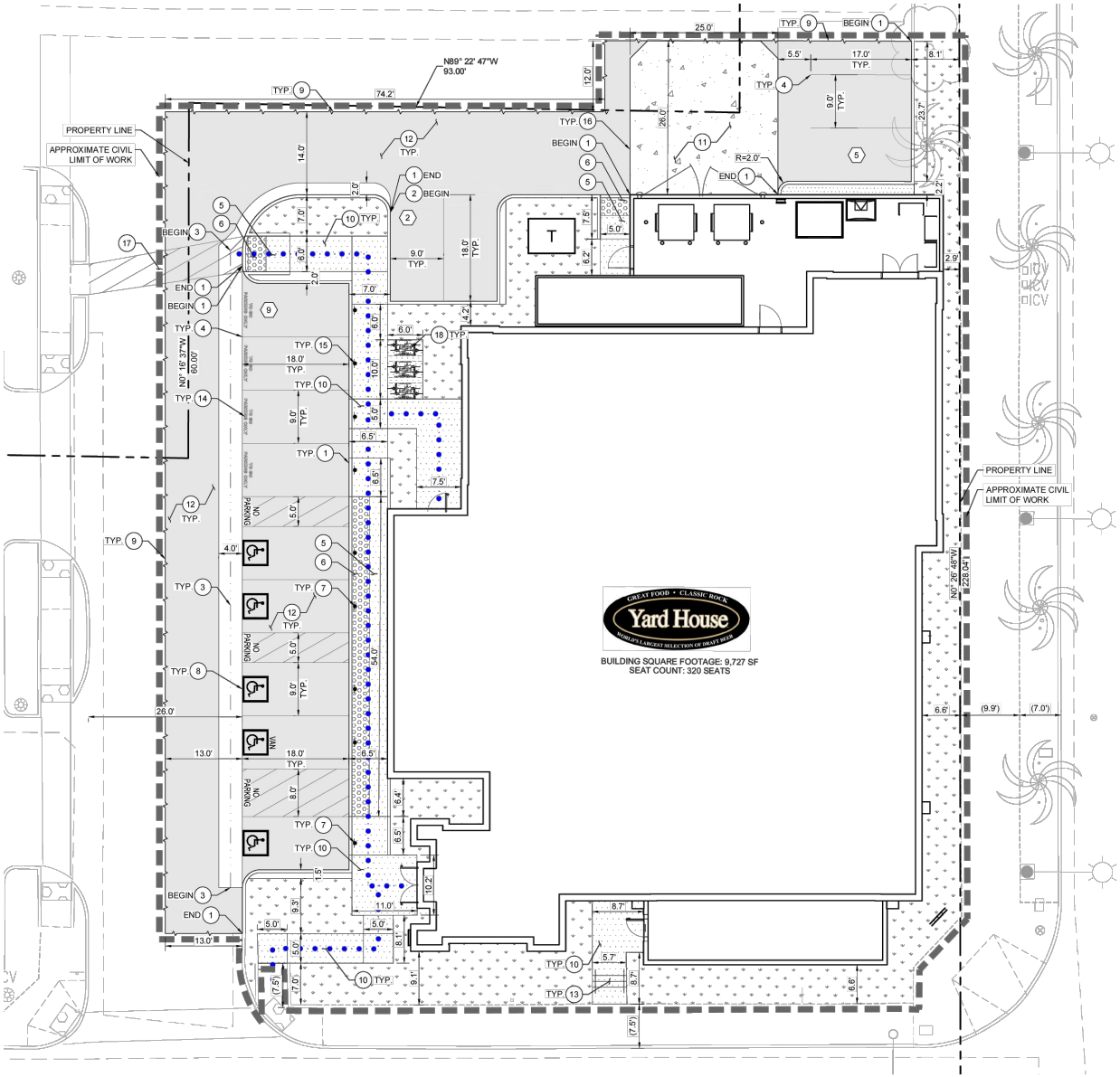


NOT TO SCALE

LEGEND:
= Proposed Project Site
= Zone 1
= Zone 2

FIGURE 1
VICINITY MAP

Kimley»Horn



NOT TO SCALE

FIGURE 2
PROJECT SITE PLAN

Kimley»Horn

PARKING ASSESSMENT

Based on the project description, a parking assessment was conducted to determine the proposed site's compliance with City standards for parking. Each of these standards was analyzed in detail, with information provided by the applicant. Ultimately, this assessment will help determine whether the proposed number of parking spaces will be sufficient to accommodate the shared parking demand of the existing hotels and the proposed Yard House restaurant.

City of Garden Grove Parking Requirements

The City of Garden Grove Municipal Code has established regulations regarding minimum parking requirements based on land use type. The parking requirements are based on Section 9.18.140.030 of the Garden Grove Municipal Code and are as follows:

Restaurants, Eating, Drinking Establishments, Cafes, Coffeehouses, Bars (Attached 16+ seats):

- One space for each 100 square feet of gross floor area, with a minimum of 10 spaces.

Hotel, motel, bed and breakfast:

- One space per room/unit plus two spaces for hotel manager unit, plus any parking required for restaurant, assembly, or other permitted ancillary use.

Required Project Parking

Under existing conditions, 630 parking spaces are provided at the proposed site to accommodate the three existing hotels and the Buca di Beppo restaurant use (inclusive of Zone 1 only). Based on the City's parking code requirement noted previously, the existing 7,660 square foot Buca di Beppo restaurant and the three hotels require 799 parking spaces, resulting in an existing parking deficit of 169 spaces.

As shown in Figure 2, the Buca di Beppo restaurant would be replaced by a 9,727 square-foot Yard House restaurant. Per current City code, the proposed restaurant requires 98 spaces while the existing hotel uses require 722 parking spaces. This results in a total parking requirement of 820 spaces for the proposed project site. The development of the Yard House restaurant will remove 3 existing parking stalls. As such, the total on-site parking supply under proposed conditions would consist of 627 spaces within the shared parking lot. Compared to the City's parking code requirement of 820 spaces, the proposed project would result in a net parking deficit of 193 spaces. The parking requirements for both existing and proposed uses are shown on Table **1** and Table **2** respectively.

Table 1: Summary of Parking Requirements for Existing Uses

City Land Use	Existing Land Use	Area (SF) /Rooms	City Parking Requirements	No. of Spaces Required
Restaurants	Buca di Beppo Restaurant	7,660	1 space per 100 sf	77
Hotel	Embassy Suites	375	1 space per room + 2 spaces for hotel management	377
	Hilton Garden Inn	169		171
	Hampton Inn & Suites	172		174
			TOTAL Required	799
			Parking Spaces Provided	630
			Parking Surplus/ (Deficit)	(-169)

Table 2: Summary of Parking Requirements for Existing and Proposed Uses

City Land Use	Existing/Proposed Land Use	Area (SF) /Rooms	City Parking Requirements	No. of Spaces Required
Restaurants	Yard House Restaurant	9,727	1 space per 100 sf	98
Hotel	Embassy Suites	375	1 space per room + 2 spaces for hotel management	377
	Hilton Garden Inn	169		171
	Hampton Inn & Suites	172		174
			TOTAL Required	820
			Parking Spaces Provided	627
			Parking Surplus/ (Deficit)	(-193)

EXISTING PARKING DATA COLLECTION

The parking characteristics at the project site were observed to determine the actual parking demand generated by the existing uses. During data collection parking stall occupancy was categorized by type, including regular, handicap and reserved. It should be noted that while illegal parking does not correspond to a particular parking space, illegally parked vehicles are still parked at the site, and therefore must be encompassed in observed parking demand.

Parking data collection was conducted on Tuesday March 10th, Wednesday March 11th and Saturday March 14th, 2026 to provide a representative sample of typical weekday and weekend parking conditions. Parking data was collected for 14 consecutive hours on all three days from 11:00 AM to 1:00 AM to encompass peak conditions in the shared parking lot during anticipated future Yard House business hours. The resulting counts can be found in Appendix A. The data is summarized on Table 3, Table 4 and Table 5 for the two weekdays and one Saturday, respectively.

It should be noted that the parking data in Appendix A is labelled "Zone 1" and "Zone 2" corresponding to the area where the data was collected.

Review of aerial imagery and site circulation indicates that Zone 2 is easily accessible from Zone 1 via internal drive aisles, and parking stalls in Zone 2 are not restricted or categorized as reserved. Therefore, it is reasonable to assume that the vehicles observed to be parking in Zone 2 may include hotel guests, visitors, or employees who could otherwise park within Zone 1.

As such, although the number of parking spaces located in Zone 2 were not included in the total existing parking supply, in order to capture a conservative maximum potential parking demand within the primary project analysis area, the observed parking demand in Zone 2 was added to Zone 1 to yield total occupancy. The total parking demand percentages presented in Table 3, Table 4, and Table 5 are calculated based on this combined occupancy.

Table 3: Summary of Existing Tuesday Parking Occupancy

Time	Parking Spaces Occupied, By Type				Percent Occupancy
	Regular	Handicap	Reserved	Total	
11:00 AM	323	8	0	331	53%
12:00 PM	299	8	3	310	49%
1:00 PM	283	7	5	295	47%
2:00 PM	294	10	6	310	49%
3:00 PM	299	9	7	315	50%
4:00 PM	297	12	5	314	50%
5:00 PM	296	12	7	315	50%
6:00 PM	306	13	7	326	52%
7:00 PM	339	18	8	365	58%
8:00 PM	373	19	9	401	64%
9:00 PM	407	20	9	436	69%
10:00 PM	435	19	9	463	73%
11:00 PM	457	19	9	485	77%
12:00 AM	448	19	8	475	75%
1:00 AM	466	19	9	494	78%
Parking Spaces Available	596	22	12	630	100%

Review of Table 3 indicates that on Tuesday, parking occupancy peaked at 1:00 AM, with 494 spaces occupied out of the 630 spaces provided. This represents an overall occupancy of approximately 78%, indicating that the peak demand did not exceed the existing available parking supply.

Table 4: Summary of Existing Wednesday Parking Occupancy

Time	Parking Spaces Occupied, By Type				Percent Occupancy
	Regular	Handicap	Reserved	Total	
11:00 AM	385	9	10	404	64%
12:00 PM	369	12	8	389	62%
1:00 PM	384	11	9	404	64%
2:00 PM	384	12	9	405	64%
3:00 PM	380	8	10	398	63%
4:00 PM	277	14	9	300	48%
5:00 PM	277	15	9	301	48%
6:00 PM	294	17	9	320	51%
7:00 PM	305	16	10	331	53%
8:00 PM	328	15	9	352	56%
9:00 PM	373	13	8	394	63%
10:00 PM	414	18	9	441	70%
11:00 PM	389	16	8	413	66%
12:00 AM	371	17	8	396	63%
1:00 AM	420	17	10	447	71%
Parking Spaces Available	596	22	12	630	100%

Review of Table 4 indicates that on Wednesday, parking occupancy peaked at 1:00 AM, with 447 spaces occupied out of the 630 spaces provided. This represents an overall occupancy of approximately 71%, indicating that the peak demand did not exceed the existing available parking supply.

Table 5: Summary of Existing Saturday Parking Occupancy

Time	Parking Spaces Occupied, By Type				Percent Occupancy
	Regular	Handicap	Reserved	Total	
11:00 AM	396	10	4	410	65%
12:00 PM	379	15	2	396	63%
1:00 PM	360	7	2	369	59%
2:00 PM	368	11	1	380	60%
3:00 PM	389	10	1	400	63%
4:00 PM	413	11	2	426	68%
5:00 PM	426	15	4	445	71%
6:00 PM	412	13	4	429	68%
7:00 PM	393	16	4	413	66%
8:00 PM	405	15	4	424	67%
9:00 PM	460	16	4	480	76%
10:00 PM	474	16	3	493	78%
11:00 PM	485	16	4	505	80%
12:00 AM	471	17	4	492	78%
1:00 AM	423	18	4	445	71%
Parking Spaces Available	596	22	12	630	100%

Review of Table 5 indicates that on Saturday, parking occupancy peaked at 11:00 PM, with 505 spaces occupied out of the 630 spaces provided. This represents an overall occupancy of approximately 80%, indicating that the peak demand did not exceed the existing available parking supply.

PROPOSED PARKING DEMAND

Based on the observed parking occupancy, the highest recorded existing parking demand occurred during the Saturday collection period, with 505 occupied spaces of the available 630 spaces. Per discussion with City of Garden Grove staff, in order to account for potential fluctuations in occupancy relative to the proposed data, a 10% factor of safety shall be applied to the observed peak occupancy. Applying the 10% increase to the observed 505 occupied spaces yields a factored occupancy of 556 spaces.

In order to assess proposed parking occupancy inclusive of the Yard House restaurant, the code-required spaces from Buca di Beppo (77) were subtracted from the factored peak parking demand. Subsequently, the code-required spaces for the Yard House restaurant (98) were added, yielding a total proposed parking demand of 577 spaces.

As previously mentioned, the project proposes to remove 3 stalls from the existing parking supply, reducing the total proposed parking supply to 627 spaces. With a proposed parking demand of 577 spaces, there will be a surplus of 50 parking spaces, meaning the proposed peak demand does not exceed the existing available parking supply.

Therefore, the proposed project is expected to adequately accommodate parking demand on site. Existing parking occupancy and proposed parking demand calculations are shown on Table 6.

Table 6: Summary of Existing Parking Occupancy + Proposed Parking Demand

Demand / Occupancy	No. of Spaces Required
Highest Observed Demand (Existing)	505
10% Contingency Factor	51
Buca di Beppo Parking Requirement	-77
Yard House Parking Requirement	98
Proposed Parking Supply	627
Proposed Parking Demand	577
Parking Surplus / (Deficit)	50

COMPARISON TO HISTORICAL PARKING STUDY

It should be noted that a parking study for Zone 1 (the proposed project site at the time) was conducted for the three hotel buildings by Katz, Okitsu & Associates (KOA) in 1997. Although a restaurant development was not proposed initially in the site plan a theoretical parking analysis was conducted which included three restaurant alternatives, which varied in square footage. The restaurant and the proposed hotels would share parking within Zone 1. Parking requirements for the three hotel buildings with the largest restaurant alternative (20,000 SF) were calculated, resulting in 910 parking spaces. However, the project had proposed only 700 parking spaces. It should also be noted that for this parking study, KOA deviated from the City parking requirement for hotels of 1 parking space per room and had adapted 0.8 parking spaces per room, due to an observation made at similar hotels located around Disneyland where hotel guests often used charter buses and airport shuttles for travel.

Furthermore, in order to determine a peak theoretical parking demand KOA utilized information on parking needs for hotels and restaurants during the day and evening published by the Urban Land Institute (ULI). Review of the theoretical analysis on parking supply and demand for shared use indicated that there would be a shortfall of 174 spaces during periods of full hotel occupancy. In order to satisfy the shortfall KOA recommended that a shared parking arrangement with Hyatt Alicante (Hyatt Regency Orange County today) be implemented. The historical parking study is attached as Appendix B.

However, this historical parking study done in 1997 represents a conservative analysis in comparison to the present-day parking study for the proposed Yard House restaurant, as the information on parking on supply and demand provided by ULI is based on theoretical assumptions, is not site-specific, and encompasses a restaurant over twice the size of the proposed Yard House. The demand observed with data collection in March 2026 shows that the proposed parking demand is notably less than the proposed supply of parking spaces.

CONCLUSION

Based on City of Garden Grove Municipal Code parking standards, the shared parking lot at 11757 Harbor Boulevard does not provide a sufficient number of parking spaces for both the existing three hotels and the proposed Yard House restaurant (a deficit of 193 spaces per current City code).

However, observed parking utilization indicates that actual parking demand is lower than the City code requirement. Existing observed peak parking demand along with the proposed parking demand inclusive of a 10% contingency and the proposed Yard House restaurant would reach 577 occupied stalls (92% of supply) and therefore would not exceed the proposed parking supply of 627 spaces, resulting in a surplus of 50 parking spaces. Therefore, the existing parking lot with proposed changes will be able to adequately accommodate the parking demand of the proposed Yard House restaurant and the three existing hotels. Accordingly, no additional spaces from Zone 2 shall be required to be leased.

It should be noted that while occupancy is projected to be sufficient in the short term, on-site parking occupancy shall continue to be monitored for adequacy in the future. Increases in general demand and adjacent future development may impact site parking occupancy, which may necessitate development of solutions to provide additional parking spaces. Should this be the case, potential recommendations for mitigation of insufficient occupancy may include the use of Zone 2 parking spaces to accommodate higher demand, which could be leased to tenants of the shared parking lot as needed. Alternatively, the adjacent landfill site could provide space for additional parking stalls to be developed. Another potential solution may involve agreements with adjacent parking lots to lease surplus spaces, such as those north of the Hyatt hotel. These strategies are provided as recommendations to address any future negative impacts to parking, should they arise, and should be evaluated and enforced in conjunction with the City of Garden Grove.

APPENDIX A

PARKING COUNT DATA

Garden Grove
11757 Harbor Boulevard., Garden Grove, CA 92840

Tuesday, March 10th, 2026

		Inventory	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM	1:00 AM
Zone 1	Regular	596	303	282	266	275	280	282	288	299	331	362	396	428	444	438	456
	Handicap	22	8	8	7	10	9	12	12	13	18	19	20	19	19	19	19
	Reserved	12	0	3	5	6	7	5	7	7	8	9	9	9	9	8	9
	Subtotal	**630**	**311**	**293**	**278**	**291**	**296**	**299**	**307**	**319**	**357**	**390**	**425**	**456**	**472**	**465**	**484**
	Total Occupancy	630	311	293	278	291	296	299	307	319	357	390	425	456	472	465	484
	Total Percent		**49%**	**47%**	**44%**	**46%**	**47%**	**47%**	**49%**	**51%**	**57%**	**62%**	**67%**	**72%**	**75%**	**74%**	**77%**

		Inventory	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM	1:00 AM
Zone 2	Regular	52	20	17	17	19	19	15	8	7	8	11	11	7	13	10	10
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**52**	**20**	**17**	**17**	**19**	**19**	**15**	**8**	**7**	**8**	**11**	**11**	**7**	**13**	**10**	**10**
	Total Occupancy	52	20	17	17	19	19	15	8	7	8	11	11	7	13	10	10
	Total Percent		**38%**	**33%**	**33%**	**37%**	**37%**	**29%**	**15%**	**13%**	**15%**	**21%**	**21%**	**13%**	**25%**	**19%**	**19%**

		Inventory	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM	1:00 AM
Combined Occupancy	Regular	596	323	299	283	294	299	297	296	306	339	373	407	435	457	448	466
	Handicap	22	8	8	7	10	9	12	12	13	18	19	20	19	19	19	19
	Reserved	12	0	3	5	6	7	5	7	7	8	9	9	9	9	8	9
	Subtotal	**630**	**331**	**310**	**295**	**310**	**315**	**314**	**315**	**326**	**365**	**401**	**436**	**463**	**485**	**475**	**494**
	Total Occupancy	630	331	310	295	310	315	314	315	326	365	401	436	463	485	475	494
	Total Percent		**53%**	**49%**	**47%**	**49%**	**50%**	**50%**	**50%**	**52%**	**58%**	**64%**	**69%**	**73%**	**77%**	**75%**	**78%**

Garden Grove
11757 Harbor Boulevard., Garden Grove, CA 92840

Wednesday, March 11th, 2026

		Inventory	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM	1:00 AM
Zone 1	Regular	596	338	326	345	341	339	263	265	284	295	321	365	405	379	365	413
	Handicap	22	9	12	11	12	8	14	15	17	16	15	13	18	16	17	17
	Reserved	12	10	8	9	9	10	9	9	9	10	9	8	9	8	8	10
	Subtotal	**630**	**357**	**346**	**365**	**362**	**357**	**286**	**289**	**310**	**321**	**345**	**386**	**432**	**403**	**390**	**440**
	Total Occupancy	630	357	346	365	362	357	286	289	310	321	345	386	432	403	390	440
	Total Percent		**57%**	**55%**	**58%**	**57%**	**57%**	**45%**	**46%**	**49%**	**51%**	**55%**	**61%**	**69%**	**64%**	**62%**	**70%**

		Inventory	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM	1:00 AM
Zone 2	Regular	52	47	43	39	43	41	14	12	10	10	7	8	9	10	6	7
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**52**	**47**	**43**	**39**	**43**	**41**	**14**	**12**	**10**	**10**	**7**	**8**	**9**	**10**	**6**	**7**
	Total Occupancy	52	47	43	39	43	41	14	12	10	10	7	8	9	10	6	7
	Total Percent		**90%**	**83%**	**75%**	**83%**	**79%**	**27%**	**23%**	**19%**	**19%**	**13%**	**15%**	**17%**	**19%**	**12%**	**13%**

		Inventory	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM	1:00 AM
Combined Occupancy	Regular	596	385	369	384	384	380	277	277	294	305	328	373	414	389	371	420
	Handicap	22	9	12	11	12	8	14	15	17	16	15	13	18	16	17	17
	Reserved	12	10	8	9	9	10	9	9	9	10	9	8	9	8	8	10
	Subtotal	**630**	**404**	**389**	**404**	**405**	**398**	**300**	**301**	**320**	**331**	**352**	**394**	**441**	**413**	**396**	**447**
	Total Occupancy	630	404	389	404	405	398	300	301	320	331	352	394	441	413	396	447
	Total Percent		**64%**	**62%**	**64%**	**64%**	**63%**	**48%**	**48%**	**51%**	**53%**	**56%**	**63%**	**70%**	**66%**	**63%**	**71%**

Garden Grove
11757 Harbor Boulevard., Garden Grove, CA 92840

Saturday, March 14th, 2026

		Inventory	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM	1:00 AM
Zone 1	Regular	596	374	357	340	347	366	388	400	397	384	398	456	469	479	466	418
	Handicap	22	10	15	7	11	10	11	15	13	16	15	16	16	16	17	18
	Reserved	12	4	2	2	1	1	2	4	4	4	4	4	3	4	4	4
	Subtotal	**630**	**388**	**374**	**349**	**359**	**377**	**401**	**419**	**414**	**404**	**417**	**476**	**488**	**499**	**487**	**440**
	Total Occupancy	630	388	374	349	359	377	401	419	414	404	417	476	488	499	487	440
	Total Percent		**62%**	**59%**	**55%**	**57%**	**60%**	**64%**	**67%**	**66%**	**64%**	**66%**	**76%**	**77%**	**79%**	**77%**	**70%**

		Inventory	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM	1:00 AM
Zone 2	Regular	52	22	22	20	21	23	25	26	15	9	7	4	5	6	5	5
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	**52**	**22**	**22**	**20**	**21**	**23**	**25**	**26**	**15**	**9**	**7**	**4**	**5**	**6**	**5**	**5**
	Total Occupancy	52	22	22	20	21	23	25	26	15	9	7	4	5	6	5	5
	Total Percent		**42%**	**42%**	**38%**	**40%**	**44%**	**48%**	**50%**	**29%**	**17%**	**13%**	**8%**	**10%**	**12%**	**10%**	**10%**

		Inventory	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM	1:00 AM
Combined Occupancy	Regular	596	396	379	360	368	389	413	426	412	393	405	460	474	485	471	423
	Handicap	22	10	15	7	11	10	11	15	13	16	15	16	16	16	17	18
	Reserved	12	4	2	2	1	1	2	4	4	4	4	4	3	4	4	4
	Subtotal	**630**	**410**	**396**	**369**	**380**	**400**	**426**	**445**	**429**	**413**	**424**	**480**	**493**	**505**	**492**	**445**
	Total Occupancy	630	410	396	369	380	400	426	445	429	413	424	480	493	505	492	445
	Total Percent		**65%**	**63%**	**59%**	**60%**	**63%**	**68%**	**71%**	**68%**	**66%**	**67%**	**76%**	**78%**	**80%**	**78%**	**71%**

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
951-268-6268

APPENDIX **B**

HISTORICAL PARKING STUDY

Garden Grove Hotel Site
Traffic Impact and Parking Study

Final Draft

June 25, 1997

Prepared For:
The City of Garden Grove
Community Development Department
11222 Acacia Parkway
Garden Grove, CA 92848
(714) 741-5144

Prepared by:

Katz, Okitsu & Associates
17852 E. 17th Street, Suite 102
Tustin, CA 92780
(714) 573-0317

Job Number: J97567

Katz, Okitsu & Associates
17852 E. Seventeenth Street, Suite 102
Tustin, California 92780
(714) 573-0317
Fax: (714) 573-9534

June 25, 1997

Mr. Chris Corbin
Community Development Department
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92848

Subject: Traffic Study for Hotel Project in the City of Garden Grove

Dear Mr. Corbin:

Katz, Okitsu & Associates is pleased to present the attached traffic and parking study for a proposed hotel project in the City of Garden Grove. The study evaluates the traffic and parking impacts of the construction at the project site.

The report is being submitted to you for review and processing. Please contact me if you have any questions about the report, or if you need additional information. If there are any comments requiring my response, or if revisions are required, please notify me as soon as possible for prompt attention.

It has been a pleasure to provide this study to the City of Garden Grove.

Sincerely,

Rock E. Miller, P.E.
Principal

F:\CITIES\GdnGrove\3 Hotels\DRAFTFNL.doc

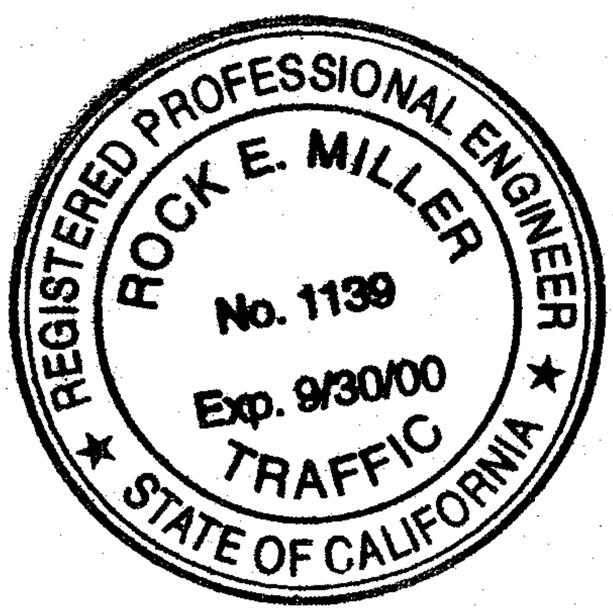


TABLE OF CONTENTS

1.0 INTRODUCTION 1

EXECUTIVE SUMMARY 5

2.0 PROJECT RELATED TRAFFIC 7

PROJECT TRIP GENERATION 7
TRIP DISTRIBUTION AND ASSIGNMENT-PROPOSED PROJECT 9

3.0 EXISTING CONDITIONS 16

PEAK HOUR INTERSECTION ANALYSIS 17

4.0 FUTURE CONDITIONS WITHOUT THE PROPOSED PROJECT 22

PEAK HOUR INTERSECTION ANALYSIS 22

5.0 FUTURE CONDITIONS WITH THE PROPOSED PROJECT 25

PEAK HOUR INTERSECTION ANALYSIS 25

6.0 ON-SITE CIRCULATION AND ACCESS 28

SITE ACCESS 28
SITE CIRCULATION 29

7.0 PARKING 30

8.0 PROJECT ALTERNATIVE 32

PEAK HOUR INTERSECTION ANALYSIS 33
PARKING 35

9.0 CONCLUSIONS 38

LIST OF FIGURES

FIGURE 1 - VICINITY MAP 2
FIGURE 2- PROJECT LOCATION AND STUDY AREA 3
FIGURE 3 - SITE PLAN 4
FIGURE 4 - PROJECT TRIP DISTRIBUTION 10
FIGURE 5 - PROJECT TRIP ASSIGNMENT, PEAK HOUR TRIPS 11
FIGURE 6 - EXISTING TRIP ASSIGNMENT, PEAK HOUR TRIPS (TO BE REMOVED) 12
FIGURE 7 - NET TRAFFIC INCREASE, PEAK HOUR TRIPS 14
FIGURE 8 - EXISTING INTERSECTION CHANNELIZATION 18
FIGURE 9 - EXISTING PEAK HOUR TURN MOVEMENT VOLUMES (AM/PM) 19
FIGURE 10 - FUTURE CONDITIONS WITHOUT THE PROPOSED PROJECT PEAK HOUR TURN MOVEMENT VOLUMES (AM/PM) 23
FIGURE 11 - FUTURE CONDITIONS WITH THE PROPOSED PROJECT PEAK HOUR TURN MOVEMENT VOLUMES (AM/PM) 26
FIGURE 12 - FUTURE CONDITIONS WITH PROJECT ALTERNATIVE PEAK HOUR TURNING MOVEMENT VOLUMES (AM/PM) 34

LIST OF TABLES

TABLE 1 GARDEN GROVE HOTEL SITE PROPOSED PROJECT LAND USE SUMMARY 7
TABLE 2 GARDEN GROVE HOTEL SITE PROPOSED PROJECT TRIP GENERATION 8
TABLE 3 GARDEN GROVE HOTEL SITE EXISTING LAND USES AND TRIP GENERATION (TO BE REMOVED) 8
TABLE 4 PROJECT IMPACT AT INTERSECTIONS 13
TABLE 5 PEAK HOUR INTERSECTION LEVEL OF SERVICE EXISTING CONDITIONS 20
TABLE 6 PEAK HOUR INTERSECTION LEVEL OF SERVICE FUTURE CONDITIONS WITHOUT THE PROPOSED PROJECT 24
TABLE 7 PEAK HOUR INTERSECTION LEVEL OF SERVICE FUTURE CONDITIONS WITH THE PROPOSED PROJECT 25
TABLE 8 PARKING SUPPLY AND DEMAND FOR SHARED USES 31
TABLE 9 GARDEN GROVE HOTEL SITE PROJECT ALTERNATIVE TRIP GENERATION 32
TABLE 10 PEAK HOUR INTERSECTION LEVEL OF SERVICE FUTURE CONDITIONS WITH THE PROJECT ALTERNATIVE 33
TABLE 11 PARKING SUPPLY AND DEMAND FOR SHARED USES 36

APPENDICES

APPENDIX A - EXCERPTS FROM ITE TRIP GENERATION, 5TH EDITION I
APPENDIX B - PEAK HOUR INTERSECTION ANALYSIS WORKSHEETS PROJECT ONLY IMPACTS II
APPENDIX C - BRIEF DESCRIPTIONS OF THE 1985 HCM OPERATIONAL METHOD AND THE INTERSECTION CAPACITY UTILIZATION (ICU) METHOD OF INTERSECTION ANALYSIS III
APPENDIX D - PEAK HOUR INTERSECTION ANALYSIS WORKSHEETS EXISTING CONDITIONS IV
APPENDIX E - PEAK HOUR INTERSECTION ANALYSIS WORKSHEETS FUTURE CONDITIONS WITHOUT THE PROPOSED PROJECT V
APPENDIX F - PEAK HOUR INTERSECTION ANALYSIS WORKSHEETS FUTURE CONDITIONS WITH THE PROPOSED PROJECT VI
APPENDIX G - TRAFFIC SIGNAL WARRANT ANALYSIS VII
APPENDIX H - PEAK HOUR INTERSECTION ANALYSIS WORKSHEETS FUTURE CONDITIONS WITH THE PROJECT ALTERNATIVE VIII
APPENDIX I - SHARED PARKING HOURLY ACCUMULATION FOR THE PROPOSED PROJECT AND THE PROJECT ALTERNATIVE IX
APPENDIX J - PEAK HOUR INTERSECTION ANALYSIS WORKSHEETS FUTURE CONDITIONS CAPSSI PROGRAM X

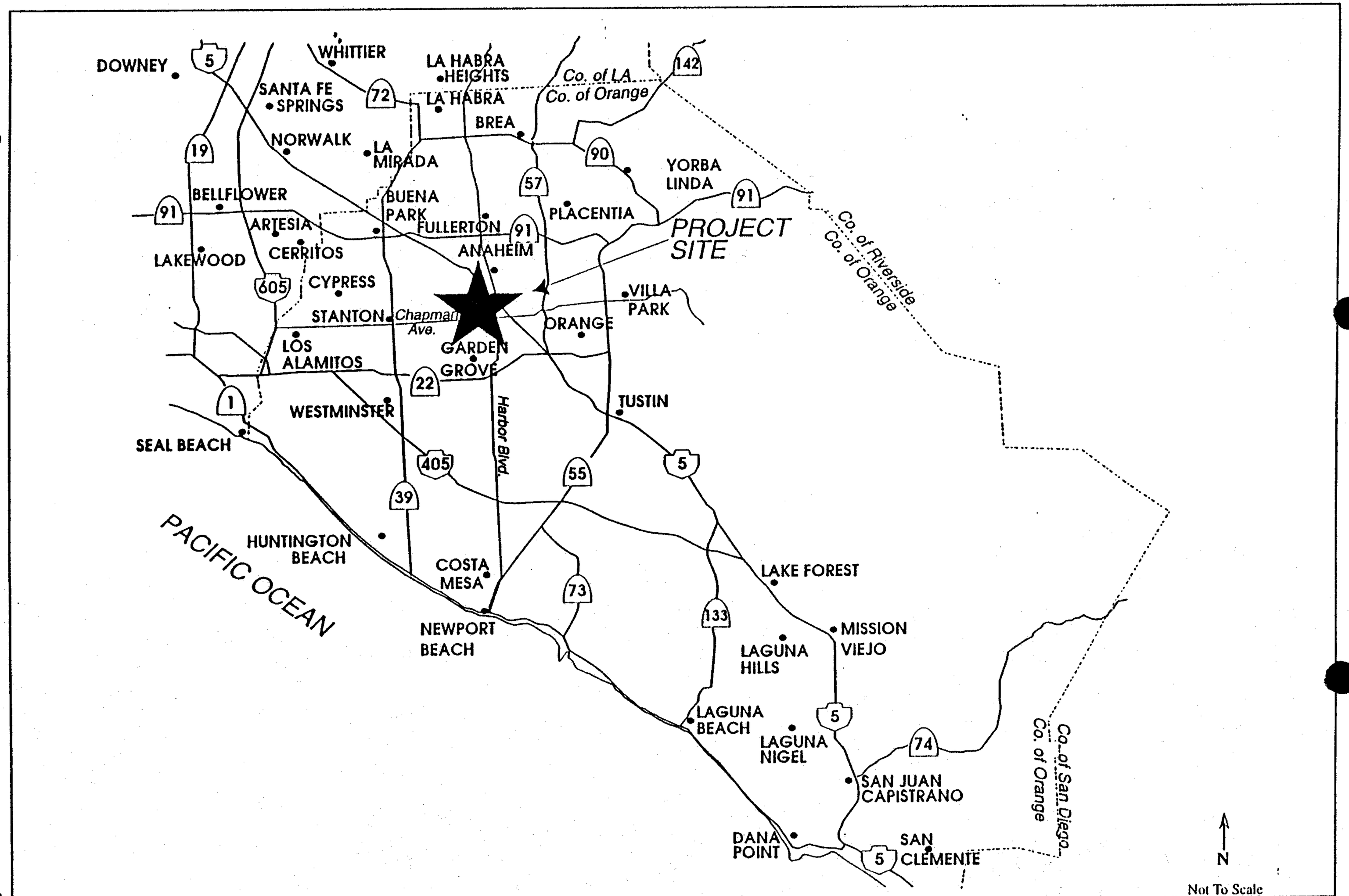
1.0 INTRODUCTION

The City of Garden Grove Development Agency is evaluating a proposal to construct a Hotel development on a site on Harbor Boulevard in the northeast portion of the City. Katz, Okitsu & Associates (KOA) has prepared this report to document the effect of increased traffic and parking demand generated by the Garden Grove Hotel site on the nearby circulation system.

The Garden Grove Hotel site will feature approximately two business-class hotels with approximately 170 rooms in each Hotel. These hotels will include a minimum of on-site accessory uses. The project also includes a full service all-suites hotel with 350 rooms, including a gift shop, pool and spa, and 15,000 square feet of conference area. The total number of hotel rooms for the development is 690 rooms. The planned amount of parking provided is approximately 700 stalls. The project may also include a 20,000 square foot restaurant. This component of the project is examined as a project alternative in a separate section of this report.

The 10-acre project site is generally located west of Harbor Boulevard north of the intersection with Chapman Avenue in the City of Garden Grove. The project site is located north of the existing Hyatt Alicante Hotel. The project site is situated approximately one mile south of Disneyland and one half mile south of the Anaheim Convention Center. The site is currently occupied by three budget motel developments, a Japanese food restaurant and several apartment complexes. These existing uses would be removed prior to construction of this project. In addition, the project will include the formal vacation of both Yucca Avenue and Sage Street.

Figure 1 shows the project vicinity, Figure 2 shows the project location, and Figure 3 shows a conceptual site plan for the project.



Last Revised: May 14, 1997.

Figure 1

Garden Grove Hotel Site Traffic and Parking Study
Vicinity Map

Katz, Okitsu & Associates

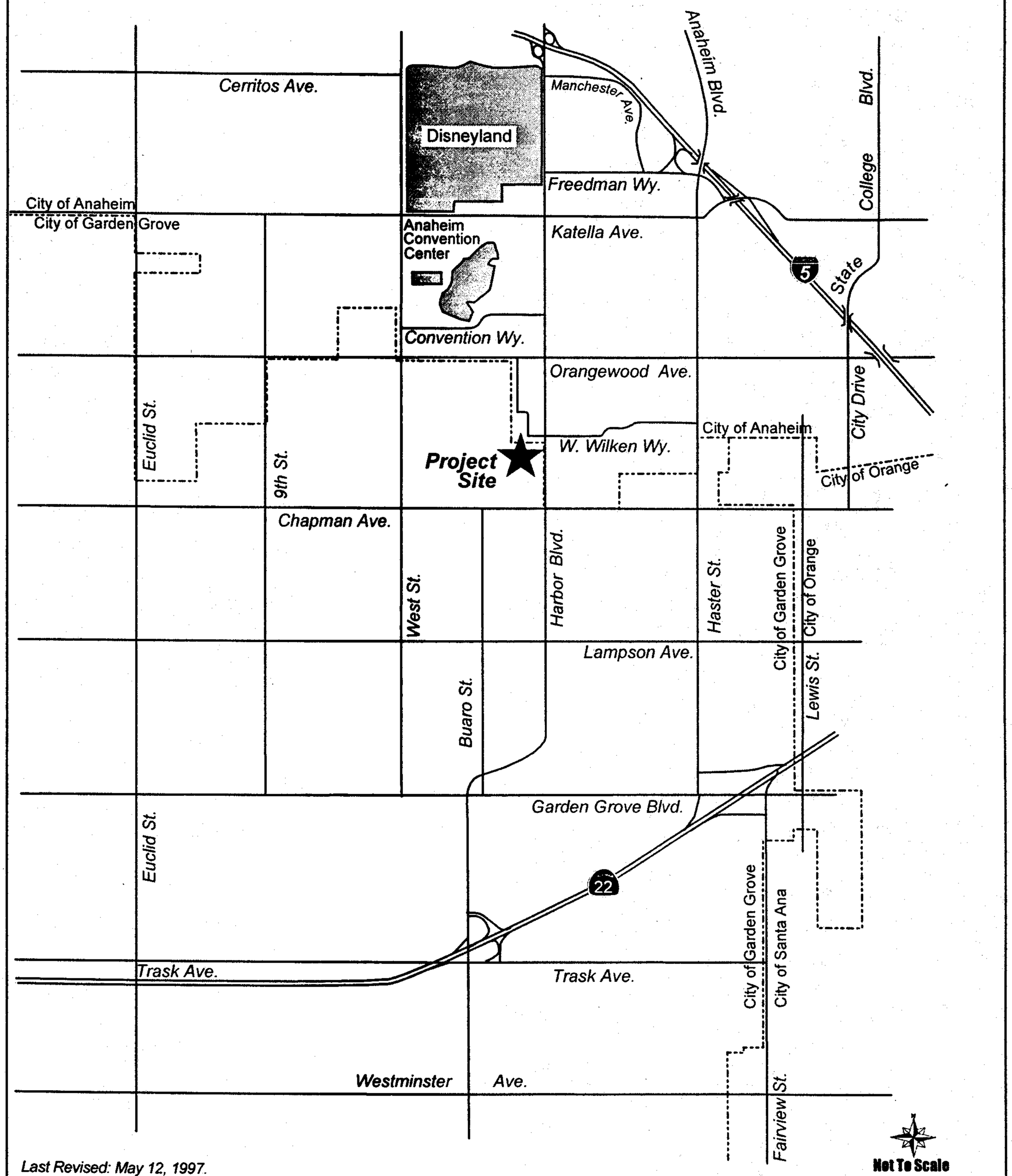
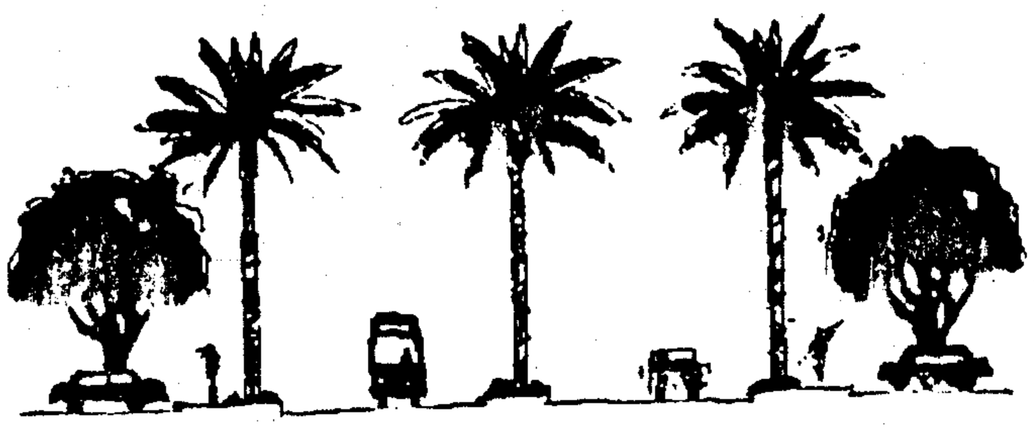


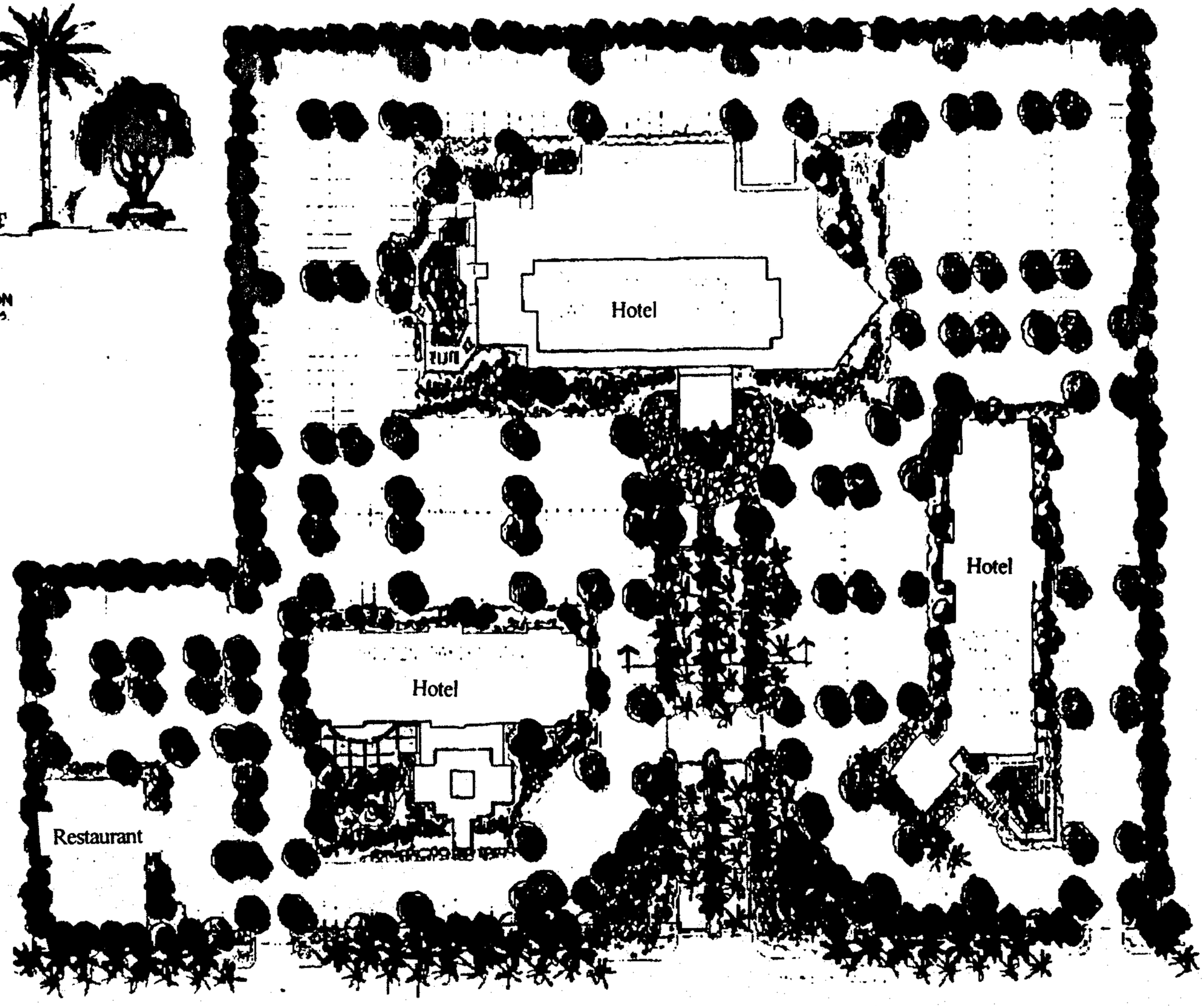
Figure 2

Garden Grove Hotel Site
Project Location

Katz, Okitsu & Associates



ENTRY DRIVE CONCEPT SECTION
N.T.S.



Harbor Boulevard

NOT TO SCALE

Figure 3

Site Plan

Katz, Okitsu & Associates

Executive Summary

To estimate the impact of the project, trip generation rates recommended by the Institute of Traffic Engineers (ITE) were applied to the major categories of land uses to be constructed or removed. The proposed hotel project would generate approximately 6,000 daily trips, including 462 AM peak hour and 524 PM peak hour trips. The existing motels, restaurant, and apartment complexes currently generate approximately 3,630 daily trips, including 260 AM and 240 PM trips. The net increase attributable to the hotel project (hotel trips minus existing trips) would be 2,372 daily trips, including 200 AM, and 262 PM trips.

The project-related trips were distributed to the nearby circulation network based on understanding of land uses and travel behavior in the area. The trip distribution was applied to sixteen intersections in Garden Grove and in Anaheim that could be potentially impacted by the project. The maximum potential increase in Intersection Capacity Utilization was evaluated for each of these 16 intersections. A more detailed analysis was conducted for those intersections that could experience a potential increase of 0.03 or more in Intersection Capacity Utilization (ICU). This analysis included evaluation of existing and near-term operations with and without the proposed project. The three-percent threshold is based on the Orange County Congestion Management Program (CMP) guidelines for Traffic Impact Analyses. The CMP guidelines state that intersections that experience a 3% increase in ICU may be significantly impacted

A total of two intersections could be potentially impacted by the proposed project by 3% or more. Six intersections could be impacted by the project alternative by 3% or more. In the interest of providing a more complete analysis, a total of seven intersections were analyzed for both scenarios in the study.

The Level of Service analysis of existing peak hour operations found that none of the study area intersections currently operate at Level of Service D or worse during the morning peak hour or the evening peak hour.

Actual traffic conditions on Harbor Boulevard have historically been more congested than indicated in the existing condition analysis of this report. The difference is attributed to several factors. Harbor Boulevard has been under construction north of the project site in Anaheim at Katella Avenue and at Ball Road. These projects have reduced overall traffic volumes on Harbor Boulevard substantially. There is also significant pedestrian activity and numerous right turn vehicles on Harbor Boulevard at Katella Avenue. These conditions decrease the effectiveness of the third through lane on Harbor Boulevard to increase overall delay at the intersections. Recently, right-turn lanes were constructed on all approaches to the intersection of Harbor Boulevard and Katella Avenue, and these additional lanes will greatly improve overall Level of Service at that location.

Our analysis of near term conditions revealed that without the addition of project traffic, but with the committed widening of Interstate 5 (I-5) and the major Disney expansion, all intersections will operate at LOS D or better during both the AM and PM peak hours.

The proposed project will take access from three driveways, as shown in Figure 3. We recommend that the main project driveway be signalized and allow for full right and left turn entry and exit onto Harbor Boulevard. Without a traffic signal the left turning vehicles from the project main entrance will experience a great deal of delay.

The detailed analysis of weekday and weekend parking demand revealed that the proposed 700 parking spaces would be just enough to meet the City's adopted parking standard of one parking stall per unit, plus two parking spaces per management unit. We have conducted parking studies for developments in the vicinity and found that 0.8 parking stalls per unit and two spaces per management unit is adequate for quality hotel sites near the Anaheim Convention Center and Disneyland. However, additional parking must be considered for restaurants and major convention/conference facilities.

The parking requirement under the current City parking ordinance for the proposed project would equate to a parking requirement of 846 spaces. With the application of the reduced parking standard for hotels (e.g. 0.8 per room) and application of shared parking use, the expected demand for parking for the proposed project will be 674 stalls compared with the 700 spaces to be provided.

Katz, Okitsu & Associates has studied parking supply and demand at the nearby Hyatt Alicante site. This site includes an office tower and the Hyatt Hotel, plus 1,216 parking stalls. These two uses are very compatible for shared parking. Studies have indicated that there are at least 800 vacant stalls in this parking area. Also a direct connection is planned between the Hyatt site and the hotel site, so sharing of parking facilities would be a clear opportunity.

The project alternative would include a 20,000 square foot restaurant, in addition to the three hotels. This alternative would generate approximately 1,930 additional daily trips, including 150 AM and 154 PM peak hour trips. The addition of alternative project traffic to the near-term traffic forecast revealed that all study intersections would maintain Level of Service D or better during AM and PM peak hours.

The parking requirement under the current City parking ordinance for the project alternative would equate to a parking requirement of 1046 spaces. With the application of the reduced parking standard for hotels (e.g. 0.8 per room) and application of shared parking use, the forecasted peak demand will be 874 spaces. KOA recommends that a shared parking arrangement be implemented to manage this potential parking shortfall.

2.0 PROJECT RELATED TRAFFIC

The Garden Grove Hotel site will feature approximately two business-class hotels with approximately 170 rooms each, including minimal accessory use. The project also includes one full service all-suites hotel with 350 rooms, including a gift shop, restaurant, pool and spa, and 15,000 square feet of conference area. The Hotel project development will total 690 rooms. The planned amount of parking provided is approximately 700* stalls. The following table summarizes the proposed land uses by land use type and size.

Table 1

Garden Grove Hotel Site
Proposed Project Land Use Summary

Land Use	*Intensity*
Proposed Land Uses (To be Added)	
Full Service Hotel	350 rooms
Garden Inn	170 rooms
Inn & Suites	170 rooms

Any traffic that can be attributed to the proposed project site is known as project-related traffic. Project-related traffic consists of trips on the street system which begin or end on the project site as a result of the development of the proposed project. Project related traffic is a function of the extent and type of development proposed for the site. This information is used to establish trip generation for the site.

Project Trip Generation

Trip generation is a measure or forecast of the number of trips which begin or end at the project site. All or part of these trips will result in traffic increases on the streets where they occur.

The traffic generated is a function of the extent and type of development proposed for the site. Vehicular traffic generation characteristics for projects are normally estimated based on rates in *Trip Generation,* Fifth Edition, published by the Institute of Transportation Engineers (ITE). This report provides standards and recommendations for the probable traffic generation for various land uses based upon nation-wide and local studies of existing developments in comparable settings.

The following table summarizes the daily and peak hour trip generating assumptions used for the proposed hotel project. Appendix A contains excerpts from the ITE trip generation manual used throughout this analysis. It should be noted that trip generation rates for

hotels include traffic associated with gift shops, restaurants, and related facilities that are primarily used by hotel guests.

Table 2

Garden Grove Hotel Site
Proposed Project Trip Generation

Land Use	*Daily*	*Trip Rates*						*Trips*				
		AM Peak			*PM Peak*			*Day*	*AM Peak*		*PM Peak*	
		Total	*In*	*Out*	*Total*	*In*	*Out*	*Total*	*In*	*Out*	*In*	*Out*
Full Service Hotel (350 Rooms)	8.7	0.67	0.4	0.27	0.8	0.43	0.37	2,958	137	91	140	119
Garden Inn (170 Rooms)	8.7	0.67	0.4	0.27	0.8	0.43	0.37	1,479	68	46	70	59
Inn and Suites (170 Rooms)	8.7	0.67	0.4	0.27	0.8	0.43	0.37	1,479	68	46	70	59
Total (690 rooms)								**6,003**	**277**	**185**	**283**	**241**

The project site currently has three economy hotels, a restaurant, and apartment complexes. Redevelopment of the site will result in the removal of these existing land uses. Table 3 indicates the traffic generation for the uses to be removed.

Table 3

Garden Grove Hotel Site
Existing Land Uses and Trip Generation (To Be Removed)

Land Use	*Daily*	*Trip Rates*						*Trips*				
		AM Peak			*PM Peak*			*Day*	*AM Peak*		*PM Peak*	
		Total	*In*	*Out*	*Total*	*In*	*Out*	*Total*	*In*	*Out*	*In*	*Out*
Pitcairn Hotel (84 rooms)	10.19	0.66	0.24	0.42	0.60	0.34	0.26	856	21	35	28	22
Yoshi's Restaurant (5,000 sq. ft.)	96.51	7.52	3.76	3.76	7.7	5.39	2.31	483	19	19	39	12
Apartments (96 units)	6.47	0.63	0.68	0.32	0.51	0.17	0.73	621	41	19	8	36
Cavilier Inn Hotel/Motel (94 rooms)	10.19	0.66	0.37	0.63	0.60	0.56	0.44	958	23	39	32	25
Angels Inn Hotel/Motel (70 rooms)	10.19	0.66	0.37	0.63	0.60	0.56	0.44	713	17	29	24	18
Total to be Removed								**3,631**	**121**	**129**	**131**	**113**

Trip Distribution and Assignment-Proposed Project

Trip Distribution is the process of identifying routes and directions that project related traffic will utilize to drive to or from the project. Project traffic is then assigned along these routes, in order to identify the volume of project related traffic at area intersections.

The estimated traffic volumes shown on Table 2 were assigned to the surrounding roadway network. This assignment was based on the existing land uses in the project area and the likely routes that patrons of the new center would take to access the site.

The project is located near the City of Anaheim Resort Area, including Disneyland, the Convention Center, and the Disney Expansion project. The Garden Grove project is expected to meet the overnight lodging needs of these developments, in part. The majority of the visitors to the hotel site would travel from origins or to destinations no more than 5 miles from the site. Figure 4 illustrates the hotel project traffic distribution used in this analysis.

Figure 4 indicates that approximately 65 percent of the hotel project trips would enter and leave the site from the north, via Harbor Boulevard. Small amounts of traffic (approximately 2.5 percent) would turn onto Orangewood Avenue. Larger percentages would travel to and from the Convention Center and Disneyland, as these are the major hotel user destinations in the area. The remainder of the northern traffic would either continue to Interstate 5 or continue on Harbor Boulevard. It is assumed that 35 percent of the project vehicles would travel to and from the site from the south. Of these 35%, it is assumed that 7.5% would travel on Chapman Avenue to the east and 10% would take SR-22 to the west. The remainder of the 35% would turn on Garden Grove Boulevard, SR-22 to the east or remain on Harbor Boulevard to the south.

Using the project trips displayed in Table 2 and the distribution displayed in Figure 4, morning and evening peak hour project trips were assigned to the project network. Figure 5 shows the resulting project-only trip assignment.

As mentioned earlier, the existing land uses on the site would be removed as a result of the project. The trips associated with these land uses are already in the traffic stream and would be eliminated as a result of the project. They must be subtracted when evaluating total project impacts.

The distribution of the new hotel project trips was also assumed for the existing hotel trips. A slightly revised distribution has been developed for the existing residential land uses, since residents would not visit either Disneyland or the Anaheim Convention Center on a daily basis. It is assumed that these trips remain on Harbor Boulevard to north of I-5. Figure 6 shows the morning and evening peak hour trips associated with the existing land uses on the project site that will be removed from the adjacent street network.

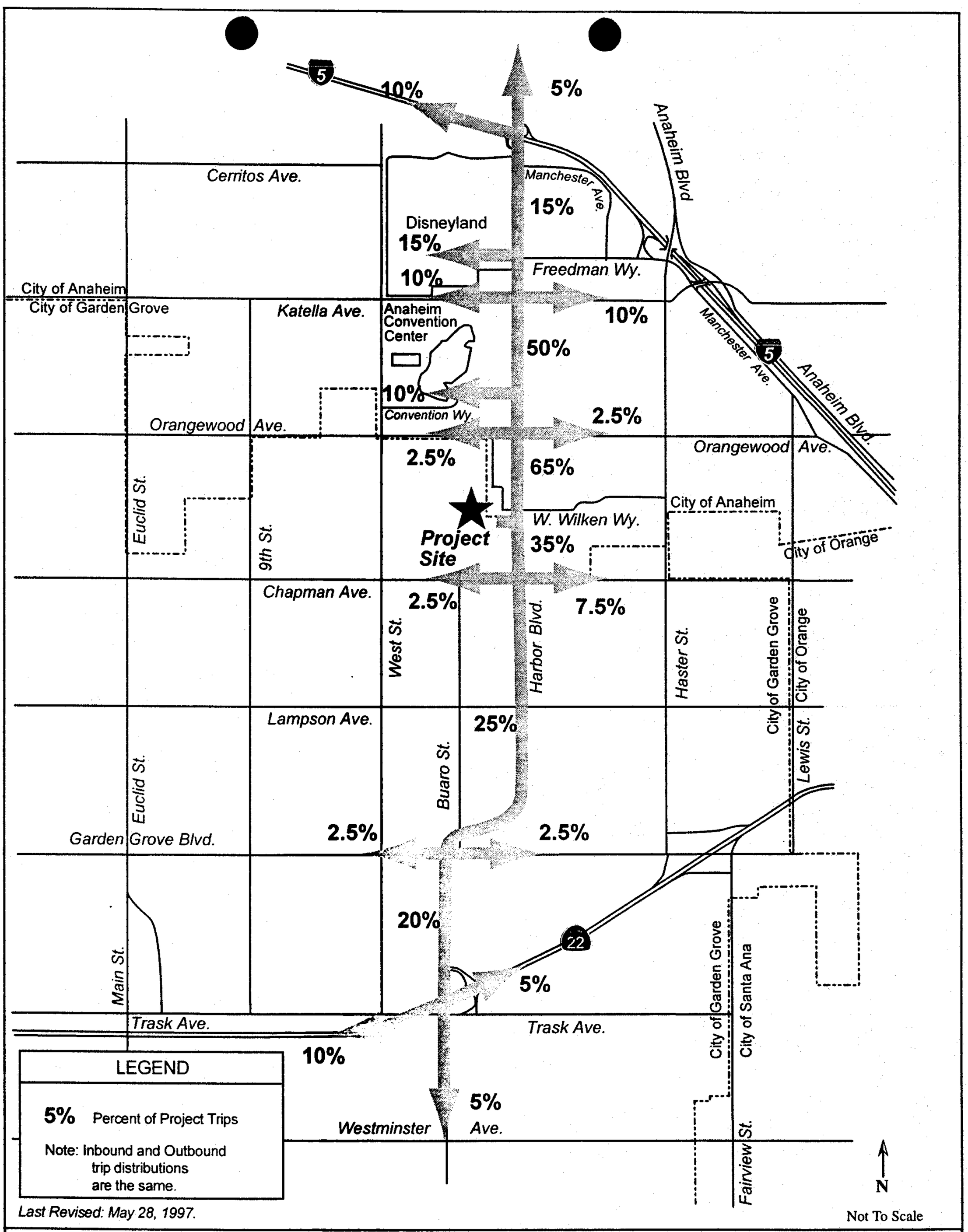


Figure 4

Katz, Okitsu & Associates

Garden Grove Hotel Site Traffic and Parking Study
Project Trip Distribution

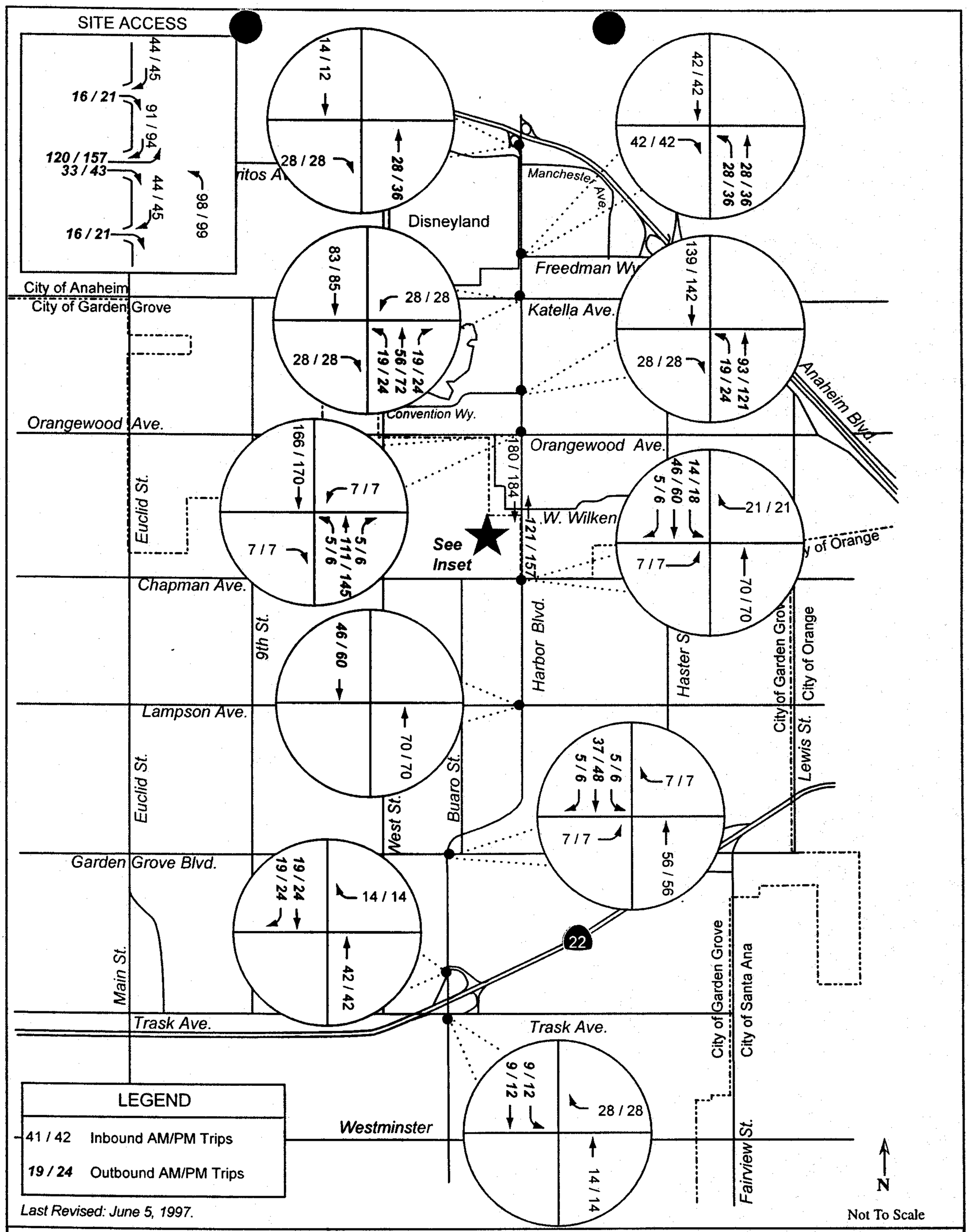


Figure 5

Katz, Okitsu & Associates

Garden Grove Hotel Site Traffic and Parking Study
Peak Hour Project Trips

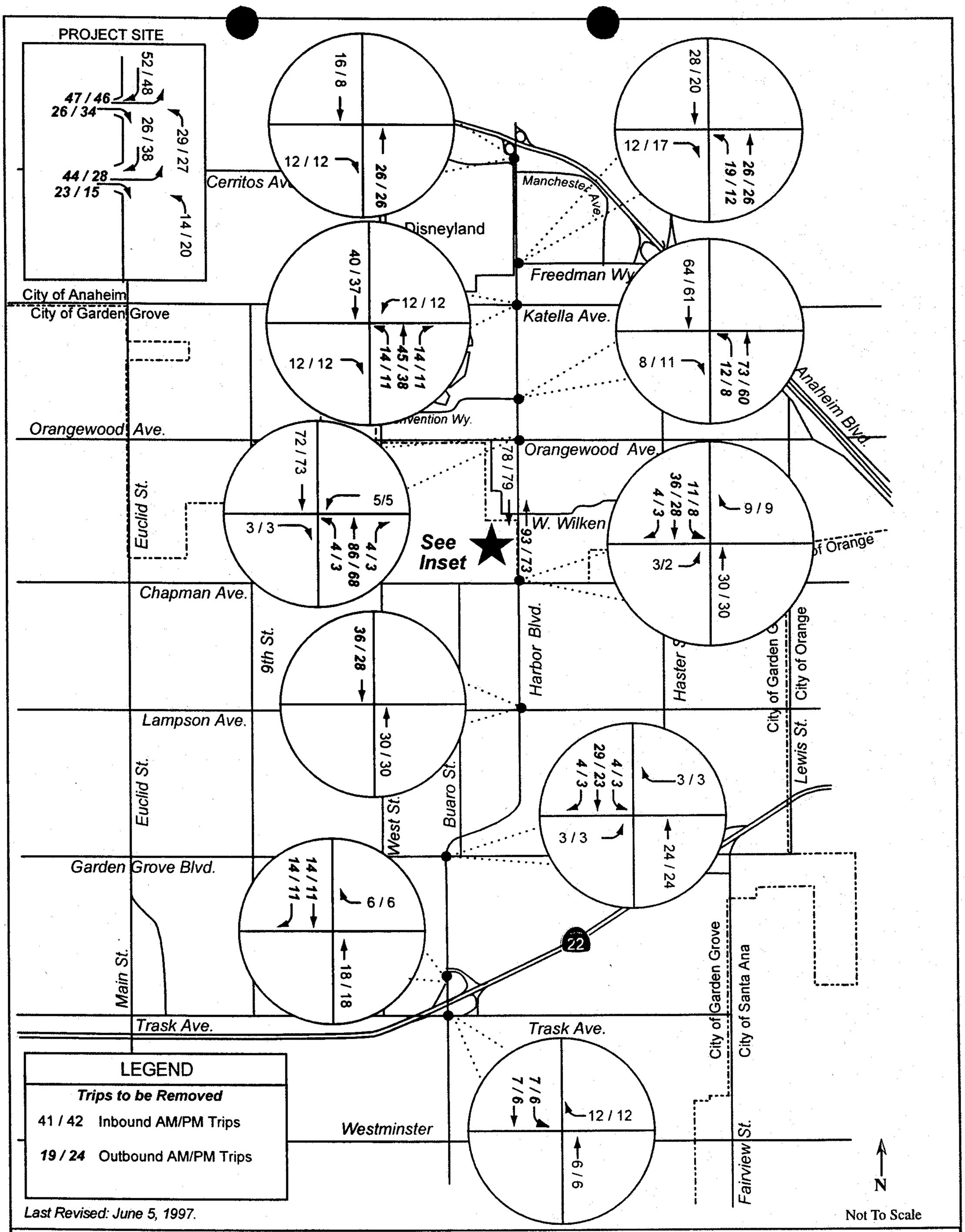


Figure 6

Garden Grove Hotel Site Traffic and Parking Study
Existing Peak Hour Trips to be Removed

Katz, Okitsu & Associates

Figure 7 shows the net increase in traffic that would occur during peak hours. The net traffic increase represents the project traffic minus the existing traffic attributable to land uses to be removed from the project site. The volumes displayed on Figures 7 are the focus of the project impact analysis.

The project's potential for impact at 16 intersections in the cities of Garden Grove and Anaheim was examined using the net traffic increase shown in Figure 7. Locations were analyzed to determine whether project traffic would add three percent or more to the intersection's critical movements. This analysis was performed under two project scenarios (without or with the restaurant). If the project could potentially add to the overall demand for the critical movements by three percent or more (.03), that intersection was selected for detailed analysis. The following table summarizes the results of the analysis of the 16 intersections examined.

Table 4

Project Impact at Intersections

Intersection	*Change in ICU*							
	with Proposed Project				*with Project Alternative*			
	AM	*>0.029?*	*PM*	*>0.029?*	*AM*	*>0.029?*	*PM*	*>0.029?*
Harbor Boulevard/I-5 NB	0.000	No	0.001	No	0.000	No	0.002	No
Harbor Boulevard/I-5 SB	0.000	No	0.001	No	0.000	No	0.002	No
Harbor Boulevard/Freedman Way/ Disneyland Entrance	0.023	No	0.027	No	**0.035**	**Yes**	**0.041**	**Yes**
Harbor Boulevard/Katella Avenue	0.024	No	0.027	No	**0.037**	**Yes**	**0.045**	**Yes**
Harbor Boulevard/Convention Way	0.028	No	**0.030**	**Yes**	**0.042**	**Yes**	**0.049**	**Yes**
Harbor Boulevard/Orangewood Avenue	0.019	No	0.021	No	0.029	No	**0.034**	**Yes**
Harbor Boulevard/W. Wilken Way	0.021	No	0.022	No	**0.031**	**Yes**	**0.036**	**Yes**
Harbor Boulevard/Site Entrance	**0.108**	**Yes**	**0.114**	**Yes**	**0.182**	**Yes**	**0.225**	**Yes**
Harbor Boulevard/Chapman Avenue	0.017	No	0.015	No	0.018	No	0.023	No
Harbor Boulevard/Lampson Avenue	0.011	No	0.006	No	0.017	No	0.020	No
Harbor Boulevard/Garden Grove Boulevard	0.008	No	0.007	No	0.007	No	0.010	No
Harbor Boulevard/SR-22 WB Ramps	0.006	No	0.010	No	0.015	No	0.016	No
Harbor Boulevard/Trask Avenue	0.010	No	0.011	No	0.015	No	0.024	No
Haster Street/Katella Avenue	0.006	No	0.006	No	0.009	No	0.013	No

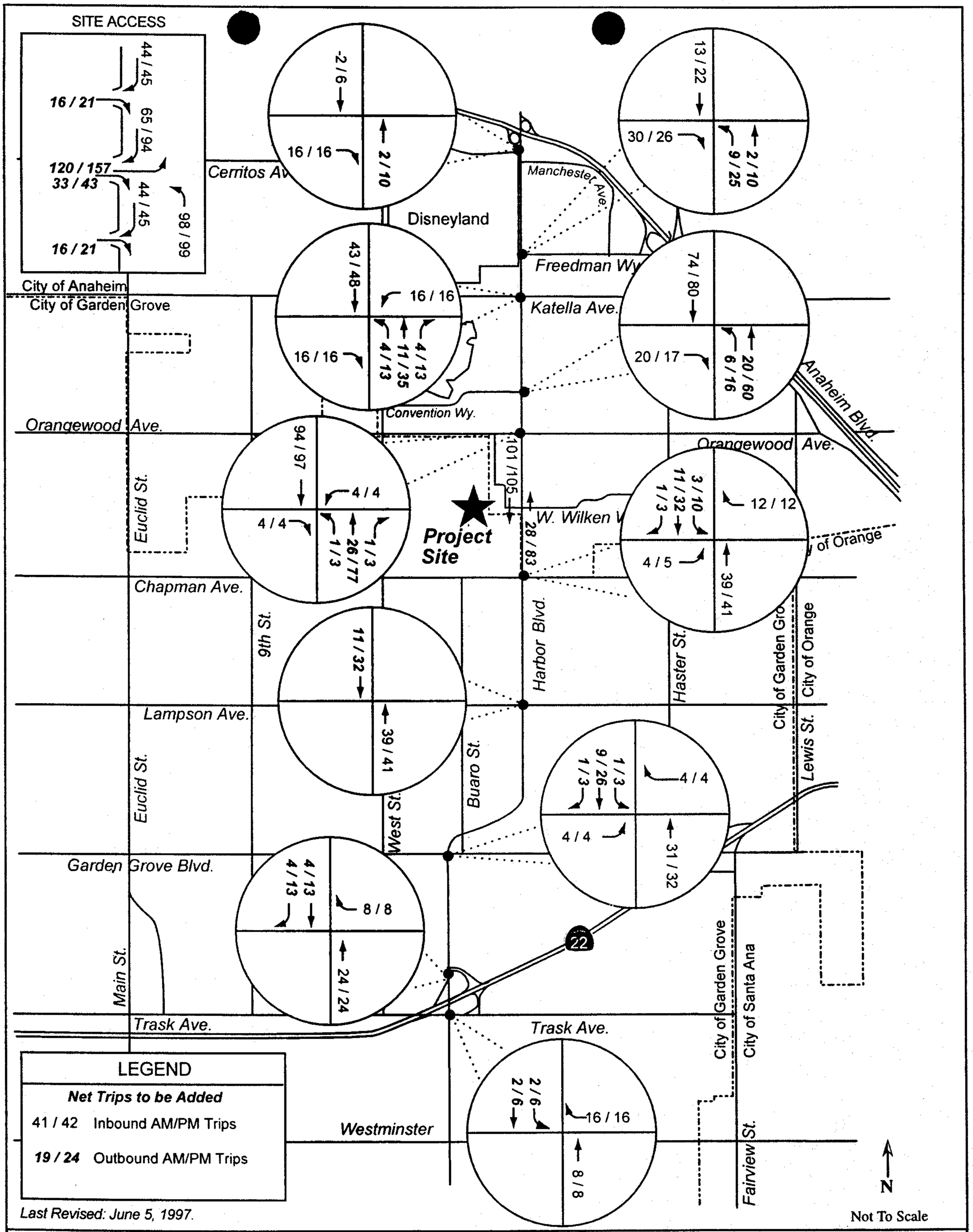


Figure 7

Katz, Okitsu & Associates

Garden Grove Hotel Site Traffic and Parking Study
Net Trips to be Added (AM/PM)

It should be noted that the project may have less impact than the potential maximum increases noted above. This would normally occur if the project traffic increases were not in the same direction as peak hour traffic flows at the study intersections. It is normal for a component of any project's traffic to be in the off-peak direction. Appendix B contains the ICU analysis of project impacts.

The potential impact analysis suggests that a detailed traffic impact study should be conducted at the five intersections identified in Table 4. In addition, the intersection of Harbor Boulevard and Chapman Avenue was also included for detailed analysis, since it is located very close to the project location. The intersections requiring detailed analysis are as follows:

Harbor Boulevard at Freedman Way
Harbor Boulevard at Katella Avenue
Harbor Boulevard at Convention Way
Harbor Boulevard at Orangewood Avenue
Harbor Boulevard at Wilken Way
Harbor Boulevard at Site Entrance
Harbor Boulevard at Chapman Avenue

A complete traffic study addressing these roadways and intersections is presented in subsequent sections of this report.

3.0 EXISTING CONDITIONS

The study area is located in the City of Garden Grove, near Disneyland and the Anaheim Convention Center complex, as shown in Figure 1. Regional access to the site would be provided by Interstate 5 (Santa Ana Freeway) located approximately one and one half mile to the east of the project site, and by State Route 22 (Garden Grove Freeway), located approximately one and one half mile to the south of the project site.

Other highway facilities that could be affected by the project include Harbor Boulevard, Chapman Avenue, Orangewood Avenue, Convention Way, Katella Avenue, and Freedman Way. The project would take primary access from Harbor Boulevard. Project impacts will be limited to intersections along Harbor Boulevard, with relatively little cross-town traffic.

Harbor Boulevard is a six-lane arterial street located adjacent to and east of the project site. It extends from Newport Boulevard in the City of Costa Mesa north to Los Angeles County. In the project vicinity, Harbor Boulevard provides direct access to Disneyland and the City of Anaheim Convention Center. Harbor Boulevard has a partial interchange at Interstate 5, approximately two miles north of the project site. Harbor Boulevard also has a full interchange with State Route 22 (Garden Grove Freeway) approximately two miles south of the project site. The City of Garden Grove General Plan Circulation Element classifies Harbor Boulevard as a SMART street. In the project area, Harbor Boulevard currently experiences approximately 34,000 vehicles per day. Parking is generally not allowed on Harbor Boulevard, and speeds are posted at 40 mph.

East- West Streets

Freedman Way is constructed with four travel lanes and provides east-west access between the Disneyland main entrance and Interstate 5 at Anaheim Boulevard. It is approximately one mile north of the project site. Disneyland lies just to the west of the Harbor Boulevard / Freedman intersection, and a number of large hotel complexes and a large church/school are located along Freedman Way to the east of Harbor Boulevard. Southbound traffic on Harbor Boulevard may utilize a multi-lane free turn roadway to turn right into Disneyland north of the traffic signal at Freedman Way, although this right-turn movement is also allowed at the traffic signal. Dual left turn lanes are also provided for northbound and southbound movements on Harbor Boulevard at Freedman Way.

Katella Avenue is constructed with six travel lanes and provides east-west local and regional access in the project vicinity. It is located approximately ¾ mile north of the project site. Katella Avenue extends to the west to Interstate 605, the City of Long Beach and beyond. Katella Avenue runs through the City of Anaheim and Orange the east and connects to Villa Park Road. Katella Avenue has interchanges with Interstate 5, State

Route 57, and State Route 55 Freeways. Dual left turn lanes and recently constructed exclusive right-turn lanes are provided at each approach to the Harbor Boulevard/Katella Avenue intersection. The City of Anaheim General Plan Circulation Element classifies Katella Avenue as a SMART arterial.

Orangewood Avenue is constructed with four travel lanes and provides local east-west access in the project vicinity. It is located approximately ¼ mile north of the project site. It extends from the City of Los Alamitos to a frontage road adjacent to Interstate 5. Orangewood Avenue does not currently connect with or extend across Interstate 5, however it will be extended across Interstate 5 after freeway reconstruction. It will then provide a direct connection to the Anaheim Stadium area. The intersection of Harbor Boulevard/Orangewood Avenue provides single left-turn lanes and shared through-and-right lanes for each approach.

Chapman Avenue is constructed with four travel lanes and provides east-west access and circulation in the project vicinity. It is located ¼ mile south of the project site. It travels between Valley View Street to the west and through the cities of Garden Grove and Orange to the east. Near the project site, Chapman Avenue carries approximately 24,000 vehicles per day. Chapman Avenue provides a full interchange at Interstate 5. Parking is not allowed on Chapman Avenue and speeds are posted at 40 miles per hour (mph). The City of Garden Grove General Plan Circulation Element classifies Chapman Avenue as a Prime Arterial.

Peak Hour Intersection Analysis

In order to assess current conditions at the study intersections, turn movement volumes were obtained from the City of Garden Grove. For intersections in the City of Anaheim, Traffic Counts, Inc. collected morning and evening peak hour data specifically for this project.

Peak hour intersection performance is also expressed in terms of Level of Service. Level of service is a report-card scale ranging from Level A (little delay) to Level F (very long delay). This scale can be applied to a variety of highway facilities, however it is normally most significant at signalized intersections for evaluation of urban developments. The intersection Level of Service at all potentially impacted intersections was evaluated using two different methods, the 1985 *Highway Capacity Manual* operational method and the Intersection Capacity Utilization (ICU) method. The computer program CAPSSI was used to conduct the *Highway Capacity Manual* analysis per City of Garden Grove guidelines for traffic studies. These methods are fully described in the in Appendix C.

The two methods of evaluating Level of Service normally produce similar results, however these methods can disagree for specific locations. This is normal, and it is because they monitor different criteria for Level of Service analysis. The ICU results area used as the basis for impact evaluation, based upon county-wide practice.

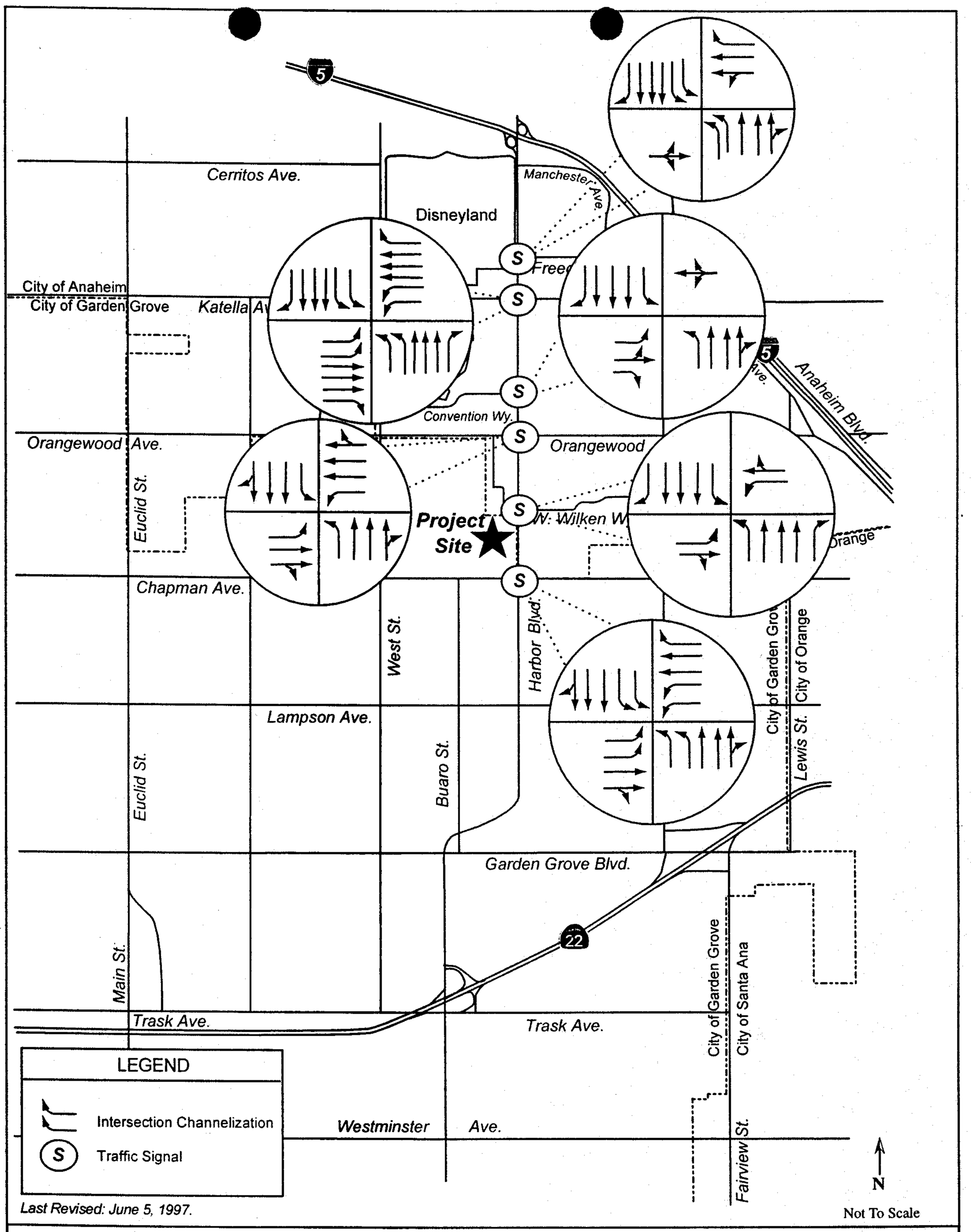


Figure 8

Katz, Okitsu & Associates

Garden Grove Hotel Site Traffic and Parking Study
Existing Intersection Geometry and Traffic Controls

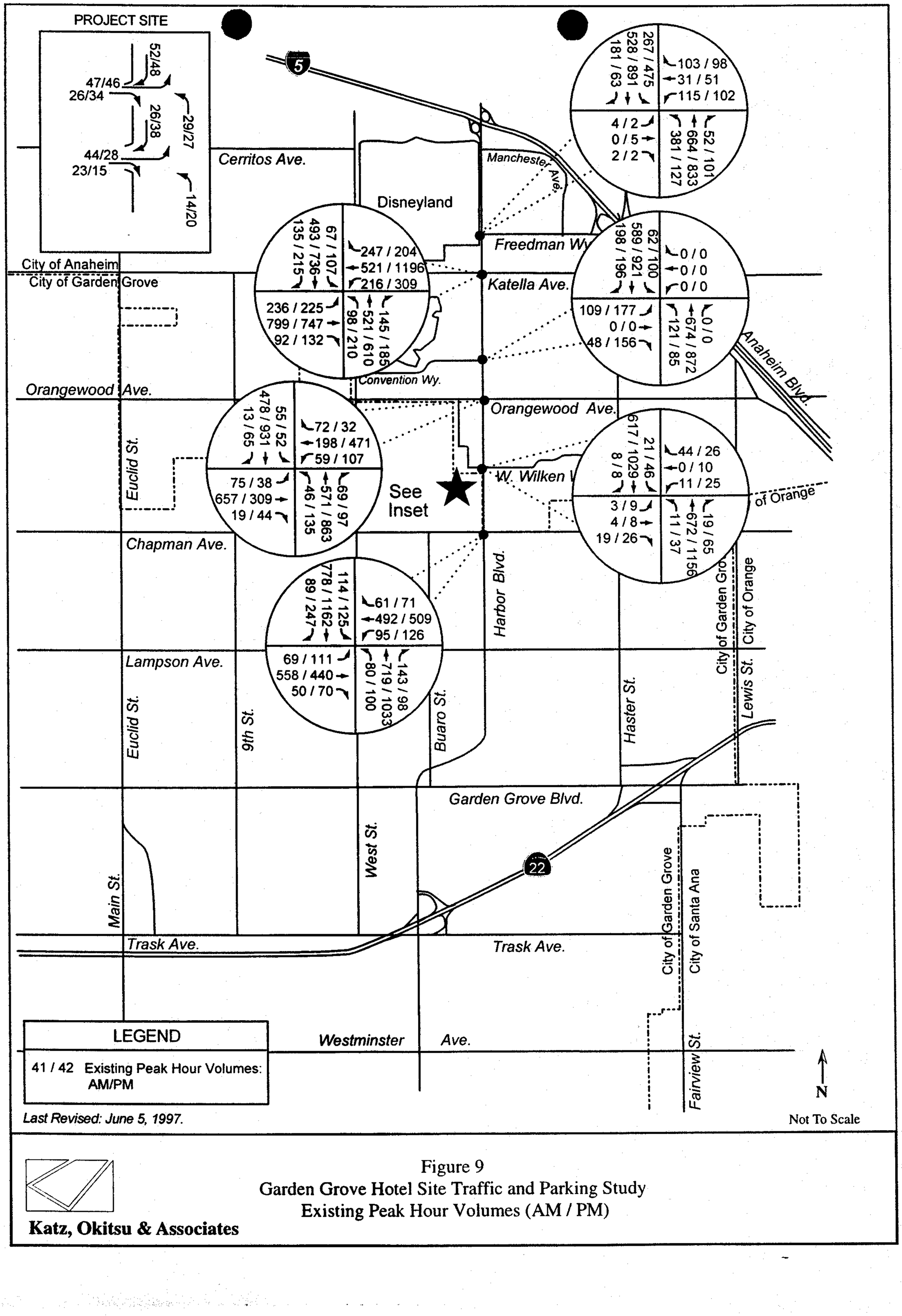


Figure 9
Garden Grove Hotel Site Traffic and Parking Study
Existing Peak Hour Volumes (AM / PM)

Katz, Okitsu & Associates

Level of Service D is normally the minimum acceptable level of service for signalized intersections during peak hours. Garden Grove has adopted this standard. The Orange County Congestion Management Plan allows for Level of Service E condition before traffic impacts are considered to be significant.

Existing intersection channelization is shown on Figure 8. This figure indicates the number of traffic or turning lanes at each intersection. This is an important factor in determining Level of Service. Figure 9 shows the existing morning and evening peak hour turn movement volumes at study area intersections. Table 5 summarizes the peak hour intersection performance of the study intersections. Appendix D contains the worksheets used in this analysis, as well as existing turn movement volumes and signal operations.

Table 5

Peak Hour Intersection Level of Service
Existing Conditions

Intersection	*HCM*		*ICU*	
	Delay	*LOS*	*ICU*	*LOS*
AM Peak Hour				
Harbor Boulevard/Freedman Way/Disneyland Entrance	21	C	0.337	A
Harbor Boulevard/Katella Avenue	25	C	0.397	A
Harbor Boulevard/Convention Way	15	C	0.251	A
Harbor Boulevard/Orangewood Avenue	18	C	0.442	A
Harbor Boulevard/W. Wilken Way	7	B	0.222	A
Harbor Boulevard/Site Entrance	n/a	n/a	n/a	n/a
Harbor Boulevard/Chapman Avenue	23	C	0.460	A
PM Peak Hour				
Harbor Boulevard/Freedman Way/Disneyland Entrance	17	C	0.439	A
Harbor Boulevard/Katella Avenue	25	C	0.558	A
Harbor Boulevard/Convention Way	17	C	0.372	A
Harbor Boulevard/Orangewood Avenue	19	C	0.496	A
Harbor Boulevard/W. Wilken Way	6	B	0.306	A
Harbor Boulevard/Site Entrance	N/a	n/a	n/a	n/a
Harbor Boulevard/Chapman Avenue	23	C	0.544	A

Notes: HCM = Highway Capacity Manual
ICU = Intersection Calculation Utilization
LOS = Level of Service

Based on the ICU methodology, all study area intersections currently operate at LOS A or better during the morning and evening peak hour.

Katz, Okitsu & Associates inspected the study area intersections to determine whether the results above were reasonable. This inspection revealed several unique factors.

Existing traffic levels on Harbor Boulevard are lower than volumes measured in the last few years. There have been major roadway construction projects on Harbor Boulevard at Katella Avenue and at Ball Road in the past 12 months, greatly reducing capacity and increasing congestion. The Katella Avenue project was recently completed, however the Ball Road project is still underway.

The intersection of Harbor Boulevard and Katella Avenue has newly constructed right-turn lanes. Prior to this improvement, heavy pedestrian flow caused interference for through and right-turn traffic in the curb lanes. This resulted in a minimum of capacity benefit from the curb lanes for through traffic, since approximately 80% of all traffic in the curb lanes turned right. The newly completed right turn lanes will greatly reduce this condition and will provide significant improvements in the future.

4.0 FUTURE CONDITIONS WITHOUT THE PROPOSED PROJECT

The year 2000 forecast of with the I-5 widening and the latest Disneyland expansion was used as a basis to evaluate future conditions in the City of Anaheim portion of the study area. This forecast was prepared for the City of Anaheim during review of the Disneyland expansion project.

The through traffic volumes on Harbor Boulevard that were indicated in the City of Anaheim Year 2000 forecast were used to adjust future traffic volumes on Harbor Boulevard in the Garden Grove portions of the study area. The existing entering and exiting volumes on Harbor Boulevard north and south of Chapman Avenue were adjusted to be consistent with the forecast indicated to the north in Anaheim. Cross traffic and turning movements at Harbor/Chapman were subjected to a slight adjustment, 1% per year, based upon historical growth in traffic in Garden Grove. There has been negligible growth on Harbor Boulevard and Chapman Avenue since 1991. The Disney expansion and various Garden Grove redevelopment projects should change this trend, however the traffic for all of these developments are all explicitly added to the forecast.

The traffic associated with the Harbor Corridor Entertainment Center located on the southwest corner of the intersection of Chapman Avenue and Harbor Boulevard was combined with the forecasts above.

Figure 10 shows the forecast of peak hour traffic volumes at study area intersections based upon the procedure outlined above.

Peak Hour Intersection Analysis

Table 6 presents a comparison of the Existing conditions and the Future Conditions without the Proposed Project at study area intersections.

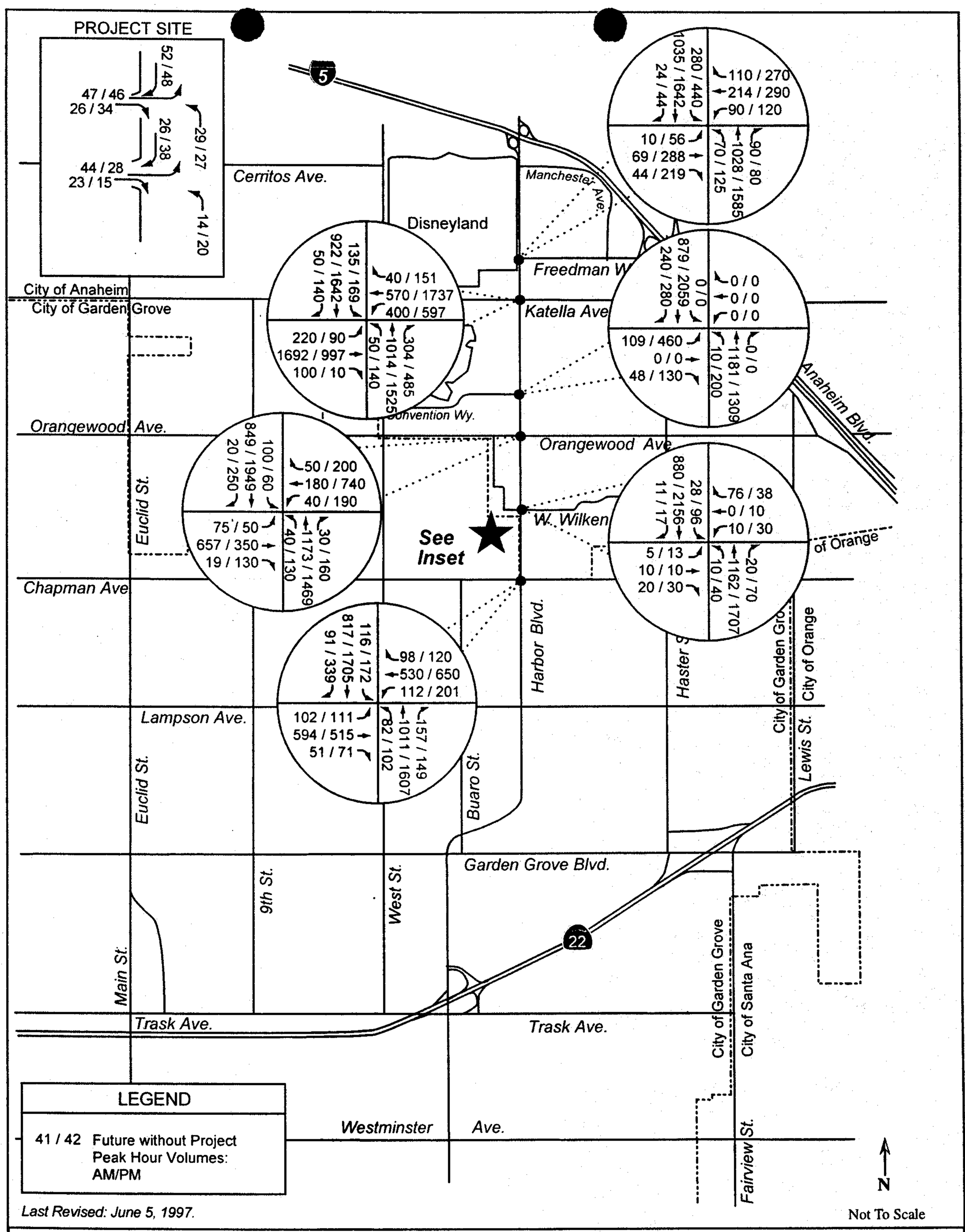


Figure 10
Garden Grove Hotel Site Traffic and Parking Study
Future Conditions without the Proposed Project
Peak Hour Volumes (AM / PM)

Katz, Okitsu & Associates

Table 6

Peak Hour Intersection Level of Service
Future Conditions without the Proposed Project

Intersection	*Existing Conditions*				*Future Conditions without the Proposed Project*			
	HCM		*ICU*		*HCM*		*ICU*	
	Delay	*LOS*	*ICU*	*LOS*	*Delay*	*LOS*	*ICU*	*LOS*
AM Peak Hour								
Harbor Boulevard/Freedman Way/Disneyland Entrance	21	C	0.337	A	18	C	0.431	A
Harbor Boulevard/Katella Avenue	25	C	0.397	A	28	D	0.740	C
Harbor Boulevard/Convention Way	15	C	0.251	A	5	A	0.335	A
Harbor Boulevard/Orangewood Avenue	18	C	0.442	A	19	C	0.652	A
Harbor Boulevard/W. Wilken Way	7	B	0.222	A	7	B	0.343	A
Harbor Boulevard/Site Entrance			n/a	n/a			n/a	n/a
Harbor Boulevard/Chapman Avenue	23	C	0.460	A	24	C	0.537	A
PM Peak Hour								
Harbor Boulevard/Freedman Way/Disneyland Entrance	17	C	0.439	A	23	C	0.707	C
Harbor Boulevard/Katella Avenue	25	C	0.558	A	29	D	0.786	C
Harbor Boulevard/Convention Way	17	C	0.372	A	16	C	0.649	B
Harbor Boulevard/Orangewood Avenue	19	C	0.496	A	20	C	0.865	D
Harbor Boulevard/W. Wilken Way	6	B	0.306	A	6	B	0.568	A
Harbor Boulevard/Site Entrance			n/a	n/a			n/a	n/a
Harbor Boulevard/Chapman Avenue	23	C	0.544	A	24	C	0.722	C

Notes: HCM = Highway Capacity Manual
ICU = Intersection Calculation Utilization
LOS = Level of Service
Delay = Stopped delay per vehicle in seconds, intersection average

Table 6 also shows the results using the Highway Capacity Manual method.

Level of Service D or better is maintained during peak hours at all intersections. Appendix E contains the worksheets used in this analysis.

5.0 FUTURE CONDITIONS WITH THE PROPOSED PROJECT

Project traffic discussed in Section 2, and shown in Figure 5 was added to the future traffic discussed in the previous section. Through a comparison of future conditions with and without the project, impacts can be determined.

Peak Hour Intersection Analysis

Table 7 presents a comparison of the Future conditions with and without the Proposed Project at intersections in the study area. Figure 11 shows the morning and evening peak hour volumes used in this analysis.

Table 7

Peak Hour Intersection Level of Service
Future Conditions with the Proposed Project

Intersection	*Future Conditions without the Proposed Project*				*Future Conditions with the Proposed Project*			
	HCM		*ICU*		*HCM*		*ICU*	
	Delay	*LOS*	*ICU*	*LOS*	*Delay*	*LOS*	*ICU*	*LOS*
AM Peak Hour								
Harbor Boulevard/Freedman Way/Disneyland Entrance	18	C	0.431	A	22	C	0.449	A
Harbor Boulevard/Katella Avenue	28	D	0.740	C	28	D	0.746	C
Harbor Boulevard/Convention Way	5	A	0.335	A	6	B	0.339	A
Harbor Boulevard/Orangewood Avenue	19	C	0.652	A	20	C	0.661	B
Harbor Boulevard/W. Wilken Way	7	B	0.343	A	6	B	0.348	A
Harbor Boulevard/Site Entrance			n/a	n/a	2	A	0.261	A
Harbor Boulevard/Chapman Avenue	24	C	0.537	A	24	C	0.538	A
PM Peak Hour								
Harbor Boulevard/Freedman Way/Disneyland Entrance	23	C	0.707	C	23	C	0.724	C
Harbor Boulevard/Katella Avenue	29	D	0.786	C	30	D	0.804	D
Harbor Boulevard/Convention Way	16	C	0.649	B	16	C	0.670	B
Harbor Boulevard/Orangewood Avenue	20	C	0.865	D	21	C	0.886	D
Harbor Boulevard/W. Wilken Way	6	B	0.568	A	6	B	0.590	A
Harbor Boulevard/Site Entrance			n/a	n/a	3	A	0.585	A
Harbor Boulevard/Chapman Avenue	24	C	0.722	C	24	C	0.730	C

Note: Level of service shown for the site driveway assumes that the intersection is signalized and that all project traffic travels through that intersection. This is a conservative estimate since there will be two additional right-turn driveways at either end of the site frontage. See Signal Warrant analysis for further details.

HCM = Highway Capacity Manual, ICU = Intersection Calculation Utilization, LOS = Level of Service
Delay = Stopped delay per vehicle in seconds, intersection average

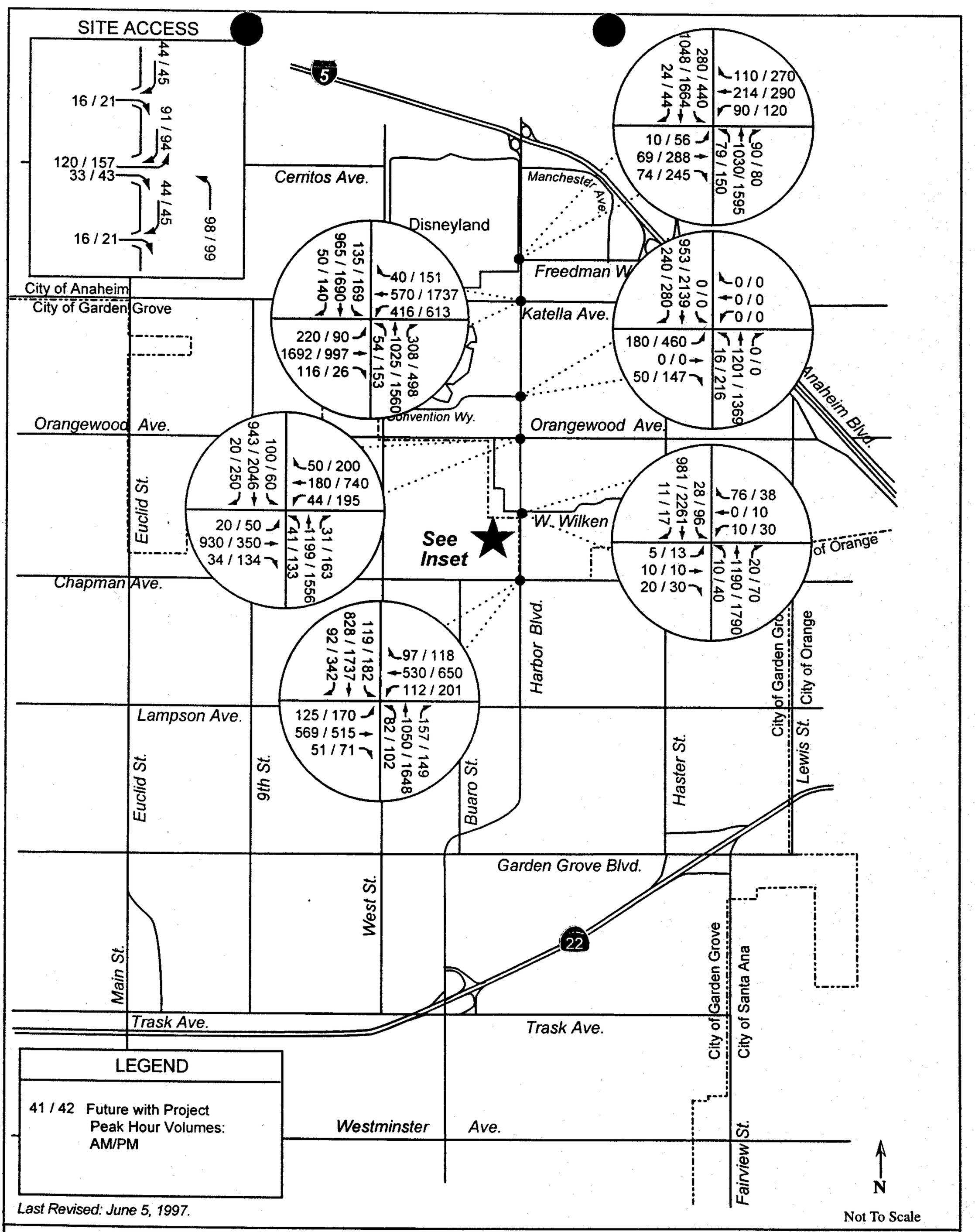


Figure 11
Garden Grove Hotel Site Traffic and Parking Study
Future Conditions with the Proposed Project
Peak Hour Volumes (AM / PM)

Katz, Okitsu & Associates

All intersections would operate at level of service D or better during morning and evening peak hours. Appendix F contains worksheets used in this analysis.

6.0 ON-SITE CIRCULATION AND ACCESS

Site Access

The Garden Grove Hotel site will take access from three driveways from Harbor Boulevard, as shown in Figure 3. The project main entrance/exit is proposed to be on Harbor Boulevard, located proximate to the current alignment of Yucca Avenue, which would be vacated. A second driveway is located at the northern edge of the site, and a third driveway is located near the south site boundary. The main entrance is planned to allow all turns. The other two driveways would be limited to right-turns, in and out, only.

The project traffic generation was evaluated for any special requirements at the main project entrance. The main entrance to the project should be signalized, due to the relatively large numbers of left turns in and out of the project. If all turning movements were allowed at the location without a signal, there would be excessive delay for turning traffic and a potential for accidents. If eastbound left-turn movements are prohibited at the main access point there will be an excessive volume of U-turn traffic at intersections to the south.

The expected traffic volume at the project entrance will substantially exceed the requirements indicated in The State of California Traffic Manual for traffic signal warrants. There is sufficient traffic justification for the proposed signal, based upon site traffic generation for the hotel project.

Harbor Boulevard is within the jurisdiction of the City of Anaheim at the proposed access point. The City of Anaheim is concerned over proliferation of traffic signals for private developments in the Anaheim resort area. They may be hesitant to permit the proposed signal without strong justification.

The nearest signal on Harbor Boulevard is located at Wilken Way, approximately 400 feet north of the planned central driveway. There is sufficient distance between the two signals to allow for left-turns at both intersections plus a raised median. It may be advisable to provide special programmed visibility signals for selected directions at the Wilken Way signal to insure that traffic observes the proper signal.

There are numerous retail commercial developments across Harbor Boulevard from the proposed site. The main entrance should be aligned opposite one of the major driveways on this frontage, to permit all-way signal operation and eliminate left-turn conflicts or access restrictions for the affected commercial properties.

The project site is located on the portion of Harbor Boulevard that lies on the boundary between the City of Anaheim and City of Garden Grove Coordinated Signal Systems. These systems are not currently coordinated across City Limits, due to incompatible

hardware and different traffic patterns. The proposed signal should be included on the Anaheim signal system, to insure proper coordination with the nearby signal at Wilken Way. A review of probable signal spacing suggests that the new signal will not significantly increase stops or delay for Harbor Boulevard. Most traffic that would be stopped by the new signal would stop at Wilken Way, if the new signal is not present. The two signals can be readily timed to insure that no through vehicles are stopped at both signals, so an increase in stops and delay is not expected. Delay and stops would be much greater if site traffic must make U-turns or travel out of the way to proceed to the north.

Site Circulation

It is anticipated that the City of Garden Grove will conduct a complete review of the proposed parking plan to insure that it complies with City requirements for stall size and aisle width. The project site plan was briefly inspected for compliance with accepted standards for design of large parking lots and no major deficiencies were noted. The site plan is expected to change, so a detailed analysis is not provided at this time.

7.0 PARKING

The City of Garden Grove has expressed a desire to fully evaluate the adequacy of the proposed parking supply for the proposed development. The project is currently planned to provide a total of 700 parking stalls on the project site. These would serve the proposed 690 hotel rooms.

Katz, Okitsu & Associates has surveyed several hotels of similar class and location. These include The Hyatt Alicante Princess in Garden Grove, a Ramada Inn Hotel near Anaheim Stadium, and Stovall's Best Western in Anaheim. These studies have indicated that the peak demand for overnight parking at hotels in the Disneyland area is significantly less than one stall per room. This is clearly attributed to heavy use of charter busses and airport shuttles for travel to or from these hotels. In addition shuttles to Disneyland or the Convention Center further reduce the need for private automobiles. Parking demand for hotels in the project area are consistently lower than 0.8 cars per occupied room.

More detailed studies may suggest a lower parking requirement, however a rate of 0.8 stalls per room can be recommended as more than adequate for the proposed hotel development. On this basis, the hotel project would require only 560 stalls for overnight parking at full occupancy. Additional parking requirements for the conference area must also be provided, however. The current City code requirements for the proposed project are as follows:

Land Use & Dimensions		City Code	0.8/Room Hotel Only
3 Hotels = 690 Rooms + 3 Mgr. Units		696 Spaces	560 Spaces
Meeting Rooms: 15,000 SF/100		150 Spaces	150 Spaces
	Total Required:	846 Spaces	710 Spaces
	Total Provided:	700 Spaces	700 Spaces

The Urban Land Institute (ULI) has published information on the parking needs for hotels with conference facilities throughout the day and evening. It reports the ratio between peak parking and parking demand at other times for both uses. Table 8 shows the expected demand for each component of the proposed project based upon the recommended rate for hotels, the City of Garden Grove Code requirement for hotels and the ULI ratios. For the conference facility connected to the Full Service Hotel, the City's restaurant rate was used. The table indicates a peak parking requirement of 674 stalls, occurring at 9:00 PM.

Table 8

Parking Supply and Demand for Shared Uses

	Weekday 1:00 PM	***Weekday 5:00 PM***	***Weekday 9:00 PM***	***Saturday 1:00 PM***	***Saturday 5:00 PM***	***Saturday 9:00 PM***
Total On-site Parking Required	316	481	674	316	481	674
Total On-site Parking to be Provided	700	700	700	700	700	700
Surplus	384	219	**26**	384	219	**26**

This analysis indicates that parking on site will be adequate for this combination of uses.

The site plan should insure that charter busses could use the parking area. This can be accomplished readily by providing multi-aisle head-to-head parking so that buses can occupy no more than two parking spaces.

8.0 Project Alternative

A project alternative has also been proposed that would add a up to 20,000 square feet in free standing restaurants to the site. The City of Garden Grove requested analysis of the parking requirements for a 6,500 square foot restaurant and a 12,000 square foot restaurant alternative, and traffic impacts plus parking for the 20,000 square foot alternative. The trip generation rates for this restaurant use were also obtained from data contained in the ITE report, but included a slight adjustment for the morning peak hour. The proposed restaurant is assumed to correspond to the "Quality Restaurant" land use type as listed in the ITE report, except that unlike the ITE "quality restaurant," this restaurant is assumed to be open to serve breakfast. In order to more accurately assess the impact of this restaurant, the morning peak hour trip rates were derived by applying the ratios of morning to evening peak hour trips recommended for high-turnover restaurants to the recommended evening peak hour rate for a quality restaurant. These derived morning peak hour trip rates were applied to the proposed restaurant land use, as shown in the following Table 9.

Table 9

Garden Grove Hotel Site
Project Alternative Trip Generation
with 20,000 Square Foot Restaurant

Land Use	*Daily*	*Trip Rates*						*Trips*				
		AM Peak			*PM Peak*			*Day*	*AM Peak*		*PM Peak*	
		Total	*In*	*Out*	*Total*	*In*	*Out*	*Total*	*In*	*Out*	*In*	*Out*
Full Service Hotel (350 Rooms)	8.7	0.67	0.6	0.4	0.8	0.54	0.46	2,958	137	91	140	119
Garden Inn (170 Rooms)	8.7	0.67	0.6	0.4	0.8	0.54	0.46	1,479	68	46	70	59
Inn and Suites (170 Rooms)	8.7	0.67	0.6	0.4	0.8	0.54	0.46	1,479	68	46	70	59
Restaurant (20 KSF)	96.51	7.52	0.5	0.5	7.7	0.7	0.3	1930	75	75	107	46
Total Alternative Project								**7,933**	**353**	**260**	**390**	**287**

The project alternative, which assumed that a restaurant would be added to the site, was subjected to the same trip distribution as the proposed project.

Peak Hour Intersection Analysis

Table 10 presents a comparison of the Future condition with and without the Project Alternative at study area intersections. Figure 12 shows the morning and evening peak hour volumes used in this analysis.

Table 10

Peak Hour Intersection Level of Service
Future Conditions with the Project Alternative

Intersection	*Future Condition w/o Alternative Project*				*Future Condition with the Alternative Project*			
	HCM		*ICU*		*HCM*		*ICU*	
	Delay	*LOS*	*ICU*	*LOS*	*Delay*	*LOS*	*ICU*	*LOS*
AM Peak Hour								
Harbor Boulevard/Freedman Way/Disneyland Entrance	18	C	0.431	A	22	C	0.458	A
Harbor Boulevard/Katella Avenue	28	D	0.740	C	28	D	0.753	C
Harbor Boulevard/Convention Way	5	A	0.335	A	7	B	0.346	A
Harbor Boulevard/Orangewood Avenue	19	C	0.652	A	20	C	0.672	B
Harbor Boulevard/W. Wilken Way	7	B	0.343	A	6	B	0.358	A
Harbor Boulevard/Site Entrance			n/a	n/a	4	A	0.314	A
Harbor Boulevard/Chapman Avenue	24	C	0.537	A	23	C	0.544	A
PM Peak Hour								
Harbor Boulevard/Freedman Way/Disneyland Entrance	23	C	0.707	C	23	C	0.735	C
Harbor Boulevard/Katella Avenue	29	D	0.786	C	30	D	0.815	D
Harbor Boulevard/Convention Way	16	C	0.649	B	16	C	0.682	B
Harbor Boulevard/Orangewood Avenue	20	C	0.865	D	20	C	0.899	D
Harbor Boulevard/W. Wilken Way	6	B	0.568	A	7	B	0.604	B
Harbor Boulevard/Site Entrance			n/a	n/a	4	A	0.639	B
Harbor Boulevard/Chapman Avenue	24	C	0.722	C	25	C	0.734	C

Note: Level of service shown for the site driveway assumes that the intersection is signalized and that all project traffic travels through that intersection. This is a conservative estimate since there will be two additional right-turn driveways at either end of the site frontage. See Signal Warrant analysis for further details.
HCM = Highway Capacity Manual, ICU = Intersection Calculation Utilization, LOS = Level of Service
Delay = Stopped delay per vehicle in seconds, intersection average

All intersections would operate at level of service D or better during morning and evening peak hours. Appendix G contains the worksheets used in this analysis.

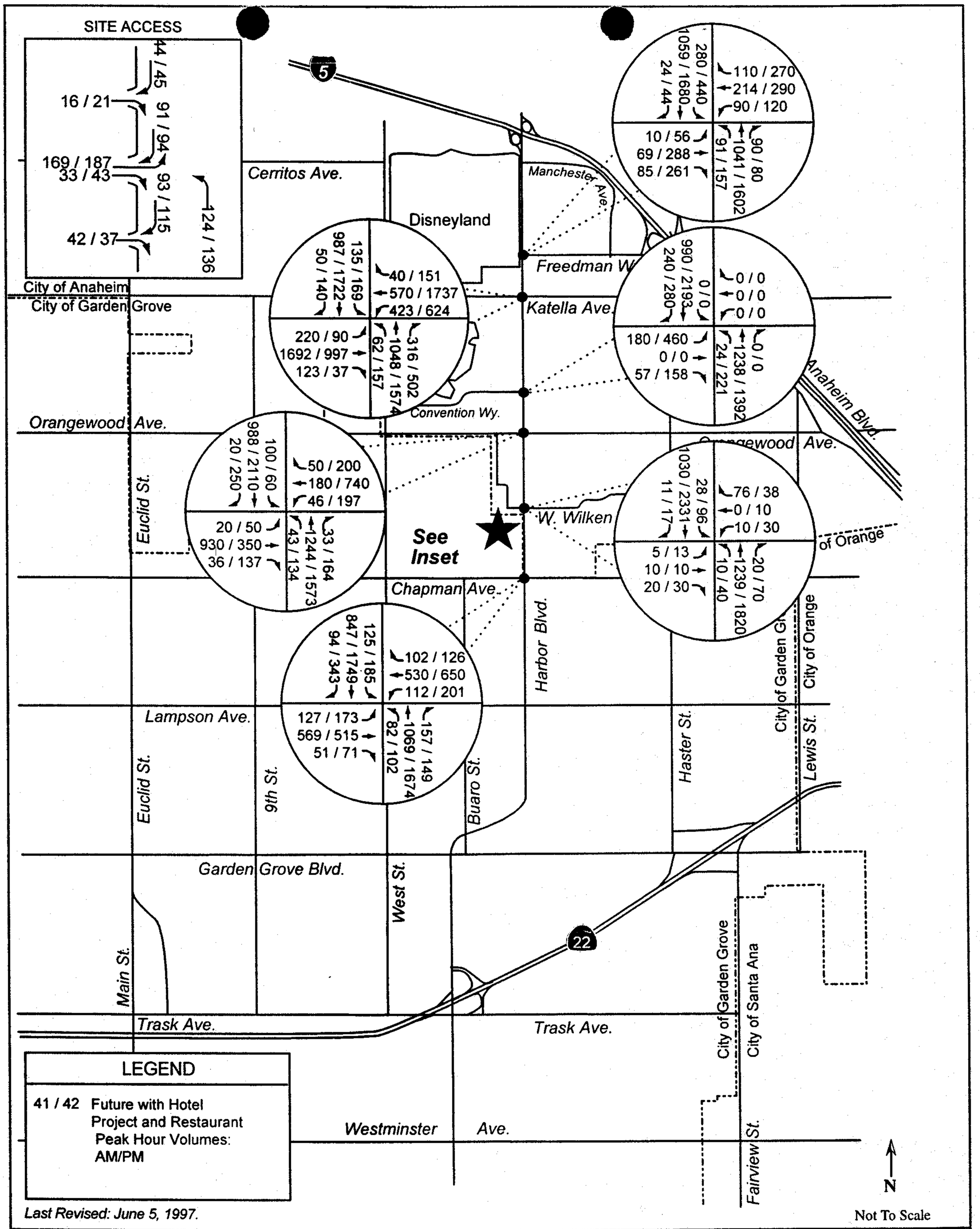


Figure 12
Garden Grove Hotel Site Traffic and Parking Study
Future Condition with Project Alternative
Peak Hour Volumes (AM / PM)

Katz, Okitsu & Associates

Parking

The project alternative (20,000 square foot restaurant) will have additional parking demand for the restaurant. Each of the three restaurant alternatives will have different parking requirements as follows:

Project Alternative: 20,000 square foot restaurant, the required parking supply would be 910 parking spaces as shown

Land Use & Dimensions	City Code	0.8/Room Hotel Only
3 Hotels:690 Rooms + 3 Mgr. Units	696 Spaces	560 Spaces
Meeting Rooms: 15,000 SF/100	150 Spaces	150 Spaces
Restaurant: 20,000 SF/100	200 Spaces	200 Spaces
Total Required:	1046 Spaces	910 Spaces
Total Provided:	700 Spaces	700 Spaces

Alternative 2: 6,500 square foot restaurant, the required parking supply would be 775 parking spaces as shown

Land Use & Dimensions	City Code	0.8/Room Hotel Only
3 Hotels:690 Rooms + 3 Mgr. Units	696 Spaces	560 Spaces
Meeting Rooms: 15,000 SF/100	150 Spaces	150 Spaces
Restaurant: 6,500 SF/100	65 Spaces	65 Spaces
Total Required:	911 Spaces	775 Spaces
Total Provided:	700 Spaces	700 Spaces

Alternative 3: 12,000 square foot restaurant, the required parking supply would be 830 parking spaces as shown

Land Use & Dimensions	City Code	0.8/Room Hotel Only
3 Hotels:690 Rooms + 3 Mgr. Units	696 Spaces	560 Spaces
Meeting Rooms: 15,000 SF/100	150 Spaces	150 Spaces
Restaurant: 12,000 SF/100	120 Spaces	120 Spaces
Total Required:	966 Spaces	830 Spaces
Total Provided:	700 Spaces	700 Spaces

Each alternative restaurant will experience peak parking demand earlier than the hotel component of the project. This will allow for sharing of parking stalls on the site. The Urban Land Institute (ULI) has published information on the parking needs for hotels with conference facilities and restaurants throughout the day and evening. It reports the ratio between peak parking and parking demand at other times for both uses. Table 11 shows the expected demand for each component of the proposed project based upon the recommended rate for hotels, the City of Garden Grove Code requirement for 20,000 sf of restaurants and the ULI ratios. For the conference facility connected to the Full Service Hotel, the City's restaurant rate was used. The table indicates a peak parking requirement of 874 stalls, occurring at 9:00 PM. This is 36 stalls less than the requirement indicated without consideration for shared parking. This 36 stall reduction would apply to all other restaurant alternatives, since it represents the differential parking requirement for the hotels during peak restaurant activity.

Table 11

Parking Supply and Demand for Shared Uses

	Weekday 1:00 PM	*Weekday 5:00 PM*	*Weekday 9:00 PM*	*Saturday 1:00 PM*	*Saturday 5:00 PM*	*Saturday 9:00 PM*
Total On-site Parking Required	456	621	874	406	601	874
Total On-site Parking to be Provided	700	700	700	700	700	700
Surplus	244	79	**-174**	294	99	**-174**

This analysis indicates that the site may have parking shortages during periods of full hotel occupancy. The amount of shortfall could be 174 stalls, and the supply should be increased to meet variations in peak demand. A plan for managing this potential shortfall must be prepared. A parking supply increase of 174 stalls would be desirable for the restaurant alternative.

Katz, Okitsu & Associates has studied parking supply and demand at the nearby Hyatt Alicante site. This site includes an office tower and the Hyatt Hotel, plus 1,216 parking stalls. These two uses are very compatible for shared parking. Studies have indicated that there are at least 800 vacant stalls in this parking area at all times. Also a direct connection is planned between the Hyatt site and the hotel site, so sharing of parking facilities would be a clear opportunity.

The City of Garden Grove has already considered use of approximately 300 of the surplus parking stalls for a theater and entertainment project south of Chapman Avenue. These stalls will be required primarily during Friday and Saturday nights, but at no other times. Unfortunately, these evenings and hours coincide with potential peak demands for the hotel project, so the 300 stalls cannot be used to meet the hotel project shortfall, without

further study. There are additional stalls potentially available in the Hyatt development, however additional agreements or negotiations would be required.

There are additional parking stalls for a golf practice range located to the west of the proposed site. There are approximately 75 stalls available adjacent to the hotel site. These stalls are not required for the golf operation, particularly during the evening hours of expected peak parking demand for the hotel project.

Parking shortages would only occur during periods of near 100% occupancy of the hotel with minimal use of Charter buses. In our opinion, parking shortages would be very infrequent for a parking lot of the size proposed, even if no formal off-site shared parking arrangement was reached. This opinion is because the peak parking for this type of hotel may be significantly less than 0.8 stalls per room, particularly during high occupancy.

The parking analysis presented may be considered conservative in evaluating the potential for interaction between the restaurant and the hotel. The ULI study shows that both of these uses peak during the mid-evening. There could be considerable walk-over traffic between these uses that would further reduce the parking demand. There is also a probability of walk-over traffic from the Hyatt Alicante to the project site.

The recommended parking supply, 874 stalls, will probably be adequate to meet the needs of the project, particularly as long as nearby land use patterns are maintained, however KOA is concerned that the proposed parking supply of 700 stalls may not be adequate to meet the needs of the restaurant alternative.

9.0 Conclusions

The City of Garden Grove Development Agency is evaluating a proposal to construct three hotels on a site on Harbor Boulevard in the northeast portion of the City. Katz, Okitsu & Associates (KOA) has prepared this report to document the effect of increased traffic and parking demand generated by the Garden Grove Hotel site on the nearby circulation system.

The total number of hotel rooms for the development is 690 rooms. The planned amount of parking provided is approximately 700 stalls. The project may also include a 20,000 square foot restaurant.

The proposed hotel project would generate approximately 6,000 daily trips, including 462 AM peak hour and 524 PM peak hour trips. The existing motels, restaurant, and apartment complexes currently generate approximately 3,630 daily trips, including 260 AM and 240 PM trips. The net increase attributable to the hotel project (hotel trips minus existing trips) would be 2,372 daily trips, including 200 AM, and 262 PM trips.

The maximum potential increase in Intersection Capacity Utilization was evaluated for 16 intersections in the project vicinity. A detailed analysis was conducted for the six intersections that could experience a potential increase of 0.03 or more in Intersection Capacity Utilization (ICU). None of the study area intersections currently operate at Level of Service D or worse during the morning peak hour or the evening peak hour. It is noted that actual traffic conditions on Harbor Boulevard have historically been more congested than indicated in the existing condition analysis of this report. This is due to recent construction activity and improvements.

The main project driveway should be signalized and allow for full right and left turn entry and exit onto Harbor Boulevard. Without a traffic signal the left turning vehicles from the project main entrance will experience substantial delay.

We have conducted parking studies for developments in the vicinity and found that 0.8 parking stalls per unit and two spaces per management unit is adequate for quality hotel sites near the Anaheim Convention Center and Disneyland. However, additional parking must be considered for restaurants and major convention/conference facilities.

The expected demand for parking under this the proposed project will be 674 stalls compared with the 700 spaces to be provided. A 15% contingency is normally recommended, so site may have slight parking shortages during periods of full hotel occupancy.

Sharing of parking with the nearby Hyatt Alicante is a possible solution. This site has at least 800 vacant stalls in its parking area.. Also a direct connection is planned between the Hyatt site and the hotel site, so sharing of parking facilities would be a clear opportunity.

The project alternative would include a 20,000 square foot restaurant, in addition to the three hotels. This alternative would generate approximately 1,930 additional daily trips, including 150 AM and 154 PM peak hour trips. The addition of alternative project traffic to the near-term traffic forecast revealed that all study intersections would maintain Level of Service D or better during AM and PM peak hours.

The parking requirement under the current City parking ordinance for the project alternative would equate to a parking requirement of 896 spaces. KOA recommends that a shared parking arrangement be implemented to manage this potential parking shortfall.

It has been a pleasure to provide this study for the City of Garden Grove.

ATTACHMENT 4

RESOLUTION NO. 6153-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-174-2026 AND CONDITIONAL USE PERMIT NO. CUP-296-2026, AND REVOKING CONDITIONAL USE PERMIT NO. CUP-518-00 FOR A PROPERTY LOCATED ON THE WEST SIDE OF HARBOR BOULEVARD, BETWEEN CHAPMAN AVENUE AND ORANGEWOOD AVENUE, AT 11757 HARBOR BOUELVARD, ASSESSOR'S PARCEL NO. 233-182-04.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on November 5, 2026, hereby approves Site Plan No. SP-174-2026 and Conditional Use Permit No. CUP-296-2026, and revokes Conditional Use Permit No. CUP-518-2000 for a property located on the west side of Harbor Boulevard, between Chapman Avenue and Orangewood Avenue, Assessor's Parcel No. 233-182-04, subject to the conditions of approval attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-174-2026 and Conditional Use Permit No. CUP-296-2026, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Yard House USA, Inc., with authorization from the property owners, Anan Enterprises II LP and The Karbet & Sibil Children's Trust.

2. The applicant is requesting approval of a Site Plan to construct an approximately 9,727 square-foot pad restaurant building, along with associated site improvements and a Conditional Use Permit for the operation of the restaurant with a California Alcoholic Beverage Control (ABC) Type 47 (On-Sale General – Eating Place) License. In conjunction with this request, it is recommended that the Planning Commission revoke the previous Conditional Use Permit governing the tenant space, CUP-518-00.

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).

4. The property has a General Plan Land Use designation of IW (International West Mixed Use) and is zoned Planned Unit Development No. PUD-118-98.

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 November 5, 2026, and all interested persons were given an opportunity to be heard.

8. The Planning Commission gave due and careful consideration to the matter during its meeting on November 5, 2026.

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

FACTS:

The subject property is an approximately 1.07-acre site that is located on the west side of Harbor Boulevard, between Chapman Avenue and Orangewood Avenue, at 11757 Harbor Boulevard. The property has a General Plan Land Use Designation of IW (International West Mixed Use) and is within the Planned Unit Development No. PUD-118-98 zone. The property is adjacent to commercial and hotel uses within the Grove District resort area along Harbor Boulevard.

The applicant would demolish an existing building, and construct a new, freestanding, approximately 9,727 square-foot restaurant building. The new restaurant would also operate with an ABC Type "47" (On-Sale General - Eating Place) License.

The subject site would maintain all shared vehicular drive aisles and parking across the site. The shared parking lot would provide 627 parking spaces. Based on the current observed parking demand, the proposed use, and a 10% contingency, the peak parking demand would be approximately 577 spaces, which would yield a surplus of 50 unoccupied spaces.

The restaurant would operate as a full-service restaurant, serving New-American cuisine for lunch and dinner. The subject restaurant would operate from 11:00 a.m. to 12:00 a.m., Sunday to Thursday, and 11:00 a.m. to 12:30 a.m., Friday and Saturday. ABC Type "47" Licenses allow for the sale and on-site service of beer, wine, and distilled spirits.

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

- The subject site is located in Crime Reporting District No. 142.
- The crime count for the District is 58.
- The average crime count per district in the City is 149.
- A district is considered a high crime area when it exceeds the citywide average by 20%.
- The subject District has a crime count 61% below the citywide average; therefore, it is considered a low crime area.
- The subject district is located in Alcoholic Beverage Control Census Report District No. 884.02.
- ABC Census Reporting District No. 884.02 allows for six (6) on-sale licenses within the District. Currently, there are fourteen (14) on-sale licenses in the

> District. The approval of this Conditional Use Permit would maintain the number of on-sale ABC Licenses in District 884.02, remaining at fourteen (14). This would maintain the current overconcentration of on-sale ABC licenses within the district.

PUBLIC CONVENIENCE OR NECESSITY:

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

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

Business and Professions Code Section 23958.4 provides the following exception:

> (b) Notwithstanding Section 23958, the department may issue a license as follows:
>
> > (2) With respect to any other license, if the local governing body of the area in which the applicant premises are located, or its designated subordinate office or body, determines within ninety (90) days of notification of a completed application that public convenience or necessity would be served by the issuance. The 90-day period shall commence upon receipt by the local governing body of (A) notification by the department of an application for licensure, or (B) a completed application according to local requirements, if any, whichever is later.

Although, the subject site is considered to be in an area with an over-concentration of on-sale ABC licenses, a finding for public convenience or necessity is warranted with an ABC Type "47" (On-Sale General – Eating Place) License. The addition of the new ABC Type "47" License would provide and maintain an amenity that enhances the customer shopping experience, increases the variety of goods available for purchase, and maintains the intent of being a business serving the local community. The use would not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. Provided the Conditions of Approval are adhered to for the life of the project, the use would be harmonious with the persons who work and live in the area. Therefore, the City of Garden Grove hereby determines and approves a Finding of Public Convenience or Necessity for Conditional Use Permit No. CUP-296-2026.

FINDINGS AND REASONS:

SITE PLAN

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

   The property has a General Plan Land Use Designation of IW (International West Mixed Use) and is zoned Planned Unit Development No. PUD-118-98. The IW designation is intended to provide for a mix of uses, including resort, entertainment, retail, hotel, and some higher-density residential that are appropriate for a major entertainment and tourism destination. PUD-118-98 is intended to guide the development of three (3) hotels, and a freestanding restaurant. The project is designed to comply with the General Plan Land Use Designation of IW, the development standards of PUD-118-98, and all other applicable ordinances. The proposed Project would also be consistent with several goals and policies of the City's General Plan, including the following:

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

   The subject proposal would allow for the construction of an approximately 9,727 square-foot restaurant. Free-standing restaurants are an allowable use within the subject PUD-118-98 zone. The proposed restaurant use would be compatible with the surrounding hotel uses, and the adjacent commercial uses along Harbor Boulevard. The Grove District resort area is specifically intended for the development of resort and tourist-serving uses, including restaurants.

   Policy LU-1.5: Encourage active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed-use areas.

   The new restaurant building would help encourage an increased level of activity along Harbor Boulevard. The new building would have minimal setbacks along the Harbor Boulevard frontage, helping to create a more exciting streetscape. Dynamic streetscapes and urban environments can help encourage pedestrian activity. Direct pedestrian connectivity would be provided between the new restaurant, the surrounding hotels, and Harbor Boulevard. The mix of uses, and the development patterns along Harbor Boulevard would help create a more active pedestrian street environment for tourists and locals alike.
   Policy LU-2.4: Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.

   The subject site is in an urbanized area with multiple commercial developments, including hotels, restaurants, and other resort-supporting uses.

Many commercial buildings in this area front toward Harbor Boulevard, helping establish the Grove District resort area. The subject PUD-118-98 zone allows for restaurant uses. The new freestanding restaurant building would be consistent with the allowable uses of the zone, and the development patterns of the Grove District. The proposed restaurant use would be consistent with the hotels, entertainment, and retail uses along Harbor Boulevard.

Goal LU-4: Uses compatible with one another.

The proposed restaurant would be located amidst three hotels that share in the same development. The PUD zone is specifically intended to encourage the development of both hotels and restaurant uses. The restaurant anticipates supporting the surrounding hotel uses by providing hotel guests another dining option within easy walking distance. Provided that the subject restaurant adheres to the proposed Conditions of Approval, the use can be compatible with the other uses currently found along Harbor Boulevard.

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

The subject site fronts onto Harbor Boulevard, within the Grove District resort area. Harbor Boulevard is a major arterial road, serving both the Disneyland Resort in Anaheim, and the Grove District. The subject site is located amidst three different hotels. Nearby uses also include additional hotels, restaurants, retail, and other, tourism-supporting commercial uses. The proposed restaurant would be compatible with these existing uses, and could help meet the needs of the community into the future.

Policy LU-6.3: Encourage properties along corridors and in centers to be improved through maintenance or rehabilitation to prevent decline or encourage redevelopment.

The subject site is in an urbanized area with multiple commercial developments along Harbor Boulevard. The proposed project would redevelop an existing restaurant building, with a larger restaurant building. The redevelopment of the existing building would help prevent potential future maintenance concerns on-site. The project would show a continued effort to improve the functionality of the property, and continued growth within the Grove District resort area along Harbor Boulevard.

Goal LU-9: Creation of a tourism- and entertainment-related destination area that will benefit all residents, businesses, and visitors.

The site is designed for both vehicle and pedestrian access. This would allow for patrons in the nearby resort area, residents in the adjacent neighborhoods, and visitors to the area to access the restaurant. Restaurant uses are

frequented by locals and visitors alike. Furthermore, the design of the site, building, and dining area would be oriented toward Harbor Boulevard, contributing a sense of place to enliven the streetscape. The restaurant was designed to contribute to the overall sense of place in the Grove District resort area.

Policy LU-9.1: Capture the benefits of the tourist trade generated by the Disneyland Resort and the Anaheim Convention Center.

The subject location of the proposed restaurant is located in the Grove District resort area along Harbor Boulevard, less than a mile from the Disneyland Resort, and less than a half-mile from the Anaheim Convention Center. The subject site is adjacent to numerous hotels, including the Hyatt Regency, and the Embassy Suites, which have their own convention and conference centers. The proposed restaurant intends to support hotel uses by providing hotel guests another dining option within easy walking distance. The proposed restaurant would also be larger than the current restaurant on-site. By constructing a larger space, the restaurant could accommodate a larger number of diners. This larger restaurant building may help the restaurant capitalize on the benefits of its close proximity to the Anaheim and Garden Grove resort areas.

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 restaurant would largely replace an existing restaurant, with expansions into adjacent landscape areas. Pedestrian and vehicular access to the site would remain unchanged. Existing easements on the property that provide vehicular and pedestrian access, and allow for shared parking, would remain unaltered.

The current development has 627 parking spaces shared between three hotels and the proposed restaurant use. The applicant prepared a parking study calculating the current parking demand. Based on the current observed parking demand, the proposed use, and a 10% contingency, the peak parking demand would be on weekends at 11:00 p.m., when approximately 577 spaces or 92% of the parking spaces would be occupied. At this peak demand, a surplus of 50 unoccupied spaces would remain. Therefore, the proposed development would not adversely affect the availability of off-street parking.

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

The streets, existing utilities, and drainage in the area would be adequate to accommodate the development. There would be no proposed impacts to

Harbor Boulevard. The Public Works Department has reviewed the project, and has incorporated all the appropriate conditions of approval to minimize any adverse impacts.

4. The proposed development 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. All appropriate conditions of approval included by the Public Works Department would eliminate any adverse impacts to the streets and alleys, utilities, and drainage channels, and will ensure that the project will not adversely impact the City's ability to perform its required public works functions.

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

   The project has been designed in accordance with the PUD-118-98 zone, and the GGMC. The PUD zone is intended for the construction of three (3) hotels and a freestanding restaurant within the City's Grove District resort area along Harbor Boulevard.

   The proposed building and use would be compatible with the rest of the surrounding neighborhood. Architecturally, the new commercial building would be designed to reflect the Yard House corporate image that features a contemporary industrial appearance. In addition, height and façade variations would create visual interest. The architecture of the building would be compatible with the nearby hotels, and other nearby tourist-oriented commercial facilities.

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

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

   The proposed project would include the demolition of an existing restaurant, and the construction of a new freestanding restaurant building. While the site would lose landscaping, the remaining landscape areas would be rehabilitated, and redesigned. Landscaping would be provided around the building, in setback areas, and in the parking areas. Landscaping provided on-site would complement the architecture of the proposed building. Approximately 2,600 square feet of landscaping would be provided as part of this project. The

proposed landscaping would also be compatible with the Harbor Boulevard landscape design. The provision of landscaping on-site would help contribute to the visual appeal of the Grove District along Harbor Boulevard.

CONDITIONAL USE PERMIT

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

   The property has a General Plan Land Use Designation of IW (International West Mixed Use) and is zoned Planned Unit Development No. PUD-118-98. The IW designation is intended to provide for a mix of uses, including resort, entertainment, retail, hotel, and some higher-density residential that are appropriate for a major entertainment and tourism destination. PUD-118-98 is intended to guide the development of three (3) hotels, and a freestanding restaurant. The project is designed to comply with the General Plan Land Use Designation of IW, the development standards of PUD-118-98, and all other applicable ordinances. The proposed Project would also be consistent with several goals and policies of the City's General Plan, including the following:

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

   The subject restaurant would be located on the west side of Harbor Boulevard, within the Grove District resort area. The existing restaurant to be demolished currently operates with an alcohol license for the sale of beer, wine, and distilled spirits. With the existing restaurant to be demolished, the subject request would allow for the new restaurant, with its new building design, to also operate under an ABC license to sell beer, wine, and spirits. The sale and service of alcohol would be an additional amenity to the restaurant that would enhance the customer dining experience. Located in the highly-visible Grove District, the restaurant with alcohol sales could be equally attractive to residents and tourists alike.

   Goal LU-4 Uses compatible with one another.

   The subject request is to operate a new restaurant with an ABC license to serve beer, wine, and spirits. The subject restaurant would be located on the west side of Harbor Boulevard, within the Grove District resort area. Nearby uses include hotels, restaurant uses with and without alcohol sales, retail, and other tourist-serving commercial uses. The sale and service of alcohol at the subject restaurant would be compatible with the adjacent commercial uses. Furthermore, provided the Conditions of Approval are adhered to for the life of the project, the use would be compatible with other commercial uses, and would be harmonious with the persons who work and live in the area.

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

The subject restaurant would be located on the west side of Harbor Boulevard, within the Grove District resort area. Harbor Boulevard is designated as a primary arterial road. The subject request for a Conditional Use Permit to allow a new restaurant to operate with an ABC License to serve beer, wine and spirits would add an additional amenity that would enhance the customer experience. The subject request maintains the intent of being a business serving the local community, while also contributing to the mix of retail and commercial services along a major commercial corridor. In addition to the restaurant, the surrounding area features a wide variety of existing commercial uses, including, but not limited to: hotels, restaurants, retail, and other tourist-serving commercial uses. With the subject request, the proposed use would further enhance the variety of uses in the area. By providing a vast variety of commercial uses, the Grove District along Harbor Boulevard could become more resilient to any future demands.

Goal LU-9: Creation of a tourism- and entertainment-related destination area that will benefit all residents, businesses, and visitors.

The subject restaurant would be located on Harbor Boulevard, within the Grove District resort area. The resort area has numerous hotels within both Garden Grove and Anaheim. Guests staying at these hotels would benefit from having a restaurant nearby, and within walking distance. Restaurants also help serve residents. The service of alcohol at the restaurant would also prove to be an attraction for both residents and visitors. The restaurant use would contribute to the overall sense of place in the Grove District resort area.

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

The proposed restaurant would be the first Yard House restaurant developed within Garden Grove. The subject request for a Conditional Use Permit would allow the restaurant to serve beer, wine, and spirits. The ABC License would be an amenity to the new restaurant, helping attract a broader clientele. If the Conditional Use Permit is approved, the City would be providing a new business all of the resources needed to be successful.

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

The Garden Grove Police Department has reviewed all relevant data pertaining to the proposed Conditional Use Permit. The intent of their review is to reduce the number of alcohol-related crimes, and promote the safe operation of the

restaurant. No concerns were raised by the Police Department regarding the new ABC Type "47" (On-Sale General – Eating Place) License. The Police Department has reviewed the proposal and is supportive of the Conditional Use Permit request.

2. That the requested use at the location proposed will not: adversely affect the health, peace, comfort, or welfare of 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 sale of alcohol in the new restaurant would not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area. The project would not interfere with the use, enjoyment, or valuation of the nearby properties, or constitute a menace to public health, safety, or general welfare. The proposed restaurant would operate between the hours of 11:00 a.m. to 12:00 a.m., Sunday to Thursday, and 11:00 a.m. to 12:30 a.m., Friday and Saturday. The proposed Conditions of Approval would help ensure the use does not adversely affect the adjacent neighborhood. In the event problems arise concerning the operation of this business, the hours of operation may be reduced by order of the Police Department.

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

   The proposed site is of adequate size to accommodate the development features of the PUD and the GGMC. The new restaurant building would largely replace the existing restaurant, with expansions into adjacent landscape areas. Pedestrian and vehicular access to the site would remain unchanged. Existing easements on the property that provide vehicular and pedestrian access, and allow for shared parking, would remain unaltered. Landscape planters would be redesigned and rehabilitated. There are no perimeter fences or block walls proposed. Therefore, the property is adequate to integrate the use with the uses in the surrounding area.

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

   The subject site is located on the west side of Harbor Boulevard, north of Chapman Avenue. The site is adequately served by driveway access from Harbor Boulevard. The site is also adequately serviced by the public services

facilities required, such as gas, electric, water, and sewer facilities. 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 possesses characteristics that would justify the request in accordance with Municipal Code Section 9.32.030.D.3 (Site Plan) and 9.32.030.D.4 (Conditional Use Permit).

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-174-2026 and Conditional Use Permit No. CUP-296-2026.

3. Conditional Use Permit No. CUP-518-00 is hereby revoked.

EXHIBIT "A"

Site Plan No. SP-174-2026 &
Conditional Use Permit No. CUP-296-2026

11757 Harbor Boulevard

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 thirty (30) days of the approval.

2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Yard House USA, Inc. (Attn: Tim LaBuda), and owners, Anan Enterprises II LP (Attn: Shant Anan) and Karbet & Sibil Children's Trust, 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-174-2026 and Conditional Use Permit No. CUP-296-2026 authorize the development of a 9,727 square-foot pad restaurant building with the sale and service of alcohol, and associated site improvements, as depicted on the plans submitted by the applicant and made a part of the record of the November 5, 2026, Planning Commission proceedings, subject to these Conditions of Approval. Approval of this Site Plan 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 plans are an integral part of the decision approving this Site Plan and Conditional Use Permit. Minor modifications to the approved plans and/or these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the approved project and/or these Conditions of Approval that would result in the intensification of the project, or create impacts that have not been previously addressed and which are determined by the Community Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

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

Police Department

6. There shall be no gaming tables or gaming machines, as outlined in City Code Sections 8.20.010 and 8.20.050, on the premises at any time.

7. Hours of operation shall be permitted only between the hours of 11:00 a.m. to 12:00 a.m., Sunday through Thursday, and 11:00 a.m. to 12:30 a.m., Friday and Saturday. The hours of operation shall be applicable to the entire premises. The City of Garden Grove reserves the right to reduce hours of operation by order of the Chief of the Police Department, in the event problems arise due to noise, disturbances or other problems that may be resolved by modifying the hours of operation.

8. There shall be no customers or patrons in or about the premises when the establishment is closed.

9. In the event security problems occur, and at the request of the Police Department, the permittee, at his own expense, shall provide a California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Department.

10. The sale of alcoholic beverages for consumption off the premises is prohibited. Consumption of alcoholic beverages shall not occur anywhere outside of the establishment at any time.

11. The sale or service of alcohol shall cease thirty (30) minutes prior to the required closing time.

12. There shall be no enclosed booths on the premises at any time. Walls and/or partitions exceeding thirty-six (36) inches in height, which partially enclose or separate booths, shall be of a clear and transparent material. No item shall be placed in the area of the booths that would limit or decrease the visibility of the interior of the business from any location within the business.

13. The applicant shall maintain a level of lighting in the establishment sufficient to ensure that individuals inside the restaurant can be clearly seen and identified by an observer at all times. Low-level lighting that does not enable an observer to clearly see and identify individuals inside the restaurant is prohibited.

14. No payment (entrance fee/cover charge) shall be charged to gain access to the business at any time.

15. No "B-girl" or "hostess" activity (as defined in Penal Code Section 303) shall occur within the establishment at any time.

16. No employee or agent shall, be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the establishment, nor shall the business provide or permit, or make available either gratuitous or for compensation, male or female persons who act as escorts, companions, or guests of and for the customers.

17. No employee or agent shall solicit or accept any alcoholic or nonalcoholic beverage from any customer while in the business.

18. The business shall show proof to the Police Department that all members of the business staff have completed the LEAD training (Licensee Education on Alcohol and Drugs) through Alcoholic Beverage Control (ABC) or an ABC approved "Responsible Beverage Service (RBS) Training" program.

19. In the event that the Alcoholic Beverage Control (ABC) License is suspended for any period of time and/or fined for any ABC violation as a result of disciplinary action, the Conditional Use Permit shall be presented to the Planning Commission for review or further consideration.

20. Any violations or noncompliance with the conditions of approval may result in the issuance of an Administrative Citation of up to $1,000 pursuant to GGMC 1.22.010 (a).

Engineering Division

Project Design

21. A geotechnical study prepared by a registered geotechnical engineer is required and must be submitted to the City, and approved by the City Engineer prior to issuance of any grading or building permits. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks, 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 Care Agency (OCHCA) and the mitigation requirements of governing regulatory requirements. The report shall make recommendations for foundations and pavement structural section design of interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and the implementation of water quality for storm water runoff, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels. The applicant shall implement the recommendations identified in the geotechnical study / report.

22. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a final design Water Quality Management Plan (WQMP) that:

    a. Addresses required mitigation Site Design Best Management Practices (BMPs) based upon the latest Santa Ana Regional Water Quality Control Board (SARWQCB) Drainage Area Management Plan (DAMP) as identified in the geotechnical report recommendations and findings, including, but not limited to, infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas as required by the latest adopted County of Orange Technical Guidance Document (TGD).

    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.

    i. The developer shall prepare and submit a separate, detailed, and itemized cost estimate for all BMPs required as part of the approved WQMP. The cost estimate shall clearly identify and separate all costs associated with the design, materials, equipment, labor, construction, and installation of each required BMP. The estimate shall include all structural and treatment-control BMPs, as applicable, and shall provide sufficient detail for the City to determine the total cost associated with implementation of the WQMP requirements. The BMP cost estimate shall be submitted to the City for review and approval prior to issuance of the grading permit, or at another time as determined by the City Engineer. Any revisions to the approved WQMP or construction plans

that result in modifications to the proposed BMPs shall require the cost estimate to be updated accordingly. Upon completion of construction, the developer shall provide the City with the final BMP construction and installation costs, if requested, for City recordkeeping and regulatory reporting purposes.

23. 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 eighteen inches (1'-6").

24. Grading 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 twenty-foot (20'-0") 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 AutoTurn 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.

25. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer. (Policies and Procedures – TE-17)

26. 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.

27. Any new drive approaches to the site shall be constructed in accordance with Garden Grove Standard B-120 as they conform to land use and roadway designation.

28. 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.

29. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502 and State-mandated commercial organic and

traditional recycling laws, SB 1383 AB 1826, AB 341, and its implementing regulations, and any other applicable City of Garden Grove, Garden Grove Sanitary District, and State or Federal regulations relating to refuse, recyclables, and organics (food waste/scraps and landscaping debris), and shall be subject to the following, as applicable:

a. Paved with an impervious surface, designed not to allow run-on mixing of drainage from adjoining areas, designed to divert drainage from adjoining roofs and pavements to be directed around the area for trash roll out, and screened or walled to prevent off-site transport of trash by water or wind.

b. Provide solid roof or awning to prevent direct precipitation into the enclosure.

c. Connection of trash area drains to the municipal storm drain system is prohibited. Drainage from the enclosure may be directed to a conforming grease or contaminant interceptor.

d. Potential conflicts with fire code access requirements and garbage pickup routing for access activities shall be considered in implementation of design and source control. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.

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. Areas where the trash trucks will travel and where collection will occur shall not have any overhead obstructions, including power or communications lines.

g. Pursuant to local and state mandated commercial organic recycling laws, including SB 1383, AB 1826 and AB 341, and its implementing regulations, the applicant is required to coordinate storage and removal of the organics waste with local recycling/trash company. Minimum service frequency is one time per week for all three waste streams.

h. Landscape debris that is disposed of by a landscaping contractor, either on site or off site, must be disposed of as organic waste.

i. Pursuant to applicable laws and regulations, 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 municipal solid waste (MSW), recyclables, and organic waste.

j. Based on the amount of waste disposed, per week, the applicant shall coordinate with the local recycling/trash company to ensure the adequate frequency of trash pick-up is serviced to the site for municipal solid waste (MSW), recyclables, and organic green waste, including any other type of waste.

k. The applicant shall ensure large bulk items, intended for coordinated and scheduled pick-up by the local recycling/trash company, are not placed in areas that encroach into drive aisles, parking spaces, pedestrian pathways, or areas in the front of the property including areas public right-of-way (e.g., street, sidewalk), during and after construction. Any large bulk items shall be out of public vantage points.

l. The requirements for the trash enclosure and design criteria are bound and coordinated with the Water Quality Management Plan (WQMP), when required, as depicted on the project grading plan, which shall be incorporated into the WQMP by narrative description, exhibits and an Operation and Maintenance Plan (O&M).

m. Space shall be allocated and shown on plans within kitchens and breakrooms, or other areas where food will be consumed, to accommodate collection of both organic waste and recyclable materials in addition to regular waste.

n. Pursuant to SB 1383 and local regulations, property owners and/or management companies must perform the following activities:

i. Provide education to employees and tenants on an annual basis about local trash laws, proper disposal and sorting of waste items.

ii. Within fourteen (14) days of occupancy, provide the new tenant with information about local trash laws, proper disposal and sorting of waste items.

iii. Periodically inspect containers for improper disposal and inform tenants when contamination is found.

iv. Provide appropriate color coded and labeled containers for employees, customers, and others, for the collection of regular waste (Black/Grey), recyclable materials (Blue), and organic waste (Green).

o. The applicant must comply with CalGreen and Garden Grove Municipal Code requirements during construction and demolition activities and

divert 65% or more of related waste from the landfills and report such activities per the conditions of construction permit issuance.

30. 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.

31. 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.

32. Provide adequate drive aisle and lane widths per City of Garden Grove Standard B-311.

33. Provide appropriate and adequate wayfinding and signage for drivers to easily navigate the entrance and exit.

34. Parking lot layout shall be in accordance with City Standard B-311.

35. Turning Template shall be in accordance with City's Traffic Policy & Procedures TE-14.

36. Driveway widths shall be in accordance with City's Traffic Policy & Procedures TE-8.

37. All structures and walls shall be designed to ensure proper vision clearance for cars entering or leaving the driveway and parking areas. No structure, wall or fence shall cause an exceedance of the applicable site distance standards set forth in City Traffic Engineering Policy TE-13.

38. The Site Plan shall comply with the completed Development Review and Comment Sheet prepared pursuant to the City's Traffic Engineering Policy TE 17 and provided to the applicant.

39. Private Property Tow Away Sign Design shall be in accordance with City's Traffic Policy & Procedures TE-19.

40. No Parking Fire Lane Sign Design shall be in accordance with City's Traffic Policy & Procedures TE-20.

Permit Issuance

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

42. 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 onsite or offsite, shall be included and covered by the erosion control and the Storm Water Pollution Prevention plan (SWPPP).

43. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a worksite traffic control plan for all the proposed improvements within public right of way, and shall be subject to the review and approval of the City Traffic Engineer.

Project Construction/Operation

44. The applicant shall coordinate with City's Public Works Department (Engineering, Traffic, Water Services, and Streets divisions) and set up appointments for preconstruction inspections for all on-site and off-site improvements prior to commencement of grading operation and mobilization.

45. In accordance with the Orange County Storm Water Program manual, the applicant shall provide dumpsters onsite during construction unless an Encroachment Permit is obtained for placement in street.

46. The applicant 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 applicant 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. The applicant shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The applicant shall be liable for, at his expense, any resurvey required due to their 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).

47. 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.

48. 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 onsite.

    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.

    f. Submit for review and approval by the City a detailed, and itemized cost estimate for all Best Management Practices (BMPs) required as part of the approved Water Quality Management Plan (WQMP). The cost estimate shall clearly identify and separate all costs associated with the design, materials, equipment, labor, construction, and installation of each required BMP. The estimate shall include all structural and treatment-control BMPs, as applicable, and shall provide sufficient detail for the City to determine the total cost associated with implementation of the WQMP requirements. The BMP cost estimate shall be submitted to the City for review and approval prior to issuance of the grading permit, or at another time as determined by the City Engineer. Any revisions to the approved WQMP or construction plans that result in modifications to the proposed BMPs shall require the cost estimate to be updated accordingly. Upon completion of construction, the developer shall provide the City with the final BMP construction and installation costs, if requested, for City recordkeeping and regulatory reporting purposes.

Water Services Division

49. New water service installations two inches (0'-2") and smaller may be installed by the City of Garden Grove at applicant'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 the applicant per City Standards.

50. Any new water service(s) shall be installed off the existing twelve-inch (1'-0") PVC water main on Harbor Boulevard and below the existing sidewalk.

51. Fire service and water service are to maintain a minimum twelve-inch (1'-0") separation, outside of pipe to outside of pipe, from all non-potable water lines (sewer, storm drain etc.), and cross on top of said lines. Any exception from above will require approval from the State Water Resources Control Board, unless otherwise approved by the City.

52. 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 a contractor with a Class A or C-34 license, per City water standards, and inspected by an approved Public Works inspection.

53. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross-connection inspector shall be notified for inspection after the installation is completed. The applicant shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to the Public Works Department, Water Services Division. The applicant must open a water account upon installation of RPPD device.

54. It shall be the responsibility of applicant 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.

55. A composite utility site plan shall be included in the grading plan set, which shall be submitted to both the Engineering Division and Water Services Division for review and approval.

56. New utilities shall have a minimum five-foot (5'-0") horizontal, and a minimum one-foot (1'-0") vertical clearance from water main and appurtenances.

57. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.

58. The existing two-inch (0'-2") commercial water meter service may be reused, but shall be required to be replaced per the latest City standards and specifications.

59. If applicable, any existing water services are to be abandoned at the main.

60. Any fire service or private fire hydrant lateral shall have above-ground backflow device with a double-check valve assembly. The device shall be tested immediately after installation, and once a year thereafter by a certified backflow device tester, and the results to be submitted to the Public Works Department, Water Services Division. The device shall be on private property, and is the responsibility of the applicant. The above-ground assembly shall be screened from public view as required by GGMC Section 9.12.040.10.G.

61. The existing six-inch (0'-6") fire service may be reused, but shall be required to be updated per City standards and specifications, and tested by a certified backflow device tester with results submitted to the Public Works Department, Water Services Division. If applicable, the existing six-inch (0'-6") fire service shall be abandoned per City water standards and specifications.

62. The location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).

63. The applicant shall install an approved grease interceptor prior to obtaining a business license. A plumbing plan showing the grease interceptor shall be routed to City Environmental Services for review.

64. A properly sized grease interceptor shall be installed on the sewer lateral and maintained by the applicant. There shall be a separate sanitary waste line that connects to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. The grease interceptor shall be located outside of the building and accessible for routine maintenance. The applicant shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon request.

65. 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.

66. If applicable, the applicant shall install a new sewer lateral with a clean-out at the right-of-way line. The sewer lateral in the public right-of-way shall be a minimum six-inch (0'-6") diameter, extra strength VCP with wedgelock joints. The new sewer lateral shall connect to the existing twelve-inch (1-0') sewer main on the west side of Harbor Boulevard. The applicant is advised to research the existing duct bank running north-south in the sidewalk in the front of the proposed restaurant, and the high-voltage conduit serving the median. If there is any damage to, or trenching in the sidewalk due to construction of a new sewer lateral or other utilities for the project, the applicant shall be required to remove and restore the damaged portion of the existing sidewalk on Harbor Boulevard along the property frontage, and construct a ten-foot

(10'-0") wide decorative Alicante patterned sidewalk per City Standard B-137 consistent with the existing sidewalk in the Grove District resort area, in a manner meeting the approval of the City Engineer. Said sidewalk shall be separated from the street curb by a seven-foot (7'-0") landscaped area designed in a manner consistent with the existing landscaping within the resort area meeting the approval of the Planning Services Division.

67. If applicable, the applicant 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 (1) sewer connection per lot is allowed.

68. If applicable, potholing shall be required to check the location and depths of existing offsite water, sewer, gas, and dry utilities.

69. All perpendicular crossings of the sewer, including laterals, shall maintain a minimum vertical separation of 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.

70. If a water main is exposed during the installation of a sewer lateral, a twenty-foot (20'-0") section of the water main shall be replaced with twenty feet (20'-0") of PVC C-900 DR-14 Class 305 water pipe, size in kind, and centered at the crossing.

Orange County Fire Authority

71. The applicant shall comply with all applicable Orange County Fire Authority (OCFA) requirements. The applicant shall submit the plans listed below to OCFA for review. Approval shall be obtained on each plan prior to the event specified:

    a. Prior to OCFA approval of the final tract map or precise grading permit:

        i. Fire Master Plan – Service Code PR145

    b. Prior to the issuance of a building permit:

        i. Architectural – Service Codes PR200-PR285

        ii. Tanks storing hazardous materials, if applicable – Service Codes PR300-PR305

        iii. Refrigeration and vapor detection/alarm system, if required by the Refrigeration Disclosure Worksheet in OCFA Guideline G-02 or the California Fire or Mechanical Codes – Service Codes PR340 and PR500-PR520

iv. Underground piping for private hydrants and fire sprinkler systems – Service Codes PR470-475

v. Fire sprinkler system – Service Codes PR400-465

c. Prior to concealing interior construction:

i. Fire alarm system – Service Codes PR500-PR520

ii. Fire sprinkler system – Service Codes PR430-PR455

iii. Hood and duct extinguishing system – Service Code PR335

d. Prior to issuance of Certificate of Occupancy:

i. 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 calling OCFA Inspection Scheduling at 714-573-6150.

ii. 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 (5) days in advance to schedule the lumber drop inspection.

Building and Safety Division

72. The Project shall be subject to building plan check review, and must demonstrate compliance with all adopted local codes and ordinances, as well as applicable State statutes and regulations.

73. The assembly seating area shall require exits per California Building Code (C.B.C.) Section 1006. With two (2) exits required, exit separation must meet C.B.C. Section 1007.1, and a dimensioned seating plan per Section 1030.13.

Planning Services Division

74. The establishment shall be operated as a "Bona Fide Public Eating Place" as defined by Alcoholic Beverage Control (ABC) License. The restaurant shall contain sufficient space and equipment to accommodate a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open. The establishment shall provide an assortment of foods

normally offered in restaurants. The service of only appetizers, sandwiches and/or salads shall not be deemed in compliance with this requirement.

75. At all times when the establishment is open for business, the sale of alcoholic beverages shall be incidental to the sale of food. The quarterly gross sales of alcoholic beverages shall not exceed 35% of the quarterly gross sales of food.

76. Food service shall be provided during all hours the restaurant is open, and shall also be available at all times when alcoholic beverages are being served.

77. The applicant shall, upon request, provide the City of Garden Grove with an audited report of sales ratio of food to alcoholic beverages.

78. No outdoor storage or display shall be permitted outside of the building, including, but not limited to, storage and display of merchandise, cardboard, pallets, or boxes.

79. A prominent, permanent sign stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THE PREMISES" shall be posted in a place that is clearly visible to patrons of the licensee. The sign lettering shall be four (4) to six (6) inches high with black letters on a white background. The sign shall be displayed near or at the entrance, and shall also be visible to the public.

80. There shall be no live entertainment, dancing, karaoke, or disc jockey (DJ) entertainment permitted on the premises at any time. Amplified background music emitted from a jukebox or other amplified stereo system may be permitted to enhance the dining experience.

81. There shall be no raised platform, stage or dance floor allowed on the premises at any time.

82. There shall be no amusement devices permitted on the premises at any time.

83. There shall be no uses or activities permitted of an adult-oriented nature as outlined in City Code Section 9.08.070.

84. All rear doors shall be kept closed at all times, except to permit employee ingress and egress, and in emergencies.

85. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.

86. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up.

87. 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.

88. The applicant is advised that the establishment is subject to the provisions of State Labor Code Section 6404.5 (ref: State Law AB 13), which prohibits smoking inside the establishment as of January 1, 1995.

89. No roof-mounted mechanical equipment shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department, Planning Services Division. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.

90. The applicant shall be responsible for providing adequate parking area lighting in compliance with City regulations. Lighting in the parking area shall be directed, positioned, or shielded in such a manner so as not to unreasonably illuminate adjacent properties.

91. No satellite dish antennas shall be installed on said premises unless, and until, plans have been submitted to and approved by the Community Development Department, Planning Services Division. No advertising material shall be placed thereon.

92. There shall be no outdoor activities conducted on the premises without approval of a Special Event Permit or Community Event Permit.

93. Permits from the City of Garden Grove shall be obtained prior to displaying any temporary advertising (i.e., banners).

94. Signs shall comply with the City of Garden Grove sign requirements. No more than 15% of the total window area and clear doors shall bear advertising or signs of any sort. No signs advertising alcoholic beverages shall be placed on the windows. Any opaque material applied to the store front, such as window tint, shall count toward the maximum window coverage area.

95. Any modifications to existing signs or the installation of new signs shall require approval by the Community Development Department, Planning Services Division prior to issuance of a building permit.

96. Exterior advertisements displays or exterior wall advertisements shall not be allowed.

97. The project shall comply with all recommendations, as applicable, of the Parking Assessment prepared by Kimley-Horn and Associates, Inc. on May 14, 2026. This shall include: monitoring the availability of parking spaces at all times, using available parking in the "Zone 2" parking lot behind Embassy Suites, adding parking spaces on the nearby Longsdon Pit landfill site, and leasing surplus spaces on nearby commercial properties.

98. In the event the development cannot accommodate the parking demand, due to impacts generated by the development, at any given time, which causes a nuisance, hindrance, and/or problem with either on-site and off-site parking and circulation, as determined by the Department Director in his/her reasonable discretion, the applicant shall devise and implement a plan approved by the City to relieve the situation. Upon written request by the City, the applicant shall submit a plan to manage parking issues for review and approval by the Community Development Department. The plan may include, but is not be limited to: reducing the hours of operation, instituting an off-site parking arrangement; having on-site parking control personnel; and/or others actions that may be deemed applicable to the situation. If the Department Director deems such action is necessary to address parking and circulation problems, such action shall be implemented within 30 days of written notice. Failure to take appropriate action shall be deemed a violation of these Conditions of Approval and may result in the City restricting the overall use of the establishment.

99. Building color and material samples shall be submitted to the Planning Services Division for review and approval prior to issuance of building permits.

100. 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 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.

101. All landscaping shall be consistent with the landscape requirements of Title 9 of the Municipal Code, and also the landscaping theme for Harbor Boulevard/International West Resort Area. The applicant shall submit a complete landscape and irrigation plan governing the entire development. The landscape and irrigation plans shall include type, size, location and quantity of all plant material. The landscape and irrigation 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 and irrigation plan is also subject to the following:

a. 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 micro-spray system sprinkler heads for water conservation.

b. Forty percent (40%) of the trees on the site shall consist of minimum size twenty-four-inch (2'-0") box, and the remaining 60 percent (60%) shall be of minimum size fifteen (15) gallons. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, drought-tolerant species shall be used.

c. All landscape areas, including the areas located within the public rights of ways along Harbor Boulevard that abut the subject property, are the responsibility of the applicant.

d. Trees planted within ten feet (10'-0") 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. All trees planted on the subject property, whether for screening the project from the neighboring lots or for aesthetic or selling/marketing purposes, shall have an irrigation system installed in order maintain the trees.

e. All trees shall be double-staked in accordance with City standards.

f. Landscaping along Harbor Boulevard shall include Date Palm Trees (minimum brown trunk height of twenty-five feet (25'-0")), Chinese Flame Trees (minimum 24-inch box), shrubs, and ground covers. Landscape materials shall match the landscape materials used within the project located at the southwest corner of Harbor Boulevard and Chapman Avenue. The Community Development Director may approve minor modifications to the foregoing standards as to height, size, and placement of the palm trees along Harbor Boulevard.

g. The landscape lighting and associated equipment, along Harbor Boulevard, including within the public of way, shall match the designs used within the project located at the southwest corner of Harbor Boulevard and Chapman Avenue. The applicant shall be responsible for installing and maintaining all landscape lighting.

h. Clinging vines shall be installed within the landscape planters along the blank walls to deter graffiti.

i. Fifty percent (50%) of all required shrubs shall be a minimum size of five (5) gallons at time of planting.

j. Live groundcover shall be planted and maintained where shrubbery is not sufficient to cover exposed soil. Mulch may be used in place of groundcover where groundcover will not grow or where groundcover will cause harm to other plants, but not more than 30% of the groundcover area shall have the mulch substitute.

k. Groundcover plants shall be planted at a density and spacing necessary for them to become well established and provide surface coverage within eighteen (18) months of planting.

l. 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.

m. 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.

n. All above-ground utilities (e.g. water backflow devices, electrical transformers, irrigation equipment) shall be shown on the landscaping plan in order to ensure proper landscape screening will be provided.

102. 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, employees, and business operators shall not permanently 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.

d. The applicant shall comply with the adopted City Noise Ordinance.

103. 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.

104. 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.

105. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, using electricity from power poles rather than diesel or gasoline powered generators, and using methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment. Where feasible, the project shall use solar or low-emission water heaters, and low-sodium parking lot lights, to ensure compliance with Title 24.

106. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state. In the event that fossil specimens or cultural resources are encountered on the site during construction and cannot be preserved in place, the applicant shall contact and retain, at applicant's expense, a qualified paleontologist or archaeologist, as applicable, acceptable to the City to evaluate and determine appropriate treatment for the specimen or resource, and work in the vicinity of the discovery shall halt until appropriate assessment and treatment of the specimen or resource is determined by the paleontologist or archeologist (work can continue elsewhere on the project site). Any mitigation, monitoring, collection, and specimen/resource treatment measures recommended by the paleontologist/archaeologist shall be implemented by the applicant at its own cost.

107. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and 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.

108. A copy of the decision and the conditions of approval for Site Plan No. SP-174-2026 and Conditional Use Permit No. CUP-296-2026 shall be kept on the premises at all times.

109. Prior to permit issuance, the applicant shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-174-2026 and Conditional Use Permit No. CUP-296-2026, and his/her agreement with all conditions of the approval.

110. 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-174-2026 and Conditional Use Permit No. CUP-296-2026. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

111. In accordance with Garden Grove Municipal Code Sections 9.32.160, the rights granted pursuant to Site Plan No. SP-174-2026 and Conditional Use Permit No. CUP-296-2026 shall be valid for a period of two (2) years. 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-174-2026 and Conditional Use Permit No. CUP-296-2026 shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period, and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced, but not diligently advanced until completion, the rights granted pursuant to Site Plan No. SP-174-2026 and Conditional Use Permit No. CUP-296-2026 shall expire if the building permits for the project expire.

112. The applicant is advised that if the use of the establishment ceases to operate for more than 90 days, then the existing Conditional Use Permit will become null and void and the new applicant shall be required to apply for a new Conditional Use Permit subject to the approval by the Community Development Department, Planning Services Division. In the event the use(s) authorized by the CUP cease and the property owner no longer desires to continue such use(s) on the property, property owner may voluntarily terminate the CUP and all rights and obligations thereunder by executing and recording a request for voluntary revocation and termination of the CUP in a form acceptable to the City.

113. The Conditional Use Permit may be called for review by City staff, the City Council, or Planning Commission, if noise or other complaints are filed and verified as valid by the Code Enforcement office or other City department concerning the violation of approved conditions, the Garden Grove Municipal Code, or any other applicable provisions of law.

114. If deemed necessary by the Department Director, the Conditional Use Permit may be reviewed within one year from the date of this approval, and every

three (3) years thereafter, in order to determine if the business is operating in compliance.

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING STAFF REPORT

AGENDA ITEM NO.: D.2.	**SITE LOCATION:** West side of Jefferson Street, south of Larson Street, at 13171 Jefferson Street
HEARING DATE: November 5, 2026	**GENERAL PLAN:** MDR (Medium Density Residential)
CASE NO.: Site Plan No. SP-142-2024 (TE1) (Time Extension #1)	**ZONE:** R-3 (Multiple-Family Residential)
APPLICANT: Tina and Jeffrey Mullen	**APN:** 097-201-13
PROPERTY OWNER(S): Same as applicant	**CEQA DETERMINATION:** N/A

REQUEST:

A request for a one-year time extension for the entitlements approved under Site Plan No. SP-142-2024, to construct an eight (8) unit, three-story multiple-family residential building and associated site improvements on an approximately 0.23-acre lot.

BACKGROUND:

The property is an approximately 0.23-acre property located on the west side of Jefferson Street, south of Larson Street, at 13171 Jefferson Street. The property has a General Plan Land Use Designation of MDR (Medium Density Residential), and is within the R-3 (Multiple-Family Residential) zone. The property abuts R-3 zoned properties to the north, south, west, and east, across Jefferson Street. Surrounding uses include single-family and multiple-family residential developments.

On September 5, 2024, the Planning Commission approved Site Plan No. SP-142-2024. The approval allowed the construction of an eight (8) unit multiple-family residential building. Included with the project was an affordable housing unit, qualifying the project for a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking pursuant to the State Density Bonus Law and Garden Grove Municipal Code (GGMC). The land use entitlements became effective on September 26, 2024, with a two-year expiration date of September 26, 2026.

On September 21, 2026, prior to the expiration of the subject Site Plan entitlement on September 26, 2026, the applicant filed a land use permit application with the City, requesting a one-year time extension of Site Plan No. SP-142-2024. No changes are proposed to the previously approved project.

TIME EXTENSION:

Site Plan No. SP-142-2024 went into effect on September 26, 2024, with an expiration date of September 26, 2026. The applicant filed an application to the City

for a time extension request on September 21, 2026, prior to the entitlements expiring.

The applicant made a concerted effort to finalize construction documents for the building under the approved Site Plan entitlement. A Density Bonus Agreement has been executed. Grading and building plans have been submitted to the City for plan check review, and are progressing through the plan check process. Permits have yet to be issued, and construction has not commenced. Therefore, the Site Plan approval has not yet been exercised. The requested time extension would give the applicant adequate time to work through their design delays. It is anticipated that plans will be approved, and the permits issued within the next year.

The GGMC allows for time extensions for approved entitlements, provided that the Planning Commission finds that: (a) the request for the time extension was submitted prior to the permit expiration date, (b) there has been no change in the general plan designation or zoning of the site, and (c) there is no land use action or study currently underway that would render the development nonconforming.

The applicant submitted the time extension application prior to the expiration of the Site Plan entitlement. In addition, the General Plan Land Use Designation and the zoning of the property have remained the same, and there are no pending land use actions or studies that would have the potential to render the approved development nonconforming. As such, the proposed project use still conforms to the General Plan and zoning designations of the property. No changes are proposed to the previously approved project. Therefore, the subject request is in compliance with GGMC standards for time extensions.

CEQA:

As a part of their approval in 2024, the Planning Commission determined that the project was categorically exempt from the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects). No changes are proposed to the project that was previously approved, and no further environmental review is required.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6154-26 approving a one-year time extension for Site Plan No. SP-142-2024 (TE1), subject to the original Conditions of Approval for Site Plan No. SP-142-2024.

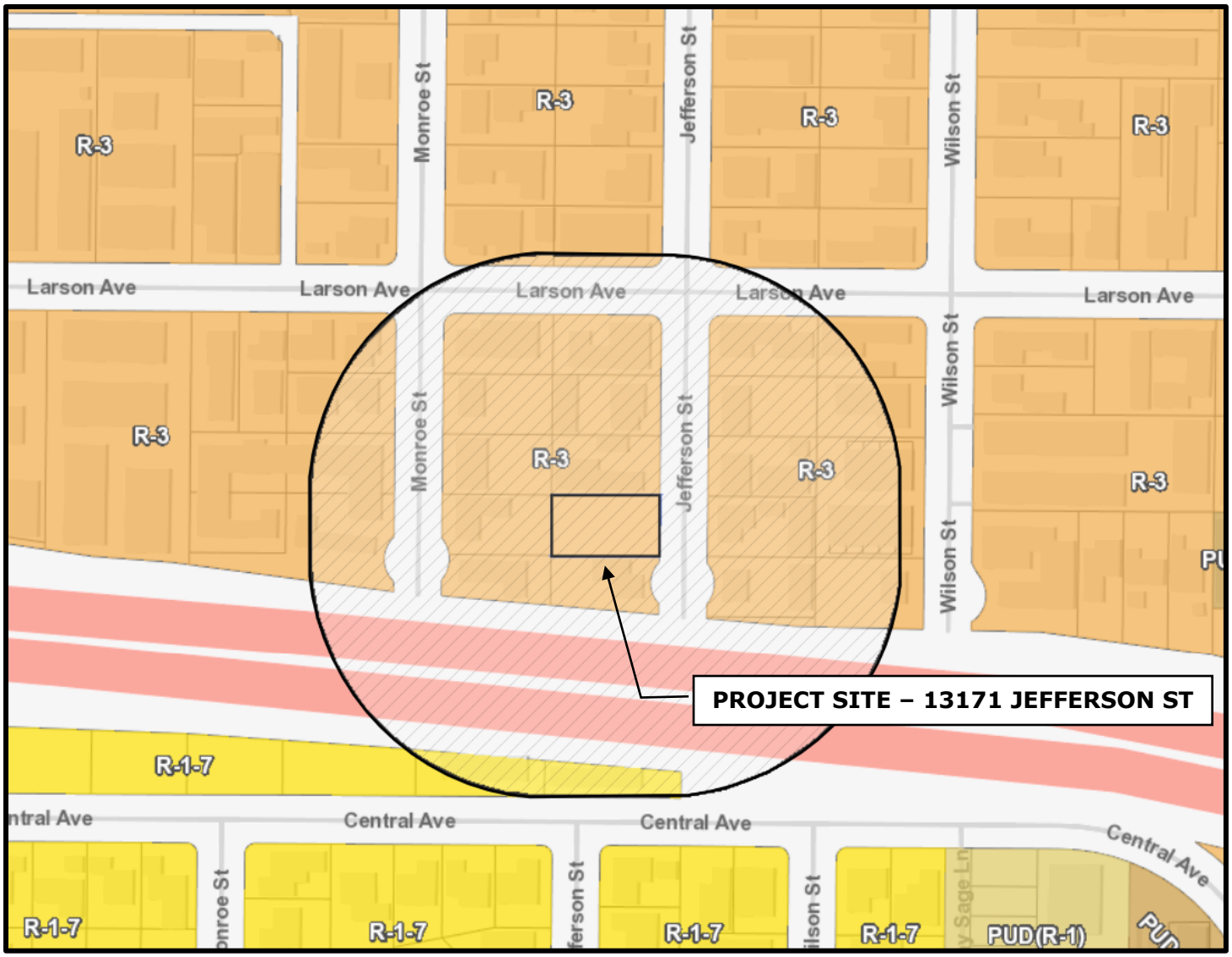
Maria Parra, AICP
Planning Services Manager

By: Priit Kaskla, AICP
Senior Planner

Attachment 1: Vicinity Map
Attachment 2: Plans
Attachment 3: Planning Commission Staff Report dated September 5, 2024 and Resolution of Approval with Exhibit "A" Final Conditions of Approval
Attachment 4: Planning Commission Resolution No. 6154-26

SITE PLAN NO. SP-142-2024 (TE1)

ATTACHMENT 1



LEGEND

Subject Site – 13171 Jefferson Street

300-Foot Radius

NOTES

1. SITE ADDRESS: 13171 JEFFERSON STREET
2. ZONING: R-3 (MULTIPLE-FAMILY RESIDENTIAL)

CITY OF GARDEN GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING SERVICES DIVISION
NOVEMBER 2026

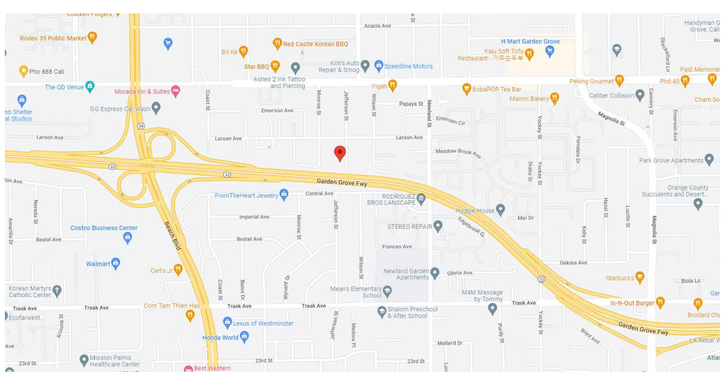
ATTACHMENT 2

8 UNIT DEVELOPMENT
13171 JEFFERSON ST.
GARDEN GROVE 92844

VICINITY MAP

FLOOR	OCCUPANCY SEC.303,311	TYPE OF CONSTRUCTION V-B	SEPARATION WALL/ FLOOR T-508.4	ALLOWED AREA T-506.2	PROPOSED AREA	ALLOWABLE BUILDING AREAS CALCULATIONS 508.4.2
FIRST	S-2	V-B	U =1 HR	5,000 SF	4,875 SF	4,875/5,000 =0.97
SECOND	R-2	V-B	R-2/R-2 =1 HR	7,000 SF	3,240 SF	3,240/7,000 =0.46
THIRD	R-2	V-B	R-2/R-2 =1 HR	7,000 SF	3,240 SF	3,240/7,000 =0.46
GRAND TOTAL						= 1.89 < 2

PROJECT DATA | 8



VICINITY MAP | 8

DENSITY BONUS INCENTIVES

1.) REDUCE SIDE SETBACK OF 1ST STORY TO BECOME 5FT

2.) REDUCE SIDE SETBACK OF 2ND STORY TO BECOME 5FT

3.) REDUCE SIDE SETBACK OF 3RD STORY TO BECOME 5FT

WAIVERS

1.) OPEN SPACE HEIGHT REQUIREMENT TO BE REDUCED TO 10FT

2.) 3RD STORY FRONT SETBACK TO BE REDUCED TO 20FT

DIG ALERT

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIGALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE TWO WORKING DAYS BEFORE YOU DIG

811

CAUTION: REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

TO BE CONTACTED AND THAT COMPLIANCE WITH EXCAVATION SAFETY IN ACCORDANCE WITH GOVERNMENT CODE 4216 WILL BE FOLLOWED PRIOR TO ANY EXCAVATION TAKING PLACE.

PLAN CHECK NOTES | 7

PROJECT INFO

1. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL LAWS, STATE STATUTES, LOCAL ORDINANCES, AND THE REGULATIONS OF AGENCIES HAVING JURISDICTION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLYING WITH THE CONSTRUCTION SAFETY ORDERS AND THE GENERAL INDUSTRIAL SAFETY ORDERS OF THE STATE DIVISION OF INDUSTRIAL SAFETY, THE REGULATIONS OF THE FEDERAL AND STATE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS, AND SUCH OTHER AGENCIES GOVERNING THE CONTRACTOR'S ACTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND HOLD HARMLESS THE DESIGNER FOR ANY DAMAGES AND / OR PENALTIES RESULTING FROM HIS FAILURE TO COMPLY WITH SAID LAWS, STATUTES, ORDINANCES, AND REGULATIONS.

2. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE DESIGNER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS, OBSERVATION VISITS TO THE SITE BY THE DESIGNER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

CODE: (2022 CBC)
2022 CRC (California Residential Code)
2022 CBC (California Building Code)
2022 CMC (California Mechanical code)
2022 CPC (California Plumbing Code)
2022 CEC (California Electrical Code)

BUILDING CODES | 6

"SCOPE OF WORK"

8 UNIT RESIDENTIAL DEVELOPMENT

LEVEL 1

GROUND LEVEL PARKING STRUCTURE

LEVEL 2

UNIT 1: 1 BEDROOM 2 BATHROOMS WITH LIVING ROOM, DINING, KITCHEN AND BALCONY

UNIT 2: 1 BEDROOM 2 BATHROOMS WITH LIVING ROOM, DINING, KITCHEN AND BALCONY

UNIT 3: 2 BEDROOM 2 BATHROOMS WITH LIVING ROOM, DINING, KITCHEN AND BALCONY

UNIT 4: 2 BEDROOM 2 BATHROOMS WITH LIVING ROOM, DINING, KITCHEN AND BALCONY

LEVEL 3

UNIT 5: 1 BEDROOM 2 BATHROOMS WITH LIVING ROOM, DINING, KITCHEN AND BALCONY

UNIT 6: 1 BEDROOM 2 BATHROOMS WITH LIVING ROOM, DINING, KITCHEN AND BALCONY

UNIT 7: 2 BEDROOM 2 BATHROOMS WITH LIVING ROOM, DINING, KITCHEN AND BALCONY

UNIT 8: 2 BEDROOM 2 BATHROOMS WITH LIVING ROOM, DINING, KITCHEN AND BALCONY

DIFFERED SUBMITTAL | 4

SCOPE OF WORK | 4

1.) FIRE SPRINKLERS - WILL BE PROVIDED PER NFPA 13R

ARCHITECTURAL

CS	COVER SHEET
CG	CAL GREEN NOTES
FP	FIRE PLAN
A0	EXISTING SITE PLAN & DEMO PLAN
A1	PROPOSED SITE PLAN
A2.0	PROPOSED FLOOR PLAN LEVEL 1
A2.1	PROPOSED FLOOR PLAN LEVEL 2
A2.2	PROPOSED FLOOR PLAN LEVEL 3
A3.0	PROPOSED ELECTRICAL PLAN LEVEL1
A3.1	PROPOSED ELECTRICAL PLAN LEVEL2
A3.2	PROPOSED ELECTRICAL PLAN LEVEL3
A4.0	PROPOSED ELEVATIONS
A4.1	PROPOSED ELEVATIONS CONTINUED
A5.0	PROPOSED SECTIONS
A6.0	PROPOSED ROOF PLAN

SHEET INDEX | 1

EXISTING SINGLE FAMILY RESIDENCE
WOOD FRAME BUILDING EXISTING ONE STORY

CONSTRUCTION TYPE: VB
LOT SIZE: 10,125 SF
LOT : 8/D
ASSESSOR # : 097-201-13
TRACT : 1027
ZONING: R3
LEGAL DESCRIPTION: N TR 1027 BLK D LOT 8
FIRE SPRINKLER SYSTEM: NFPA 13R

LEGAL DESCRIPTION | 2

OWNER INFO | 3

OWNER:
TINA NGUYEN 442-264-4467
9121 ATLANTA UNIT 106
HUNTINGTON BEACH CA 92647

ENGINEER:
XXXX XXX-XXX-XXXX
XXXX

DESIGNER:
TOBY NGUYEN 714-251-2490
EARNEST LITTLE 562-686-1007
16651 GOTHARD ST. SUITE A-1
HUNTINGTON BEACH, CA 92647

MIDWAY CONCEPTS
RESIDENTIAL & COMMERCIAL DESIGN
16651 GOTHARD STREET, SUITE A
HUNTINGTON BEACH, CA 92647
(714) 251-0466 (562) 686-1007

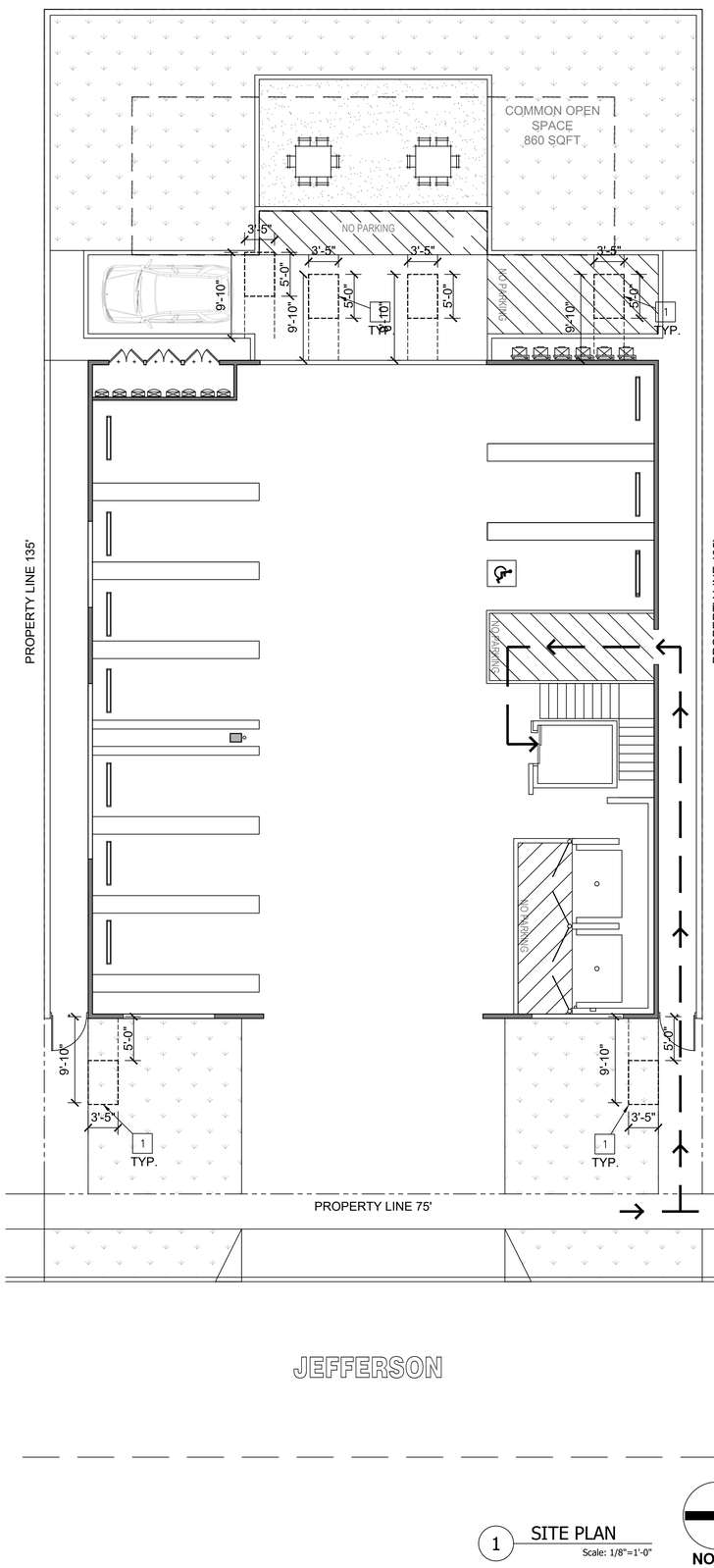
REV.	DESCRIPTION	DATE
1	...	

PROJECT: 8 UNIT DEVELOPMENT
13171 JEFFERSON STREET
GARDEN GROVE, CA 92844

SHEET TITLE: COVER SHEET

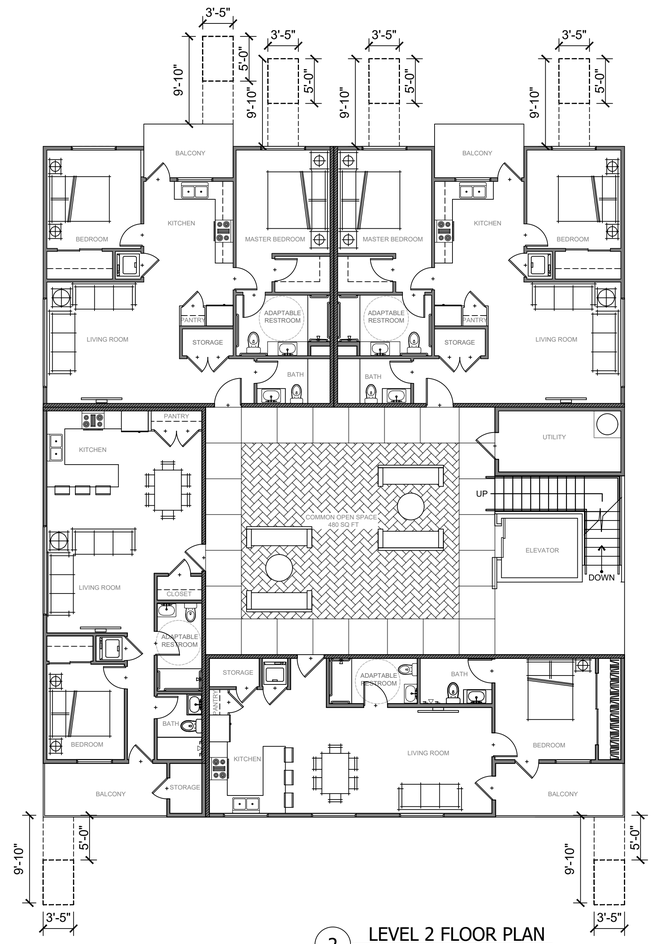
DESIGNER TN/EL
SIGNATURE
CONSULTANT
DATE 04-05-23
JOB NO. 22-79
SHEET CS
OF X SHEETS

ATTACHMENT 2

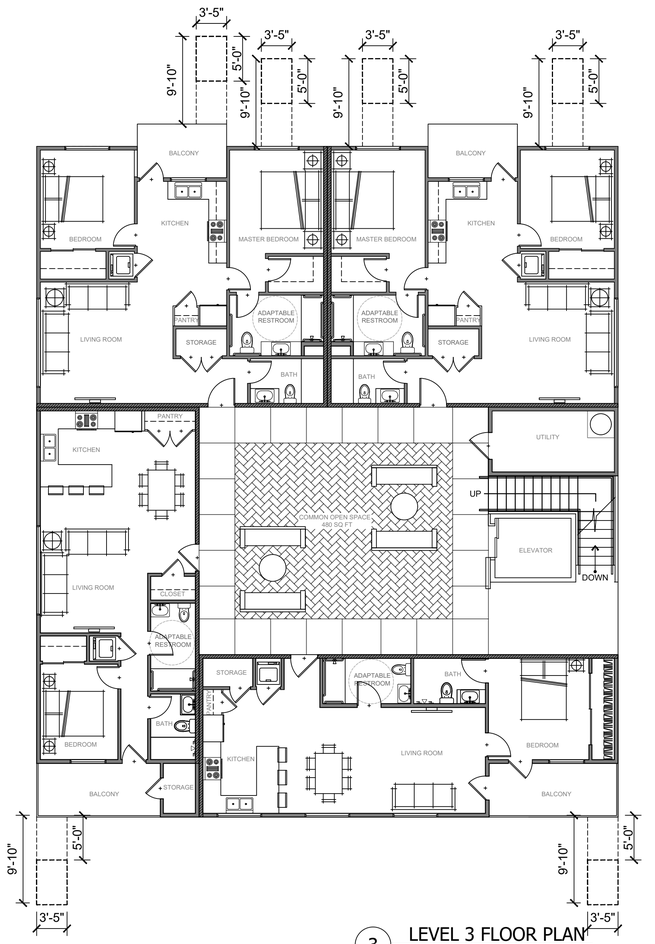


1 SITE PLAN
Scale: 1/8"=1'-0"

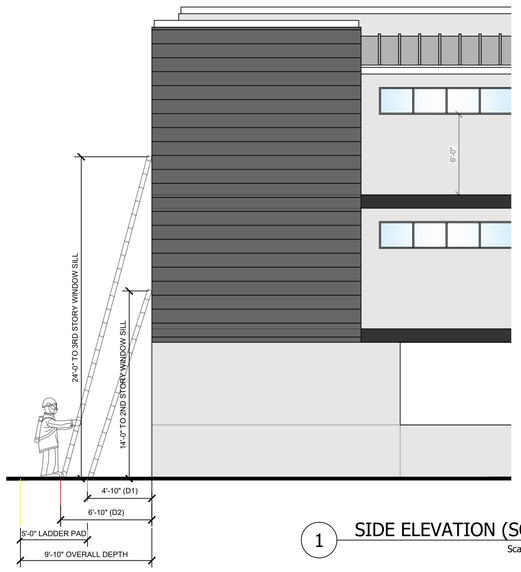
NORTH



2 LEVEL 2 FLOOR PLAN
Scale: 1/8"=1'-0"



3 LEVEL 3 FLOOR PLAN
Scale: 1/8" = 1'-0"



1 SIDE ELEVATION (SOUTH)
Scale: 3/16" - 1'-0"

FIRE PLAN KEYNOTES

1	LADDERING PAD
2	
3	
4	
5	
6	
7	

MIDWAY CONCEPTS
RESIDENTIAL & COMMERCIAL DEVELOPMENT
16651 GOTHARD STREET SUITE A
HUNTINGTON BEACH, CA 92647
(714) 251-0466 (562) 884-1007

REV.	DESCRIPTION	DATE
1	....	

PROJECT:
8 UNIT DEVELOPMENT
13171 JEFFERSON STREET
GARDEN GROVE, CA 92844

SHEET TITLE
FIRE PLAN

DESIGNER
TN/EL

SIGNATURE

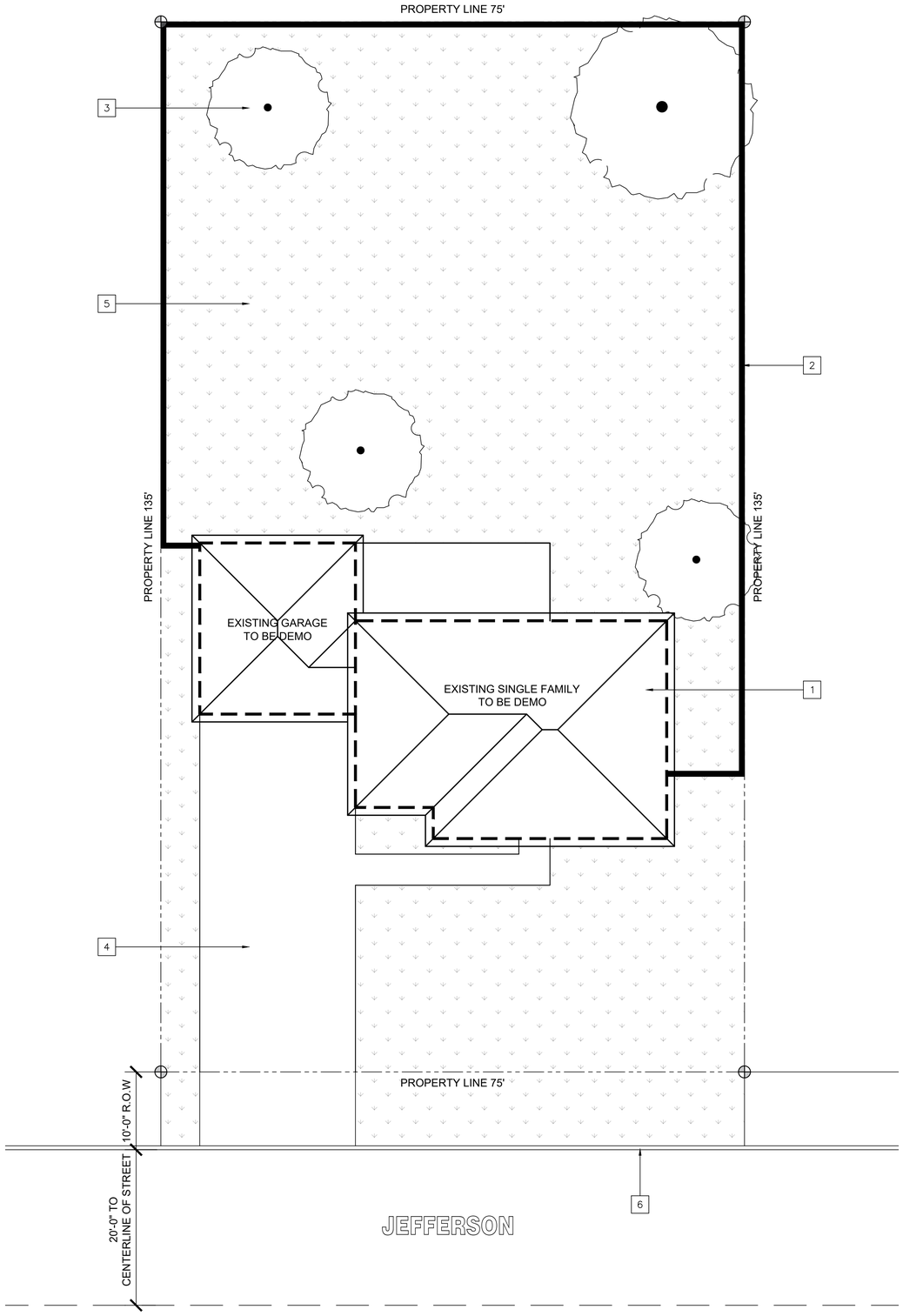
CONSULTANT
-

DATE
04-05-23

JOB NO.
22-79

SHEET
FP

OF X SHEETS



1 SITE PLAN
Scale: 1/8"=1'-0"

NORTH

SITE PLAN KEYNOTES

1	(E) SINGLE FAMILY RESIDENCE TO BE DEMO
2	(E) CMU WALL TO BE DEMO
3	(E) TREES TO BE REMOVED
4	(E) DRIVEWAY TO BE REMOVED
5	(E) LANDSCAPE
6	(E) CURB

SYMBOLS LEGEND

- 2% — DRAINAGE DIRECTION AND SLOPE
- PROPERTY LINE CORNER POINTS
- # — KEYNOTE CALLOUTS
- EXISTING WALL TO REMAIN
- WALLS TO BE DEMO

ATTACHMENT 2

MIDWAY CONCEPTS
RESIDENTIAL & COMMERCIAL DESIGN
16951 GOTHARD STREET, SUITE A
HUNTINGTON BEACH, CA 92647
(714) 251-0466 (562) 884-1007

REV.	DESCRIPTION	DATE
A	...	

PROJECT:
8 UNIT DEVELOPMENT
13171 JEFFERSON STREET
GARDEN GROVE, CA 92844

SHEET TITLE
EXISTING SITE
AND DEMO PLAN

DESIGNER
TN/EL

SIGNATURE

CONSULTANT

DATE
04-05-23

JOB NO.
22-79

SHEET
A0

OF X SHEETS

ATTACHMENT 2

BUILDING AREAS SUMMARY

UNITS		1ST STORY	2ND STORY	3RD STORY	LIVING AREA PER UNIT
1		--	764.00 SF	--	764.00 SF
2		--	750.00 SF	--	750.00 SF
3		--	912.00 SF	--	912.00 SF
4		--	912.00 SF	--	912.00 SF
5		--	--	764.00 SF	764.00 SF
6		--	--	750.00 SF	750.00 SF
7		--	--	912.00 SF	912.00 SF
8		--	--	912.00 SF	912.00 SF
GROUND PARKING		4,875.00 SF			
BALCONY OVERHANG			48.00 SF		
HABITABLE AREA		0.00 SF	3,338.00 SF	3,338.00 SF	
TOTAL HABITABLE AREA					6,676.00 SF
TOTAL LOT COVERAGE		4,875+48 SF / 10,125 = .486			48.6%

A UPDATED UNIT SIZE

A INCLUDED BALCONY OVERHANG

PRIVATE OPEN SPACE

UNIT	1ST STORY	2ND STORY	3RD STORY
1	--	86.00 SF	--
2	--	86.00 SF	--
3	--	60.00 SF	--
4	--	60.00 SF	--
5	--	--	86.00 SF
6	--	--	86.00 SF
7	--	--	60.00 SF
8	--	--	60.00 SF
LEVEL 2 COURTYARD		480.00 SF	
LEVEL 3 COURTYARD			480.00 SF
REAR YARD	961.00 SF		
COMMON OPEN*			2,505 SQFT

** 300 SQFT OPEN SPACE REQUIRED PER UNIT*

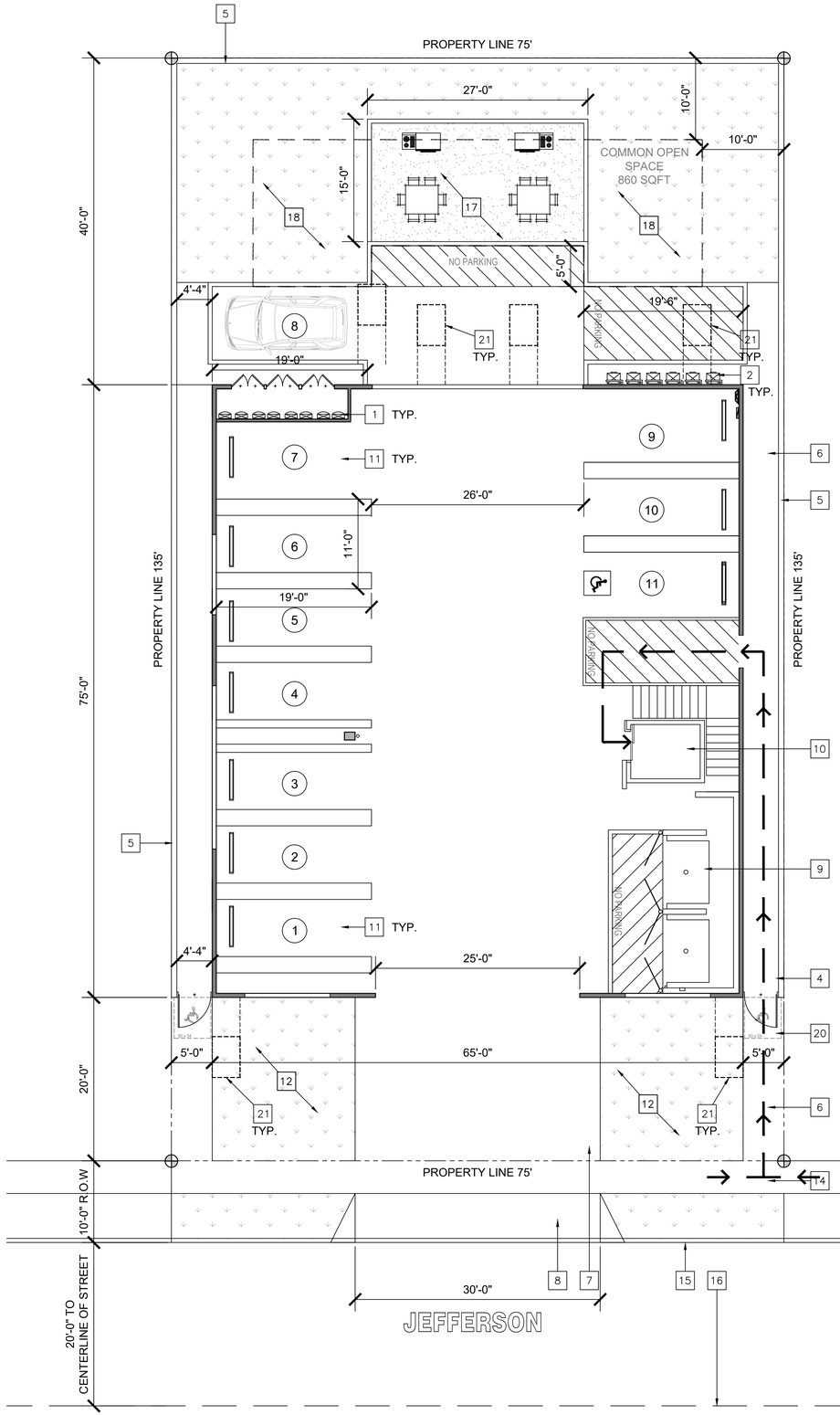
TOTAL UNITS (8) X 300SQFT = 2,400 SQFT REQUIRED
TOTAL BALCONY AREAS = 584 SQFT (23%)
REAR YARD COMMON SPACE = 860 SQFT (35%)
TOTAL COURTYARD AREAS= 960 SQFT (38%)

TOTAL PROVIDED OPEN SPACE= 2,404 SQFT

A UPDATED CALCULATIONS

PARKING

UNIT	# OF BEDROOMS	# OF REQ. PARKING	PROVIDED
1	1	1	
2	1	1	
3	2	1.5	
4	2	1.5	
5	1	1	
6	1	1	
7	2	1.5	
8	2	1.5	
GROUND LEVEL PARKING			11
TOTAL REQ.		10 SPACES	
TOTAL PROVIDED			11 SPACES



1 SITE PLAN
Scale: 1/8"=1'-0"

NORTH

SITE PLAN KEYNOTES

1	(N) 200 AMP ELECTRICAL PANEL (1) PER UNIT. 8 TOTAL
2	(N) GAS METER (1) PER UNIT. 8 TOTAL
3	(N) AC CONDENSER
4	(N) SIDE ACCESS GATE
5	(N) CMU WALL
6	(N) CONCRETE WALKWAY
7	(N) DRIVEWAY
8	(N) APRON
9	(N) TRASH ENCLOSURE
10	(N) ELEVATOR SHAFT, SHALL COMPLY WITH CH 11A SEC. 1124A. PER SEPARATE SUBMITTAL
11	(N) PARKING STALL
12	(N) LANDSCAPE
13	(N) TREE
14	PUBLIC RIGHT OF WAY (FUTURE SIDEWALK AND PARKWAY)
15	(E) CURB
16	(E) CENTER LINE OF STREET
17	(N) BBQ AND SEATING AREA
18	(N) COMMUNITY GARDEN
19	THE APPLICANT SHALL REMOVE AND REPLACE THE STREET PAVEMENT FRONTING THE PROJECT ON JEFFERSON STREET FROM THE EDGE OF EASTERLY GUTTER TO THE EDGE OF WESTERLY GUTTER PER CITY OF GARDEN GROVE STANDARD PLAN B-104
20	MANEUVERING CLEARANCE AT DOOR/GATE PER 11B-404.2.4
21	LADDERING PAD

SYMBOLS LEGEND

2% DRAINAGE DIRECTION AND SLOPE

PROPERTY LINE CORNER POINTS

KEYNOTE CALLOUTS

NEW WALLS

SITE PLAN NOTES

1. DEMOLITION CONTRACTOR SHELL RELOCATE REUSABLE MATERIALS TO DESIGNATED SALVAGE AREA, NON-USEABLE MATERIALS SHALL BE PLACED APPROPRIATELY IN REFUSE BIN AND SHALL BE COVERED AT NIGHT AND DURING RELATIVE HIGH WINDS, RAIN, ETC. REFUSE BIN SHALL BE COVERED DURING TRANSFER TO AND FROM DUMP SITE. CONTRACTOR TO BE LIABLE FOR REFUSE SPILLING. ALL DEBRIS TO BE HAULED AWAY AND CLEAN-UP SHALL BE COMPLETE TO BROOM FINISH. EXISTING MATERIALS AND OR STRUCTURE TO REMAIN SHALL BE PROTECTED FROM DUST, PAINT CHIPPING, ETC., BY USE OF PLASTIC OR WHATEVER IS REQUIRED FOR PROPER PROTECTION. EXISTING STRUCTURES SHALL HAVE BRACING AND SHORING AS REQUIRED TO PROTECT THE EXISTING STRUCTURE. PROVIDE DE-WATERING FACILITIES FOR CONSTRUCTION AS REQUIRED. COORDINATE AS-BUILT INFORMATION, STRUCTURAL, ETC. TO ARCHITECT AS REQUIRED.
2. "PROVIDE HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET"
3. "THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM."
4. "THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES."
5. CONDENSATE WASTE SHALL BE COLLECTED AN DISCHARGED TO AN APPROVED PLUMBING FIXTURE OR DISPOSAL AREA. CONDENSATE OR WASTEWATER SHALL NOT DRAIN OVER A PUBLIC WAY.

SETBACKS INDICATE REQUIRED MINIMUM DISTANCE FROM PROPERTY LINES. PROPERTY LINES BASED ON PARCEL INFORMATION FROM CITY DATABASE. CONTRACTOR TO VERIFY ON SITE.

MIDWAY CONCEPTS
RESIDENTIAL & COMMERCIAL DESIGN
16651 GOTHARD STREET, SUITE A
HUNTINGTON BEACH, CA 92647
(714) 251-0466 (562) 884-1007

REV.	DESCRIPTION	DATE
A	...	

PROJECT:
8 UNIT DEVELOPMENT
13171 JEFFERSON STREET
GARDEN GROVE, CA 92844

SHEET TITLE
SITE AND DEMO PLAN

DESIGNER
TN/EL

SIGNATURE

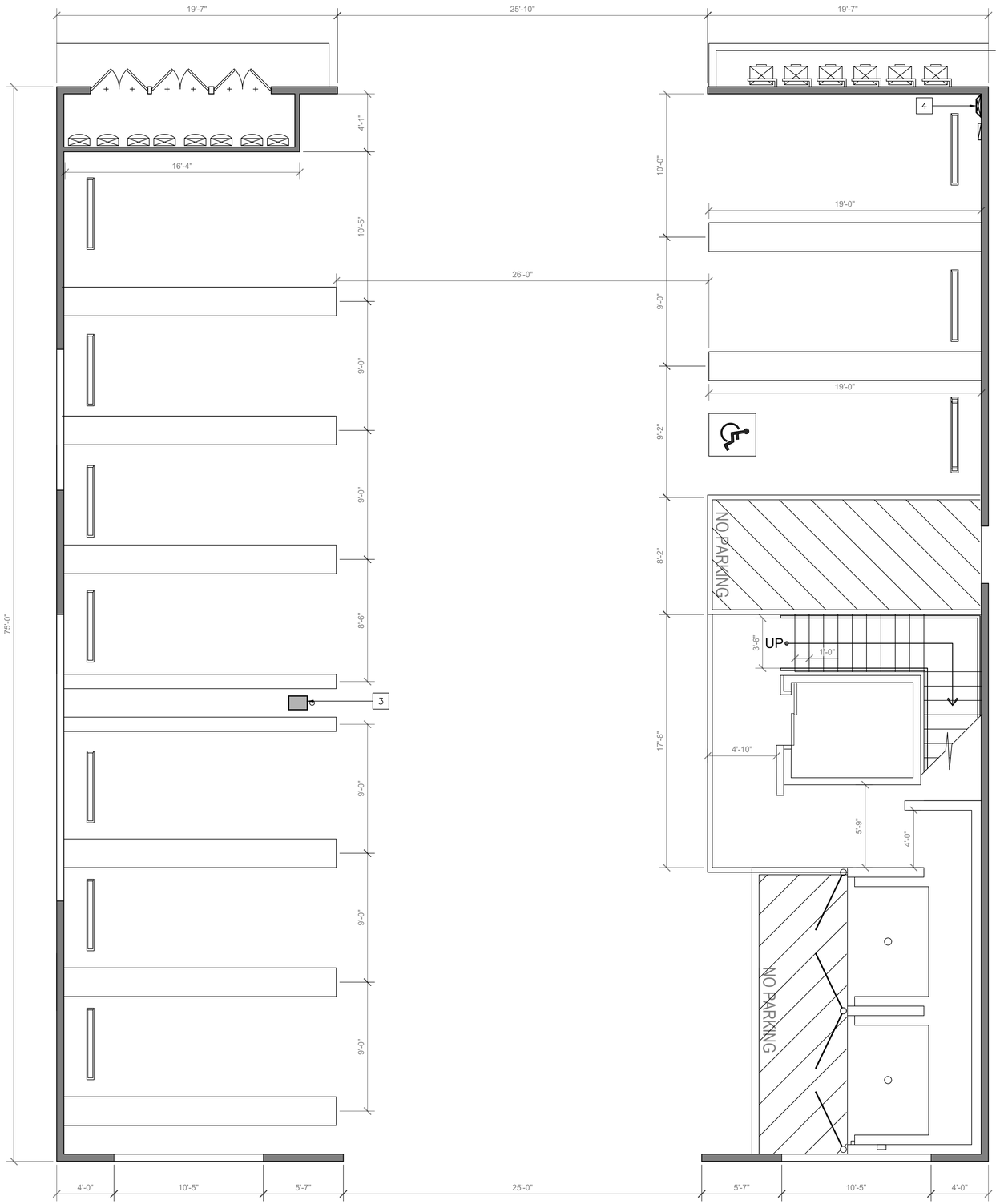
CONSULTANT
-

DATE
04-05-23

JOB NO.
22-79

SHEET
A1

OF X SHEETS



1 PROPOSED FLOOR PLAN
Scale: 1/4"=1'-0"

NORTH

WINDOW SCHEDULE

SYM.	SIZE	U-FACTOR	SHGC	MATERIAL	TYPE	REMARKS
Ⓐ	36"W X 24"H	0.3	.23	VINYL/TEMP.	SLIDING	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
Ⓑ	48"W X 48"H	0.3	.23	VINYL	SLIDING	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
Ⓒ	60"W X 48"H	0.3	.23	VINYL	SLIDING	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
Ⓓ	60"W X 48"H	0.3	.32	VINYL	SLIDING	(N) WINDOW - CONTRACTOR TO VERIFY SIZE

ALL NEW WINDOWS IN NEW BEDROOMS SHALL HAVE EMERGENCY RESCUE WINDOWS OR DOORS (2019 CBC)
a.) MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT.
b.) MINIMUM NET CLEAR OPENING WIDTH OF 20" AND CLEAR OPENING HEIGHT OF 24"
c.) WINDOW CLEAR OPENING OF NOT LESS THAN 42" OR NO MORE THAN 44" ABOVE THE FLOOR

DOOR SCHEDULE

SYM.	SIZE	GLAZING	U-FACTOR	SHGC	MATERIAL	TYPE	REMARKS
1	2'-6" X 6'-8" X 1 3/8"	N/A	-	-	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
2	2'-8" X 6'-8" X 1 3/8"	N/A	-	-	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
3	3'-0" X 6'-8" X 1 3/8"	N/A	-	-	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
4	2'-8" X 6'-8" X 1 3/8"	N/A	-	-	WOOD	SWING	20 MIN. SELF LATCHING DOOR. 1-HR FIRE RATED w/ SECURITY LOCK SELECTED BY OWNERS
5	2'-8" X 6'-8" X 1 3/8"	N/A	-	-	WOOD	SWING	LOUVER DOOR PROVIDING MIN. 100 SQ INCH OF MAKE UP AIR
6	6'-0" X 6'-8" X 1 3/8"	N/A	-	-	VINYL	SLIDING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS

NOTES:
1. TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING.

2. THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATER'S LISTED INSTALLATION INSTRUCTIONS AND THE 2019 CALIFORNIA PLUMBING CODE. [R504.3.1 CRC]

3. THE WHOLE BUILDING VENTILATION EXHAUST FAN WILLOPERATE CONTINUOUSLY AND IS REQUIRED TO BE RATED FOR SOUND AT A MAXIMUM OF 1 SONE. THIS EXHAUST FAN CAN BE CONTROLLED BY A STANDARD ON/OFF SWITCH BUT THE SWITCH MUST BE LABELED TO INFORM THE OCCUPANT THAT THE EXHAUST FAN IS THE WHOLE-BUILDING VENTILATION EXHAUST FAN AND IS INTENDED TO OPERATE CONTINUOUSLY. NO SPECIFIC WORDING IS MANDATED, BUT THE WORDING NEEDS TO MAKE CLEAR WHAT THE CONTROL IS FOR AND THE IMPORTANCE OF OPERATING THE SYSTEM. THIS MAY BE SIMPLE AS "VENTILATION CONTROL" OR MIGHT INCLUDE WORDING SUCH AS: "OPERATE WHEN THE HOUSE IS IN USE" OR "KEEP ON EXCEPT WHEN GONE OVER 7 DAYS" OR "FAN IS TO BE LEFT ON TO ENSURE INDOOR AIR QUALITY"

FLOOR PLAN KEYNOTES

1	(N) 200 AMP ELECTRICAL PANEL (1) PER UNIT. 8 TOTAL
2	(N) LANDING. 1 ½" BELOW THE THRESHOLD. MINIMUM 36" IN DEPTH- SHALL NOT EXCEED ¼ INCH PER FOOT
3	(N) POST, PER STRUCTURAL PLAN
4	EV CHARGING STATION - INSTALL A LISTED RACEWAY TO ACCOMODATE A DEDICATED 208/240V BRANCH CIRCUIT FOR FUTURE ELECTRIC VEHICLE CHARGING STATION. RACEWAY SHALL NOT BE LESS THAN 1" NOMINAL INSIDE DIAMETER. - SERVICE PANEL OR SUB-PANEL DIRECTORY SHALL INDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE RESERVED FOR FUTURE EV CHARING AS "EV CAPABALE" - THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE" -10% EV CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE AND 25% EV READY EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES.

SYMBOLS LEGEND

1 1/16" 5"	THRESHOLD
	HOSE BIBB
#	KEYNOTE CALLOUTS
X	WINDOW SCHEDULE CALL OUT
#	DOOR SCHEDULE CALL OUT
	ELECTRICAL LINE
	PROPOSED WALLS
	EXISTING WALL TO REMAIN
	100 CFM EXHAUST HOOD
(E)	EXISTING
(N)	NEW
(R)	REMODEL
A/A1	DETAIL CALLOUT
X A.X	SECTION CUT

ATTACHMENT 2

MIDWAY CONCEPTS
RESIDENTIAL & COMMERCIAL DESIGN
16951 GOTHARD STREET SUITE A
HUNTINGTON BEACH, CA 92647
(714) 251-0466 (562) 884-1007

REV.	DESCRIPTION	DATE
A	....	

PROJECT:
8 UNIT DEVELOPMENT
13171 JEFFERSON STREET
GARDEN GROVE, CA 92844

SHEET TITLE
PROPOSED
LEVEL 1
FLOOR PLAN

DESIGNER
TN/EL

SIGNATURE

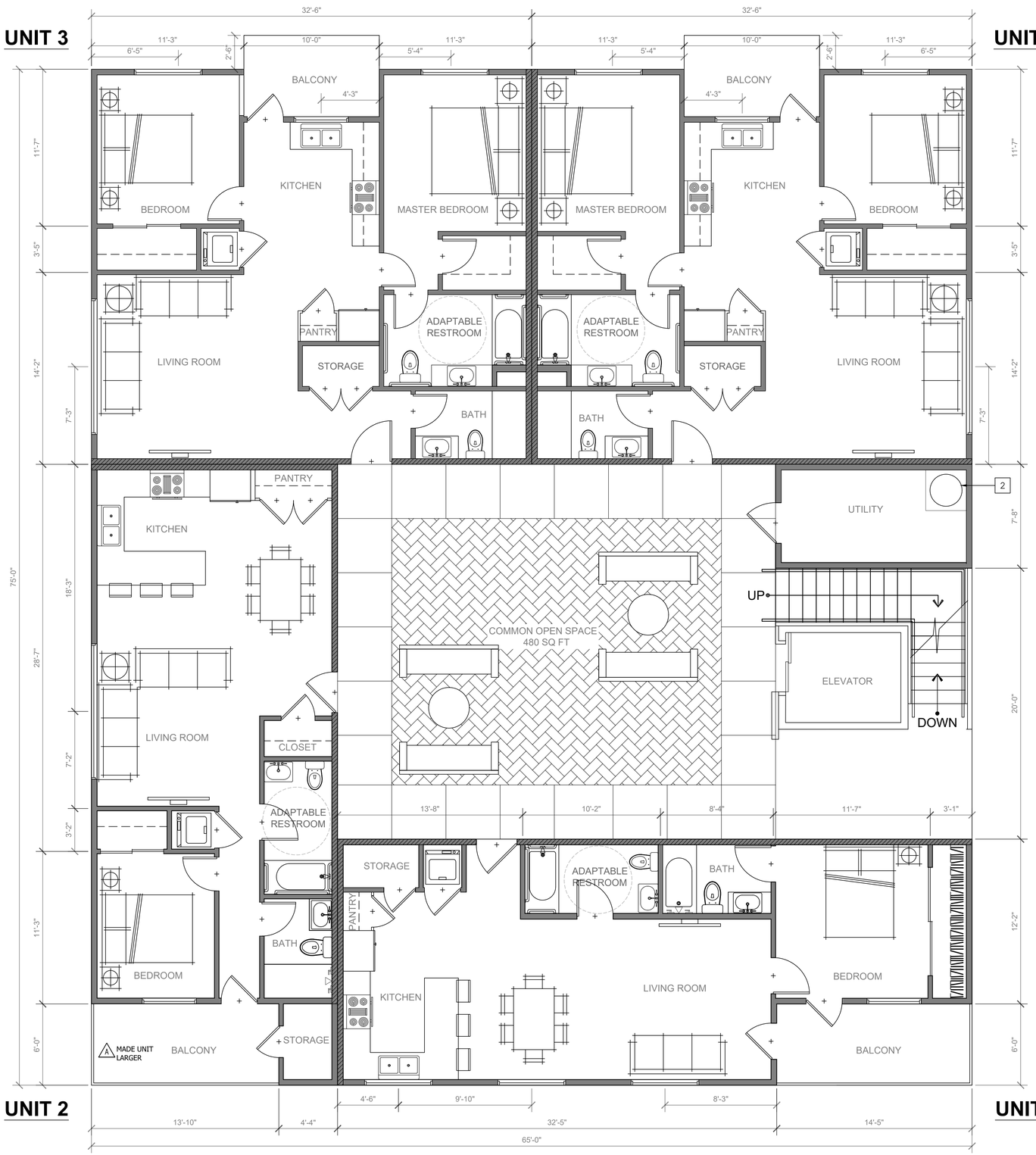
CONSULTANT

DATE
04-05-23

JOB NO.
22-79

SHEET
A2

OF X SHEETS



1 PROPOSED FLOOR PLAN
Scale: 1/4"=1'-0"

NORTH

WINDOW SCHEDULE

SYM.	SIZE	U-FACTOR	SHGC	MATERIAL	TYPE	REMARKS
A	36"W X 24"H	0.3	.23	VINYL/TEMP.	SLIDING	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
B	48"W X 48"H	0.3	.23	VINYL	SLIDING	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
C	60"W X 48"H	0.3	.23	VINYL	SLIDING	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
D	60"W X 48"H	0.3	.32	VINYL	SLIDING	(N) WINDOW - CONTRACTOR TO VERIFY SIZE

ALL NEW WINDOWS IN NEW BEDROOMS SHALL HAVE EMERGENCY RESCUE WINDOWS OR DOORS (2019 CBC)
a.) MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT.
b.) MINIMUM NET CLEAR OPENING WIDTH OF 20" AND CLEAR OPENING HEIGHT OF 24"
c.) WINDOW CLEAR OPENING OF NOT LESS THAN 42" OR NO MORE THAN 44" ABOVE THE FLOOR

DOOR SCHEDULE

SYM.	SIZE	GLAZING	U-FACTOR	SHGC	MATERIAL	TYPE	REMARKS
1	2'-6" X 6'-8" X 1 3/8"	N/A	-	-	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
2	2'-8" X 6'-8" X 1 3/8"	N/A	-	-	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
3	3'-0" X 6'-8" X 1 3/8"	N/A	-	-	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
4	2'-8" X 6'-8" X 1 3/8"	N/A	-	-	WOOD	SWING	20 MIN. SELF LATCHING DOOR. 1-HR FIRE RATED w/ SECURITY LOCK SELECTED BY OWNERS
5	2'-8" X 6'-8" X 1 3/8"	N/A	-	-	WOOD	SWING	LOUVER DOOR PROVIDING MIN. 100 SQ INCH OF MAKE UP AIR
6	6'-0" X 6'-8" X 1 3/8"	N/A	-	-	VINYL	SLIDING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS

NOTES:
1. TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING.

2. THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATER'S LISTED INSTALLATION INSTRUCTIONS AND THE 2019 CALIFORNIA PLUMBING CODE. [R504.3.1 CRC]

3. THE WHOLE BUILDING VENTILATION EXHAUST FAN WILLOPERATE CONTINUOUSLY AND IS REQUIRED TO BE RATED FOR SOUND AT A MAXIMUM OF 1 SONE. THIS EXHAUST FAN CAN BE CONTROLLED BY A STANDARD ON/OFF SWITCH BUT THE SWITCH MUST BE LABELED TO INFORM THE OCCUPANT THAT THE EXHAUST FAN IS THE WHOLE-BUILDING VENTILATION EXHAUST FAN AND IS INTENDED TO OPERATE CONTINUOUSLY. NO SPECIFIC WORDING IS MANDATED, BUT THE WORDING NEEDS TO MAKE CLEAR WHAT THE CONTROL IS FOR AND THE IMPORTANCE OF OPERATING THE SYSTEM. THIS MAY BE SIMPLE AS "VENTILATION CONTROL" OR MIGHT INCLUDE WORDING SUCH AS: "OPERATE WHEN THE HOUSE IS IN USE" OR "KEEP ON EXCEPT WHEN GONE OVER 7 DAYS" OR "FAN IS TO BE LEFT ON TO ENSURE INDOOR AIR QUALITY"

FLOOR PLAN KEYNOTES

1	(N) ELECTRICAL SUB PANEL (1) PER UNIT. 8 TOTAL
2	(N) WATER BOILER. TYPE: SIZE: MODEL NUMBER:
3	(N) AC CONDENSER SHALL BE MOUNTED ON APPROVED CONCRETE SLAB, MIN OF 3" ABOVE GRADE
4	(N) 22X30 ATTIC ACCESS
5	(N) LANDING. 1 1/2" BELOW THE THRESHOLD. MINIMUM 36" IN DEPTH- SHALL NOT EXCEED 1/4 INCH PER FOOT
6	MIN 4" DIA. TO THE OUTSIDE, EQUIPPED WITH A BACK DRAFT DAMPER. DUCT LENGTH OR SIZES AS PERMITTED OR REQUIRED BY MANUFACTURERS INSTALLATION INSTRUCTIONS AND APPROVED BY THE BUILDING OFFICIAL. (DUCT TO RUN THROUGH ATTIC
7	100 CFM EXHAUST HOOD (REFER TO SYMBOL) ASHRAE STANDARD 62.2 AND CMC 504
8	SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUB WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6FT ABOVE FLOOR. R307.2
9	ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON ENCLOSED SIDE WITH A 1/2 INCH GYPSUM BOARD.
10	10"X10" VENT THROUGH ATTIC TO T-TOP VENT OR SIMILAR FOR MAKE UP AIR
11	FAU IN ATTIC - REFER TO DETAIL X/AX
12	WHOLE HOUSE FAN VENTILATION REFER TO DETAIL SPEC x/Ax WITH VENTILATION SWITCH CONTROL REFER TO NOTE #3 ABOVE
13	(N) 1-HR FIRE RATED WALL REFER TO DETAIL 5 SHEET A5.
14	PAVERS
15	OUTDOOR BENCHES

SYMBOLS LEGEND

- 1 1/2" — THRESHOLD
- HOSE BIBB
- # — KEYNOTE CALLOUTS
- X — WINDOW SCHEDULE CALL OUT
- # — DOOR SCHEDULE CALL OUT
- ELECTRICAL LINE
- PROPOSED WALLS
- 1-HR FIRE RATED WALL WITH MIN. 52 STC
- 100 CFM EXHAUST HOOD
- (E) EXISTING
- (N) NEW
- (R) REMODEL
- A/A1 — DETAIL CALLOUT
- X / A.X — SECTION CUT

ATTACHMENT 2

MIDWAY CONCEPTS
RESIDENTIAL & COMMERCIAL DESIGN
16951 GOTHARD STREET, SUITE
HUNTINGTON BEACH, CA 92647
(714) 251-0466 (562) 964-1007

REV.	DESCRIPTION	DATE
A	...	

PROJECT:
8 UNIT DEVELOPMENT
13171 JEFFERSON STREET
GARDEN GROVE, CA 92844

SHEET TITLE:
PROPOSED LEVEL 2 FLOOR PLAN

DESIGNER
TN/EL

SIGNATURE

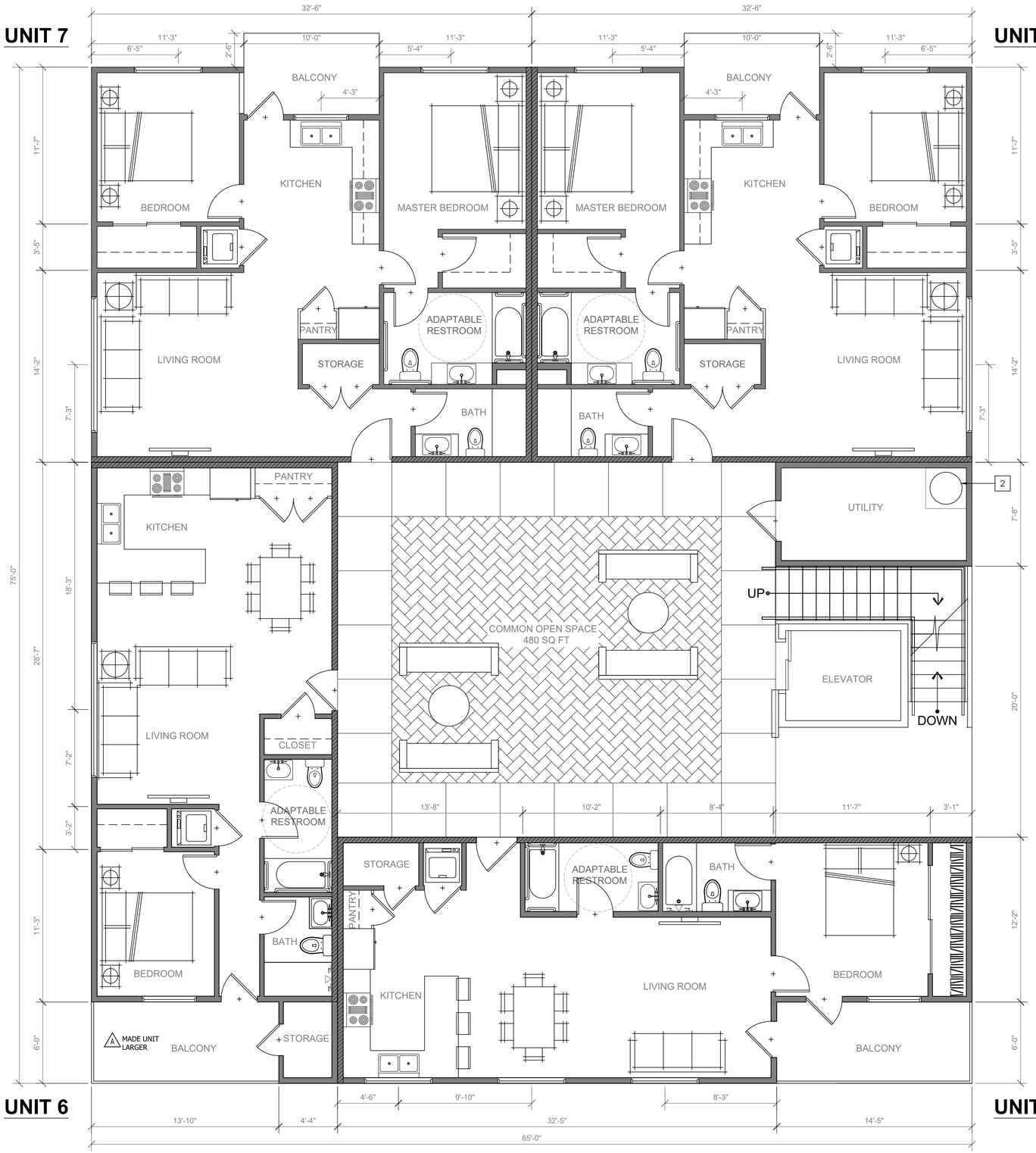
CONSULTANT
-

DATE
04-05-23

JOB NO.
22-79

SHEET
A2.1

OF X SHEETS



1 PROPOSED FLOOR PLAN
Scale: 1/4"=1'-0"

NORTH

WINDOW SCHEDULE

SYM.	SIZE	U-FACTOR	SHGC	MATERIAL	TYPE	REMARKS
A	36"W X 24"H	0.3	.23	VINYL/TEMP.	SLIDING	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
B	48"W X 48"H	0.3	.23	VINYL	SLIDING	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
C	60"W X 48"H	0.3	.23	VINYL	SLIDING	(N) WINDOW - CONTRACTOR TO VERIFY SIZE
D	60"W X 48"H	0.3	.32	VINYL	SLIDING	(N) WINDOW - CONTRACTOR TO VERIFY SIZE

ALL NEW WINDOWS IN NEW BEDROOMS SHALL HAVE EMERGENCY RESCUE WINDOWS OR DOORS (2019 CBC)
a.) MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT.
b.) MINIMUM NET CLEAR OPENING WIDTH OF 20" AND CLEAR OPENING HEIGHT OF 24"
c.) WINDOW CLEAR OPENING OF NOT LESS THAN 42" OR NO MORE THAN 44" ABOVE THE FLOOR

DOOR SCHEDULE

SYM.	SIZE	GLAZING	U-FACTOR	SHGC	MATERIAL	TYPE	REMARKS
1	2'-6" X 6'-8" X 1 3/8"	N/A	-	-	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
2	2'-8" X 6'-8" X 1 3/8"	N/A	-	-	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
3	3'-0" X 6'-8" X 1 3/8"	N/A	-	-	WOOD	SWING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS
4	2'-8" X 6'-8" X 1 3/8"	N/A	-	-	WOOD	SWING	20 MIN. SELF LATCHING DOOR. 1-HR FIRE RATED w/ SECURITY LOCK SELECTED BY OWNERS
5	2'-8" X 6'-8" X 1 3/8"	N/A	-	-	WOOD	SWING	LOUVER DOOR PROVIDING MIN. 100 SQ INCH OF MAKE UP AIR
6	6'-0" X 6'-8" X 1 3/8"	N/A	-	-	VINYL	SLIDING	DOOR w/ SECURITY LOCK SELECTED BY OWNERS

NOTES:
1. TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING.

2. THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATER'S LISTED INSTALLATION INSTRUCTIONS AND THE 2019 CALIFORNIA PLUMBING CODE. [R504.3.1 CRC]

3. THE WHOLE BUILDING VENTILATION EXHAUST FAN WILLOPERATE CONTINUOUSLY AND IS REQUIRED TO BE RATED FOR SOUND AT A MAXIMUM OF 1 SONE. THIS EXHAUST FAN CAN BE CONTROLLED BY A STANDARD ON/OFF SWITCH BUT THE SWITCH MUST BE LABELED TO INFORM THE OCCUPANT THAT THE EXHAUST FAN IS THE WHOLE-BUILDING VENTILATION EXHAUST FAN AND IS INTENDED TO OPERATE CONTINUOUSLY. NO SPECIFIC WORDING IS MANDATED, BUT THE WORDING NEEDS TO MAKE CLEAR WHAT THE CONTROL IS FOR AND THE IMPORTANCE OF OPERATING THE SYSTEM. THIS MAY BE SIMPLE AS "VENTILATION CONTROL" OR MIGHT INCLUDE WORDING SUCH AS: "OPERATE WHEN THE HOUSE IS IN USE" OR "KEEP ON EXCEPT WHEN GONE OVER 7 DAYS" OR "FAN IS TO BE LEFT ON TO ENSURE INDOOR AIR QUALITY"

FLOOR PLAN KEYNOTES

1	(N) ELECTRICAL PANEL REFER TO UFER DETAIL
2	(N) WATER BOILER. TYPE: SIZE: MODEL NUMBER:
3	(N) AC CONDENSER SHALL BE MOUNTED ON APPROVED CONCRETE SLAB, MIN OF 3" ABOVE GRADE
4	(N) 22X30 ATTIC ACCESS
5	(N) LANDING. 1 1/2" BELOW THE THRESHOLD. MINIMUM 36" IN DEPTH- SHALL NOT EXCEED 1/4 INCH PER FOOT
6	MIN 4" DIA. TO THE OUTSIDE, EQUIPPED WITH A BACK DRAFT DAMPER. DUCT LENGTH OR SIZES AS PERMITTED OR REQUIRED BY MANUFACTURERS INSTALLATION INSTRUCTIONS AND APPROVED BY THE BUILDING OFFICIAL. (DUCT TO RUN THROUGH ATTIC
7	100 CFM EXHAUST HOOD (REFER TO SYMBOL) ASHRAE STANDARD 62.2 AND CMC 504
8	SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUB WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6FT ABOVE FLOOR. R307.2
9	ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON ENCLOSED SIDE WITH A 1/2 INCH GYPSUM BOARD.
10	10"X10" VENT THROUGH ATTIC TO T-TOP VENT OR SIMILAR FOR MAKE UP AIR
11	FAU IN ATTIC - REFER TO DETAIL X/AX
12	WHOLE HOUSE FAN VENTILATION REFER TO DETAIL SPEC x/Ax WITH VENTILATION SWITCH CONTROL REFER TO NOTE #3 ABOVE
13	(N) 1-HR FIRE RATED WALL REFER TO DETAIL 5 SHEET A5.
14	PAVERS
15	OUTDOOR BENCHES

SYMBOLS LEGEND

- 1 1/2" — THRESHOLD
- HOSE BIBB
- # — KEYNOTE CALLOUTS
- X — WINDOW SCHEDULE CALL OUT
- # — DOOR SCHEDULE CALL OUT
- ELECTRICAL LINE
- PROPOSED WALLS
- 1-HR FIRE RATED WALL WITH MIN. 52 STC
- 100 CFM EXHAUST HOOD
- (E) EXISTING
- (N) NEW
- (R) REMODEL
- A/A1 — DETAIL CALLOUT
- X / A.X — SECTION CUT

ATTACHMENT 2

MIDWAY CONCEPTS
RESIDENTIAL & COMMERCIAL DESIGN
16951 GOTHARD STREET, SUITE
HUNTINGTON BEACH, CA 92647
(714) 257-0466 (562) 964-1007

REV.	DESCRIPTION	DATE
A	...	

PROJECT:
8 UNIT DEVELOPMENT
13171 JEFFERSON STREET
GARDEN GROVE, CA 92844

SHEET TITLE:
PROPOSED
LEVEL 3
FLOOR PLAN

DESIGNER
TN/EL

SIGNATURE

CONSULTANT
-

DATE
04-05-23

JOB NO.
22-79

SHEET
A2.2

OF X SHEETS

ATTACHMENT 2

ELEVATION KEYNOTES

1	STUCCO (16/20 SAND FINISH) COLOR: ½ 13 MANUFACTURER: OEMGA
2	DECORATIVE BAND
3	WOOD SIDING, JAMES HARDIE. COLOR APPLIED TO CORNER BOARDS @ LAP SIDING, FENCING, GARAGE DOORS, LAP SIDING. COLOR: DET 483 BURNT BUTTER MANUFACTURER: DUNN EDWARDS
4	TRIM COLOR #1. APPLIED TO METAL CANOPY, METAL SCREEN HANDRAILS, POSTS. COLOR: DEC 756 WEATHERED BROWN MANUFACTURER: DUNN EDWARDS
5	TRIM COLOR #2. APPLIED TO UTILITY DOORS. COLOR: DEC 316 POWDERED MANUFACTURER: DUNN EDWARDS
6	ACCENT COLOR. APPLIED TO SECONDARY DOORS, UNIT DOORS. COLOR: DE 6328 ANCHOR GRAY MANUFACTURER: DUNN EDWARDS
7	ALUMINUM CANOPY (DEFERRED SUBMITTAL)
8	WHITE VINYL WINDOW
9	STEEL GUARDRAIL
10	ADDRESS LIGHT
11	LIGHT FIXTURE
12	METAL ROOF
13	METAL GUTTER
14	ENTRY DOOR
15	LOW PLANTER
16	LOW CONCRETE WALL AT GROUND LEVEL
17	2 INCH ALUMINUM REVEAL
18	GROUND LEVEL GARAGE ENTRANCE
19	EXTERIOR STAIRS
20	ELEVATOR



1 FRONT ELEVATION (EAST)
Scale: 1/4" - 1'-0"



2 SIDE ELEVATION (SOUTH)
Scale: 1/4" - 1'-0"

MIDWAY CONCEPTS
RESIDENTIAL & COMMERCIAL DESIGN
16951 GOTHARD STREET, SUITE A
HUNTINGTON BEACH, CA 92647
(714) 251-0466 (562) 884-1007

REV.	DESCRIPTION	DATE
A	...	

PROJECT:
8 UNIT DEVELOPMENT
13171 JEFFERSON STREET
GARDEN GROVE, CA 92844

SHEET TITLE
PROPOSED ELEVATIONS

DESIGNER
TN/EL

SIGNATURE

CONSULTANT
-

DATE
04-05-23

JOB NO.
22-79

SHEET
A4.0

OF X SHEETS

ATTACHMENT 2

ELEVATION KEYNOTES

1	STUCCO (16/20 SAND FINISH) COLOR: $\frac{1}{2}$ 13 MANUFACTURER: OEMGA
2	DECORATIVE BAND
3	WOOD SIDING, JAMES HARDIE. COLOR APPLIED TO CORNER BOARDS @ LAP SIDING, FENCING, GARAGE DOORS, LAP SIDING. COLOR: DET 483 BURNT BUTTER MANUFACTURER: DUNN EDWARDS
4	TRIM COLOR #1. APPLIED TO METAL CANOPY, METAL SCREEN HANDRAILS, POSTS. COLOR: DEC 756 WEATHERED BROWN MANUFACTURER: DUNN EDWARDS
5	TRIM COLOR #2. APPLIED TO UTILITY DOORS. COLOR: DEC 316 POWDERED MANUFACTURER: DUNN EDWARDS
6	ACCENT COLOR. APPLIED TO SECONDARY DOORS, UNIT DOORS. COLOR: DE 6328 ANCHOR GRAY MANUFACTURER: DUNN EDWARDS
7	ALUMINUM CANOPY (DEFERRED SUBMITTAL)
8	WHITE VINYL WINDOW
9	STEEL GUARDRAIL
10	ADDRESS LIGHT
11	LIGHT FIXTURE
12	METAL ROOF
13	METAL GUTTER
14	ENTRY DOOR
15	LOW PLANTER
16	LOW CONCRETE WALL AT GROUND LEVEL
17	2 INCH ALUMINUM REVEAL
18	GROUND LEVEL GARAGE ENTRANCE
19	EXTERIOR STAIRS
20	ELEVATOR



3 REAR ELEVATION (WEST)
Scale: 1/4" - 1'-0"



4 SIDE ELEVATION (NORTH)
Scale: 1/4" - 1'-0"

NEW AREA ATTIC VENTILATION:

ATTIC AREA VENT AREA CALCULATION	XXX.00 S.F. XXX.00/150=X.XX S.F.	
PROVIDED:		
X EAVE VENTS 15"X5"	= .52EA.	X.XX S.F.
X GABLE VENTS 24"X18"	= 3.0EA.	X.XX S.F.
X DORMER VENTS 24"X12"	= 2.0EA.	X.XX S.F.
TOTAL		X.XX S.F.

PROVIDE ATTIC VENTILATION W/ CORROSION RESISTANT WIRE MESH W/ OPENINGS OF $\frac{1}{4}$" IN DIMENSION.

VENT AREA CALCULATION

MIDWAY CONCEPTS
RESIDENTIAL & COMMERCIAL DESIGN
16951 GOTHARD STREET, SUITE A
HUNTINGTON BEACH, CA 92647
(714) 257-0466 (562) 884-1007

REV.	DESCRIPTION	DATE
A	...	

PROJECT:
8 UNIT DEVELOPMENT
13171 JEFFERSON STREET
GARDEN GROVE, CA 92844

SHEET TITLE
PROPOSED ELEVATIONS

DESIGNER
TN/EL

SIGNATURE

CONSULTANT
-

DATE
04-05-23

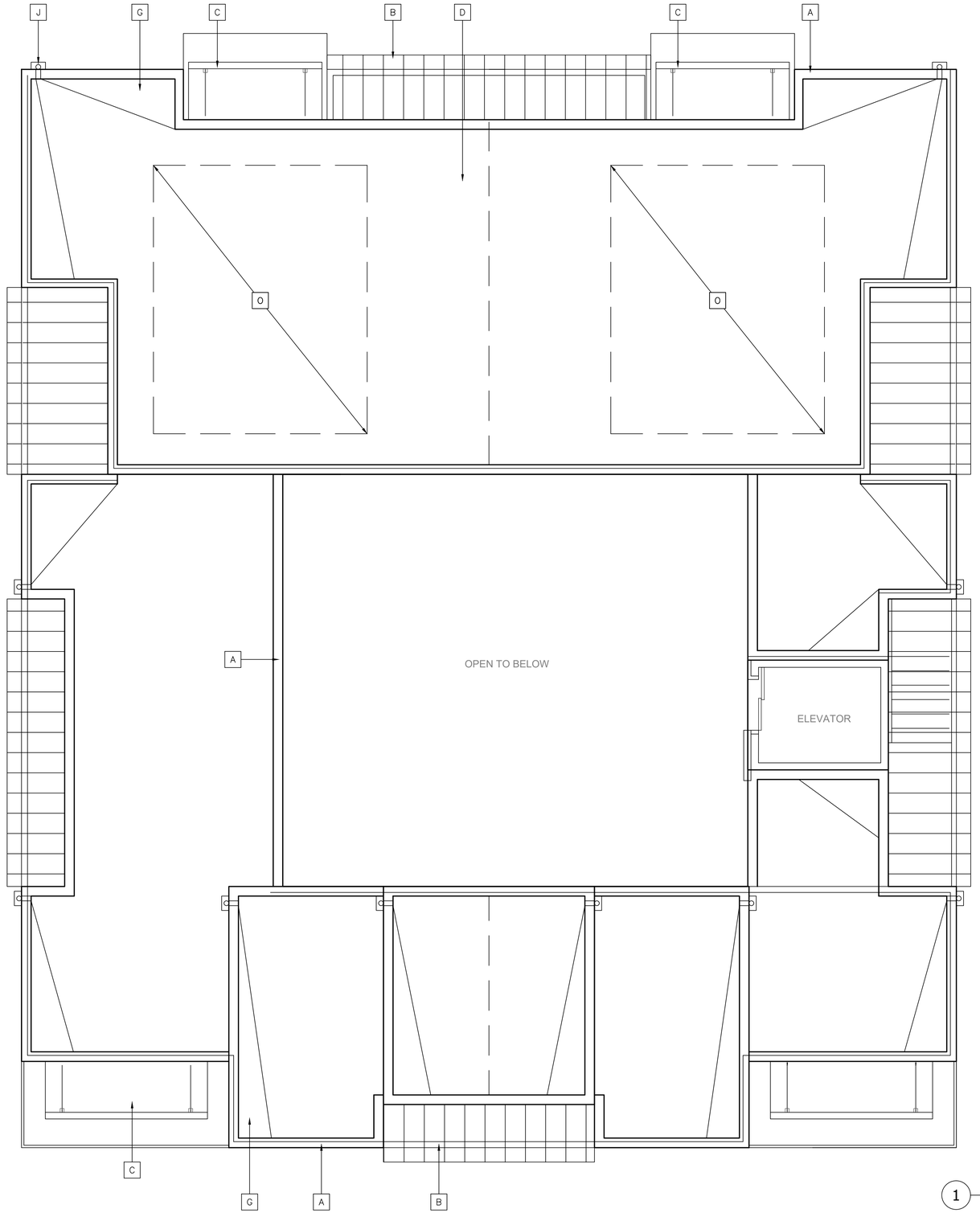
JOB NO.
22-79

SHEET
A4.1

OF X SHEETS

ROOF PLAN KEYNOTES

A	(N) PARAPET WALL
B	(N) STANDING SEAM METAL ROOFING
C	(N) ALUMINUM CANOPY
D	MEMBRANE ROOFING SHALL BE CLASS A MINIMUM CARLISLE SYNTEC, INC. - SURE WELD TPO ROOFING SYS.
E	(N) AC MECHANICAL EQUIPMENT - 5 TON UNIT
F	MINIMUM CLASS A ROOF COVERING AND ONE LAYER OF FIRE RETARDANT ROOF SHEATHING MINIMUM DISTANCE OF 4FT ON EACH SIDE OF THE 1-HOUR PARTY WALL.
G	CRICKETS SHALL BE FORMED WITH ½" PLYWOOD SHEATHING ON FURRING NAILERS
H	MEP PENETRATIONS THRU ROOF SHALL NOT ENCROACH INTO THE AREA DESIGNATED FOR FUTURE SOLAR PANELS. PENETRATIONS SHALL BE KEPT AT A MIN OF 6" AWAY FROM FUTURE SOLAR PANEL DESIGNATED AREA.
I	DUCT THRU ROOF TYP
J	3"DOWN SPOUT, DRAIN AND OVERFLOW SCUPPER TYP.
K	ROOF HATCH
L	ROOF VENT EXHAUST 12" DIA.
M	ROOF GUARDRAIL; REFER TO DETAIL 12/A4.1
N	15"X5" EAVE VENT @ SLOPE ROOF = .52 SF PROVIDED
O	DESIGNATED SOLAR READY ZONE (MIN 15% OF ROOF AREA. 270 SQFT EACH)



1 ROOF PLAN
Scale: 1/4" - 1'-0"

ATTACHMENT 2

MIDWAY CONCEPTS
RESIDENTIAL & COMMERCIAL DESIGN
16951 GOTHARD STREET, SUITE A
HUNTINGTON BEACH, CA 92647
(714) 251-0466 (562) 884-1007

REV.	DESCRIPTION	DATE
A	...	

PROJECT:
8 UNIT DEVELOPMENT
13171 JEFFERSON STREET
GARDEN GROVE, CA 92844

SHEET TITLE
PROPOSED ROOF PLAN

DESIGNER
TN/EL

SIGNATURE

CONSULTANT
-

DATE
04-05-23

JOB NO.
22-79

SHEET
A6.0

OF X SHEETS

ATTACHMENT 3

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	**SITE LOCATION:** West side of Jefferson Street, south of Larson Street, at 13171 Jefferson Street
HEARING DATE: September 5, 2024	**GENERAL PLAN:** MDR (Medium Density Residential)
CASE NO.: Site Plan No. SP-142-2024	**ZONE:** R-3 (Multiple-Family Residential)
APPLICANT: Jeffrey & Tina Mullen	**APN:** 097-201-13
PROPERTY OWNER: Same as Applicant	**CEQA DETERMINATION:** Exempt - Section 15332 "In-Fill Development Projects"

REQUEST:

A request for Site Plan approval to construct an eight (8) unit, three-story multiple-family residential building and associated site improvements on an approximately 0.23-acre lot. The proposal includes one (1) affordable housing unit for "very low-income" households, qualifying the project for a 38.75% density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios, pursuant to the State Density Bonus Law and Garden Grove Municipal Code (GGMC) Section 9.60.040 (collectively, the "Density Bonus Law" or "DBL"). The project has been designed to incorporate certain incentives / concessions and waivers / reductions of development standards pursuant to the DBL.

BACKGROUND:

The project site is an approximately 10,125 square-foot (0.23-acre) lot, located on the west side of Jefferson Street, south of Larson Street, at 13171 Jefferson Street. The subject site has a General Plan Land Use designation of MDR (Medium Density Residential), and is zoned R-3 (Multiple-Family Residential). The property abuts R-3 zoned properties to the north, south, west, and east, across Jefferson Street. Surrounding uses include single-family and multiple-family residential developments.

The subject site is currently improved with a single-story, two-bedroom single-family residence that was originally constructed in 1942. The existing structure has not been identified as a part of any historical record. All existing site improvements would be demolished to accommodate the proposed project.

The applicant is proposing eight (8) multiple-family apartment units. Other site features include, but are not limited to: drive aisles, walkways, garden spaces, and recreation areas to be shared amongst the units. The subject sites' General Plan Land Use designation of MDR is intended to create, maintain and enhance residential areas characterized by mostly traditional multiple-family apartments, condominiums, townhomes, and single-family small-lot subdivisions. The MDR is implemented by

the R-3 zone, which allows residential developments with densities of up to thirty-two (32) units per acre. The proposed project, as designed, is consistent with numerous goals and policies of the General Plan Land Use Element and Housing Element, including the following:

1. Policy LU-1.3: Support the production of housing citywide that is affordable to lower- and moderate-income households consistent with the policies and targets set forth in the Housing Element.
2. Goal LU-2: Stable, well-maintained residential neighborhoods in Garden Grove.
3. Policy LU-2.4: Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.
4. Policy LU-3.2: Support development of multi-family housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels.
5. Policy LU-3.3: Encourage developers to build housing projects at or above maximum allowable densities.
6. Goal LU-4: Uses compatible with one another.
7. Policy H-2.1: Preserve and expand the City's supply of affordable rental and ownership housing for lower-income households.
8. Policy H-2.3: Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing.
9. Policy H-3.7: Encourage infill housing development that is compatible in character with established residential neighborhoods.

With the inclusion of one (1) affordable housing units for "very low-income" households, pursuant to the DBL, the project qualifies for a density bonus of up to 38.75% over the base density, reduced parking ratios, and the following one (1) incentive / concession and two (2) waivers / reductions of development standards set forth in the Garden Grove Municipal Code (GGMC):

1. An incentive / concession to reduce the interior side setback at the first and second floors from the required ten feet (10'-0"), and at the third floor from the required fifteen feet (15'-0"), to a minimum five feet (5'-0") (GGMC Section 9.12.040.020.A);
2. A reduction of the required minimum front setback requirements for the third floor from the minimum twenty-five feet (25'-0") to a minimum twenty-foot (20'-0") setback (Section 9.12.040.020.A); and
3. A reduction of the required minimum vertical clearance for common open spaces from fifteen feet (15'-0") to a minimum nine feet (9'-0") (Section 9.12.040.050.I.8).

An Affordable Housing Regulatory Agreement consistent with the DBL and Section 9.60.050 of the GGMC would be recorded to ensure affordability of the very low-income units for the occupants of said units.

PROJECT STATISTICS:

Standard	Provided	Code Requirement[1]	Meets Code
Lot Size	10,125 s.f. (0.23 acres)	7,200 s.f. (0.17 acres)	Yes
Density	8 units (32 units per acre)	8 units maximum[2] (32 units per acre)	Yes
Lot coverage	48.6%	50% maximum	Yes
Total Parking	11 spaces	10 spaces[3]	Yes
Recreation Area Total	2,404 s.f.	2,400 s.f. (8 units x 300 s.f.)	Yes
Private Area	584 s.f.		
Common Area - Outdoor	1,340 s.f.		
Common Area - Covered	480 s.f.		
Common Recreation Area & Dimensions	480 s.f., 15'-0" in any direction	225 s.f., 15'-0" in any direction	Yes
Private Recreation Area & Dimensions	60 s.f., 6'-0" in any direction	60 s.f., 6'-0" in any direction	Yes
Building Height	33'-2"	35'-0" maximum	Yes
Common Open Space Vertical Clearance	9'-0"	15'-0"	**DBL Waiver**
Private Open Space Vertical Clearance	9'-0"	8'-0"	Yes
Stories – Maximum	3 stories	3 stories	Yes
Building Setbacks			
1st & 2nd floors East (Front)	20'-0"	20'-0"	Yes
3rd floor East (Front)	20'-0"	25'-0"	**DBL Waiver**
1st & 2nd floor West (Rear)	40'-0" (1st floor) & 37'-6" (2nd floor)	10'-0"	Yes
3rd floor West (Rear)	37'-6"	15'-0"	Yes
1st & 2nd floor North & South (Side)	5'-0"	10'-0"	**DBL Incentive / Concession**
3rd floor North & South (Side)	5'-0"	10'-0"	**DBL Incentive / Concession**
Unit Size			
1-bedroom unit	750-764 s.f.	750 s.f.	Yes
2-bedroom unit	912 s.f.	900 s.f.	Yes

DISCUSSION:

DENSITY BONUS LAW:

The State Density Bonus Law (Government Code Section 65915 et seq.) (collectively, "Density Bonus Law" or "DBL") and Garden Grove Municipal Code (GGMC) Section 9.60.040 (Residential Density Bonus) entitles applicants to a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios to encourage the construction of affordable housing units. The

[1] All Code Requirements are listed as minimums, unless otherwise specified.

[2] The DBL requires all fractional units for affordable housing projects to be rounded up to the next whole number. In this case, the base density is calculated at 7.4 units; thus, it would be rounded up to 8 units per State law.

[3] Parking ratios are proposed as required in the DBL.

project qualifies for two (2) incentives / concessions, and unlimited waivers or reductions of development standards by providing one (1) very low-income unit.

Density Bonus

A maximum base density of thirty-two (32) units per acre is allowed in both the MDR General Plan Land Use Designation and in the R-3 zone pursuant to Section 9.12.040.020.A of the GGMC, which yields eight (8) units for the 0.23-acre lot. With the inclusion of one (1) affordable units for "very low-income" households, the project is providing 12% of its base density for affordable housing. Thus, pursuant to the Density Bonus Law, the applicant is entitled to a Density Bonus of up to 38.75%, or up to twelve (12) total units. While entitled to the aforementioned Density Bonus, the applicant is not proposing to exceed the maximum eight (8) unit base density.

Reduced Parking Ratio

As an affordable housing project, the project is entitled to the reduced parking ratios set forth in the DBL. The DBL requires a minimum of one (1) parking space for each zero- to one-bedroom unit, and one-and-a-half (1.5) parking spaces for each unit with two to three bedrooms. Based on the proposed plan, the project is required to provide a minimum of ten (10) spaces, as shown in Table A below.

Minimum Parking Spaces Required per Unit (Per DBL)			
Type of unit	**Number of units**	**Parking ratio**	**Required parking**
One-bedroom	4 units	1 space per unit	4
Two to three bedrooms	4 units	1.5 spaces per unit	6
Total	8 units	**Total**	10 spaces

The project has been designed to comply with the parking requirements of the DBL. The project proposes eleven (11) parking spaces, within a shared parking garage area. Thus, the project exceeds the minimum required parking under the DBL by one (1) parking space.

Concessions and Waivers

The applicant has proposed one (1) incentive / concession, and two (2) waivers / reductions of development standards pursuant to the DBL to facilitate the proposed development.

Concessions

A "concession or incentive" includes a reduction in site development standards or a modification of zoning code requirements or architectural design requirements, approval of mixed use zoning in conjunction with a housing project, and other regulatory incentives or concessions that result in a reduction in affordable housing costs. The DBL provides that a city must grant a proposed concession or incentive unless it makes a written finding, based upon substantial evidence, that the concession or incentive: (1) does not result in identifiable and actual cost reductions

to provide for affordable housing costs for the targeted units; (2) would have a specific, adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households; or (3) would be contrary to state or federal law.

The DBL provides that an applicant is entitled to two (2) "concessions or incentives" if it offers to restrict 10% of the housing units for very low-income households. The project would provide one (1) very low-income unit, or 12% of the base density, making the project eligible for two (2) concessions. The applicant, however, is proposing only one (1) concession, as follows:

Incentive / Concession 1:

GGMC Section 9.12.040.020.A generally requires projects in the R-3 zone to provide a minimum ten-foot (10'-0") interior side setback for the first and second floors, and a minimum fifteen-foot (15'-0") interior side setback for third floors. Utilizing an incentive / concession provided for under the DBL, the proposed project would provide a five-foot (5'-0") interior side setback for all floors. The applicant contends this incentive / concession is needed to reduce construction costs in order to provide the affordable units.

Waivers or Reductions in Development Standards

The DBL provides that, in addition to a density bonus and concessions or incentives, an applicant may propose waivers or reductions of development standards that will have the effect of physically precluding the construction of the proposed development, with the required density bonus and concessions or incentives permitted by the DBL. Similar to a concession or incentive, a city must waive or reduce a development standard that would physically preclude construction of the proposed development unless the waiver or reduction: (1) would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact; (2) would have an adverse impact on any real property that is listed in the California Register of Historical Resources; or (3) would be contrary to state or federal law.

The proposed project incorporates the following two (2) waivers or reductions of development standards, which the applicant contends would physically preclude construction of the project as proposed:

Waiver / Reduction 1:

GGMC Section 9.12.040.020.A generally requires residential projects in the R-3 zone to provide a minimum twenty-foot (20'-0") front setback for the first and second floor, and a minimum twenty-five foot (25'-0") front setback for the third floor. The project is proposing to waive / reduce the third-floor front setback to twenty feet

(20'-0") to match the first and second floors. The applicant contends that given the limited size of the property, the application of the third-floor setback requirements would make it infeasible to construct the proposed project at the desired density.

Waiver / Reduction 2:

GGMC Section 9.12.040.050.I.8 generally requires residential projects in the R-3 zone to provide a minimum fifteen-foot (15'-0") vertical clearance for common open space areas. The second floor of the building would include a covered open space area. The project proposes to reduce the vertical clearance requirement for this open space area to nine feet (9'-0") to match the ceiling height in the remainder of the second floor. The applicant contends it is not possible to achieve the full fifteen-foot (15'-0") vertical clearance for the space, given the density, and lot size, and height restrictions.

Concessions and Waivers Justification

The applicant's justification for the proposed incentives and concessions and waivers and reductions of development standards incorporated into the proposed project is that application of all of the Municipal Code standards for multiple-family developments, in combination, would either severely limit the amount of open space provided on-site, or reduce the size of units. The applicant contends that the proposed design strikes a balance between the two by providing open spaces as required by the GGMC, and also providing units that are of an adequate size to be marketed and rented. Conceding and/or waiving certain development standards can help strike this balance. A copy of the Density Bonus Application for the project is attached as Attachment 3, and includes the applicant's justification for granting the concessions and waivers to facilitate the development of the project.

SITE PLAN:

Site Design and Circulation

The property is an approximately 10,125 square-foot (0.23-acre) property. A new, thirty-foot (30'-0") wide driveway is proposed in the center of the property, providing access to Jefferson Street. Separate pedestrian walkways would be provided along both the north and south property lines, connecting to the public sidewalk along Jefferson Street.

A shared parking garage would be provided on the ground-level. The garage would feature ten (10) parking spaces, and one (1) additional exterior parking space at the very rear (west) of the garage. A vehicular turnaround area is also located exterior to the garage, at the end of the drive aisle. Included inside the parking garage is one (1) accessible parking space. Also located within the garage is an elevator and stairwell to access the units above, and a shared trash enclosure serving all units. The location of the trash enclosure has been reviewed by Republic Services, and they are supportive of the design.

Above the garage on the upper floors are eight (8) residential rental units. The upper floors would be flush with the ground-level, with the exception of balconies to the rear of the building, which extend approximately two-and-a-half feet (2'-6") beyond the footprint of the garage. With the inclusion of the aforementioned incentive / waiver and waivers / reductions, the building would comply with the setback requirements of the R-3 zone.

A common recreation area improved with lounge seating, a barbecue station, a community garden, and perimeter landscaping would be located in the rear of the garage, toward the western (rear) property line. The open space area complies with the setback requirements of the R-3 zone. This recreation area would be connected to the building via pedestrian pathways along the northern and southern property lines.

Parking

The project provides a total of eleven (11) parking spaces, which exceeds the minimum parking requirements under the DBL by one (1) space. The project proposes a shared ground-level parking garage to serve the entire building. Ten (10) parking spaces, including an accessible space, would be located within the garage, and one (1) guest parking space would be provided exterior to the garage, to the rear (west).

Unit Design

The proposed project would provide four (4) one-bedroom units, and four (4) two-bedroom units, for a total of eight (8) units.

The units would range in size from 750 square feet to 912 square feet. Four (4) of the provided units would provide one (1) bedroom and two bathrooms. The remaining four (4) units would provide two (2) bedrooms and two (2) bathrooms. Each unit would also provide a kitchen, living room, laundry, and storage spaces. Each unit also provides a private open space in the form of a balcony, varying in size between 60 square feet for the two-bedroom units, and 86 square feet for the one-bedroom unit.

Unit Types				
Unit #	**Bedrooms/Bathrooms**	**Living Area**	**Private Open Space**	**Total Number of Units**
1, 5	1 bedroom/2 bathroom	764 s.f.	86 s.f.	2 units
2, 6	1 bedroom/2 bathroom	750 s.f.	86 s.f.	2 units
3, 4, 7, 8	2 bedrooms/2 bathrooms	912 s.f.	60 s.f.	4 units

Open Space and Recreational Area

GGMC Section 9.12.040.050.I.2 requires the proposed development to provide a minimum of 2,400 square feet of open space (300 square feet per unit). As designed, the project would provide both approximately 584 square feet of private open space,

and approximately 1,820 square feet of common open spaces, for a total of 2,404 square feet.

Private open spaces would be provided as balconies for each unit. For one-bedroom units, the balconies would be eighty-six (86) square feet in size. For two-bedroom units, the balconies would be sixty (60) square feet in size. Balconies would be accessible via common spaces, either a hallway or a kitchen, within each respective unit. All balconies would meet the minimum sixty (60) square-foot size, minimum six-foot (6'-0") dimension, and minimum eight-foot (8'-0") vertical clearance, as required by Code.

Common open spaces are provided in three (3) separate areas on-site. Each common open space area would meet the minimum fifteen-foot (15'-0") dimension and the minimum 225 square-foot area required by Code. The first open space area is an approximately 860 square-foot open space area on the ground-level, behind the parking area. The ground-level open space area is located outside of required setback areas, and is connected to the proposed units via pedestrian walkways. Improvements to the subject open space area include seating, landscaping, and shared barbecues.

The second open space area would be an approximately 480 square-foot second-floor common space with lounge seating between Units #1 through #4. The common space area would be covered, and provide a connective space between the units, stairs, and elevators. The lounge space would not meet the minimum fifteen-foot (15'-0") vertical clearance required, and thus a waiver / reduction is proposed to reduce the vertical clearance to nine feet (9'-0').

The third common open space area would be an approximately 480 square-foot third-floor courtyard area between Units #5 through #8. The courtyard space would be open to the sky and meeting the minimum fifteen-foot (15'-0") vertical clearance requirement. Amenities in the courtyard include movable outdoor lounge furniture, and potted plants.

Amenities

The property does not meet the minimum size requirements to necessitate the amenities required in GGMC Section 9.12.040.050.J.7.d. Nonetheless, the applicant has voluntarily proposed to include the amenities prescribed by said GGMC Section within the common open space areas. The ground-level open space would include a community garden area, two (2) barbecues, and an outdoor dining area. Additionally, landscaped setback areas would contribute to the overall quality of open space. The second-floor common space area, and the third floor courtyard would both include lounge seating areas.

Site Landscaping

GGMC Section 9.12.040.090 (Landscaping Requirements) requires all areas that are not designated for walkways, parking spaces, drive aisles, and private recreation areas, to be fully landscaped and automatically irrigated. The project proposes landscaping in all required setbacks, with the exception of areas designated for the barbecue area, drive aisles or walkways, using a variety of plant materials. All of the landscaped areas would be fitted with automatic irrigation systems, and a planting palate that complies with the City's Water Efficiency Guidelines.

Building Architecture

The proposed multiple-family apartment building would be three (3) stories, and approximately thirty-three feet (33'-2") in height to the roof. The building parapet would extend to thirty-five feet (35'-0"), and the elevator penthouse would extend to thirty-seven feet (37'-0"). Per GGMC Section 9.12.040.010.E.2., penthouses and roof structures are permitted to extend an additional fifteen feet (15'-0") beyond the maximum height otherwise allowed by Code. The building, and all appurtenances, would comply with the GGMC requirements for maximum building height.

The proposed architecture generally features a contemporary design, with multiple façade planes, a predominantly flat roof with a variety of parapet heights, flat awnings, and a variety of materials and colors to provide intrigue. Towards the rear (west) of the property, the upper floor balconies would cantilever approximately two-and-a-half feet (2'-6") beyond the shared parking garage.

The building design would include a mixture of exterior materials, including: concrete, stucco, and wood siding. The building roof would generally be flat, with a parapet featuring an aluminum cap, and certain aluminum "shed" roof features for interest. The private balcony spaces would feature additional aluminum awnings and steel railings. The proposed color scheme would include cool tones, in shades of gray, white, and black. The proposed materials and colors would be complementary to the contemporary architecture.

The project has been designed and conditioned (Condition of Approval No. 71) to mitigate any potential visual intrusions into adjacent recreation areas of single-family developed properties located to the northwest, west, southwest, and south of the property. For example, along the southern property line, the property abuts a single-family residence. Units #3 and #7 on the second and third floors, specifically, have been designed with clerestory windows in the living room facing towards the single-family home. Other potential visual intrusions elsewhere would be further mitigated by windows oriented away from adjacent recreation areas, and/or proposed new landscape screening.

Along the remaining property lines to the north, the property is adjacent to multiple-family developments in the R-3 (Multiple-Family Residential) zone. Views from the upper floors of the proposed project would largely be limited to landscape setback

areas, parking, and rooftops. Therefore, specific privacy provisions are not proposed for any northward facing units.

California Environmental Quality Act (CEQA):

CEQA's Class 32 exemption applies to in-fill development projects (CEQA Guidelines §15332). A project can qualify for a Class 32 exemption if the proposed project: (1) is consistent with applicable General Plan designation and all general plan policies, as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare, or threatened species; (4) the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the site can be adequately served by all required utilities and public services (CEQA Guidelines §15332).

The project is consistent with General Plan policies and regulations. The subject site is located fully within an urbanized area in the City, on a 0.23-acre site. The subject site was surveyed, and does not have any known habitat for endangered, threatened, or rare species of wildlife. Traffic, noise, air quality, and water quality studies have been prepared by licensed firms to study the impact of the proposed development, and no significant impacts have been identified. The traffic, noise, air quality, and water quality studies are appended to the Staff Report. Lastly, the Public Works Department has reviewed the proposed development, and found that it can be adequately served by all required utilities and public services. Consequently, it can be determined that the project can be exempted from further CEQA action under the Class 32 exemption.

No Net Loss:

The subject parcel is on the City's Housing Element Sites Inventory List with a realistic capacity for five (5) above moderate-income units. The project proposes one (1) very low-income unit, and seven (7) above moderate-income units. The proposed number of above moderate-income units and very low-income units exceeds the number of above moderate-income units contemplated in the Housing Element for the site. Therefore, the City is not required to make "No Net Loss" findings pursuant to Government Code Section 65863 and GGMC Section 9.60.030 in order to approve the proposed project.

Replacement Housing and Tenant Protections:

Pursuant to Government Code §66300.6(a), the City may not approve a housing development project that will require the demolition of residential dwelling units unless the project will create at least as many residential dwelling units as will be demolished. This proposed project satisfies this requirement because it will replace one (1) existing unit with eight (8) new dwellings.

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 will 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.

In this case, the income of the current tenant(s) was not readily available. Therefore, it is presumed, based on the income levels proportional to the Citywide rental income levels that the tenant(s) was of lower income. The proposed project proposes one (1) very low-income unit, units of equal or lower income level, satisfying the replacement requirements of State law.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6096-24 approving Site Plan No. SP-142-2024, subject to the recommended Conditions of Approval.

Maria Parra
Planning Services Manager

By: Priit Kaskla, AICP
Associate Planner

Attachment 1: Vicinity Map
Attachment 2: Plans
Attachment 3: Density Bonus Application
Attachment 4: Air Quality, Greenhouse Gas, VMT, and Noise Analysis
Attachment 5: Water Quality Study Analysis
Attachment 6: Resolution No. 6096-24 with Exhibit "A"- Conditions of Approval

ATTACHMENT 3

RESOLUTION NO. 6096-24

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-142-2024 FOR PROPERTY LOCATED ON THE WEST SIDE OF JEFFERSON STREET, SOUTH OF LARSON STREET, AT 13171 JEFFERSON STREET, ASSESSOR'S PARCEL NO. 097-201-13.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on September 5, 2024, hereby approves Site Plan No. SP-142-2024 for a property located on the west side of Jefferson Street, south of Larson Street, Assessor's Parcel No. 097-201-13, subject to the conditions of approval attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-142-2024, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by the property owners, Jeffrey and Tina Mullen.

2. The applicant is requesting approval of: (1) a Site Plan to construct an eight (8) unit, three-story multiple-family residential building and associated site improvements on an approximately 0.23-acre lot. The proposal includes one (1) affordable housing unit for "very low-income" households, qualifying the project for a 38.75% density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking pursuant to the State Density Bonus Law and Garden Grove Municipal Code (GGMC) Section 9.60.040 (collectively, the "Density Bonus Law" or "DBL"). The project has been designed to incorporate certain incentives / concessions and waivers and reductions of development standards pursuant to the DBL.

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 15332 (In-Fill Development Projects) of the State CEQA Guidelines (14 Cal. Code Regs., Section 15303). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services. The project is therefore exempt from CEQA review.

4. The property has a General Plan Land Use designation of MDR (Medium Density Residential) and is zoned R-3 (Multiple-Family Residential). The site is currently developed with a single-family home.

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 September 5, 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 September 5, 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 an approximately 10,125 square-foot (0.23-acre) lot, located on the west side of Jefferson Street, south of Larson Street, at 13171 Jefferson Street. The subject site has a General Plan Land Use designation of MDR (Medium Density Residential), and is zoned R-3 (Multiple-Family Residential). The property abuts R-3 zoned properties to the north, south, west, and east, across Jefferson Street. Surrounding uses include single-family and multiple-family residential developments.

The subject site is currently improved with a single-story, two-bedroom single-family residence that was originally constructed in 1942. The existing structure has not been identified as a part of any historical record. All existing site improvements would be demolished to accommodate the proposed project.

The applicant is proposing eight (8) multiple-family residential rental units. Other site features include, but are not limited to: drive aisles, walkways, garden spaces, and recreation areas to be shared amongst the units. With the inclusion of one (1) affordable housing units for "very low-income" households, pursuant the DBL, the project qualifies for a density bonus of up to 38.75% over the base density, reduced parking ratios, and the following one (1) incentive / concession and two (2) waivers / reductions of development standards set forth in the GGMC:

1. An incentive / concession to reduce the interior side setback at the first and second floors from the required ten feet (10'-0"), and at the third floor from the required fifteen feet (15'-0"), to a minimum five feet (5'-0") (GGMC Section 9.12.040.020.A);
2. A reduction of the required minimum front setback requirements for the third floor from the minimum twenty-five feet (25'-0") to a minimum twenty-foot (20'-0") setback (Section 9.12.040.020.A); and

3. A reduction of the required minimum vertical clearance for common open spaces from fifteen feet (15’-0”) to a minimum nine feet (9’-0”) (Section 9.12.040.050.I.8).

An Affordable Housing Regulatory Agreement consistent with the DBL and GGMC Section 9.60.050 would be recorded to ensure affordability of the very low-income unit for the occupant(s) of said unit.

FINDINGS AND REASONS:

SITE PLAN (HOUSING DEVELOPMENTS)

1. The proposed development project is consistent, in compliance, and in conformity with the applicable, objective standards, provisions, conditions or requirements of the General Plan, Title 9, and other applicable ordinances or policies of the City.

   The proposed project includes construction of a three-story, eight (8) unit residential apartment development that includes one (1) affordable housing unit for "very low-income" households, along with associated site improvements. The subject site has a General Plan Land Use designation of MDR (Medium Density Residential), and is zoned R-3 (Multiple-Family Residential). The MDR Land Use Designation is intended to create, maintain and enhance residential areas characterized by mostly traditional multiple-family apartments, condominiums, townhomes, and single-family small-lot subdivisions. The MDR is implemented by the R-3 zone, which allows residential developments with densities of up to thirty-two (32) units per acre. Pursuant to the Density Bonus Law, the project is entitled to a density bonus of 38.75%, reduced parking ratios, two (2) incentives or concessions, and waivers or modifications of development standards. With the exception of the reduced parking ratios, and development standards required to be waived or modified pursuant to the Density Bonus Law, the proposed project complies with all applicable objective development standards and provisions of the General Plan and GGMC. The project has also been reviewed by the Public Works Department, and either complies with, or has been conditioned to meet, all applicable Public Works design requirements. The proposed Project is also consistent with the goals and policies of the General Plan, including the following:

   Policy LU-1.3: Support the production of housing citywide that is affordable to lower- and moderate-income households consistent with the policies and targets set forth in the Housing Element. As proposed, the subject project would include one (1) “very low-income” residential unit. The inclusion of the unit would contribute to meeting the City’s Regional Housing Needs Allocation (RHNA). Additionally, the unit would be consistent with Housing Element policies encouraging the development of lower-income residential units.

Goal LU-2: Stable, well-maintained residential neighborhoods in Garden Grove. The proposed project would incorporate a new driveway, landscaping, pedestrian walkways, and other site features that can help create more attractive residential neighborhoods. As proposed, the project would ensure the proper upkeep of the subject site, which could be a benefit to the neighborhood as a whole. Conditions of Approval have been incorporated to help ensure proper maintenance of the property. With the incorporation of Conditions of Approval, the project could contribute to the stability of the adjacent residential neighborhood.

Policy LU-2.4: Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood. The adjacent properties consist of single-family residential dwellings and multiple-family residential developments. The proposed eight (8) unit project was reviewed and determined to be within the allowed density under the DBL, and in compliance with the R-3 zone development standards of the GGMC, with the exception of the proposed concessions and waivers. Thus, the development would be consistent with the type and intensity of land use of the immediate neighborhood.

Policy LU-3.2: Support development of multi-family housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels. The subject project is allowed a maximum base density of thirty-two (32) units per acre, which yields eight (8) units for a 0.23-acre lot. The project is proposing eight (8) units, meeting the maximum allowable density permitted in the R-3 zone. Of the proposed units, seven (7) would be "above moderate-income" residential units, and one (1) would be a "very low-income" residential unit. With the inclusion of both types of units, the project would provide for multiple income levels.

Policy LU-3.3: Encourage developers to build housing projects at or above maximum allowable densities. The DBL requires all fractional units for affordable housing projects to be rounded up to the next whole number. In this case, the maximum base density is thirty-two (32) units per acre, yielding a base density at 7.4 units. Based upon DBL, it would be rounded up to eight (8) units. The project is proposing eight (8) units, meeting the maximum allowable density permitted in the R-3 zone, in accordance with State Law.

Goal LU-4: Uses compatible with one another. The project is located in a neighborhood that consists of both single-family and multiple-family residential developments. The properties abutting the project site are zoned R-3, and have General Plan Land Use designations of MDR. The proposed project would include eight (8) apartment units. By developing apartment units in an area already developed with multiple-family developments, the proposed project would be consistent with the development pattern of the surrounding neighborhood.

Policy H-2.1: Preserve and expand the City's supply of affordable rental and ownership housing for lower-income households. As proposed, the subject project would include one (1) "very low-income" residential unit. The inclusion of the "very low-income" unit helps increase the City's stock of affordable residential rental units. An Affordable Housing Regulatory Agreement consistent with the DBL and GGMC Section 9.60.050 would be recorded to ensure affordability of the very low-income unit for the occupant(s) of said unit.

Policy H-2.3: Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing. The proposed project includes one (1) affordable unit for "very low-income" households. To facilitate the development, the applicant is proposing one (1) incentive / concession, and two (2) waivers or reductions of development standards to deviate from the R-3 zone development standards, pursuant to Density Bonus Law. In addition to the incentives / concessions and waivers / reductions of development standards, the project is allowed a reduced parking ratio, pursuant to the DBL. The applicant contends that the proposed incentive and waivers is needed to facilitate the construction of the development, and to support the creation of more affordable housing units in the City. Furthermore, the Project would contribute to meeting the City's Regional Housing Needs Allocation (RHNA).

Policy H-3.7: Encourage infill housing development that is compatible in character with established residential neighborhoods. The subject property is surrounded on all sides by urban land uses, including single-family residential dwellings and multiple-family residential developments. All existing on-site improvements would be demolished to accommodate the eight (8) residential units and associated site improvements proposed by the subject project. The proposed project would be of an intermediary scale, providing a transition between the lower density single-family residential uses and larger-scale multiple-family residential uses. Therefore, the infill project would be consistent with the character of these surrounding uses.

2. The provisions of the California Environmental Quality Act have been complied with.

The proposed development is exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the

project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services. Therefore, the provisions of the California Environmental Quality Act have been complied with.

3. The proposed development project will not have specific, adverse impacts, as defined in subdivision (j)(1)(A) of Government Code Section 65589.5, on public health and safety without any feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval of the proposed project.

   The proposed eight (8) unit residential development would not have specific, adverse impacts on the public health and safety. The proposed project is at a density allowed pursuant to the DBL, is compatible with surrounding uses, is similar in scale to the adjoining neighborhood, and is consistent with the land use type and intensity in the immediate neighborhood.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan possesses characteristics that would justify the request in accordance with Municipal Code Section 9.60.020 (Review of Housing Development Projects).

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-142-2024.

Adopted this 5th day of September 2024

ATTEST:

/s/ ROSEMARIE JACOT
RECORDING SECRETARY

/s/ JOSH LINDSAY
CHAIR

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

I, ROSEMARIE JACOT, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted

by the Planning Commission of the City of Garden Grove, California, at a meeting held on September 5, 2024, by the following vote:

AYES:	COMMISSIONERS:	(6)	BEARD, CUEVA, LARICCHIA, LINDSAY, PAREDES, RAMIREZ
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(1)	CUNNINGHAM

/s/ ROSEMARIE JACOT
RECORDING SECRETARY

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

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is September 26, 2024.

ATTACHMENT 3

EXHIBIT "A"

Site Plan No. SP-142-2024

13171 Jefferson Street

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required within thirty (30) days of the approval.

2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant and owners, Jeffrey and Tina Mullen, 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-142-2024 authorizes the development of an eight (8) unit, apartment project, as depicted on the plans submitted by the applicant and made a part of the record of the September 5, 2024, Planning Commission proceedings, subject to these Conditions of Approval. Approval of this Site Plan shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations, and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.

4. The approved site plan and floor plan are an integral part of the decision approving this Site Plan. 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.

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

Engineering Division

6. A geotechnical study prepared by a registered geotechnical engineer must be submitted to the City, and approved by the City Engineer prior to the issuance of any grading or building permits. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit per the requirements of the Orange County Health Department and the mitigation requirements of governing regulatory requirements. The report shall make recommendations for foundations and pavement structural section design of interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and the implementation of water quality for storm water runoff, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels. The applicant shall implement the recommendations identified in the geotechnical study / report.

7. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a final design Water Quality Management Plan (WQMP) that:

    a. Addresses required mitigation Site Design Best Management Practices (BMPs) based upon the latest Santa Ana Regional Water Quality Control Board (SARWQCB) approved 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 eighteen inches (1'-6").

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 twenty-foot (20'-0") wide throat access to the site is required from the street for multiple-family residential projects, and shall meet the requirements of the California Fire Code throughout the site. Vehicle maneuvering, as demonstrated by AutoTurn 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 per Traffic Engineering Policy TE-17.

11. The applicant shall coordinate with the Planning Services Division and Orange County Fire Authority to identify proper emergency vehicle access to the site, and shall provide the Engineering Division a copy of the approval letters upon first submittal of the grading and street improvement plans.

12. The grading plan shall depict an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition, and Section 1110A of the California Building Code.

13. All trash container areas shall meet the following requirements per State mandated commercial organic recycling law, AB 1826, including any other applicable State recycling laws related to refuse, recyclables, and/or organics:

    a. 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.

    b. 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.

    c. 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.

    d. 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) 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.

    e. Based on the amount of waste disposed, per week, the applicant shall coordinate with the local recycling/trash company to ensure the adequate frequency of trash pick-up is serviced to the site for municipal solid waste (MSW), recyclables, and organic green waste, including any other type of waste.

    f. The applicant shall ensure large bulk items, intended for coordinated and scheduled pick-up by the local recycling/trash company, are not placed in areas that encroach into drive aisles, parking spaces, pedestrian pathways, or areas in the front of the property including areas public right-of-way (e.g., street, sidewalk), during and after construction. Any large bulk items shall be out of public vantage points.

14. Any new or required block walls and/or retaining walls shall be shown on the grading plans, both in plan-view and cross-sections. Cross-sections shall show vertical and horizontal relations of improvements (existing and proposed) on both sides of property lines. Required wall heights shall be measured vertically from the highest adjacent finished grade. Block walls shall be designed in accordance to City of Garden Grove Standard B-504, B-505, B-506, and B-508, or designed by a professional registered engineer. In addition, the following shall apply:

a. The color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division prior to installation.

b. Openings for drainage through walls shall be shown in section details and approved by the City Engineer. Cross-lot drainage is not allowed.

15. The applicant shall remove any existing substandard driveway approaches, curbs, sidewalks, ADA ramps, pavement sections, and construct Jefferson Street frontage improvements as identified below. All sidewalk, signage, 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.

a. The existing substandard driveway on Jefferson Street shall be removed and replaced with a new driveway approach in accordance with Garden Grove Standard B-121.

b. The applicant shall cold mill (grind) existing asphalt pavement three-inch (0'-3") uniform depth and replace with three inches (0'-3") of fiber-reinforced asphalt surface course from the edge of the westerly gutter to the easterly along the newly constructed driveway approach on Jefferson Street per City specification and the direction of the City Engineer.

c. The applicant is prohibited from installing any vehicle access gate at the main entrance of the project on Jefferson Street.

d. The new driveway approaches to the site on Jefferson Street shall be constructed in accordance with Garden Grove Standard B-121.

e. The applicant shall install red curb near driveway approaches on Jefferson Street per approved site plan.

f. The applicant shall remove the existing improvements fronting the project Jefferson Street and construct new minimum four-foot (4'-0") wide sidewalk panels in accordance with City of Garden Grove Standard B-105, and the approved site plan.

g. The applicant shall construct a curb and gutter when replacing any existing driveway approach along the property frontage on Jefferson Street in accordance with City Standard Plan B-114.

h. 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.

i. Street signs shall be installed as required and approved by the City Traffic Engineer.

16. The applicant shall coordinate with the Planning Services Division and Public Works Street Division before placing any type of landscaping within the public right-of-way and proposed landscape area fronting Jefferson Street. Any proposed new landscaping in said areas shall be maintained by the owner.

17. Driveway widths shall be in accordance with City's Traffic Engineering Policy TE-8 (Driveway Opening Policy).

18. Sight Distance Standards shall be in accordance with City's Traffic Engineering Policy TE-13. All structures and walls shall be designed to ensure proper vision clearance for cars entering or leaving the driveway and parking areas. No structure, wall or fence shall cause an exceedance of the applicable site distance standards set forth in City Traffic Engineering Policy TE-13.

19. The Site Plan shall comply with the completed Development Review and Comment Sheet prepared pursuant to City's Traffic Engineering Policy TE-17 and provided to the applicant.

20. Private Property Tow Away Sign Design shall be in accordance with City's Traffic Engineering Policy TE-19.

21. No Parking Fire Lane Sign Design shall be in accordance with City's Traffic Engineering Policy TE-20.

22. The layout of the parking lot shall be in accordance with City Standard B-311 and B-312.

23. Except as authorized pursuant to the approved Site Plan pursuant to the State Density Bonus Law, off-street parking requirements for residential uses shall be in accordance with the parking provisions in Chapter 9.12 of the Garden Grove Municipal Code and the City of Garden Grove's Traffic Policies and Procedures TE-17 Development Review and Comments Sheet.

24. A minimum five-foot-by-twenty-five-foot-wide (5'-0" x 25'-0") maneuvering area shall be provided at the end of a dead-end parking aisle, and shall consist of a ten-foot-by-nineteen-foot-wide turnaround space.

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

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

27. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.

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. 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 plans 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, which shall be subject to the review and approval of the City Traffic Engineer.

30. The applicant shall coordinate with City's Public Works Department (Engineering, Water Services, and Streets Division) to set appointments for preconstruction inspections for all of 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 its 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. The applicant and their 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 their contractor shall be liable for, at his/her expense, any resurvey required due to his/her 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.

Water Services Division

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 inches (0'-3") and larger shall be installed by the applicant's contractor per City Standards.

36. Water meters shall be located within the City right-of-way or within a dedicated waterline easement. Fire services and large water services three inches (0'-3") and larger, shall be installed by a contractor with a Class A or C-34 license, per City water standards, and inspected by an approved Public Works inspection.

37. If a large meter serving multiple units is proposed, 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 the Public Works Department, Water Services Division. Property owner must open a water account upon installation of RPPD device.

38. It shall be the responsibility of applicant 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 included in the grading plan set, which shall be submitted to both the Engineering Division and Water Services Division for review and approval.

40. There shall be a minimum fifteen-foot (15'-0") clearance of building footings from a water main. Clearances less than fifteen feet (15'-0") shall be reviewed and approved by Water Services Division.

41. There shall be no structures or utilities built on, or crossing, any water or sewer main easements.

42. New utilities shall have a minimum five-foot (5'-0") horizontal, and a minimum one-foot (1'-0") vertical clearance from water main and appurtenances.

43. There shall be a minimum clearance from sewer main and water main of ten feet (10'-0") from outside of pipe to outside of pipe.

44. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.

45. If a fire sprinkler system is required, and individual meters are proposed, the meter and service for the new units shall be installed per City Standard B-719, which specifies a residential fire sprinkler connection (RFSC) on the backside of the meter. If a different size individual meters are proposed, the engineer for the project shall design a similar manifold system that splits the domestic and fire lines right after the meter. The manifold is to be the same size as, or greater than, the meter.

46. Any dedicated fire-service or private fire hydrant lateral shall have above-ground backflow device with a double-check valve assembly. The device shall be tested immediately after installation, and once a year thereafter by a certified backflow device tester, and the results to be submitted to the Public Works Department, Water Services Division. The device shall be on private property, and is the responsibility of the property owner. The above-ground assembly shall be screened from public view as required by GGMC Section 9.12.040.10.G.

47. Water meters and boxes shall be installed by City forces upon payment of applicable fees, and after new water system, including water services, pass all bacteriological and pressure tests.

48. No permanent structures, trees or deep-rooted plants shall be placed over any sewer main or water main.

49. The location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).

50. The applicant 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 (1) sewer connection per lot is allowed.

51. The applicant shall install a new private sewer main with clean-out at the right-of-way line and laterals on-site. The sewer main connection in public right-of-way shall be a minimum six-inch (0'-6") diameter, extra strength VCP with wedgelock joints and inspected by the Garden Grove Sanitary District (GGSD). All on-site sewer and appurtenances to be installed per the California Plumbing Code, and inspected by the Building Services Division.

52. All perpendicular crossings of the sewer, including laterals, shall maintain a minimum vertical separation of 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.

53. If a water main is exposed during the installation of a sewer lateral, a twenty-foot (20'-0") section of the water main shall be replaced with twenty feet (20'-0") of PVC C-900 DR-14 Class 305 water pipe, size in kind, and centered at the crossing.

Orange County Fire Authority

54. The applicant shall comply with all applicable Orange County Fire Authority (OCFA) requirements, including but not limited to OCFA Guideline B-01 (Fire Master Plans for Commercial and Residential Development) and the OCFA approved Fire Master Plan for the project.

Building and Safety Division

55. All work shall comply with the latest edition of the California Building Standards Code (CBC) at time of permit application.

56. The applicant shall comply with CBC Chapter 5 and Chapter 7 for wall and opening protection.

57. The opening from the garage level to the upper-floor dwellings shall be open to the sky, if the opening is not designed as an enclosed shaft.

58. The applicant shall comply with CBC Chapter 11A Access Regulations for covered multiple-family dwellings.

59. The applicant shall comply with CBC Chapter 5, Chapter 7, and Chapter 7 for openings and exterior wall protections.

60. The garage shall be require a one-hour separation from the dwellings per CBC Section 420.2 CBC. This requirement includes exit access stairs and exits. Egress through the parking garage shall not be permitted.

61. The applicant shall comply with CBC Chapter 10 for exiting systems.

Planning Services Division

62. 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.

63. 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 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 micro-spray system sprinkler heads for water conservation.

b. Forty percent (40%) of the trees on the site shall consist of minimum size twenty-four inch (2'-0") box, and the remaining 60 percent (60%) shall be of minimum size fifteen (15) gallons. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, drought-tolerant species shall be used.

c. All landscape areas, including the areas located within the public rights-of-way along Jefferson Street that abuts the subject property, are the responsibility of the applicant/property owner(s).

d. Trees planted within ten feet (10'-0") 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. All trees planted on the subject property, whether for screening the project from the neighboring lots or for aesthetic or selling/marketing purposes, shall have an irrigation system installed in order maintain the trees.

e. All trees shall be double-staked in accordance with City standards.

f. The landscape treatment along the street frontage, including the area designated as public right of way, shall incorporate the landscape area between the sidewalk and the development wall with groundcover, shrubs and bushes, and trees that highlight the project's entrance as well as enhance the exterior appearance along Jefferson Street. The plant material for the entrance shall be the type to inhibit graffiti such as vines and dense growing shrubs and bushes, and shall be maintained.

g. Fifty percent (50%) of all required shrubs shall be a minimum size of five (5) gallons at time of planting.

h. Live groundcover shall be planted and maintained where shrubbery is not sufficient to cover exposed soil. Mulch may be used in place of groundcover where groundcover will not grow or where groundcover will cause harm to other plants, but not more than thirty percent (30%) of the groundcover area shall have the mulch substitute.

i. Groundcover plants shall be planted at a density and spacing necessary for them to become well established and provide surface coverage within eighteen (18) months of planting.

j. 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.

k. 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.

l. All above-ground utilities (e.g. water backflow devices, electrical transformers, irrigation equipment) shall be shown on the landscaping plan in order to ensure proper landscape screening will be provided.

64. 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.

65. Each unit shall be provided with an air conditioning condensing unit and/or system so that there are no wall-mounted, or window mounted units. If units are located on the roof, screening shall be provided, such that units are not visible from the public right-of-way.

66. Mailboxes shall be provided and installed by the applicant. The local postmaster shall approve the design and location.

67. Each unit shall be provided with washer and dryer hook-ups.

68. 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.

69. All of the common recreational area, as identified on the approved site plan, shall be equipped with the list of amenities, as shown on the approved plan, shall be subject to review by the Planning Services Division and Building and Safety Division prior to issuance of building permits for compliance with applicable standards.

    a. The improvements to the outdoor recreational area shall include, at a minimum, tables, chairs, patio and lounge furniture, barbeque grills, community garden plots, and landscaping.

    b. All covered upper-floor common areas shall incorporate indoor furniture and be paved with paver or tile floors.

    c. Lighting in the common recreational areas shall be provided at a maximum one-foot light candle during the hours of darkness, and shall be restricted to low decorative type wall-mounted lights or ground lighting systems.

70. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the Planning Services Division. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be provided throughout all private drive aisles and entrances to the development per City standards for street lighting. 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.

71. Decorative stamped concrete or pavers shall be provided within the front twenty feet (20'-0") for the driveway along Jefferson Street. The final design and configuration shall be shown on the final site plan, grading plan, and landscape plans.

72. Second and third-story windows, on side and rear building sides shall be located to avoid direct views from those windows, balconies, and decks into any immediately opposite windows and private recreation areas of residential dwelling units on adjacent properties. Where second-story and third-story windows are oriented toward an adjacent property's private recreation area, one or more of the following measures shall be provided:

    a. High-windows with a minimum sill height of six feet (6'-0"), as measured from the finished floor.

    b. View-obscuring treatment such as wing walls.

    c. Obscure, opaque, or frosted fixed (non-slider) windows.

d. Evenly-spaced screening/canopy trees.

73. All new block walls, and/or retaining wall(s), including existing block walls to remain, if any, shall be shown on the grading plans. Block walls shall be developed to City Standards or designed by a Registered Engineer and shall be measured from on-site finished grade. The applicant shall provide the following:

a. Decorative masonry walls are required along the north, south, east, and west property lines and shall be constructed to a minimum height of six feet (6'-0"), up to a maximum of seven feet (7'-0"), as measured from highest point of finished grade. Whether new or existing, the block walls shall be decorative and utilize stucco finish, slump stone, decorative CMU, or split face block. Street-facing perimeter walls shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.

b. The applicant shall work with the existing property owners along the project perimeter in designing and constructing the required perimeter block walls. This requirement is to avoid having double-walls and minimize any impact that it might cause to the existing landscaping on the neighbor's side as much as possible. The perimeter block wall shall be constructed and situated entirely within the subject property. In the event that the applicant cannot obtain approval from the property owners, the applicant shall construct the new wall with a decorative cap to be placed between the new and existing walls. The Community Development Director shall be authorized to approve minor alterations the size and/or location of the landscape planter to accommodate the placement of such walls.

74. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with applicable law. In the event that fossil specimens or cultural resources are encountered on the site during construction and cannot be preserved in place, the applicant shall contact and retain, at applicant's expense, a qualified paleontologist or archaeologist, as applicable, acceptable to the City to evaluate and determine appropriate treatment for the specimen or resource, and work in the vicinity of the discovery shall halt until appropriate assessment and treatment of the specimen or resource is determined by the paleontologist or archeologist (work can continue elsewhere on the project site). Any mitigation, monitoring, collection, and specimen/resource treatment measures recommended by the paleontologist/archaeologist shall be implemented by the applicant at its own cost.

75. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, which

require the protection of active nests of all bird species prior to the removal of any on-site landscaping, including the removal of existing trees.

76. At applicant's request, applicant has been granted Density Bonus allowances for an increase in density, reduced parking ratios, and the following incentive/concession and two (2) waivers or modifications of applicable development standards: (i) an incentive / concession to reduce the interior side setback at the first and second floors from the required ten feet (10'-0"), and at the third floor from the required fifteen feet (15'-0"), to a minimum five feet (5'-0") (GGMC Section 9.12.040.020.A); (ii) a reduction of the required minimum front setback requirements for the third floor from the minimum twenty-five feet (25'-0") to a minimum twenty-foot (20'-0") setback (Section 9.12.040.020.A); and (ii) a reduction of the required minimum vertical clearance for common open spaces from fifteen feet (15'-0") to a minimum nine feet (9'-0") (Section 9.12.040.050.I.8). In addition, pursuant to paragraph (3) of subdivision (c) of Government Code Section 65915 and subdivision (b) of Government Code Section 66300.6, the applicant is required to replace one (1) lower income "protected unit" demolished in conjunction with the project and provide specified benefits to its existing occupants.

a. The applicant shall provide all existing occupants of the single-family dwelling proposed to be demolished with the benefits outlined in subdivision (b)(3) of Government Code Section 66300.6, and subsection G of Section 9.60.060 of the Garden Grove Municipal Code, including, but are not limited to: (i) the right to occupy the unit until six (6) months before the start of construction activities; (ii) at least six (6) months' written notice of the planned demolition, the date they must vacate, and their rights under these statutes; (iii) the right to return at their prior rental rate if the demolition does not proceed and the property is returned to the rental market. In addition, if the existing household occupying the single-family dwelling proposed to be demolished is a lower-income household, the applicant shall also provide it with the benefits outlined in subdivision (b)(4) of Government Code Section 66300.6, and subsection H of Section 9.60.060 of the Garden Grove Municipal Code, including, but not limited to: (i) certain relocation benefits that may include, without limitation, advisory assistance in finding comparable new housing, payment of moving expenses, and rental assistance payments; and (ii) a right of first refusal for a two-bedroom unit available in the new housing development, affordable to the household at an affordable rent, which shall be memorialized in a written agreement, covenant, or other document that is enforceable by the occupant(s) of the protected unit, the form of which shall be subject to review and approval by the City. Pursuant to Garden Grove Municipal Code Section 9.60.060.H.2, the applicant shall engage a qualified relocation consultant approved by the City to determine the eligibility of

occupants for benefits, prepare a relocation plan for City review and approval, and oversee the provision of the required relocation benefits.

b. To comply with the provisions of Government Code Section 65915 and 66300.6, the applicant has offered to, and shall, reserve at least one (1) dwelling unit in the project for occupancy by very low-income households for a period of 55 years, commencing with the issuance of the certificate of occupancy for the project. The unit reserved for very low-income units shall be a two-bedroom unit. The specific units to be reserved/restricted shall be subject to City approval.

c. The applicant shall at all times during the term of the affordability period comply with the requirement to rent the target units to very low-income households at an affordable rent as required by the Garden Grove Municipal Code and State Law.

d. Pursuant to State law, the Garden Grove Municipal Code, and the City's Density Bonus Agreement Guidelines, the record owner or owners of the subject property shall enter into an affordable housing regulatory agreement with the City, which satisfies the criteria set forth in subdivision (c) of Government Code Section 65915 and Garden Grove Municipal Code Section 9.60.050.

e. The regulatory agreement shall be prepared by the City at the applicant/owner's expense, and the applicant and/or owner shall reimburse the City for the actual fees and costs charged for the services of attorneys and/or other professional third-party consultants engaged by the City to provide consultation, advice, analysis, and/or review and/or preparation of documents in connection with preparation of the regulatory agreement, review of the initial marketing plan and management plan required as part of the regulatory agreement, review of annual compliance reports submitted by the owner pursuant to the regulatory agreement, inspections and audits provided for in the regulatory agreement, review of the relocation plan, and other matters pursuant to GGMC Sections 9.60.050.H and 9.60.060.I.

f. Prior to preparation of the regulatory agreement, applicant and/or property owner shall execute a reimbursement agreement with the City, in a form approved by the City Attorney, and provide a deposit to the City in an amount sufficient to cover the estimated professional fees and costs to be incurred by the City, as determined by the Department Director, in his or her reasonable discretion. The regulatory agreement shall be approved by the City and recorded prior to final map approval.

g. The regulatory agreement shall remain a senior, non-subordinate covenant and as an encumbrance running with the land for the full term

thereof. In no event shall the regulatory agreement be made junior or subordinate to any deed of trust or other documents providing financing for the construction or operation of the project, or any other lien or encumbrance whatsoever for the entire term of the required covenants.

77. Prior to permit issuance, the applicant shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-142-2024, and his/her agreement with all conditions of the approval.

78. 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-142-2024. 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.

79. In accordance with Garden Grove Municipal Code Sections 9.32.160, the rights granted pursuant to Site Plan No. SP-142-2024 shall be valid for a period of two (2) years. 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-142-2024 shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) year 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-142-2024 shall expire if the building permits for the project expire.

80. Prior to issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the name and address of the development, and the developer's name, address, and a 24-hour emergency telephone number.

ATTACHMENT 4

RESOLUTION NO. 6154-26

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING A ONE-YEAR TIME EXTENSION FOR SITE PLAN NO. SP-142-2024 (REFERRED TO AS SP-142-2024 (TE1)).

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on November 5, 2026, does hereby approve a one (1) year time extension for the entitlement approved under Site Plan No. SP-142-2024, for land located on the west side of Jefferson Street, south of Larson Street, at 13171 Jefferson Street, Assessor's Parcel No. 097-201-13.

BE IT FURTHER RESOLVED in the matter of the time extension for Site Plan No. SP-142-2024, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Tina and Jeffrey Mullen.

2. The applicant is requesting approval of a one-year time extension for the entitlements approved under Site Plan No. SP-142-2024, to construct an eight (8) unit, three-story multiple-family residential building and associated site improvements on an approximately 0.23-acre lot.

3. On September 5, 2024, the Planning Commission adopted Resolution No. 6096-24 approving Site Plan No. SP-142-2024 to allow the construction of an eight (8) unit multiple-family residential building. Included with the project was an affordable housing unit, qualifying the project for a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking pursuant to the State Density Bonus Law and Garden Grove Municipal Code (GGMC).

4. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove previously determined that the proposed project was categorically exempt from CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15332). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services.

5. The property currently has a General Plan Land Use Designation of MDR (Medium Density Residential), and is within the R-3 (Multiple-Family Residential) zone. The property abuts R-3 zoned properties to the north, south, west, and east, across Jefferson Street.

6. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.

7. Report submitted by City staff was reviewed.

8. Pursuant to a legal notice, a public hearing was held on November 5, 2026, and all interested persons were given an opportunity to be heard.

9. The Planning Commission gave due and careful consideration to the matter during its meeting of November 5, 2026; and

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

FACTS:

The property is an approximately 0.23-acre property located on the west side of Jefferson Street, south of Larson Street, at 13171 Jefferson Street. The property has a General Plan Land Use Designation of MDR (Medium Density Residential), and is within the R-3 (Multiple-Family Residential) zone. The property abuts R-3 zoned properties to the north, south, west, and east, across Jefferson Street.

On September 5, 2024, the Planning Commission approved Site Plan No. SP-142-2024. The approval allowed the construction of an eight (8) unit multiple-family residential building with related site improvements.

Site Plan No. SP-142-2024 went into effect on Septemebr 26, 2024, with an expiration date of September 26, 2026. In accordance with the Municipal Code, and because the approved Site Plan entitlement was not yet exercised, the applicant is now requesting a one-year time extension for the previously approved entitlement. No changes are proposed to the previously approved project.

FINDINGS AND REASONS:

Time Extension:

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

   The applicant submitted a timely request to extend the Site Plan approvals of the subject project for one (1) year, prior to the entitlement expiration date of September 26, 2026. The applicant has indicated that additional time will be

necessary to finalize construction documents, prior to permit issuance. The applicant expects to have all permits obtained within the next year.

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

   The subject site's General Plan Land Use Designation, MDR (Medium Density Residential), and the zone, R-3 (Multiple-Family Residential), have not changed since the effective date of the original approval on September 5, 2024. Therefore, the development will not be rendered nonconforming.

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

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

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Time Extensions for the approved Site Plan possesses characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.32.030.D.9 (Time Extensions).

2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the originally approved conditions of approval for Site Plan No. SP-142-2024 shall remain in effect.

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D.3.	**SITE LOCATION:** Southeast corner of Stanford Avenue and 8th Street, west of 9th Street at 11432-11462 Stanford Avenue
HEARING DATE: November 5, 2026	**GENERAL PLAN:** CC (Civic Center Mixed Use)
CASE NO.: Interpretation of Use No. IOU-006-2024(TE1); Tentative Parcel Map No. PM-2023-156(TE1); Site Plan No. SP-144-2024(TE1); and Conditional Use Permit No. CUP-267-2024(TE1)	**ZONE:** CC-3 (Civic Center Core)
APPLICANT: Kiki Tran	**APN:** 090-153-19 and 090-153-20
PROPERTY OWNER: ThreeK Investments, LLC	**CEQA DETERMINATION:** Previously Exempt - Section 15332 "In-Fill Development Projects"

REQUEST:

A request for a one-year time extension for the approved entitlements under Interpretation of Use No. IOU-006-2024, Tentative Parcel Map No. PM-2023-156, Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024, which allowed the construction of a mixed-use development consisting of a 78-unit senior apartment complex and an 82-bed Residential Care Facility for the Elderly (RCFE) on a net 0.94-acre lot.

BACKGROUND:

The subject site is an L-shaped lot located at the southeast corner of Stanford Avenue and 8th Street with a portion of the lot extending to 9th Street. The site has a total gross lot area of 1.14 acres, and a net lot area of 0.94 acres. The subject site consists of two (2) adjoining parcels, under common ownership, which include Parcel 1 (APN: 090-153-19) located at 11462 Stanford Avenue, and Parcel 2 (APN: 090-153-20) located at 11432-11442 Stanford Avenue. Parcel 1 is a 0.17-acre (net) interior lot fronting Stanford Avenue, and is improved with a single-family dwelling that was constructed in 1913. Parcel 2 is a 0.77-acre (net) L-shaped lot that has three (3) frontages on Stanford Avenue, 8th Street, and 9th Street. Parcel 2 is improved with three (3) detached residential dwellings that were also constructed in 1913.

The site has a General Plan Land Use Designation of CC (Civic Center Mixed Use), and is zoned CC-3 (Civic Center Core). The site abuts CC-3 zoned properties to the northeast, south, and across 8th Street to the west; and CCSP-PR61 (Community Center Specific Plan - Peripheral Residential, Area 61) zoned properties across Stanford Avenue to the north. A portion of the lot that fronts 9th Street abuts R-1 (Single-Family Residential) zoned properties across 9th Street to the east.

Surrounding uses include single-family dwellings to the east, south, and north; and public facilities across 8th Street to the west, which include the Community Meeting Center, and the Senior Center.

On October 3, 2024, the Planning Commission approved a request to construct a mixed-use development intended to serve the senior population of the community. The approved entitlements include the following: (i) Interpretation of Use No. IOU-006-2024 to determine the compatibility between an RCFE use and the CC-3 (Civic Center Core) zone classification, and to allow the RCFE use subject to approval of a Conditional Use Permit; (ii) Tentative Parcel Map No. PM-2023-156 to consolidate two (2) existing parcels and to create a one-lot subdivision for condominium purposes to divide the RCFE and apartment building; (iii) Site Plan No. SP-144-2024 to allow construction of the six-story mixed-use development consisting of a 78-unit senior apartment building over a parking structure with one (1) subterranean level and one (1) above-ground level, and an 82-bed RCFE attached to the parking structure/apartment building, along with associated site improvements; and (iv) Conditional Use Permit No. CUP-267-2024 to allow and regulate the operation of the proposed RCFE on the subject site. Pursuant to the State Density Bonus law, in exchange for reserving four (4) of the apartment units for very low-income households, the applicant qualified for density bonus, concessions, and waivers and reduced parking.

Under the State Subdivision Map Act, tentative maps expire two years from the date the land use approval becomes effective. Condition of Approval No. 99 of Interpretation of Use No. IOU-006-2024, Tentative Parcel Map No. PM-2023-156, Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024 allowed the entitlements to expire two years from the date the approval became effective to be consistent with the two-year expiration date of the Tentative Parcel Map. The land use entitlements became effective on October 24, 2024, with a two-year expiration date of October 24, 2026.

Since the approval of the project, the applicant has not submitted construction plans to the City for review. The applicant submitted a timely and proper request for one-year time extension on September 21, 2026. The time extension would allow additional time to work on the construction documents, record the Parcel Map, obtain permits, and commence construction. No changes are proposed to the previously approved project.

It should be noted that there is an active Code Enforcement case against the property due to property maintenance issues, including overgrown vegetation, illegal dumping, and abandoned and unsecured buildings. On April 28, 2026, the property was red-tagged and deemed to be unsafe to access. Since receiving the Notice of Violation, the property owner has been working with Code Enforcement staff to address all of the aforementioned code violation issues. On May 27, 2026, a demolition permit was issued to remove all the structures from the site. The site is now fenced and secured. The property owner intends to work diligently with the City

to maintain the property while working on the construction plans to commence the construction.

DISCUSSION:

Due to unforeseen circumstances, including challenges in securing financing and the departure of the original design team, the developer was unable to submit the project's construction plans in time to exercise the entitlement. Earlier this year, the developer retained a new engineering team to continue to work on the project. As the entitlements are soon to be expired, the one-year time extension approval is necessary to allow the new team to have additional time to work on the construction plan for this project.

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

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

If approved, the entitlements would be set to expire on October 24, 2027. The construction plan is expected to be submitted to the City for review within the next year. If a building permit is not issued prior to the new expiration date, another one-year time extension approval would be required.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

As a part of the approval in 2024, the Planning Commission determined that the project was categorically exempt from the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects). No changes are proposed to the project that was previously approved, and no further environmental review is required.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6156-26 approving one-year time extension for Interpretation of Use No. IOU-006-2024; Tentative Parcel Map No. PM-2023-156; Site Plan No SP-144-2024, Conditional Use Permit No. CUP-267-2024 [referred to as Interpretation of Use No. IOU-006-2024 (TE1); Tentative Parcel Map No. PM-2023-156 (TE1); Site Plan No SP-144-2024 (TE1); and Conditional Use Permit No. CUP 267-2024 (TE1)].

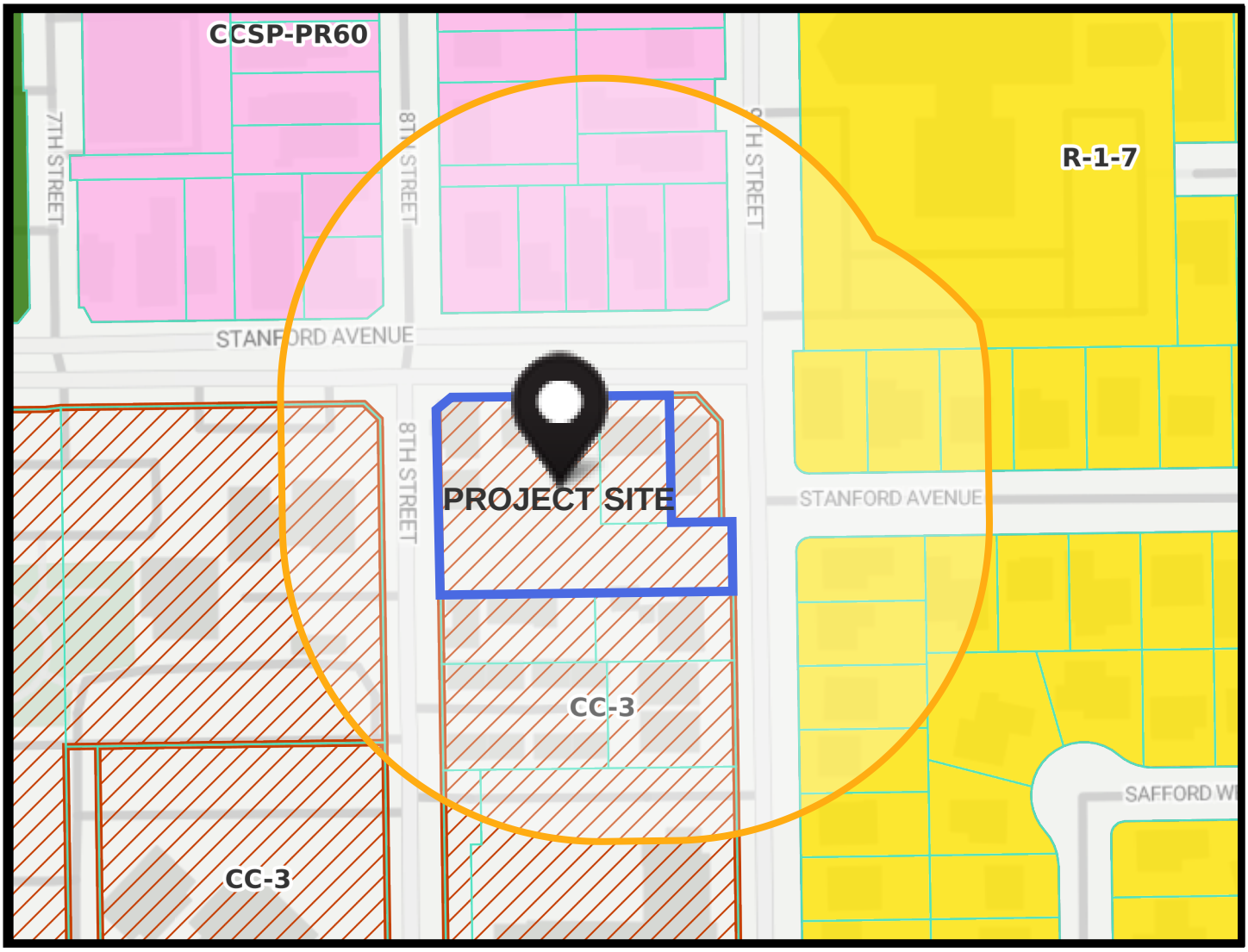
Maria Parra, AICP
Planning Services Manager

By: Huong Ly, AICP
Associate Planner

Attachment 1: Vicinity Map
Attachment 2: Plans
Attachment 3: Planning Commission Resolution No. 6156-26
Attachment 4: Planning Commission Staff Report dated October 3, 2024 with Resolution No. 6098-24 and Conditions of Approval for Interpretation of Use No. IOU-006-2024; Tentative Parcel Map No. PM-2023-156; Site Plan No. SP-144-2024, Conditional Use Permit No. CUP-267-2024

ATTACHMENT 1

ONE-YEAR TIME EXTENSION NO. SP-144-2024 (TE1)



LEGEND

SUBJECT SITE(S) – 1143211462 STANFORD AVENUE

300 FOOT RADIUS

NOTES

1. SITE ADDRESSES – 11432-11462 STANFORD AVENUE .

CITY OF GARDEN GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING SERVICES DIVISION
NOVEMBER 5. 2026

ATTACHMENT 2



MIXED USE SENIOR APARTMENTS &
RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

CONCEPTUAL IMAGERY

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024

PROJECT SUMMARY

PROJECT SITE INFORMATION

APN #	ADDRESS	LAND USE	ZONING	GROSS LOT AREA (SF)	GROSS LOT AREA (ACRE)	NET LOT AREA (SF)	LOT AREA (ACRE)
				49,475 SF	**1.13 ACRES**	**41,006 SF**	**.94 ACRES**
090-153-19	11462 STANFORD AVE.	CIVIC CENTER MIXED USE	CC-3	9,118 SF	.21 ACRES	7,510 SF	.17 ACRES
090-153-20	11432 & 11442STANFORD AVE.	CIVIC CENTER MIXED USE	CC-3	40,357 SF	.93 ACRES	33,496 SF	.77 ACRES

PROJECT CONSTRUCTION TYPE — 5 STORY TYPE III OVER 2 STORY TYPE I (1 LEVEL OF SUBTERRANEAN) - 6 STORY TOTAL ABOVE GRADE

SETBACKS	REQUIRED		PROPOSED		NOTES
SETBACKS		STEPBACK		STEPBACK	
FRONT (STANFORD AVE.)	7'-0" MIN. / 15'-0" MAX.	20'-0" C/ 45'-0" HT.	2'-0"	0'-0"	G.G.M.C. 9.18.090.030 Civic Center Zone Development Standards
FRONT (8TH STREET)	7'-0" MIN. / 15'-0" MAX.	20'-0" C/ 45'-0" HT.	7'-6"	0'-0"	
FRONT (9TH STREET)	7'-0" MIN. / 15'-0" MAX.	20'-0" C/ 45'-0" HT.	0'-8"	N/A	
SIDE SETBACK	10'-0" MIN.	Not Applicable	5'-0"	N/A	
REAR SETBACK	10'-0" MIN.	SEE NOTE	4'-0"	N/A	G.G.M.C. 9.18.110.030C TABLE 9.18-10

DENSITY			
56 DU BASE DENSITY	78 DU.	G.G.M.C. 9.18.090.030 Civic Center Zone Development Standards	
REQUESTING 20% DENSITY BONUS		Density based on gross lot area per state density law	

FLOOR AREA RATIO		
0.53	G.G.M.C. 9.18.090.030 Civic Center Zone Development Standards	

FLOOR AREA			
SENIOR RESIDENTIAL =	79,307 SF	1.93	Residential area F.A.R.
RESIDENTIAL CARE FACILITY FOR THE ELDERLY =	21,801 SF	0.53	Commercial area F.A.R.
TOTAL =	**101,108 SF**		

BUILDING HEIGHT		
75'-0"	SENIOR - 6 STORY / 74'-0" T. O. ROOF STRUCT. R.C.F.E. 3 STORY / 45'-0" T. O. ROOF STRUCT.	G.G.M.C. 9.18.090.030 Civic Center Zone Development Standards

LOT COVERAGE				
BUILDING LOT COVERAGE	MAX. LOT COVERAGE (N/A)	24,490 SF	60%	G.G.M.C. 9.18.090.030 Civic Center Zone Development Standards
PAVED AREA		1,774 SF	4%	
PARKING / DRIVEWAY		5,468 SF	13%	
PODIUM OPEN SPACE		6,811 SF	17%	
LANDSCAPE / OUTDOOR AREA	LANDSCAPED AREA WITH COMMON AREA =	2,463 SF	6%	

UNIT SUMMARY

PLAN	DESCRIPTION	QUANTITY	MIN. AREA		GROSS AREA	GROSS AREA SUBTOTAL	DECK	TOTAL DECK
UNIT A	1 BEDROOM / 1 BATH FLAT	74 UNITS	750 SF		627 SF	46,398 SF	63 SF	4,662 SF
UNIT B	2 BEDROOM / 1 BATH FLAT	4 UNITS	900 SF		903 SF		63 SF	252 SF
PROJECT UNIT TOTAL		**78 UNITS**				**46,398 SF**	AT PODIUM 680 SF	**5,594 SF**

PARKING SUMMARY

REQUIRED PER STATE DENSITY BONUS			PROVIDED		PARKING BREAK DOWN	
MINIMUM REQUIRED						
1 BR UNIT	1.0 SPACE / UNIT	74 SPACES	GARAGE (SENIOR APT.PARKING) =	80 SPACES	STANDARD =	52 SPACES
2 BR UNIT	1.5 SPACES / UNIT	6 SPACES			ACCESSIBLE =	5 SPACES
RCFE	0.5 SPACE / 1 BEDS	41 SPACES	GARAGE (RFCE PARKING) =	15 SPACES	COMPACT =	5 SPACES
			OPEN GRADE (RFCE PARKING) =	11 SPACES	EV EQUIPPED =	3 SPACES
			0.3 SPACE PER BED WITH ON SITE TRANSPORTATION PROPOSED		EV EQUIP. ACCESSIBLE =	3 SPACES
					EV READY / CAPABLE =	38 SPACES
	TOTAL =	**121 SPACES**	**TOTAL =**	**106 SPACES**	**TOTAL =**	**106 SPACES**

SENIOR BUILDING SUMMARY

	RESIDENTIAL / COMM. ROOM	DECK	CIRCULATIONS / LOBBY/STORAGE	MECHANICAL / VERTICAL CIRCULATION	NET BUILDING FLOOR AREA	TOTAL GROSS BUILDING FLOOR AREA
SUB-T			369 SF	1,093 SF	369 SF	1,462 SF
LEVEL 1			454 SF	2,636 SF	454 SF	3,090 SF
LEVEL 2	10,974 SF	1,310 SF	4,933 SF	984 SF	17,217 SF	18,201 SF
LEVEL 3	10,935 SF	1,071 SF	3,403 SF	984 SF	15,409 SF	16,393 SF
LEVEL 4	10,935 SF	1,071 SF	3,403 SF	984 SF	15,409 SF	16,393 SF
LEVEL 5	10,935 SF	1,071 SF	3,403 SF	984 SF	15,409 SF	16,393 SF
LEVEL 6	10,935 SF	1,071 SF	3,403 SF	984 SF	15,409 SF	16,393 SF
TOTAL	**54,714 SF**	**5,594 SF**	**19,368 SF**	**7,556 SF**	**79,307 SF**	**86,863 SF**
GARAGE				**42,331 SF**		

RESIDENTIAL CARE FACILITY FOR THE ELDERLY (82 BEDS TOTAL)

	RESIDENT AREA	OFFICE / SUPPORT	CIRCULATION	MECHANICAL / VERTICAL CIRCULATION	NET BUILDING FLOOR AREA	TOTAL GROSS BUILDING FLOOR AREA
LEVEL 1 (8 BEDS)	1,114 SF	3,556 SF	1,583 SF	736 SF	6,253 SF	6,989 SF
LEVEL 2 (37 BEDS)	5,408 SF	798 SF	1,568 SF	548 SF	7,774 SF	8,322 SF
LEVEL 3 (37 BEDS)	5,408 SF	798 SF	1,568 SF	548 SF	7,774 SF	8,322 SF
TOTAL (82 BEDS)	**11,930 SF**	**5,152 SF**	**4,719 SF**	**1,832 SF**	**21,801 SF**	**23,633 SF**

OPEN SPACE / AMMENITY SUMMARY

	REQUIRED G.G.M.C. 9.12.040.050 K 1. a. Multi-Family Residential		PROPOSED	
COMMON OPEN SPACE	* 4,000 SF MIN. OUTDOOR ACTIVE OPEN SPACE REQUIRED WITH		PODIUM OPEN / LANDSCAPE =	6,461 SF
	2 BBQ AREA WITH SEATING, COMMUNITY GARDEN AT 160 SF, SPA,		COMMUNITY RM. =	2,782 SF
	CLUBHOUSE WITH KITCHEN AT 400 SF AND WELLNESS CENTER / GYM			
	240 SF COMMON OPEN SPACE / UNIT =	**18,720 SF**	**SUB-TOTAL =**	**9,243 SF** 115 SF PER UNIT
PRIVATE OPEN SPACE				
	60 SF MIN. PRIVATE OPEN SPACE / UNIT =	**4,680 SF**	**PRIVATE DECK =**	**4,914 SF** 63 SF to 250 SF
TOTAL OPEN SPACE	**300 SF COMBINED OPEN SPACE / UNIT TOTAL =**	**23,400 SF**	**TOTAL =**	**14,157 SF** 181.5 SF PER UNIT

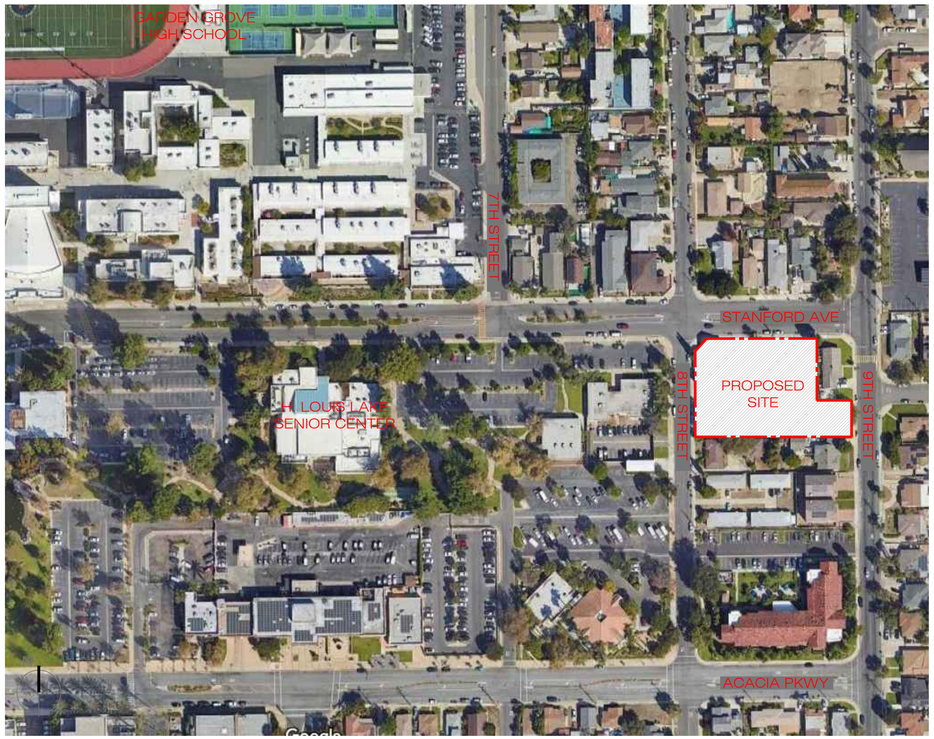
BICYCLE SUMMARY — CBC 5.106.4.1

	REQUIRED		PROVIDED	
BICYCLE SPACE	SHORT TERM - 5% OF TOTAL PROVIDED PARKING =	6 SPACES	SHORT TERM BICYCLE SPACE IN ON-GRADE =	6 SPACES
	LONG TERM - 5% OF TOTAL PROVIDED PARKING =	6 SPACES	LONG TERM BICYCLE SPACE IN SECURED GARAGE =	6 SPACES
	BICYCLE SPACE REQUIRED	**12 SPACES**	**TOTAL PROVIDED BICYCLE SPACE =**	**12 SPACES**

STORAGE SUMMARY — G.G.M.C. 9.18.110.030 H.2. Civic Center Zone Development Standards

REQUIRED	PROVIDED
150 CUBIC FEET OF PRIVATE AND SECURE STORAGE SPACE PER UNIT	150 CUBIC FEET OF PRIVATE AND SECURE STORAGE SPACE PER UNIT

AERIAL MAP — SCALE: N.T.S.



SHEET INDEX

0.1	COVER SHEET
0.2	PROJECT INFORMATION
1.0	SITE PLAN
1.1	SIGHT DISTANCE DIAGRAM
1.2	LINE OF SIGHT DIAGRAM
2.0	SUBTERRANEAN LEVEL PLAN
2.1	GROUND LEVEL BUILDING PLAN
2.2	PODIUM LEVEL BUILDING PLAN
2.3	THIRD LEVEL BUILDING PLAN
2.4	LEVEL 04-06 BUILDING PLANS
2.5	ROOF PLAN
3.1	BUILDING SECTIONS
3.2	BUILDING ELEVATIONS
3.3	CONCEPTUAL PERSPECTIVE
3.4	CONCEPTUAL PERSPECTIVE
4.1	ENLARGED RCFE PLANS
4.2	TYPICAL UNIT PLANS
4.3	CLUB HOUSE PLAN

REQUIRED / PROVIDED AMENITY LIST

REQUIRED AMENITY	PROVIDED AMENITY
BBQ: 1 PER 10 UNITS = 8 TABLES	BBQ: 6 BBQ AND 11 TABLES
COMMUNITY GARDEN: 8SF / 4 UNITS = 160SF	COMMUNITY GARDEN: 205SF MIN.
BUSINESS CENTER: 1 / 10 UNITS = 10 STATIONS	BUSINESS CENTER: 10 STATIONS MIN.
GYM: 5SF / UNIT = 400 SF	GYM: 528 SF
CLUB HOUSE WITH KITCHEN: 400 SF	CLUB HOUSE WITH KITCHEN: 1,000 SF
SPA: 2 - 36SF SPA = 72SF	1 SPA: SPA @ 128SF
BUSINESS CENTER: 1 / 10 UNITS = 10 STATIONS	BUSINESS CENTER: 10 STATIONS MIN.

REQUIRED / PROVIDED EV PARKING BREAKDOWN

EV PARKING SUMMARY		CALGREEN SECTION 4.106.4.2.2
EV PARKING FOR SENIOR PARKING (60 TOTAL)	REQUIRED	PROVIDED
10% LEVEL 2 EVSE CAPABLE	8 SPACES	8 SPACES
25 % LOW POWER LEVEL 2 READY	20 SPACES	20 SPACES
5% LEVEL 2 EVSE EQUIPPED	4 SPACES	4 SPACES
EV PARKING FOR RFCE PARKING (26 TOTAL)	REQUIRED	PROVIDED
10% LEVEL 2 EVSE CAPABLE	3 SPACES	3 SPACES
25 % LOW POWER LEVEL 2 READY	7 SPACES	7 SPACES
5% LEVEL 2 EVSE EQUIPPED	2 SPACES	2 SPACES

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

PROJECT INFORMATION

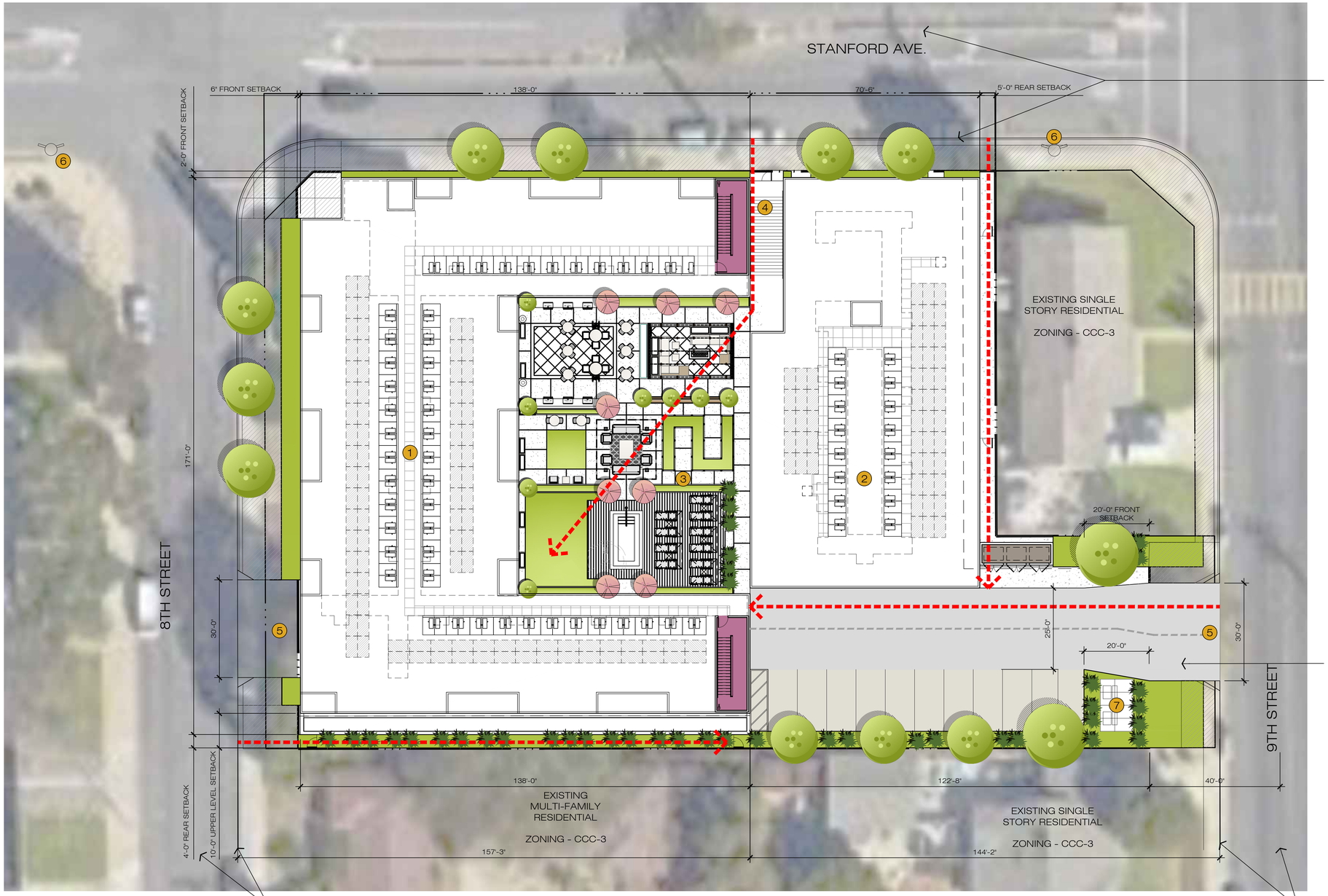
APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024



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 SOUTHERLY GUTTER TO THE MEDIAN ON STANFORD AVENUE ALONG THE PROPERTY FRONTAGE ON PER CITY SPECIFICATIONS AND THE DIRECTION OF CITY ENGINEER

LEGEND

- PROPOSED TRANSFORMER
- EXISTING / PROPOSED FIRE HYDRANT
- 150' HOSE PULL
- PROPERTY LINE

KEY NOTE

1. SENIOR APARTMENT - 5 STORY TYPE III O/ TYPE I
2. RESIDENTIAL CARE FACILITY FOR ELDER - 3 STORY TYPE V
3. PODIUM OPEN SPACE
4. FIRE DEPARTMENT ACCESS STAIR TO PODIUM
5. VEHICULAR ENTRANCE
6. PROPOSED NEW FIRE HYDRANT LOCATION
7. PROPOSED TRANSFORMER LOCATION

RIGHT TURN ONLY DRIVE WAY

ADDITIONAL NOTE

- ALL WORKS SHALL COMPLY WITH THE LATEST CA BUILDING STANDARDS CODE, IN EFFECT, AT TIME OF BUILDING PERMIT APPLICATION
- SOIL REPORT FULLY COMPLYING WITH CBC CHAPTER 18 IS REQUIRED
- FIRE RESISTANCE FOR OCCUPANCIES, INCIDENTAL USES, CONSTRUCTION TYPES, EXTERIOR WALLS REQUIREMENT AND FIRE-RATED CONSTRUCTIONS SHALL COMPLY WITH CBC CHAPTER 5, CHAPTER 6 AND CHAPTER 7.
- PROJECTS INVOLVED WITH PUBLIC FUNDING(S) SHALL COMPLY WITH CBC CHAPTER 11B; BOTH EXTERIOR AND INTERIOR.

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 EASTERLY GUTTER TO THE CENTERLINE OF ALONG THE PROPERTY FRONTAGE ON 8TH PER CITY SPECIFICATIONS AND THE DIRECTION OF CITY ENGINEER.

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 WESTERLY GUTTER TO THE CENTERLINE OF ALONG THE PROPERTY FRONTAGE ON 9TH PER CITY SPECIFICATIONS AND THE DIRECTION OF CITY ENGINEER.

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

SITE PLAN

APPLICANT:

ThreeK INVESTMENTS, LLC

9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

scale: 1/16" = 1'-0"

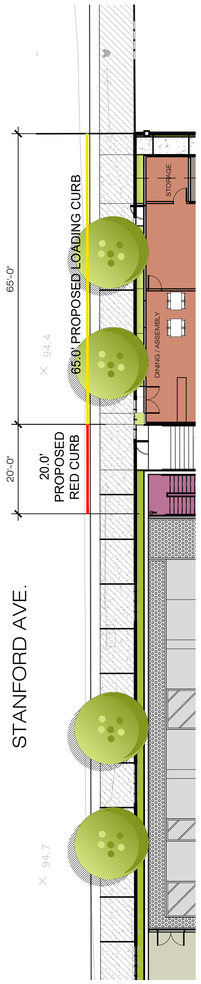
0 8 16 32 64

BSB DESIGN

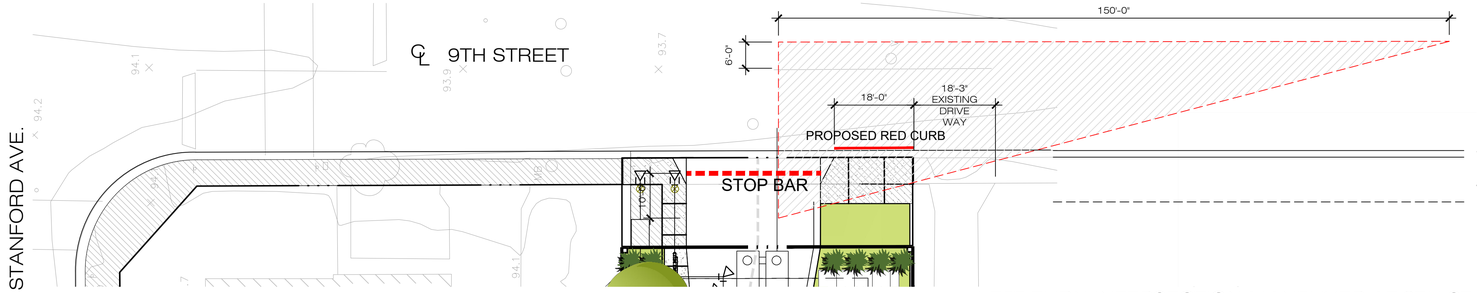
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024

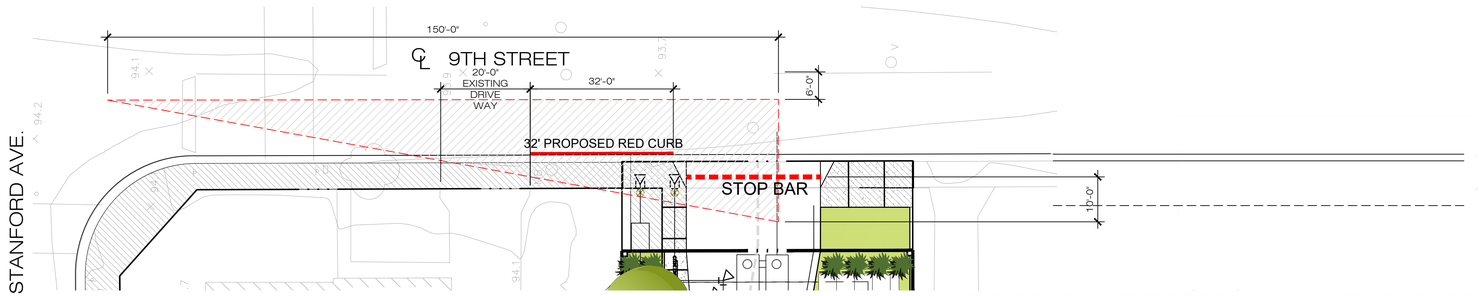
1.0



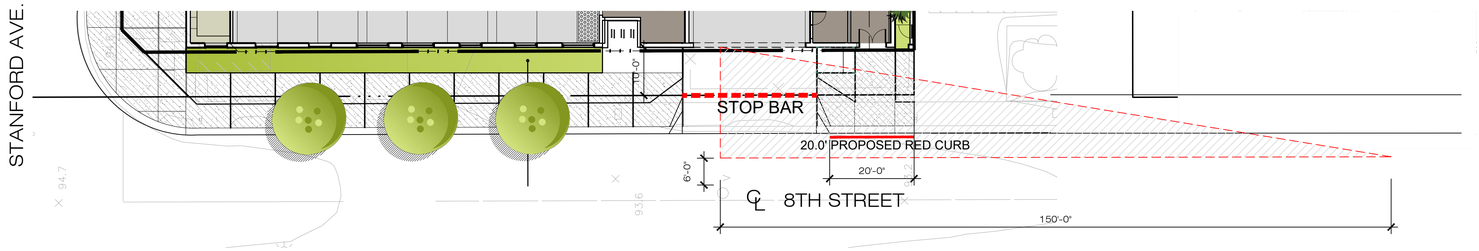
STANFORD AVE.
PARTIAL PLAN



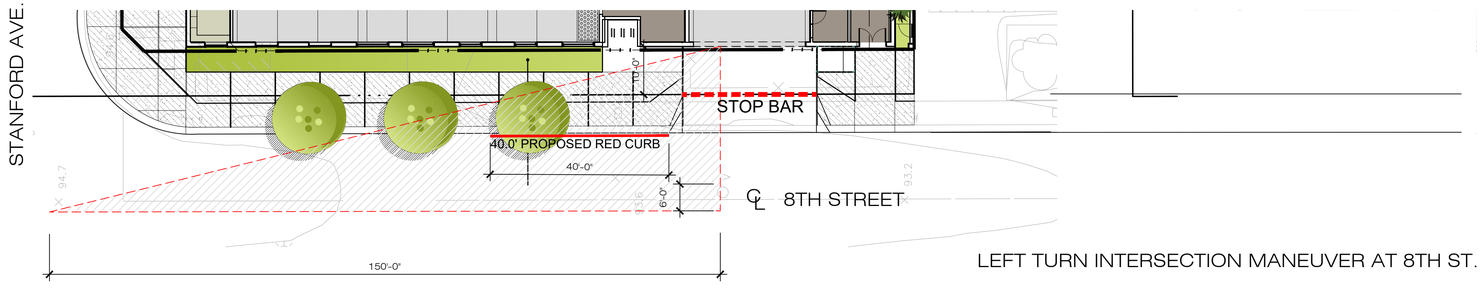
LEFT TURN INTERSECTION MANEUVER AT 9TH ST.



RIGHT TURN INTERSECTION MANEUVER AT 9TH ST.



RIGHT TURN INTERSECTION MANEUVER AT 8TH ST.



LEFT TURN INTERSECTION MANEUVER AT 8TH ST.

LEGEND

- PROPOSED TRANSFORMER
- PROPOSED RED CURB
- PROPOSED LOADING CURB
- PROPERTY LINE

STOPPING SIGHT DISTANCE

THE MINIMUM STOPPING SIGHT DISTANCE IS THE DISTANCE REQUIRED BY THE DRIVER OF A VEHICLE, TRAVELING AT A GIVEN SPEED, TO BRING HIS VEHICLE TO A STOP AFTER AN OBJECT ON THE ROAD BECOMES VISIBLE. STOPPING SIGHT DISTANCE IS MEASURED FROM THE DRIVER'S EYES, WHICH ARE ASSUMED TO BE 3.5 FEET ABOVE THE PAVEMENT SURFACE, TO AN OBJECT 0.5-FOOT HIGH ON THE ROAD

TO LAY OUT A SIGHT DISTANCE TRIANGLE, PLACE THE ENTERING DRIVER'S EYE 10 FEET BACK OF FLOW LINE, MEASURE TO THE CENTER OF THE APPROACH LANE THE REQUIRED SIGHT DISTANCE. IF THE APPROACH LANE IS WIDER THAN 12 FEET, MEASURE TO A POINT 6 FEET FROM THE ADJACENT LANE LINE OR CENTER LINE OF ROADWAY

THE STOPPING SIGHT DISTANCES SHOWN IN THE TABLE SHOULD BE INCREASED BY 20% ON SUSTAINED DOWNGRADES STEEPER THAN 3% AND LONGER THAN ONE MILE

TABLE
Sight Distance Standards

Design Speed ✱ (mph)	Stopping ✱ (ft.)	Passing ● (ft.)
20	125	800
25	150	950
30	200	1100
35	250	1300
40	300	1500
45	360	1650
50	430	1800
55	500	1950
60	580	2100
65	660	2300
70	750	2500
75	840	2600
80	930	2700

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

SITE / FIRST LEVEL PLAN

APPLICANT:

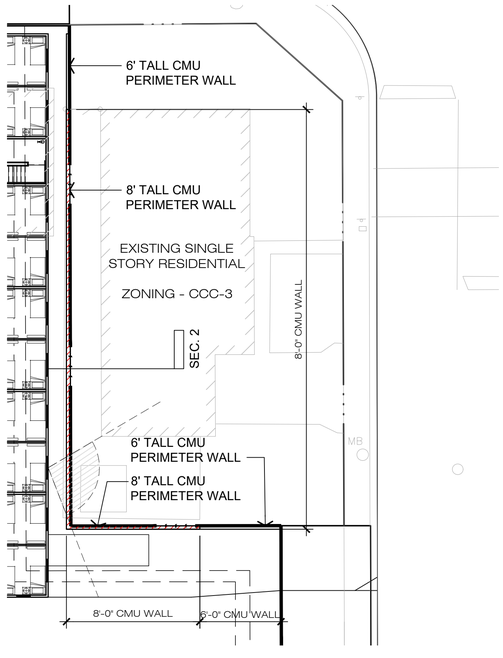
ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

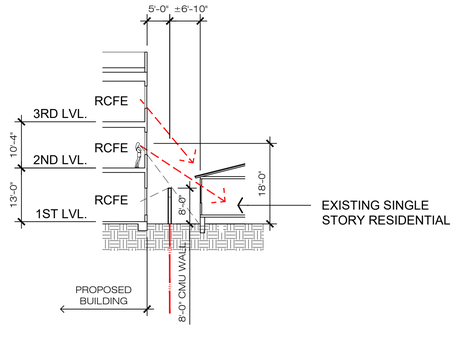
scale: 1/16" = 1'-0"
0 8 16 32 64

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024



2 PARTIAL BUILDING PLAN

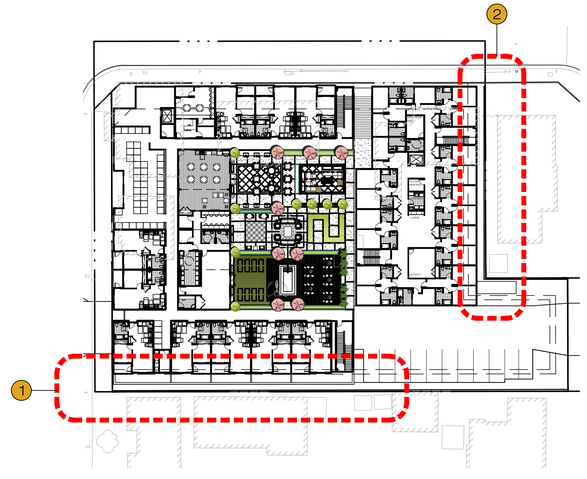


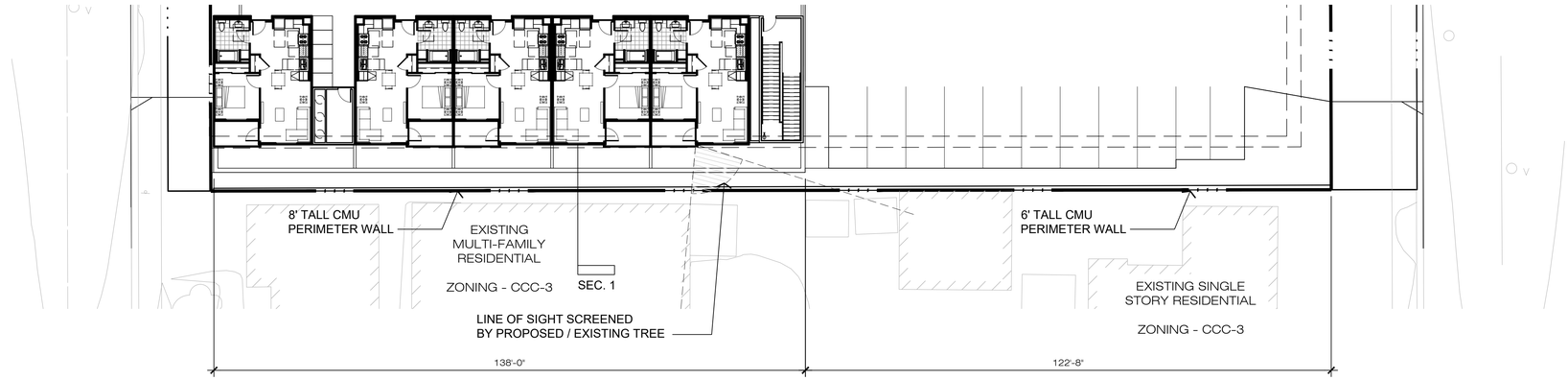
SECTION 2

NOTE

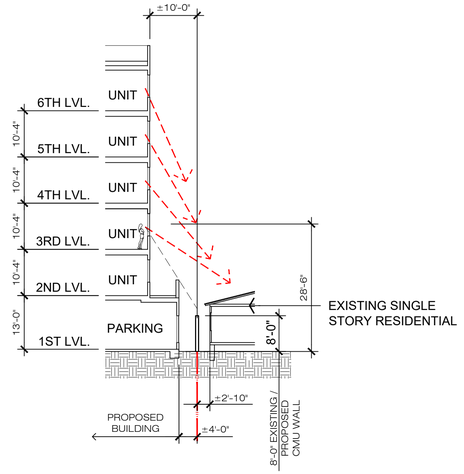
ALL WINDOWS TO BE EQUIPPED WITH BLINDS FOR PRIVACY

KEY MAP





1 PARTIAL BUILDING PLAN



SECTION 1

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

LINE OF SIGHT DIAGRAM

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

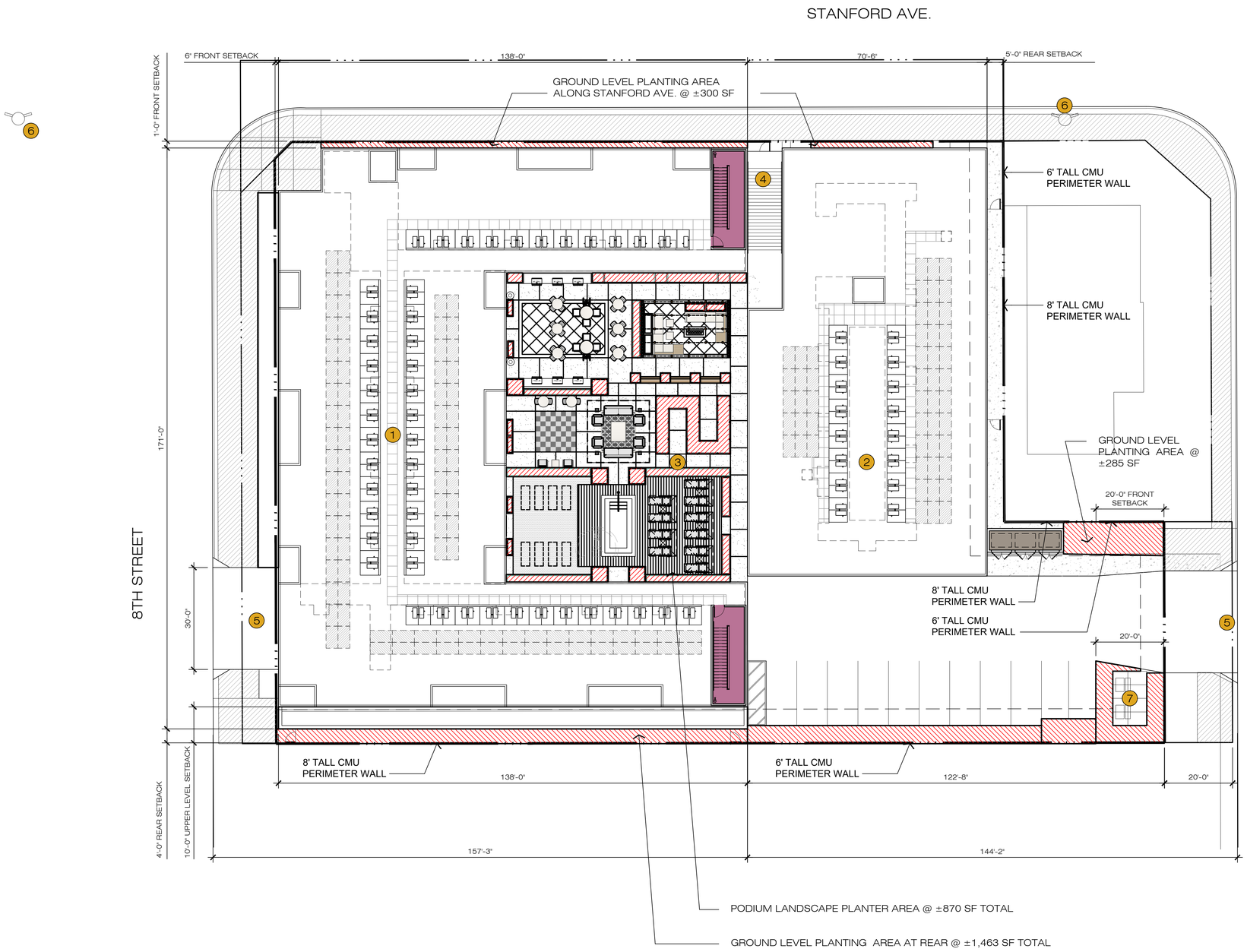
N

scale: 1/16" = 1'-0"
0 8 16 32 64

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024

1.2



LEGEND

GROUND LEVEL LANDSCAPE AREA
2,048 SF TOTAL

PODIUM LEVEL LANDSCAPE AREA
870 SF TOTAL

* WAIVER REQUESTED FOR LANDSCAPE REQUIREMENT

PROPOSED TRANSFORMER

EXISTING / PROPOSED FIRE HYDRANT

PROPERTY LINE

KEY NOTE

1. SENIOR APARTMENT - 5 STORY TYPE III O/ TYPE I
2. RESIDENTIAL CARE FACILITY FOR ELDER - 3 STORY TYPE V
3. PODIUM OPEN SPACE
4. FIRE DEPARTMENT ACCESS STAIR TO PODIUM
5. VEHICULAR ENTRANCE
6. EXISTING FIRE HYDRANT LOCATION
7. PROPOSED TRANSFORMER LOCATION

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

LANDSCAPE AREA DIAGRAM

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

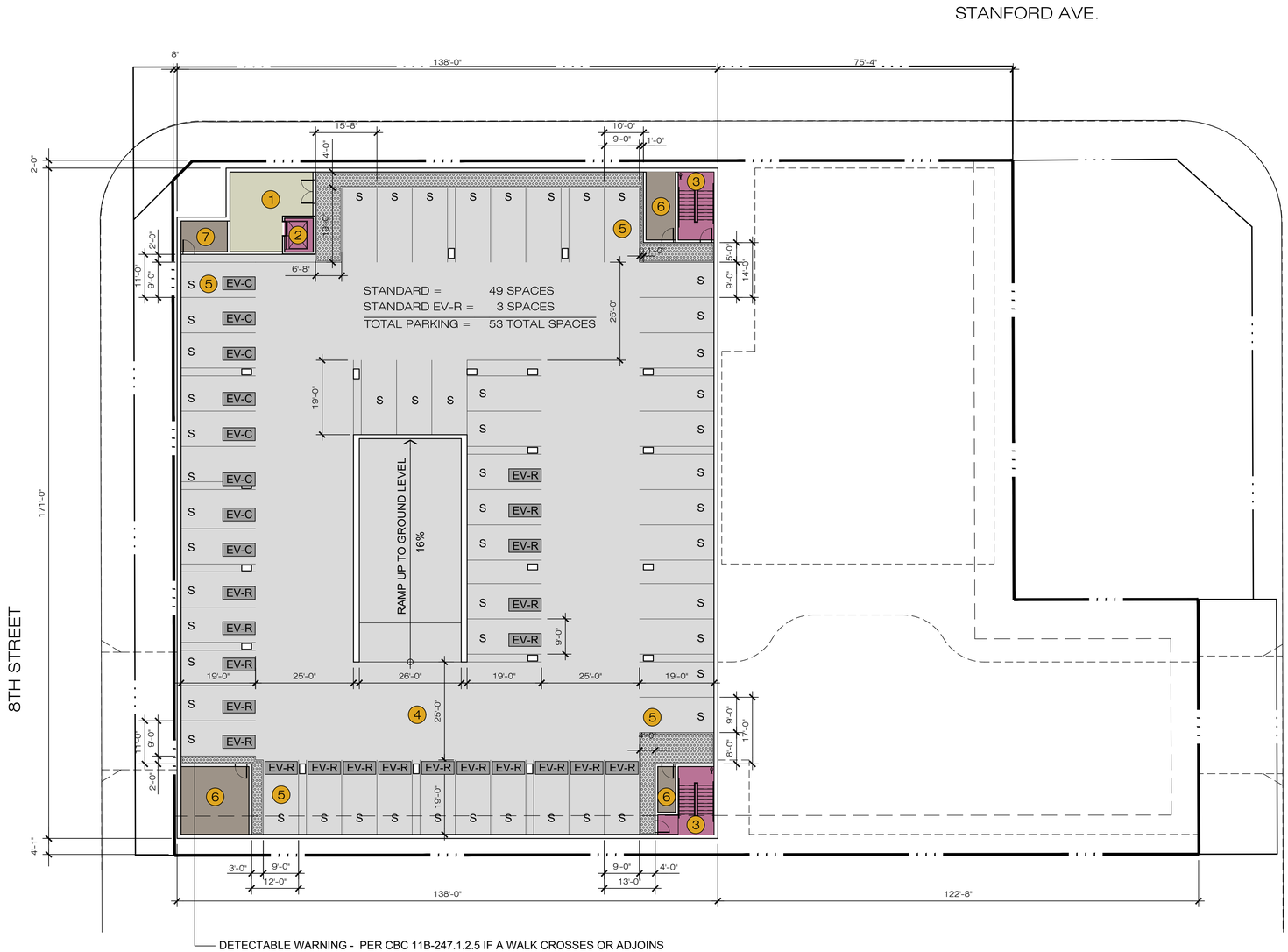
11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

scale: 1/16" = 1'-0"
0 8 16 32 64

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024

1.3



DETECTABLE WARNING - PER CBC 11B-247.1.2.5 IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED CY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING COMPLYING WITH SECTION 11B-705.1.1 AND 11B-705.1.2.6.

LEGEND

- PARKING
- CIRCULATION
- MECHANICAL / UTILITY
- VERTICAL CIRCULATION
- PROPERTY LINE

KEY NOTE

1. LOBBY
2. SENIOR APARTMENT - ELEVATOR
3. SENIOR APARTMENT - 'EXIT' STAIR WITH STANDPIPE TYP.
4. SENIOR RESIDENTIAL GARAGE PARKING
5. 9'X19' STANDARD PARKING TYP
6. MECHANICAL ROOM
7. ELEVATOR MACHINE ROOM

EV-E LEVEL 2 EVSE EQUIPPED STALL

EV-R LOW POWER LEVEL 2 READY STALL

EV-C LEVEL 2 EVSE CAPABLE STALL

EXACT LOCATION OF EV STALLS TO BE DETERMINED DURING DEVELOPMENT PHASE

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

SUBTERRANEAN LEVEL PLAN

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

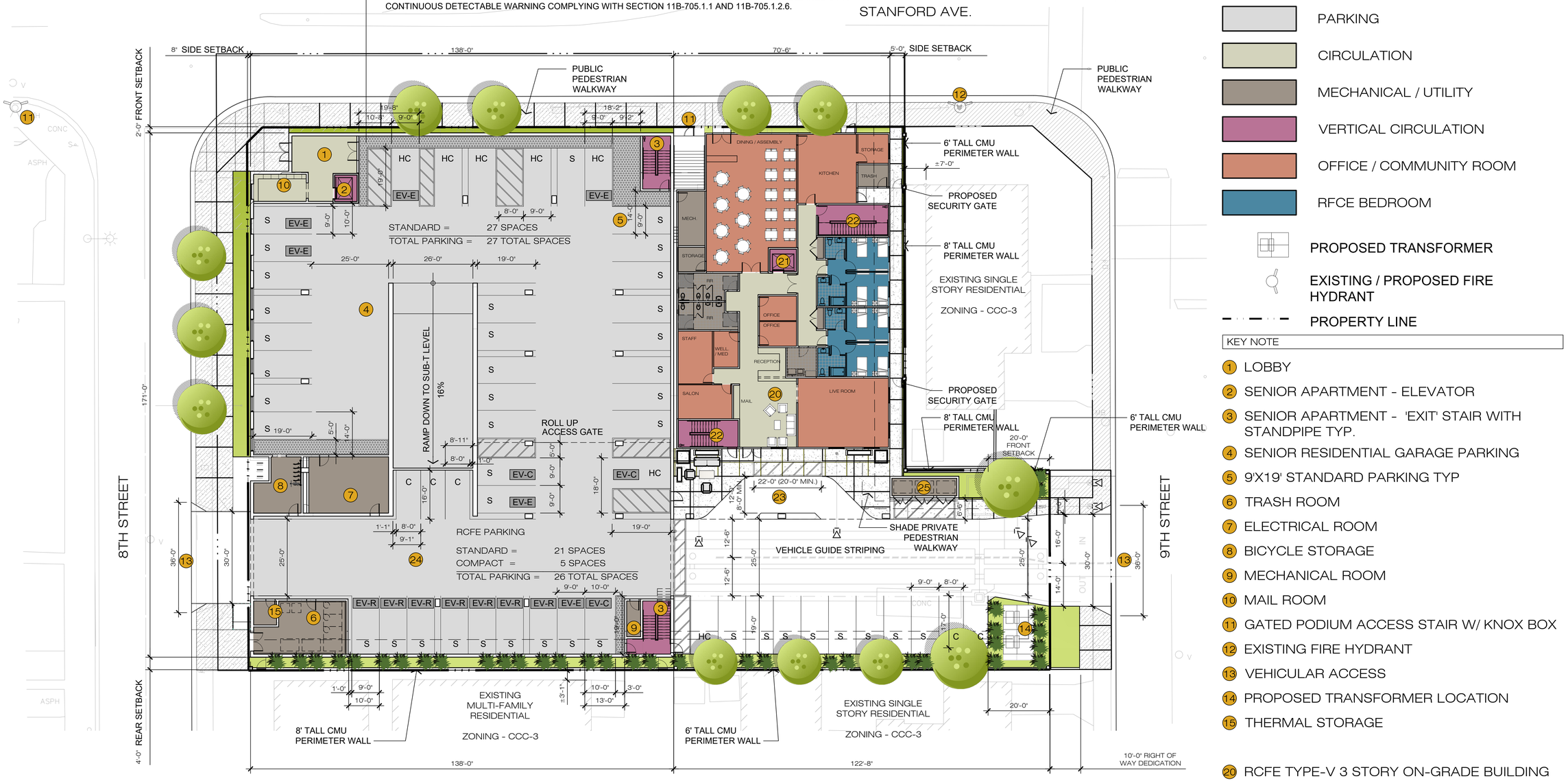
scale: 1/16" = 1'-0"
0 8 16 32 64

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024

2.0

DETECTABLE WARNING - PER CBC 11B-247.1.2.5 IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING COMPLYING WITH SECTION 11B-705.1.1 AND 11B-705.1.2.6.



EV-E LEVEL 2 EVSE EQUIPPED STALL

EV-R LOW POWER LEVEL 2 READY STALL

EV-C LEVEL 2 EVSE CAPABLE STALL (1 VAN ACCESSIBLE, 1 STANDARD ACCESSIBLE AND 1 AMBULATORY SPACES)

EXACT LOCATION OF EV STALLS TO BE DETERMINED DURING DEVELOPMENT PHASE

LEGEND

- PARKING
- CIRCULATION
- MECHANICAL / UTILITY
- VERTICAL CIRCULATION
- OFFICE / COMMUNITY ROOM
- RFCE BEDROOM
- PROPOSED TRANSFORMER
- EXISTING / PROPOSED FIRE HYDRANT
- PROPERTY LINE

KEY NOTE

1. LOBBY
2. SENIOR APARTMENT - ELEVATOR
3. SENIOR APARTMENT - 'EXIT' STAIR WITH STANDPIPE TYP.
4. SENIOR RESIDENTIAL GARAGE PARKING
5. 9'X19' STANDARD PARKING TYP
6. TRASH ROOM
7. ELECTRICAL ROOM
8. BICYCLE STORAGE
9. MECHANICAL ROOM
10. MAIL ROOM
11. GATED PODIUM ACCESS STAIR W/ KNOX BOX
12. EXISTING FIRE HYDRANT
13. VEHICULAR ACCESS
14. PROPOSED TRANSFORMER LOCATION
15. THERMAL STORAGE
20. RCFE TYPE-V 3 STORY ON-GRADE BUILDING
21. RCFE - ELEVATOR
22. RCFE - 'EXIT' STAIR WITH STANDPIPE TYP.
23. RCFE DROP OFF ZONE PER CBC 11B-209
24. RCFE GARAGE PARKING
25. RCFE TRASH ENCLOSURE

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

SITE / FIRST LEVEL PLAN

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

scale: 1/16" = 1'-0"

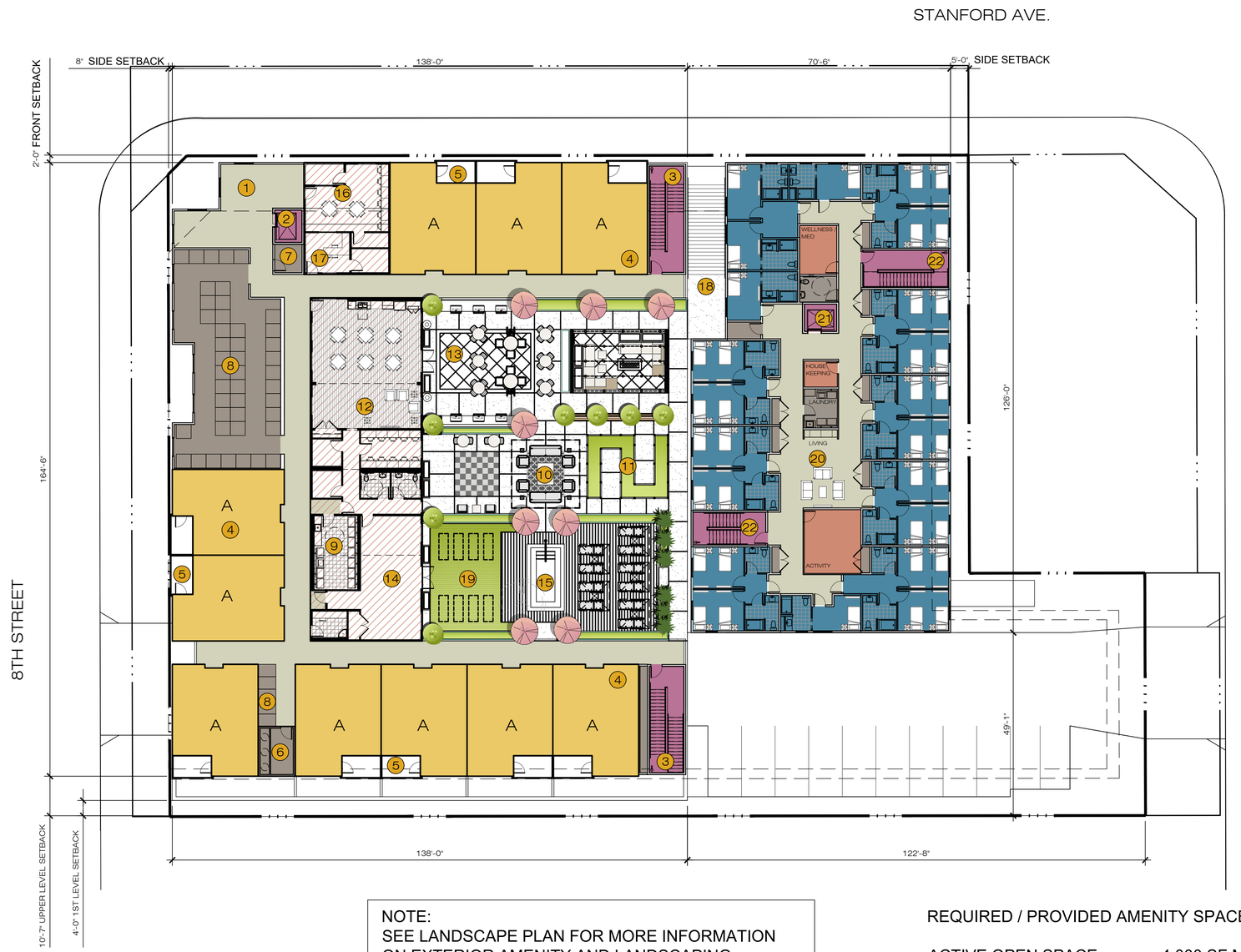
0 8 16 32 64

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024



NOTE:
SEE LANDSCAPE PLAN FOR MORE INFORMATION
ON EXTERIOR AMENITY AND LANDSCAPING

REQUIRED / PROVIDED AMENITY SPACE

ACTIVE OPEN SPACE -	4,000 SF MIN.
COMMUNITY GARDEN -	160 SF MIN.
CLUBHOUSE WITH KITCHEN -	400 SF MIN.
BBQ PIT & TABLE SEATING -	6
WELLNESS CENTER / GYM	
SPA	
BUSINESS CENTER WITH MIN, 2	WORK STATIONS

LEGEND

- RESIDENTIAL
- CIRCULATION
- MECHANICAL / UTILITY
- VERTICAL CIRCULATION
- COMMUNITY ROOM
- RFCE BEDROOM
- PROPOSED TRANSFORMER
- EXISTING / PROPOSED FIRE HYDRANT
- PROPERTY LINE

KEY NOTE

1. LOBBY
2. SENIOR APARTMENT - ELEVATOR
3. SENIOR APARTMENT - 'EXIT' STAIR WITH STANDPIPE TYP.
4. SENIOR RESIDENTIAL UNIT
5. PRIVATE DECK, TYP.
6. TRASH CHUTE
7. INTERMEDIATE DISTRIBUTION FRAME CLOSET
8. RESIDENT STORAGE @ 150 CF EACH
9. LAUNDRY ROOM
10. PODIUM ACTIVE OPEN SPACES
11. COMMUNITY GARDEN @ 205SF
12. CLUB HOUSE WITH KITCHEN
13. 6 BBQ PIT WITH 11 TABLE SEATING
14. WELLNESS CENTER / GYM
15. SPA @ 8'x16'
16. BUSINESS CENTER WITH MIN. 2 WORK STATIONS
17. LEASING / OFFICE
18. PODIUM ACCESS STAIR
19. SYNTHETIC TURF LAWN
20. RCFE TYPE-V 3 STORY ON-GRADE BUILDING
21. RCFE - ELEVATOR
22. RCFE - 'EXIT' STAIR WITH STANDPIPE TYP.

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

SECOND LEVEL PLAN

APPLICANT:
ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

scale: 1/16" = 1'-0"
0 8 16 32 64

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024



LEGEND

- RESIDENTIAL
- CIRCULATION
- MECHANICAL / UTILITY
- VERTICAL CIRCULATION
- COMMUNITY ROOM
- RFCE BEDROOM
- PROPOSED TRANSFORMER
- EXISTING / PROPOSED FIRE HYDRANT
- PROPERTY LINE

KEY NOTE

1. LOBBY
2. SENIOR APARTMENT - ELEVATOR
3. SENIOR APARTMENT - 'EXIT' STAIR WITH STANDPIPE TYP.
4. SENIOR RESIDENTIAL UNIT
5. PRIVATE DECK, TYP.
6. TRASH CHUTE
7. INTERMEDIATE DISTRIBUTION FRAME CLOSET
8. RESIDENT STORAGE @ 150 CF EACH

20. RCFE TYPE-V 3 STORY ON-GRADE BUILDING
21. RCFE - ELEVATOR
22. RCFE - 'EXIT' STAIR WITH STANDPIPE TYP.

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

THIRD LEVEL PLAN

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

scale: 1/16" = 1'-0"
0 8 16 32 64

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024



LEGEND

- RESIDENTIAL
- CIRCULATION
- MECHANICAL / UTILITY
- VERTICAL CIRCULATION
- PROPERTY LINE

KEY NOTE

1. LOBBY
2. SENIOR APARTMENT - ELEVATOR
3. SENIOR APARTMENT - 'EXIT' STAIR WITH STANDPIPE TYP.
4. SENIOR RESIDENTIAL UNIT
5. PRIVATE DECK, TYP.
6. TRASH CHUTE
7. INTERMEDIATE DISTRIBUTION FRAME CLOSET
8. RESIDENT STORAGE @ 150 CF EACH

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

LEVEL 04-06 PLAN

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

scale: 1/16" = 1'-0"
0 8 16 32 64

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024



LEGEND

PROPERTY LINE

KEY NOTE

1. CONDENSING UNITS WITH ISOLATION PAD TYP.
2. FUTURE SOLAR PANEL AREA (15% OF ROOF AREA)
3. ROOF MEMBRANE TRAFFIC PAD
4. ROOF ACCESS STAIR WITH STANDPIPE
5. RCFE ROOF BELOW

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

ROOF PLAN

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

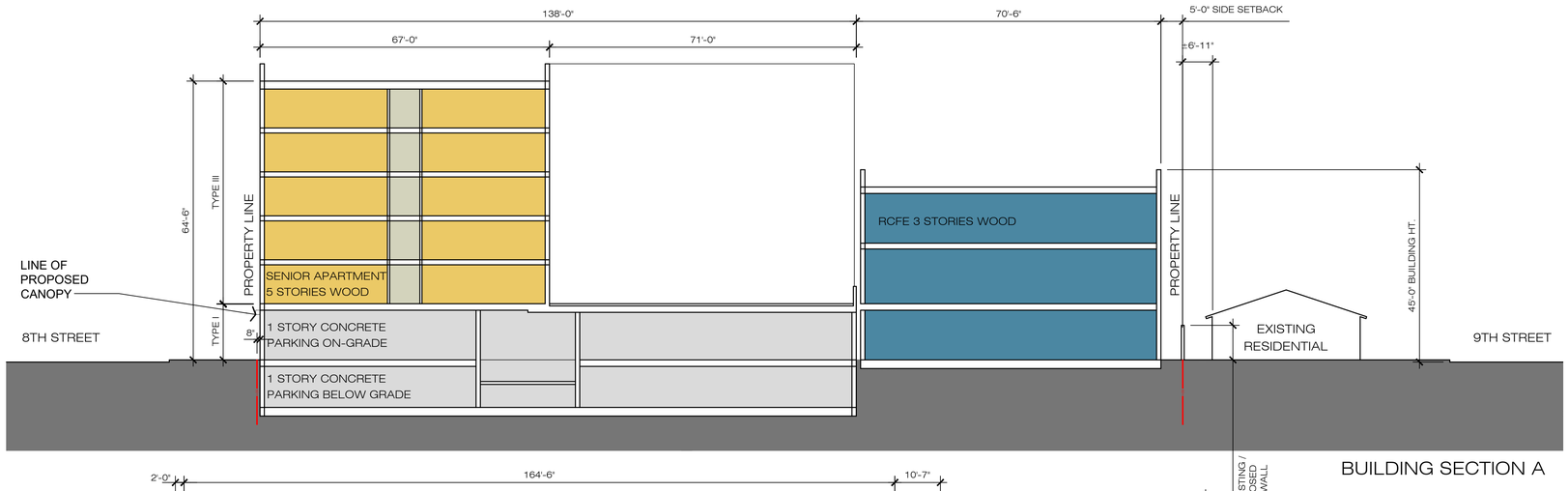
11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

N

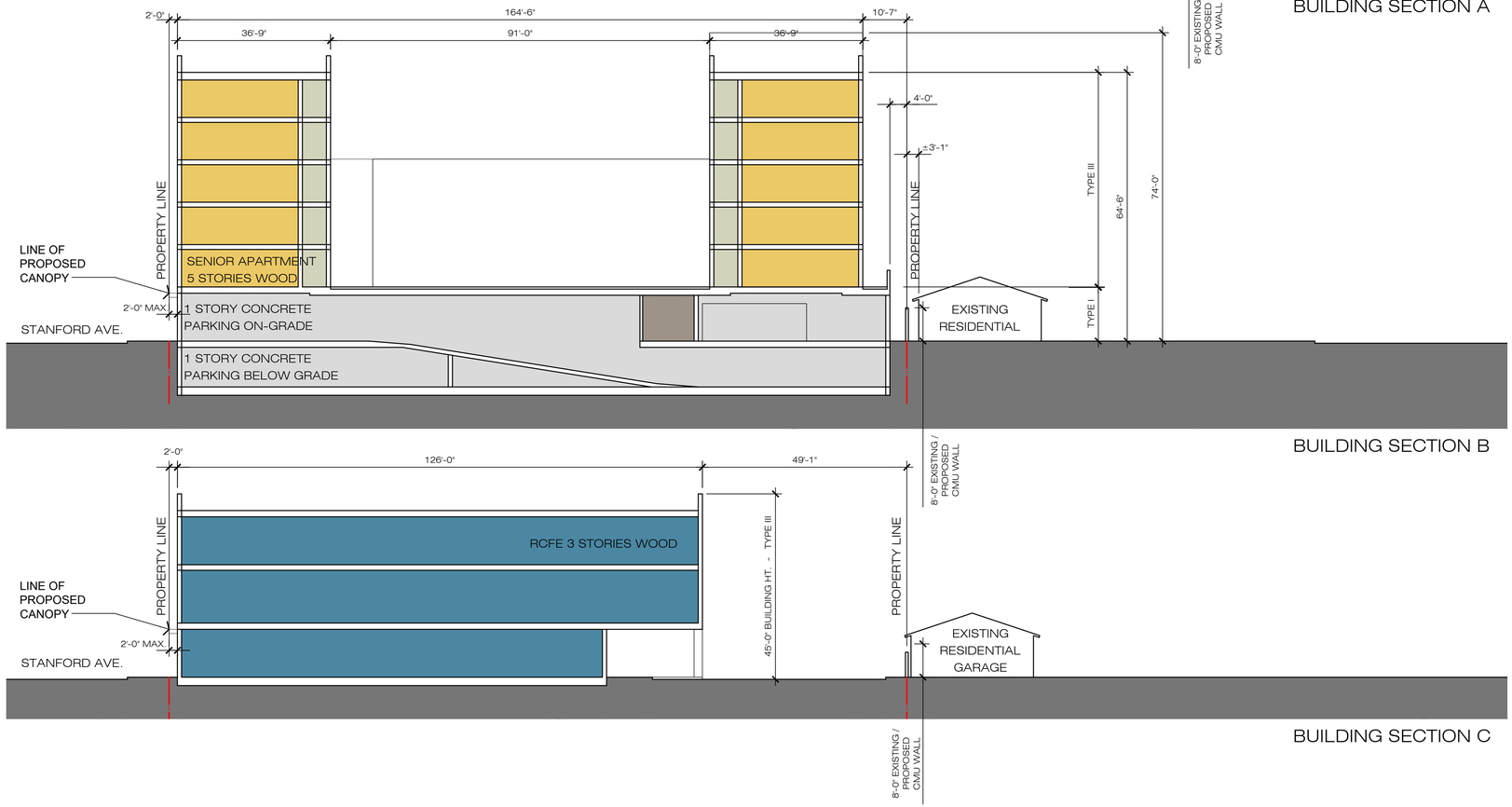
scale: 1/16" = 1'-0"
0 8 16 32 64

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024



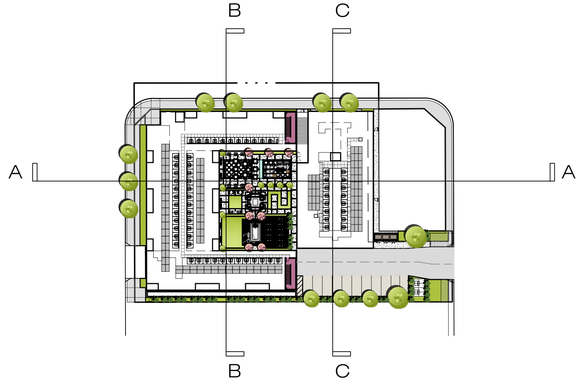
BUILDING SECTION A



BUILDING SECTION B

BUILDING SECTION C

KEY PLAN



MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

BUILDING SECTIONS

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

scale: 1/16" = 1'-0"
0 8 16 32 64

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB: MU220229.00
PRINTED: September 24, 2024



3. (NORTH) STANFORD AVE. ELEVATION



2. (EAST) 9TH STREET ELEVATION



4. (WEST) 8TH STREET ELEVATION

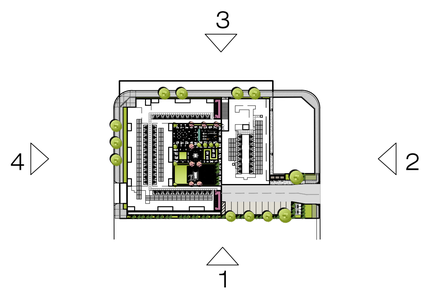


1. (SOUTH) REAR ELEVATION

MATERIAL LEGEND

1. EXTERIOR CEMENT STUCCO COLOR 1
2. EXTERIOR CEMENT STUCCO COLOR 2
3. EXTERIOR CEMENT STUCCO COLOR 3
4. EXTERIOR CEMENT STUCCO COLOR 4
5. ENHANCED EXTERIOR VENEER
6. SYNTHETIC EXTERIOR BOARD
7. 2" MIN. RECESSED DUAL GLAZED VINYL WINDOWS DARK COLORED FRAME
8. WOOD FRAMED AWNING
9. METAL CANOPY
10. SCREED LINE
11. SPLIT FACE CMU WALL
12. PAINTED METAL GUARD RAIL
13. 2" MIN. RECESSED STOREFRONT WINDOW AND DOOR
14. PAINTED METAL COPING
15. METAL GRILL OPENING AND GARAGE DOOR
16. FOAM TRIM BELLY BAND
17. PAINTED METAL DOOR
18. 8'-0" HT. PROPOSED CMU PERIMETER WALL

NOTE:
STOREFRONTS AND WINDOWS SHALL BE INSET FROM EXTERIOR FAÇADE PLANES AND/OR ADJOINING EXTERIOR WALL PLANES A MINIMUM OF TWO INCHES TO REALIZE INCREASED SHADE, SHADOW, AND VISUAL TEXTURE ALONG THE BUILDING FACE



MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

CONCEPTUAL IMAGERY

APPLICANT:
ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

scale: 1/16" = 1'-0"
0 8 16 32 64

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024



MIXED USE SENIOR APARTMENTS &
RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

CONCEPTUAL PERSPECTIVE

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024



MIXED USE SENIOR APARTMENTS &
RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

CONCEPTUAL PERSPECTIVE

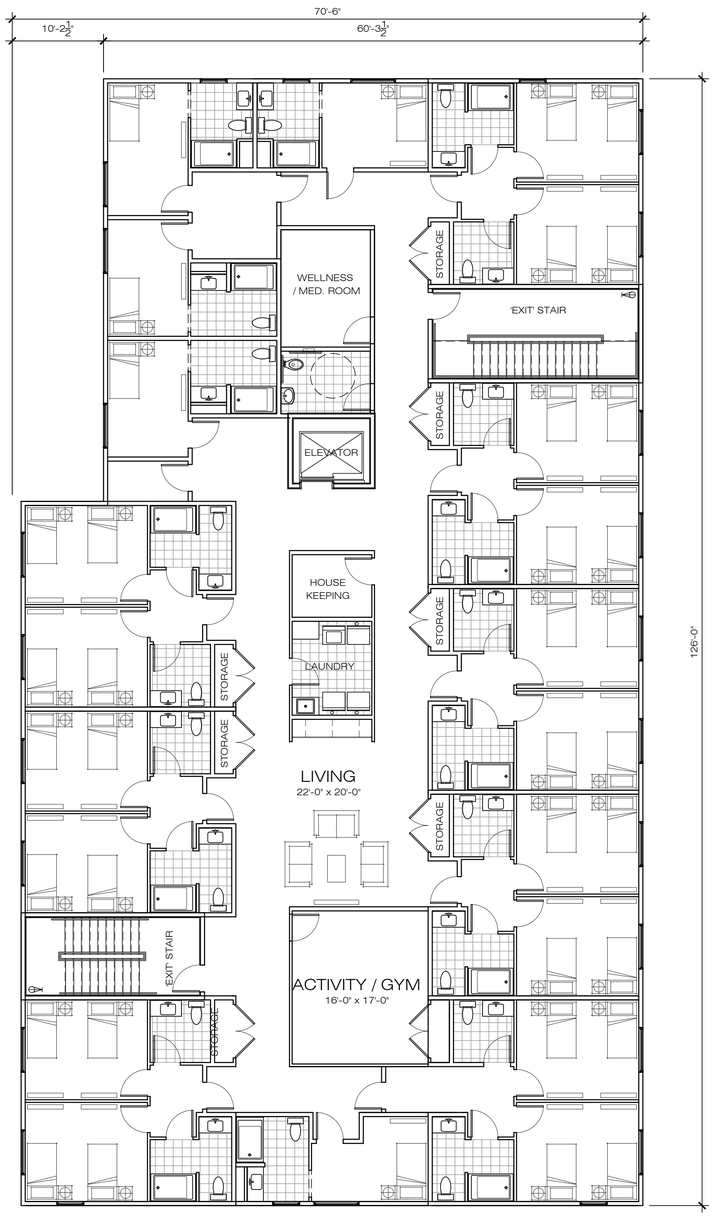
APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

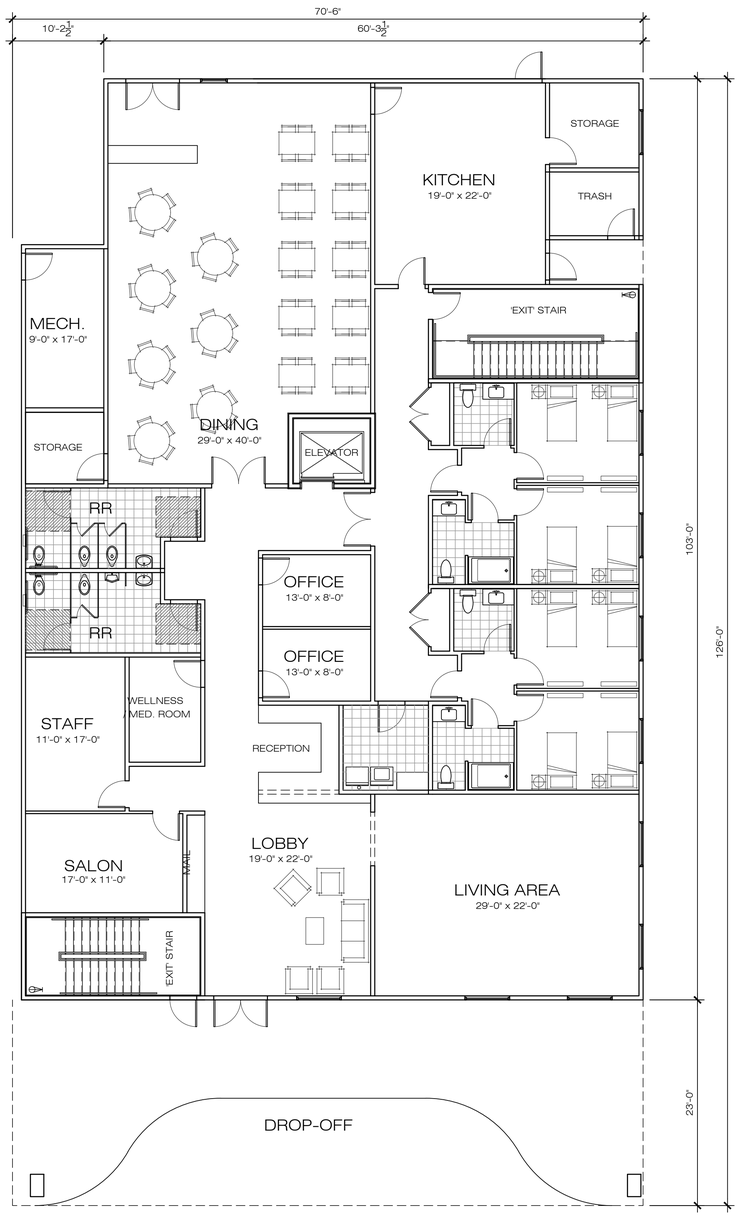
11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024



LEVEL 2-3 PLAN



LEVEL 1 PLAN

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

ENLARGED RCFE PLANS

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

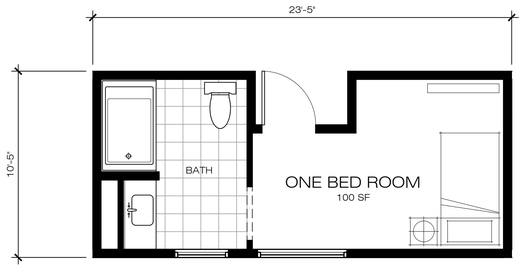
11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

scale: 1/8" = 1'-0"
0 4 8 16 32

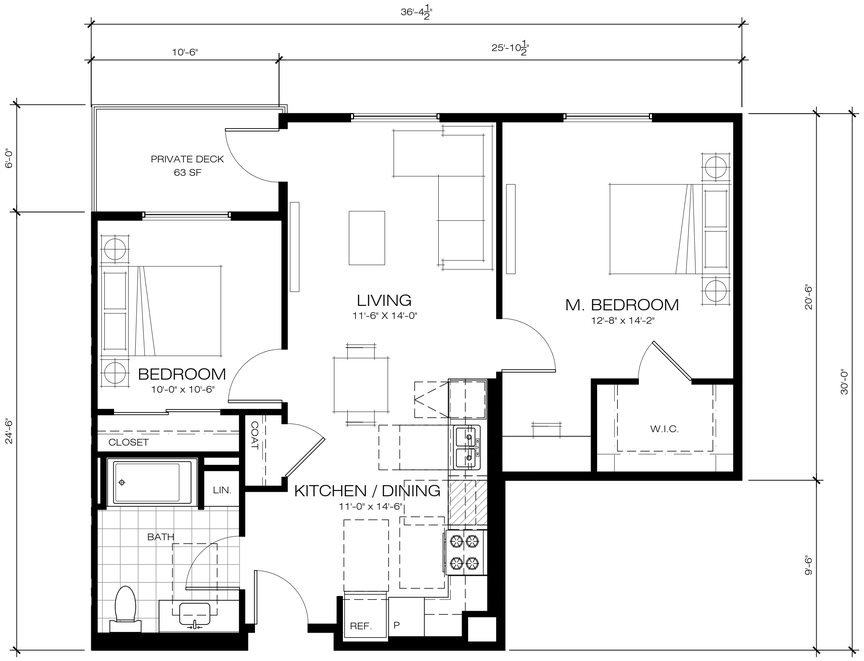
BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024

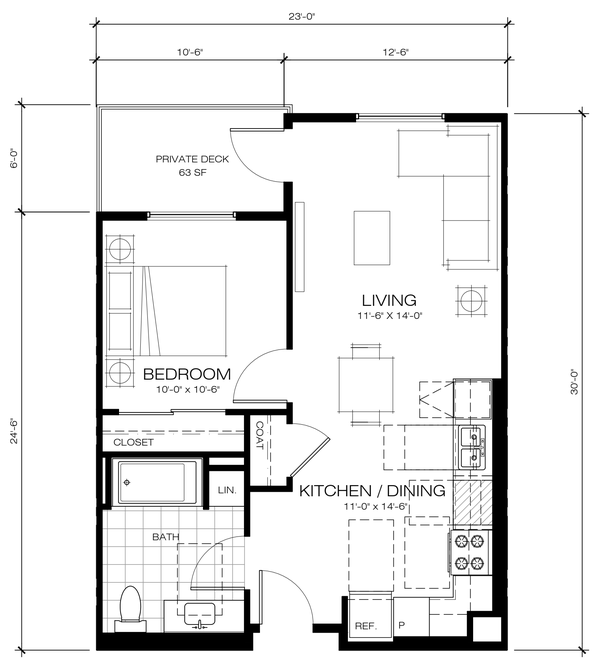




TYPICAL RCFE BEDROOMS



UNIT TYPE B
2 BEDROOM / 1 BATH
GROSS UNIT SF = 903 S.F.
DECK AREA = 63 S.F.
4 UNITS



UNIT TYPE A
1 BEDROOM / 1 BATH
GROSS UNIT SF = 627 S.F.
DECK AREA = 63 S.F.
74 UNITS

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

TYPICAL UNIT PLANS

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

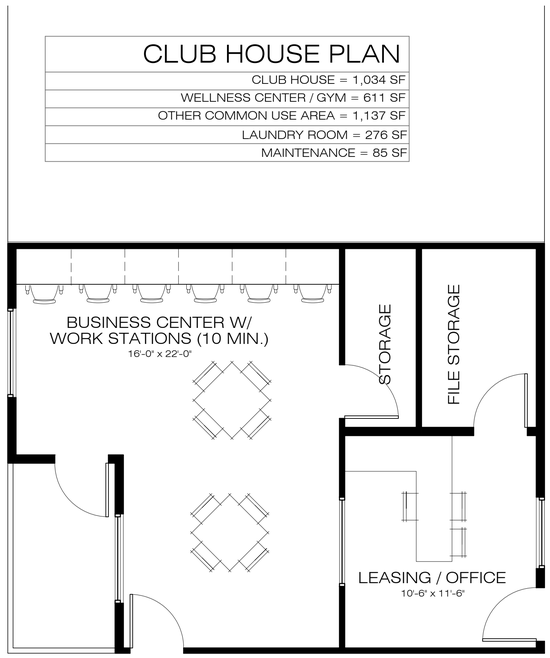
scale: 1/8" = 1'-0"
0 4 8 16 32

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024

CLUB HOUSE PLAN

CLUB HOUSE = 1,034 SF
WELLNESS CENTER / GYM = 611 SF
OTHER COMMON USE AREA = 1,137 SF
LAUNDRY ROOM = 276 SF
MAINTENANCE = 85 SF





MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

CLUB HOUSE PLAN

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

scale: 1/8" = 1'-0"
0 4 8 16 32

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024

ATTACHMENT 3

RESOLUTION NO. 6156-26

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING A ONE-YEAR TIME EXTENSION FOR INTERPRETATION OF USE NO. IOU-006-2024; TENTATIVE PARCEL MAP NO. PM-2023-156; SITE PLAN NO. SP-144-2024; AND CONDITIONAL USE PERMIT NO. CUP-267-2024 [REFERRED TO AS INTERPRETATION OF USE NO. IOU-006-2024 (TE1); TENTATIVE PARCEL MAP NO. PM-2023-156 (TE1); SITE PLAN NO. SP-144-2024 (TE1); AND CONDITIONAL USE PERMIT NO. CUP-267-2024 (TE1)], FOR PROPERTIES LOCATED ON THE SOUTHEAST CORNER OF STANFORD AVENUE AND 8TH STREET, WEST OF 9TH STREET, AT 11432-11462 STANFORD AVENUE, ASSESSOR'S PARCEL NOS. 090-153-19 AND 090-153-20.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on November 5, 2026, does hereby approve a one-year time extension to October 24, 2027, for the entitlements approved under Interpretation of Use No. IOU-006-2024; Tentative Parcel Map No. PM-2023-156; Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024, for properties located on the southeast corner of Stanford Avenue and 8th Street, west of 9th Street, at 11432-11462 Stanford Avenue, Assessor's Parcel Nos. 090-153-19 and 090-153-20.

BE IT FURTHER RESOLVED in the matter of the one-year time extension for Interpretation of Use No. IOU-006-2024; Tentative Parcel Map No. PM-2023-156; Site Plan No SP-144-2024, Conditional Use Permit No. CUP-267-2024 [referred to as Interpretation of Use No. IOU-006-2024 (TE1); Tentative Parcel Map No. PM-2023-156 (TE1); Site Plan No. SP-144-2024 (TE1); and Conditional Use Permit No. CUP-267-2024 (TE1)], the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Kiki Tran, on behalf of Threek Investments, LLC, the owner of the subject site (the "applicant").

2. The applicant is requesting approval of a one-year time extension for the approved entitlement under Interpretation of Use No. IOU-006-2024; Tentative Parcel Map No. PM-2023-156; Site Plan No. SP-144-2024, Conditional Use Permit No. CUP-267-2024, which allowed a six-story mixed-use development on a 0.94-acre (net) lot consisting of a 78-unit senior apartment complex and an 82-bed Residential Care Facility for the Elderly (RCFE). The specific land use entitlement approvals requested include the following: (i) An Interpretation of Use to determine the compatibility between an RCFE use and the CC-3 (Civic Center Core) zone classification, and to allow the RCFE use subject to approval of a Conditional Use Permit; (ii) A Tentative Parcel Map to consolidate two (2) existing parcels and to create a one-lot subdivision for condominium purposes to divide the RCFE and apartment building; (iii) A Site Plan to allow construction of the six-story mixed-use development consisting of a 78-unit senior apartment building over a parking structure with one (1) subterranean level and one (1) above-ground level, and

an 82-bed RCFE attached to the parking structure/apartment building, along with associated site improvements; and (iv) a Conditional Use Permit to allow and regulate the operation of the proposed RCFE on the subject site. The proposal includes four (4) affordable housing units for "very low-income" households. Inclusion of the four (4) "very-low-income" units qualifies the project for a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios pursuant to the State Density Bonus Law and Garden Grove Municipal Code (GGMC) Section 9.60.040.

3. On October 3, 2024, the Planning Commission adopted Resolution No. 6098-24 approving (i) an Interpretation of Use to determine the compatibility between an RCFE use and the CC-3 (Civic Center Core) zone classification, and to allow the RCFE use subject to approval of a Conditional Use Permit; (ii) a Tentative Parcel Map to consolidate two (2) existing parcels and to create a one-lot subdivision for condominium purposes to divide the RCFE and apartment building; (iii) a Site Plan to allow construction of the six-story mixed-use development consisting of a 78-unit senior apartment building over a parking structure with one (1) subterranean level and one (1) above-ground level, and an 82-bed RCFE attached to the parking structure/apartment building, along with associated site improvements; and (iv) a Conditional Use Permit to allow and regulate the operation of the proposed RCFE on the subject site. Pursuant to the State Density Bonus law, in exchange for reserving four (4) of the apartment units for very low-income households, the applicant qualified for density bonus, concessions, and waivers and reduced parking.

4. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove previously determined that the proposed project was categorically exempt from the CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15332). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services.

5. The property has a General Plan Land Use designation of CC (Civic Center Mixed Use) and is zoned CC-3 (Civic Center Core). The site is currently developed with four single-family homes, which would be demolished to accommodate the proposed project.

6. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.

7. Report submitted by City staff was reviewed.

8. Pursuant to a legal notice, a public hearing was held on November 5, 2026, and all interested persons were given an opportunity to be heard.

9. The Planning Commission gave due and careful consideration to the matter during its meeting of November 5, 2026; and

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

FACTS:

The subject site is an L-shaped lot located at the southeast corner of Stanford Avenue and 8th Street with a portion of the lot extending to 9th Street. The site has a total gross lot area of 1.14 acres, and a net lot area of 0.94 acres. The subject site consists of two (2) adjoining parcels, under common ownership, which include Parcel 1 (APN: 090-153-19) located at 11462 Stanford Avenue, and Parcel 2 (APN: 090-153-20) located at 11432-11442 Stanford Avenue. Parcel 1 is a 0.17-acre (net) interior lot fronting Stanford Avenue, and is improved with a single-family dwelling that was constructed in 1913. Parcel 2 is a 0.77-acre (net) L-shaped lot that has three (3) frontages on Stanford Avenue, 8th Street, and 9th Street. Parcel 2 is improved with three (3) detached residential dwellings that were also constructed in 1913.

The site has a General Plan Land Use Designation of CC (Civic Center Mixed Use), and is zoned CC-3 (Civic Center Core). The site abuts CC-3 zoned properties to the northeast, south, and across 8th Street to the west; and CCSP-PR61 (Community Center Specific Plan - Peripheral Residential, Area 61) zoned properties across Stanford Avenue to the north. A portion of the lot that fronts 9th Street abuts R-1 (Single-Family Residential) zoned properties across 9th Street to the east. Surrounding uses include single-family dwellings to the east, south, and north; and public facilities across 8th Street to the west, which include Community Meeting Center, and Senior Center.

On October 3, 2024, the Planning Commission approved a request to construct a mixed-use development intended to serve the senior population of the community. The approved entitlements include the following: (i) Interpretation of Use No. IOU-006-2024 to determine the compatibility between an RCFE use and the CC-3 (Civic Center Core) zone classification, and to allow the RCFE use subject to approval of a Conditional Use Permit; (ii) Tentative Parcel Map No. PM-2023-156 to consolidate two (2) existing parcels and to create a one-lot subdivision for condominium purposes to divide the RCFE and apartment building; (iii) Site Plan No. SP-144-2024 to allow construction of the six-story mixed-use development consisting of a 78-unit senior apartment building over a parking structure with one (1) subterranean level and one (1) above-ground level, and an 82-bed RCFE attached to the parking structure/apartment building, along with associated site improvements; and (iv)

Conditional Use Permit No. CUP-267-2024 to allow and regulate the operation of the proposed RCFE on the subject site. Pursuant to the State Density Bonus law, in exchange for reserving four (4) of the apartment units for very low-income households, the applicant qualified for density bonus, concessions, and waivers and reduced parking.

Under the State Subdivision Map Act, tentative maps expire two years from the date the land use approval becomes effective. Condition of Approval No. 99 of Interpretation of Use No. IOU-006-2024, Tentative Parcel Map No. PM-2023-156, Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024 allowed the entitlements to expire two years from the date the approval became effective to be consistent with the two-year expiration date of the Tentative Parcel Map. The land use entitlements became effective on October 24, 2024, with a two-year expiration date of October 24, 2026.

Since their approval, no activity to further the project forward was recorded at the City as the project's construction plan was not submitted to the City for review. With the entitlements are soon to be expired, the applicant submitted a request for one-year time extension on September 21, 2026. The time extension would allow additional time to work on the construction documents, record the Parcel Map, obtain permits, and commence the construction. No changes are proposed to the previously approved project.

FINDINGS AND REASONS:

Time Extension:

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

   The applicant submitted a timely request to extend the Interpretation of Use, Tentative Parcel Map, Site Plan, and Conditional Use Permit approval of the subject project for one (1) year, on September 21, 2026. Due to unforeseen circumstances including difficulty securing proper financing for the project, and departure of the original design team, there has been no activities related to the subject project. However, the applicant has assembled a new team of experts to move the project forward. The approval of the one-year time extension is necessary to keep the project alive. If approved, the construction plans for this project is anticipated to be submitted to the City for review. The time extension would extend the land use entitlements expiration date by one-year to October 24, 2027.

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

The subject site's General Plan Land Use Designation of CC (Civic Center Mixed Use), and the implementing zone of CC-3 (Civic Center Core) have not changed since the original approval. Therefore, the development will not be rendered nonconforming.

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

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

INCORPORATION OF FACTS AND REASONS SET FORTH IN THE STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Time Extension for the approved Interpretation of Use, Tentative Parcel Map, Site Plan and Conditional Use Permit does possess characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.D.9 (Time Extension).

2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the originally approved conditions of approval for Interpretation of Use No. IOU-006-2024, Tentative Parcel Map No. PM-2023-156, Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024 shall remain in effect.

ATTACHMENT 4

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: **C.2.**	**SITE LOCATION:** Southeast corner of Stanford Avenue and 8th Street, west of 9th Street at 11432-11462 Stanford Avenue
HEARING DATE: October 3, 2024	**GENERAL PLAN:** CC (Civic Center Mixed Use)
CASE NOS.: Interpretation of Use No. IOU-006-2024, Tentative Parcel Map No. PM-2023-156, Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024	**ZONE:** CC-3 (Civic Center Core)
APPLICANT: William Jager	**APNs:** 090-153-19 and 090-153-20
PROPERTY OWNERS: ThreeK Investments, LLC.	**CEQA DETERMINATION:** Exempt - Section 15332 "In-Fill Development Projects"

REQUEST:

A request to develop a six-story mixed-use development on a net 0.94-acre lot consisting of a 78-unit senior apartment complex and an 82-bed Residential Care Facility for the Elderly (RCFE). The specific land use entitlement approvals requested include the following: (i) An Interpretation of Use to determine the compatibility between an RCFE use and the CC-3 (Civic Center Core) zone classification, and to allow the RCFE use subject to approval of a Conditional Use Permit; (ii) A Tentative Parcel Map to consolidate two (2) existing parcels and to create a one-lot subdivision for condominium purposes to divide the RCFE and apartment building; (iii) A Site Plan to allow construction of the six-story mixed-use development consisting of a 78-unit senior apartment building over a parking structure with one (1) subterranean level and one (1) above-ground level, and a 82-bed RCFE attached to the parking structure/apartment building, along with associated site improvements; and (iv) a Conditional Use Permit to allow and regulate the operation of the proposed RCFE on the subject site. The proposal includes four (4) affordable housing units for "very low-income" households, which qualifies the project for a density bonus, concessions and incentives, waivers or reductions of development standards, and reduced parking ratios pursuant to the State Density Bonus Law (Government Code Section 65915, *et. seq*.) and Garden Grove Municipal Code (GGMC) Section 9.60.040 (Residential Density Bonus) (collectively, the "DBL"). The project has been designed to incorporate certain incentives / concessions, and waivers and reductions of development standards pursuant to the DBL.

BACKGROUND:

The subject site is an L-shaped lot located at the southeast corner of Stanford Avenue and 8th Street with a portion of the lot extending to 9th Street. The site has a total gross lot area of 1.14 acres, and a net lot area of 0.94 acres. The site has a General Plan Land Use Designation of CC (Civic Center Mixed Use), and is zoned CC-3 (Civic Center Core). The site abuts CC-3 zoned properties to the northeast, south, and across 8th Street to the west; and CCSP-PR61 (Community Center Specific Plan - Peripheral Residential, Area 61) zoned properties across Stanford Avenue to the north. A portion of the lot that fronts 9th Street abuts R-1 (Single-Family Residential) zoned properties across 9th Street to the east. Surrounding uses include single-family dwellings to the east, south, and north; and commercial/office buildings across 8th Street to the west, which include a financial institution and Community Meeting Center, and Senior Center.

The General Plan identifies "Focus Areas" in the City, which are defined areas intended to accommodate growth for future development, and to attract developers to opportunities that would promote greater revitalization in the community. The subject site is located within General Plan Focus Area E1 - Civic Center. This area includes civic buildings (City Hall, Garden Grove Police Department headquarters, Orange County Fire Authority Station, Orange County Public Library, Community Meeting Center and Senior Center), educational institution buildings, and Garden Grove Historic Main Street. Other notable developments within the area include SteelCraft and Cottage Industries. The intent of Focus Area E1, and the Civic Center Mixed Use General Plan Land Use Designation, is to promote civic, commercial, open space, and residential uses, consisting of buildings ranging from four (4) to seven (7) stories in height, with residential densities of up to sixty (60) dwelling units per acre. According to the General Plan, Focus Area E1 (the Civic Center) is intended to be the "Heart of the City", a place where people can meet in public gathering spaces with pedestrian-friendly streets[1].

The subject site consists of two (2) adjoining parcels, under common ownership, which include Parcel 1 (APN: 090-153-19) located at 11462 Stanford Avenue, and Parcel 2 (APN: 090-153-20) located at 11432-11442 Stanford Avenue. Parcel 1 has a gross lot area of 9,118 square feet (0.21 acre), and a net lot area of 7,510 square feet (0.17 acre). Parcel 1 is an interior lot fronting Stanford Avenue, and is improved with a single-family dwelling that was constructed in 1913.

Parcel 2 has a gross lot area of 40,357 square feet (0.93 acre), and a net lot area of 33,496 square feet (0.77 acre). Parcel 2 is an L-shaped lot that has three (3) frontages on Stanford Avenue, 8th Street, and 9th Street. Parcel 2 is improved with three (3) detached residential dwellings that were also constructed in 1913.

[1] Garden Grove General Plan page 2-6

The applicant is proposing to construct a mixed-use development intended to serve the senior population of the community. The project consists of a 78-unit senior apartment building[2] over a parking structure with one (1) subterranean level and one (1) above-ground level, an 82-bed residential care facility for the elderly (RCFE), and associated site improvements. To accommodate the proposed development, all existing on-site improvements would be demolished.

The senior apartment building would include four (4) two-bedroom rental affordable housing units for "very-low-income" seniors. With the inclusion of affordable units, pursuant the DBL, the project qualifies for a density bonus, a reduced parking ratio, and one (1) incentive/concession, and thirteen (13) waivers/reductions of development standards[3] set forth in the Garden Grove Municipal Code (GGMC).

An Affordable Housing Regulatory Agreement, consistent with the DBL and Section 9.60.050 of the GGMC, would be recorded to ensure affordability of the four "very low-income" units for the duration of fifty-five (55) years.

The General Plan Land Use designation of CC (Civic Center Mixed Use) is intended to provide for a mix of civic, institutional, commercial, higher density residential, and open space uses. These uses should contribute to the sense that this area is the heart and soul of the community, as well as a public gathering place. The CC Land Use designation is implemented, in part, by the CC-3 (Civic Center Core) zone, which allows residential/commercial mixed-use development with residential densities of up to 60 units per acre and a maximum FAR of up to 0.50 for non-residential uses. The CC-3 zone allows a variety of residential and neighborhood serving commercial uses. However, RCFE is not included as a permitted or conditionally permitted use in this zone. To allow the proposed RCFE as part of a mixed-up development project with affordable housing to be operated at the subject site, an Interpretation of Use is necessary to determine the compatibility between "Residential Care Facility for Elderly" (RCFE) and the CC-3 zone classification, and to allow RCFE, as part of a mixed use development, subject to a Conditional Use Permit in the CC-3 zone. In conjunction with the IOU request, a Conditional Use Permit approval is also required to govern the operation of the new 82-bed RCFE at the subject location upon completion of the construction of the building.

The proposed Project, as designed, is consistent with numerous goals, policies, and implementation programs of the General Plan Land Use Element, Housing Element,

[2] The original application for this project was for a total of eighty (80) one-bedroom units as referenced in the Public Hearing Notice. Since then the applicant has modified the proposed design resulting in a reduction in the number of units to seventy-eight (78).
[3] Initially, the applicant submitted the Density Bonus Application requesting a total of one (1) concession, and fifteen (15) waivers/reductions of development standards. On September 19, 2024, the applicant submitted the addendum to the original applicant to change the number of waiver from fifteen (15) to thirteen (13) as two (2) of the waivers were no longer needed.

Community Design Element, and Economic Development Element including the following:

1. Goal LU-1: Ensure 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.

2. Policy LU-1.2: Encourage modern residences in areas designated as Mixed Use.

3. Policy LU-1.3: Support the production of housing Citywide that is affordable to lower- and moderate-income households consistent with the policies and targets set forth in the Housing Element.

4. Policy LU-2.2: Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life.

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

6. Policy LU-3.1: Preserve existing and encourage new multifamily residential development in the Focus Areas, allowing mixed-use in older or underutilized commercial centers. Such housing provides convenient access to jobs and activities and supplies a resident clientele to support commercial sales and services in mixed-use areas.

7. Policy LU-3.2: Support development of multifamily housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels.

8. Policy LU-3.3: Encourage developers to build housing projects at or above maximum allowable densities.

9. Policy LU-IMP-3E: Use programs and incentives outlined in the Housing Element to produce all types of desired multifamily housing.

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

11. Policy LU-4.1: Locate higher-density residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses.

12. GOAL H-2: Housing supply to accommodate housing needs at all affordability levels.

13. Policy H-2.3: Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing.

14. Policy H-3.1: Maintain land use policies and regulations that create capacity for development of a range of residential development types that can fulfill local housing needs, including accessory dwelling units, low-density single-family uses, moderate-density townhomes and middle housing, higher-density apartments and condominiums, senior housing, and mixed-use projects.

15. Policy CD-7.1: Encourage future development and redevelopment projects to reinforce district scale, identity, and urban form.

16. Goal ED-2: Encourages establishment of new businesses, while supporting and assisting those already located within Garden Grove.

Although the proposed senior housing apartment building and the RCFE building would be part of an integrated development, once construction is completed, the two uses may operate independently of each other and may potentially be owned by separate entities. Therefore, a Tentative Parcel Map is necessary to consolidate the two (2) existing parcels and to create a one-lot subdivision for condominium purposes to divide the RCFE and apartment building.

Neighborhood Meeting

On August 7, 2024, the applicant and the property owner held a neighborhood meeting at the City of Garden Grove Community Meeting Center, located at 11300 Stanford Avenue, to inform property owners, located within a 300-foot radius of the project site, about the proposed project. Eight (8) residents attended the meeting. Residents expressed general support for the project, and also raised concerns related to potential lack of off-street parking, potential impacts to on-street parking, on-site maintenance and management, nuisances from homeless encampment activity that currently exist on the vacant property, as well as general questions regarding the project design and operation. The applicant addressed the raised concerns and questions providing the following responses, including but not limited to: That the project would include pedestrian gates; that site maintenance would also ensure trash enclosures are in well-maintained condition; that residents of the apartments would be seniors 55 years and older; clarification on the number of on-site parking spaces; that there would be assigned parking spaces for RCFE employees; that it is anticipated that senior occupants of the RCFE would not have cars; and that the developer intends to demolish all existing improvements on the property, as soon as possible, to abate the current homeless encampment issues. Questions and concerns raised during the meeting were addressed directly by the applicant and property owner.

PROJECT STATISTICS:

	Provided	Code Requirements	Meets Code
Lot Size	0.94 acre (net area) 1.14 acre (gross area)	15,000 square feet or 0.34 acre	Yes
Lot Width	162.16 feet	Min. 75 feet	Yes
Density[4]	78 units (69 units per acre)	69 units maximum (60 units per acre)	**Density Bonus (13%)**
FAR	0.53	0.50	**SDBL Waiver 1**
Total Parking	106 spaces	104 spaces	
Senior housing (74) one-bedroom units and (4) two-bedroom units	80 spaces	80 spaces	**SDBL**
RCFE (Sec. 9.18.140.030)	26	24	Yes
Recreation Area Total	14,157 square feet	23,400 square feet	**SDBL Waiver 12**
Private (area)	63 square feet per unit	60 square feet per unit	Yes
Open Space Amenities	See Table D below		Yes
Open Space Dimension			
Active	71'-0" x 91'-0"	10'-0" minimum in all directions	Yes
Building Setbacks and Stepback			
Street Frontage			
9th Street	52'-0" measured from 9th Street to the RCFE building	Min. 15 feet Max. 20 feet	Yes[5]
Stanford Avenue	2'-0"	Min. 7 feet Max. 15 feet	**SDBL Waiver 2**
8th Street	0'-6"	Min. 7 feet Max. 15 feet	**SDBL Waiver 3**
Interior sides			
Abutting to the south APN: 090-153-16	49'-1"	Min. 10 feet	Yes
Abutting to the south APN: 090-153-14	4'-0"		**SDBL Waiver 10**
Landscaping	2,918 square feet	4,101 square feet	**SDBL Waiver 13**
Landscaping within setback area	Not provided	Min. 60%	**SDBL Waiver 6**
Building Height	74'-0"	Max. 75'-0"	Yes

[4] The California Department of Housing and Community Development (HCD) has determined that the gross acreage may be utilized to calculate base density for projects under SDBL.
[5] Although the Code limits the front setback from 9th between 15 to 20 feet, the project is oriented toward 8th Street and Stanford Avenue. 9th Street frontage is not considered as the project's frontage as it would be comprised of a driveway and parking lot.

	Provided	Code Requirements	Meets Code
Building Stepback			
9th Street	No building within 20 feet of street-facing property lines	45-foot maximum building height within 20 feet of street-facing property lines	Yes
Stanford Avenue	74'-0"		**SDBL Waiver 4**
8th Street	74'-0"		**SDBL Waiver 5**
First Habitable Floor measured from grade	13'-0"	Max. 4 feet	**SDBL Waiver 11**
Stories	6 stories	7 stories	Yes
Unit Size			
1-bedroom unit	627 square feet	Min. 750 square feet	**SDBL Waiver 9**

DISCUSSION:

DENSITY BONUS LAW (DBL)

Definition of Housing Project

The Density Bonus Law defines a "housing development" to which it applies broadly to include any development project for five or more residential units, *including mixed-use developments*. (See Government Code Section 65915(i).) The proposed project is an integrated mixed-use project on a single site, with approximately 78% of the square footage (83,773 square feet) dedicated to residential use. Therefore, the applicant is entitled to increased residential density and reduced residential parking ratios and to request incentives/concessions and/or waivers/reductions from the City's Municipal Code ("Code") development standards and/or zoning code requirements for the entire project, including the commercial component. Applicable development standards and zoning code requirements of commercial uses include, but are not limited to, FAR, parking requirements, and location requirements.

Density Bonus

Pursuant to the DBL, the inclusion of four (4) "very low-income" units entitles the project to a density bonus above the base density of the CC-3 zone, which is 60 units per acre. In addition, the SDBL requires that the base density be calculated using the gross area of the site[6]. In a Technical Assistance Letter to the City of Agoura Hills, dated July 26, 2023, the California Department of Housing and Community Development (HCD) clarifies that the gross area, for the purposes of calculating the base density under the State Density Bonus Law, should include all portions of the site that are undevelopable including, but not limited to, riparian areas, wetlands, steep slopes, and easements (including public rights-of-way and utilities). The

[6] Government Code Section 65915, subdivision (f).

inclusion of undevelopable area is intended to support the production of the maximum number of residential units that a site can accommodate[7].

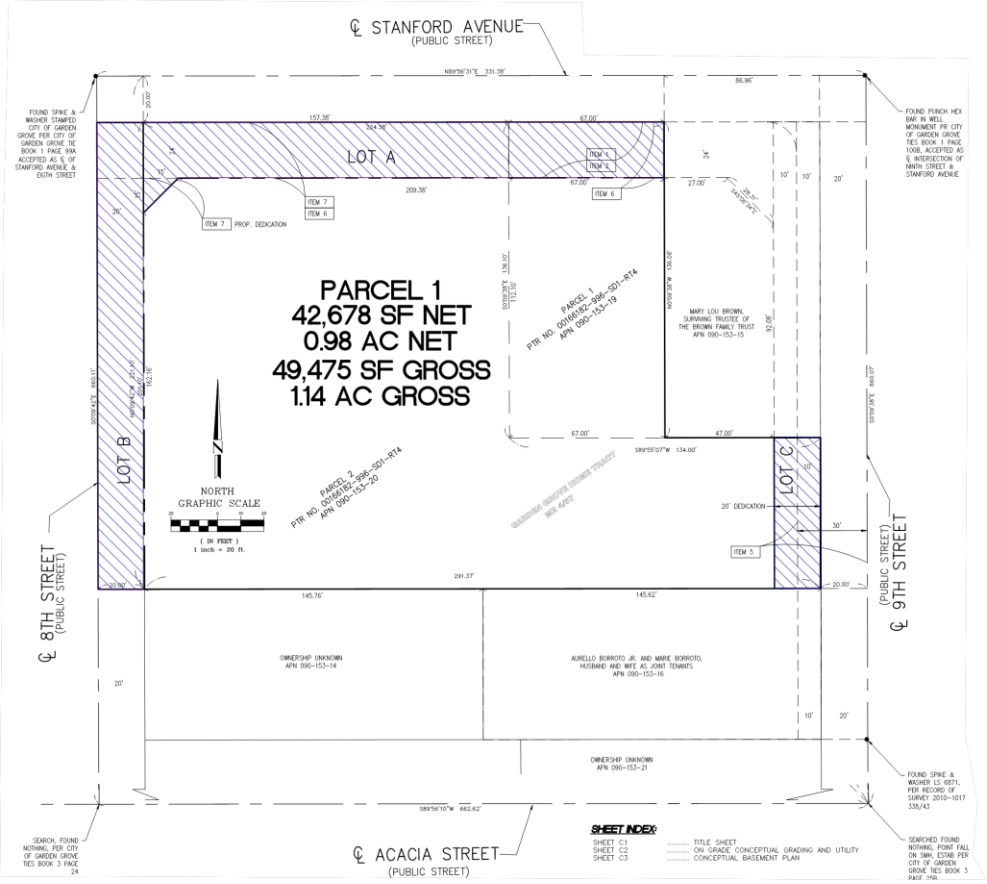


Figure 1: The hatched public right-of-way areas shown on the map are considered part of the property and are included in the residential density calculation pursuant to Density Bonus Law, and in accordance with HCD's Technical Assistance Letter, dated July 26, 2023.

The applicant conducted a land survey of the property and provided an ALTA (American Land Title Association) map prepared by a licensed civil engineer demonstrating that the actual property lines of the site extend beyond the current property lines as shown on Parcel Map No. 090-15. According to records of the County of Orange, several easements for road and public utility purposes have been placed on the site since the 1970's. Figure 1 above shows the hatched areas as public easements placed on the site. These areas have been converted to public right-of-way and are no longer visible from the street point of view as part of the site. Nevertheless, per HCD's direction, these areas should be included in the DBL density calculation to allow the project to provide the maximum number of dwelling units

[7] In her email, Jessica Evans, AICP – Senior Housing Policy Specialist, HCD – indicated that, although the Letter of Technical Assistance is addressed to the City of Agoura Hills, the content of the letter is intended for both the City of Agoura Hills and the City of Garden Grove, and for the subject project particularly, as HCD's technical assistance, involving both jurisdictions, was requested around the same time. The letter is attached as Attachment 5.

possible. It should be noted, however, that all other development standards, such as building setbacks and stepbacks, would be measured from the ultimate right-of-way. Therefore, waivers/reductions to development standards would be applied accordingly.

With the inclusion of the easement areas, the gross area of the subject site is 1.14 acres. The maximum number of residential units permitted by the CC-3 zone, or the base density, is sixty-nine (69) units. In exchange for four (4) "very low-income" units, which is equivalent to six percent (6%) of the base density, the project is qualified for a density bonus of twenty percent (20%) above the base density, or an additional 14 units, for a total of eighty-three (83) units. The applicant is proposing to construct a total of seventy-eight (78) senior apartment units.

Reduced Parking Ratio

The inclusion of four (4) affordable units for "very low-income" households entitles the project to a reduced parking ratio under the SDBL at the ratio of one (1) parking space for each one-bedroom unit, and one and one-half (1.5) parking space for each two-bedroom unit. Based on the proposed plans and the unit characteristics, the project is required to provide a minimum of eighty (80) parking spaces for the senior housing apartment portion for the project, and would provide eight (80) spaces for the senior apartment building, which is in compliance with the residential parking requirement mandated by the State for Density Bonus projects. The parking spaces for the residential use would be secured behind an automatic gate, as they would not be shared with the commercial component of the project.

The DBL only establishes parking requirements for residential uses and does not impose reduced parking ratios for commercial uses in a mixed-use project. Through the Interpretation of Use, the parking ratio for the proposed RCFE is determined to be 0.3 spaces per bed if the RCFE is providing on-site transportation. It is proposed that the project be conditioned to provide on-site transportation for the RCFE. Thus, twenty-four (24) spaces would be required for the RCFE building. Based on the proposed plan, twenty-six (26) spaces would be provided for the RCFE building, which exceeds the minimum parking requirement by two (2) spaces. Table A below shows the breakdown of the required parking spaces for the entire project.

Table A - Minimum Parking Spaces Required

Unit Type	Number of units	Parking ratio	Required parking	Provided parking
Senior apartment				
One-bedroom	74 units	1 space per unit	74	80
Two- bedroom	4 units	1.5 spaces per unit	6	
RCFE	82 beds	0.3 spaces per bed with on-site transportation	24	26
Total			**104**	**106**

Concessions and Waivers

The applicant has requested one (1) incentive/concession and thirteen (13) waivers pursuant to the SDBL to facilitate the proposed development.

Concessions

The State Density Bonus Law provides that an applicant is entitled to one (1) "concession or incentive" if it offers to restrict five percent (5%) of the housing units for very low-income households. A "concession or incentive" includes a reduction in site development standards or a modification of zoning code requirements or architectural design requirements," "[a]pproval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located," and "[o]ther regulatory incentives or concessions proposed by the developer or the city . . . that result in identifiable and actual cost reductions to provide for affordable housing costs." The DBL provides that a city must grant a requested concession or incentive unless it makes a written finding, based upon substantial evidence, that the concession or incentive (1) does not result in identifiable and actual cost reductions to provide for affordable housing costs or for the targeted units; (2) would have a specific, adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households; or (3) would be contrary to state or federal law.

The following concession is requested for the Project:

Incentive/Concession: The applicant requests a concession to deviate from Table 9.18-1 – *Use Regulations for the Mixed Use Zones* of the Municipal Code and to use the Interpretation of Use process to allow a Residential Care Facility for Elderly (RCFE) in the CC-3 zone as part of a mixed-use development since the RCFE is not an expressly listed use in the Land Use Matrix 9.18-1.

Incentive/Concession Justification

The applicant contends that this incentive/concession is needed to reduce the cost of development because the RCFE portion of the project would subsidize the cost of the parking structure and the reduced rental income from the affordable units in the project. The applicant contends that if the project were to be required to adhere to all of the development standards under the GGMC and denied inclusion of the RCFE component, the project would not be economically feasible. A copy of the Density Bonus Application for the project is attached as Attachment 3.

RCFE is not expressly listed as a permitted use, incidental use, or conditional use in Table 19.8-1. However, other types of licensed residential care facility uses are conditionally permitted in the CC-3 zone, including Skilled Nursing Facilities and Intermediate Care Facilities. An RCFE shares similar operational characteristics with these types of conditionally permitted uses. In addition, the proposed RCFE would be compatible with and complementary to the senior housing that would co-exist on the site, as both uses would provide housing and supportive services for the aging population within the Garden Grove community.

Section 9.32.030.D.7 of the Municipal Code specifies that when a use that is not specifically listed as a permitted use, incidental use, or conditional use in a particular zone district, but similar uses are permitted in that zone, an "Interpretation of Use" (IOU) may be approved to determine if said use is permitted in that zone district, and under what conditions. Therefore, approval of an Interpretation of Use is also necessary to allow an RCFE use as part of the proposed mixed-use development, subject to the issuance of a Conditional Use Permit for the RCFE component of the project that establishes reasonable enforceable conditions governing the use of the commercial portions of the project site and the operation of the RCFE that are similar to the conditions that would be imposed on a Skilled Nursing Facility or Intermediate Care Facility. The requested RCFE would also be subject to other requirements of the Code applicable to such uses, including the parking requirements, noise requirements, and any applicable restrictions on hours of operation and deliveries.

Waivers or Reductions of Development Standards

The DBL provides that, in addition to a density bonus and concessions or incentives, an applicant may also request the waiver or reduction of development standards that would have the effect of physically precluding the construction of the proposed development, with the required density bonus and concessions or incentives. Similar to a concession or incentive, a city must waive or reduce a development standard that would physically preclude construction of the proposed development unless the waiver or reduction (1) would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact; (2) would have an adverse impact on any real property that is listed in the California Register of Historical Resources; or (3) would be contrary to state or federal law.

The following waivers are requested for the Project:

Waiver/Reduction 1: The applicant requests a waiver or reduction of the development standards under Table 9.8.18-4 of the Municipal Code, which limits the maximum commercial FAR to 0.50. The proposed RCFE would have a FAR of 0.53, which is 1,298 square feet more than the allowable commercial area for a mixed-use project in the CC-3 zone.

Waiver/Reduction 2 and 3: The applicant requests a waiver or reduction of the development standards from Section 9.18.090.030.A, which requires the development to maintain a setback of seven feet (7'-0") from Stanford Avenue and 8th Street. The proposed design provides a two-foot (2'-0") setback along Stanford Avenue, and a six-inch (0'-6") setback along 8th Street.

Waiver/Reduction 4 and 5: The applicant requests a waiver or reduction of the development standards from Section 9.18.090.030.B, which requires the development to maintain a maximum height of forty-five feet (45'-0") within the twenty-foot (20'-0") setback along Stanford Avenue and 8th Street, respectively. Combined with waivers 2 and 3, this would result in the building façade along Stanford Avenue and 8th Street being flush from top to bottom for a total height of seventy-four feet (74'-0").

Waiver/Reduction 6: The applicant requests a waiver or reduction of the development standards from Section 9.18.100.020.C.5 that requires a minimum of sixty percent (60%) of the surface area of the required setbacks to be landscaped. With the requests for waivers 2, 3, 4 and 5, the buildings would be located at the property lines, and virtually no setback would be provided along Stanford Avenue and 8th Street, respectively.

Waiver/Reduction 7: The applicant requests a waiver or reduction of the development standards from Section 9.18.100.020.E, which requires primary access to any nonresidential use to be taken from a primary, major, or principal arterial street classification, and not from a local residential street, unless specifically allowed through the Site Plan review process. The RCFE building has multiple entrances; however, the main entrance is oriented toward the south, and is solely accessible from 8th Street and 9th Street, which are not primary, major, or principal arterial streets.

Waiver/Reduction 8: The applicant requests a waiver or reduction of the development standards from Section 9.18.100.030.E, which requires pedestrian walkways to be provided to allow clearly identifiable pedestrian access from sidewalks at public rights-of-way to building entrances. The RCFE building would be at the property line, which is impossible to create a pedestrian walkway to the building.

Waiver/Reduction 9: The applicant requests a waiver or reduction of the development standards from Section 9.18.110.030.A, which requires a minimum unit size of 750 square feet for a one-bedroom unit. The proposed project would provide eighty (80) units, each with a floor area of 627 square feet, which is 123 square feet less than the minimum code requirement. However, the bedroom size still complies with the Building Code requirements.

Waiver/Reduction 10: The applicant requests a waiver or reduction of the development standards from Section 9.18.110.030.C, which requires residential

portions of residential/commercial mixed-use developments to meet the minimum ten foot (10'-0") building setback requirements, as measured from the property line. This waiver would only be applicable to the parking structure underneath the senior apartment building. The parking structure would provide a four foot (4'-0") setback to the southerly property line, while the residential portion of the apartment building would provide a ten-foot and seven inch (10'-7") setback to the southerly property line.

Waiver/Reduction 11: The applicant requests a waiver or reduction of the development standards from Section 9.18.110.030.D, which requires the first habitable floor of a residential-only building shall be located no more than four feet (4'-0") above the existing grade. As proposed, the first habitable floor would be located on top of the parking structure at thirteen feet (13'-0").

Waiver/Reduction 12: The applicant requests a waiver or reduction of the development standards from Section 9.18.110.030.F, which requires the development to provide a combination of private and common open space equal to a minimum 300 square feet per dwelling unit, for a total of 23,400 square feet. The project provides 181.5 square feet of open space per dwelling, for a total of 14,157 square feet.

Waiver/Reduction 13: The applicant requests a waiver or reduction of the development standards from Section 9.18.120.030.A, which requires a minimum of 10% of the site area to be landscaped, for a total of 4,101 square feet. The proposed design provides a total of 2,918 square foot landscaping throughout the site, which is 1,183 square feet less the required landscaping area.

Waivers Justification

The justification for the requested waivers, as provided by the applicant, is to ensure the Project's financial feasibility while allowing the Project to achieve the maximum density allowed under the DBL. A copy of the Density Bonus Application for the project is attached as Attachment 3. The application includes the applicant's justification for granting the requested waivers to facilitate the development of the project.

INTERPRETATION OF USE

The subject property is zoned CC-3, which is a mixed-use zone that allows a variety of residential uses and a broad range of commercial retail and service uses. While RCFE of more than six persons is conditionally permitted in the R-3 (Multiple-Family Residential), O-P (Office Professional) and C-1 (Neighborhood Commercial) zones, it is not a use that is expressly listed in Table 9.18-1 – *Use Regulations For the Mixed Use Zones* of the Municipal Code. Recognizing that it is impossible to anticipate and list every precise type of variation of use, Section 9.32.030.D.7 of the Municipal Code allows for Interpretations of Use (IOU) to determine that whenever a use has not

been specifically listed as a permitted use, an incidental use, or conditional use in a particular zoning district, but similar uses exist in that zone, the Planning Commission can interpret whether the proposed use is permitted in that zone, and under what conditions. To make that interpretation, the proposed use must be: (1) similar in scale and operational characteristics to other uses permitted in that zone, (2) consistent with the intent of the General Plan and the zone district, and (3) compatible with other permitted uses.

The Planning Commission may approve an Interpretation of Use, to determine that "Residential Care Facility for the Elderly" (RCFE) would be a permissible use in the CC-3 zoning district and the conditions to which permitting the use is subject. Staff recommends that the Planning Commission allow the RCFE use as part of a proposed mixed-use development with affordable housing, subject to issuance of a Conditional Use Permit for the RCFE component of the project. The Conditional Use Permit would establish reasonable enforceable conditions governing use of the commercial portions of the project site and operation of the RCFE that are similar to the conditions that would be imposed on a Skilled Nursing Facility or Intermediate Care Facility, both of which are conditionally permitted uses in the CC-3 zoning district.

The Code defines "Skilled Nursing Facility" or "Intermediate Care Facility" as a type of care facility that provides continuous, 24-hour, skilled nursing care and supervision. While patrons of the "Intermediate Care Facility" could be ambulatory or non-ambulatory, the patrons of a "Skilled Nursing Facility" are often chronically ill or recuperating from an illness or surgery and need regular nursing care and other health related services[8].

"Residential Care Facility for Elderly" (RCFE) is a facility that also provides 24-hour assisted living services for individuals who are sixty (60) years of age or older allowing them to maintain independence while continuing to receive nursing level of care as needed. According to the State's Health Care Services Department, registered RCFE facilities, at minimum, provide services including, but not limited to, provision and oversight of personal and supportive services, assistance with self-administration of medication, providing three meals per day plus snacks, housekeeping and laundry, transportation or arrangement of transportation, activities, and skilled nursing services as needed[9]. RCFEs, in general, provide a lower level of service than a skilled nursing facility or an intermediate care facility. In addition, the State does not consider an RCFE a healthcare facility, but rather a social-based facility, as the RCFE patrons are considered to be living in their own home, and not in a healthcare setting.

The applicant proposes to construct and operate a new RCFE on the same site as the proposed senior apartment building. The proposed RCFE would be a State-licensed facility, which is required to comply with all of the State's applicable requirements for an RCFE. Based on the applicant's business statement, although the RCFE is similar to a "skilled nursing facility", the proposed facility would provide a lower level of care,

[8] According to the State's Department of Aging: https://www.aging.ca.gov/Care_Options/Skilled_Nursing_Facilities/
[9] According to the State's Healthcare Department: https://www.dhcs.ca.gov/services/ltc/Pages/Residential-Care-Facility-and-Adult-Residential-Facility-Provider-Enrollment.aspx

and would be closer to a more traditional residential use. The facility would encourage visits from family and community members, while providing around-the-clock assistance to enhance the lives and well-being of the residents who would reside within the RCFE.

Staff believes that the RCFE is similar in scale and operational characteristics to a "Skilled Nursing Facility" or "Intermediate Care Facility", which are conditionally permitted in the CC-3 zone, as they all provide 24-hour care and supervision to their prospective clientele, with slight differences. While Skilled Nursing Facilities and Intermediate Care Facilities are considered health care facilities that are extensions of hospitals required to have on-call medical staff (physicians, licensed practical nurses, and pharmacists) on-site, the proposed RCFE is not. According to the applicant, the level of services provided to RCFE residents would also be based on the needs of each individual. Although the RCFE may employ a few full-time registered nurses to oversee the overall operation, the RCFE would contract with physicians and nurse practitioners only for periodic on-site medical checkups as additional services. Because a "Skilled Nursing Facility" or "Intermediate Care Facility" is conditionally permitted in the CC-3 zone, subject to approval of a Conditional Use Permit, an "RCFE" would generally be compatible with the CC-3 zone, and with the proposed senior apartment complex on the same site.

The General Plan Land Use Designation for the site is Civic Center Mixed Use, which is intended to provide a mix of civic, institutional, commercial, higher density residential, and open space uses. The Civic Center Mixed Use land use designation is implemented, in part through the CC-3 zone, which encourages high-density residential developments as well as compatible uses that enliven the urban core and work together to create a walkable, vibrant district that encourages interaction and engagement in community activities. The proposed RCFE, along with the senior apartment development as a whole, would serve the aging population within Garden Grove and its surrounding communities. The two uses together would provide a variety of housing options and different level of services that would allow seniors in the community to maintain their quality of life, and independence. The proposed Interpretation of Use, to determine "Residential Care Facility for Elderly" within a mixed-use development as a compatible use in the CC-3 zone, is consistent with goals and policies of the General Plan, which include:

- Goal LU-1: Ensure 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.

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

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

- Policy 4-1: Locate higher-density residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses.

- Goal ED-2: Encourages establishment of new businesses, while supporting and assisting those already located within Garden Grove.

The proposed RCFE is compatible with the proposed senior housing on the same site, and is also complementary to the surrounding existing uses. The subject site is located within General Plan Focus Area E1 – Civic Center (Area 1) that includes civic buildings (City Hall, Garden Grove Police Department headquarters, Orange County Public Library, Community Meeting Center, and Senior Center), religious facilities, the educational institution buildings, and the Garden Grove Historic Main Street. Within walking distance of the project site are notable developments such as StreelCraft and Cottage Industries, both of which are integrated projects with a mix of uses (retail, restaurants and coffee shops). The construction of a dense development such as the proposed project would increase the area's population, and add to the consumer base of the existing commercial uses within the immediate neighborhood.

In addition, the project site is located in an urban setting that is enriched with public amenities and services. The abundance of amenities that the site and its surroundings have to offer would further enhance the quality of life for the future residents who would be living on-site, and potentially would further combat social issues of loneliness and social isolation often experienced by elders. Thus, the proposed RCFE is compatible with other permitted uses. To minimize any potential impacts to surrounding uses, RCFE would be permitted in the CC-3 zone only if it is part of a mixed-use development with affordable housing, and subject to Conditional Use Permit approval.

TENTATIVE PARCEL MAP

In accordance with the State Subdivision Map Act, the applicant is requesting approval of Tentative Parcel Map No. PM-2023-156 to consolidate the two (2) parcels into a single property with two (2) condominiums: one for the senior apartment building and the other for the RCFE building. The proposed parcel map for condominium purposes would establish the common boundary for the project while allowing the two buildings to operate independently once the construction is complete. The resulting lot size of the site would be 0.94 acre.

The owner of each building would be responsible for their own building while both owners would collectively be responsible for maintaining common areas within the site, including, but not limited to, the shared driveway, landscaping and the overall aesthetics of the site.

The proposed Tentative Parcel Map is in conformance with the zoning requirements for the site, as well as the City's Subdivision Ordinance and the State Subdivision Map Act.

SITE PLAN

Site Design

The Project includes two (2) attached buildings: a senior apartment building, located at the southeast corner of Stanford Avenue and 8th Street; and a residential care facility for elderly (RCFE) building attached to the east side of the senior apartment building. Although the two (2) buildings would be located on the same lot, they would have separate entrances and would operate independently from each other.

Senior Apartment Building

The senior apartment building consists of seventy-eight (78) apartment units over a parking structure with one (1) subterranean level and one (1) above-ground level. The senior apartment structure spans the entire length of the 8th Street frontage. The building would be setback two feet (2'-0") from Stanford Avenue, and six inches (0'-6") from 8th Street. From the southerly property line, the garage structure (ground floor) would be setback four feet (4'-0"), while the residential portion of the building (second floor to sixth floor) would be setback ten feet and seven inches (10'-7").

The front entrance to the lobby would be located at the southeast corner of Stanford Avenue and 8th Street. A pedestrian stairway, accessed from the public right-of-way along Stanford Avenue, leads to the open space area at the podium level. The stairway would be gated and fitted with a Knox box for emergency access purposes.

RCFE Building

The RCFE building is attached to the east side of the senior housing apartment building. The building is oriented toward Stanford Avenue and aligns with the senior housing apartment building, which is setback two feet (2'-0") from Stanford Avenue. The RCFE building would be setback five feet (5'-0") from the easterly property line, and seventy-two feet and six inches (72'-6") from the southerly property line.

The front entrance to the facility is oriented toward the south, adjacent to the vehicular drop-off and pick-up area. The design includes a five foot (5'-0") wide pedestrian pathway providing access from the public right-of-way on 9th Street to the southerly main entrance of the RCFE building.

Circulation

The site would be accessible from two (2) new thirty-six foot (36'-0") wide driveway approaches off 9th Street and 8th Street. No vehicular access on Stanford Avenue is provided. The new approaches would be connected by a twenty-five foot (25'-0") wide drive aisle located along the southerly property line. The drive aisle would

provide vehicular access to the parking structure, open parking spaces, and the RCFE's drop-off and pick-up area. Vehicular access and circulation was reviewed by the Public Works Department, Engineering Division, and the Orange County Fire Authority (OCFA) and was deemed to meet applicable standards and requirements.

Parking

The senior apartment building and the RCFE building would be parked separately. Eighty (80) parking spaces would be provided for the senior housing building, while twenty-six (26) parking spaces would be provided for the RCFE, for a total of 106 spaces. 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.

Parking spaces for the senior apartment building would be located entirely within the parking structure including twenty-seven (27) spaces located on the ground level and fifty-three (53) spaces located at the subterranean level. Said parking spaces would be secured behind a roll-up access gate, and accessible only to residents who reside at the apartments.

Parking spaces for the RCFE building would be located on the ground level along the southerly property line. Fifteen (15) of the parking spaces would be located within the parking structure, outside of the secured parking area, while the remaining eleven (11) would be open parking spaces, for a total of twenty six (26) spaces. Among the RCFE parking spaces, four (4) would be compact parking spaces.

Floor Plan

Senior Apartment Building

The proposed senior apartment building would consist of a total of seventy-eight (78) units, consisting of seventy-four (74) one-bedroom units (Type A) and four (4) two-bedroom units (Type B) distributed over five (5) levels. The second floor of the building would include ten (10) units, a private storage area for each unit, a community laundry facility, a leasing office, a clubhouse with kitchen, a wellness center, two (2) business centers, and an open space / podium area. From the third to sixth floor, each floor would be identical in design and would each consist of one (1) two-bedroom unit, and sixteen (16) one-bedroom units. Each unit would also be provided with 150 cubic feet of private storage space. The areas and quantities of each unit type are provided in the Table B below.

Table B – Unit Design

Unit Type	Bedrooms/Bathrooms	Living Area	Total Number of Units
A	1 bedroom/1 bathroom	627 s.f.	74 units
B	2 bedrooms/1 bathroom	903 s.f.	4 units

Type A unit would have 627 square feet of living space and 63 square feet of balcony/private deck as private open space. All Type A units would have the same floor plan consisting of a kitchen area, living room area, bedroom and full bathroom.

Type B unit would have 903 square feet of living space and 63 square feet of balcony/private deck as private open space. All Type B units would have the same floor plan consisting of a kitchen area, living room area, two (2) bedrooms and a full bathroom.

RCFE Building

The RCFE building would have a gross building floor area of 23,633 square feet, and would be three (3) stories. The RCFE would have a total of eighty-two (82) beds. The second and third stories of the building would be cantilevered twenty-three feet (23'-0") on the south side, over the drop-off and pickup area.

The first floor (ground floor) would have a gross floor area of 6,989 square feet, and consist of a front lobby area, a reception area, a communal living room, a salon, a wellness / medical exam room, three (3) offices, two (2) restrooms, a communal dining area, a kitchen, two (2) storage rooms, four (4) double-occupancy private rooms, each equipped with a sanitary facility (either a full or half bath), two (2) stairways, and an elevator.

The second and third floor are identical in design. Each would have a gross floor area of 8,322 square feet. Each floor would consist of five (5) single-occupancy sleeping rooms, sixteen (16) double-occupancy sleeping rooms, a common restroom, a wellness / medical exam room, a laundry room, a housekeeping room, and an activity/gym room. Each sleeping room would include respective sanitary facilities (either a full and/or half bath).

Open Space and Recreational Area

Section 9.12.040.050.J of the Municipal Code requires the proposed senior apartment building to provide a minimum of 23,400 square feet of open space (combination of private and common open space area), which is calculated at 300 square feet per unit. The project provides a total of 14,157 square feet of open space, or 181.5 square feet per unit, granted through a waiver under the DBL. Although the project proposes to deviate from the open space requirements of the CC-3 zone, pursuant to the SDBL, the design includes an abundance of open spaces amenities to serve residents, as discussed in the Amenities section below. Table C also shows the breakdown of the open space areas distributed across the senior apartment building.

The Code stipulates that private open space can be in the form of a patio, yard, balcony, deck, or combination thereof. Furthermore, private open space areas are required to be a minimum of six feet (6'-0") in any direction and a minimum of sixty (60) square feet in area. Each unit would be provided with a sixty-three (63) square foot private balcony, labeled as "private deck" on plan, accessed from the communal

living area. The private balconies would have dimensions of six feet (6'-0") by ten and half feet (10'-6"), which complies with the minimum private open space requirement for each unit.

Table C – Required Open Space

Type	Location	Dimension	Area / each(s.f.)	Total area
Balcony/private deck	Adjacent to the living room of each unit	6'-0" x 10'-6"	63 (x 78 units)	4,914
Open Active Recreational area	Podium	71'-0" x 91'-0"		6,461
Indoor Recreational Area	Various locations on the 2nd floor	Various		2,782
Total				**14,157**

Based on the lot size, the Code requires the project to provide a minimum of 1,600 square feet of common open space/recreational area, which may consist of a combination of indoor and outdoor recreation areas, where indoor recreation areas can contribute up to 50% of the provided common open space area. A 6,461 square foot (71'-0" by 91'-0") podium area, on the second level that is open to the sky, would be improved with a common open space/recreational area serving the entire apartment complex. Additional common indoor recreational facilities located on the second level would include a club house (1,034 square feet), two (2) separate business centers (one is 400 square feet and the other is 160 square feet), and a wellness center/gym (611 square feet). The total square footage of the indoor recreational facility would be 2,782 square feet, which is 43% of the total common open space/recreational area provided on-site. Thus, with the exception of the total open spaces square footage, the proposed design complies with the Code's minimum requirements for common open space/recreational area.

Amenities

In addition to the minimum size and dimension requirements for common open space/recreational area, the Code requires the provision of specific amenities as shown in the Multifamily Residential Development Amenity Standards[10] Table within the required active common open space/recreational areas.

The required amenities are additive based on the number of units. The proposed design includes an ample amount of outdoor amenities as well as indoor recreational facilities such as a club house, business centers, and a wellness center/gym. All amenities would be concentrated at the podium level and second floor of the senior apartment building. Table D shows the list of required and provided amenities and their respective locations. Depending on the type of amenity, the project meets or exceeds the minimum required by the Code.

The project also includes additional amenities that are not required by the Code including, but not limited to, outdoor lounge seating with tables, synthetic "chess

[10] Section 9.12.040.050.J.7.d of the Municipal Code.

board" turf, a yoga area, and an eight-foot by sixteen-foot (8'-0" x 16'-0") spa area with ADA compliant furniture.

Table D – List of Amenities

No. of Units	Required	Provided	Location	Meet Code
0-5	8 Barbeque tables	6 Barbeque grills with 11 tables	Podium	Yes
up to 10	Community Garden Area Min. 160 square feet	205 square feet	Podium	Yes
up to 15	Outdoor Active Use Area – 4,000 square feet	6,461 square feet[11]	Podium	Yes
up to 20	Provide One of Two: ● 10 workstations ● 400 square foot indoor or outdoor gym	14 workstations	Adjacent to the leasing office, at the northwest corner of the building	Yes
up to 35	Provide Two of Three: ● 10 workstations ● 400 square foot indoor or outdoor gym ● Clubhouse with 400 sf Kitchen	10 workstations and 1,034 square foot clubhouse with kitchen	Adjacent to the west of the outdoor open space	Yes
Up to 80	Provide One of Two: ● Min. 20,000 gallon pool ● 400 square foot wellness center	528 square foot Wellness center	Adjacent to the west of the outdoor open space	Yes

Refuse Storage

Each building would have its own refuse storage. For the senior apartment building, each floor of the building would be provided with a trash chute that is connected to the trash room located on the southeast corner of the garage structure. For the RCFE building, the design provides a trash enclosure located to the north of the shared drive aisle. A condition of approval is incorporated requiring the owners of each building to maintain their respective trash container areas. Based on the amount of waste disposed, per week, the applicant shall coordinate with the local recycling/trash company to ensure the adequate frequency of trash pick-up is serviced to the site for municipal solid waste (MSW), recyclables, and organic green waste, including any other type of waste.

[11] Excluding the BBQ area, community garden and the spa area.

Site Landscaping

Section 9.12.040.090 (Landscaping Requirements) requires all areas that are not designated for walkways, parking spaces, drive aisles, and private recreation areas, to be fully landscaped and automatically irrigated. In addition, the applicant is required to provide a landscape and irrigation plan that complies with the requirements of the Municipal Code. The project provides a total of 2,918 square feet of landscaping throughout the site, including 2,048 square feet of landscape area on the ground level (along 9th Street, Stanford Avenue, and along the new drive aisle), and 870 square feet of landscape area within the podium level of the senior housing. All of the landscaped areas would be fitted with automatic irrigation systems and a planting palate that complies with the City's Water Efficiency Guidelines.

Building Architecture

The six-story senior apartment building would have a building height of sixty-four feet and six inches (64'-6") to the top of the roof, and seventy-four feet (74'-0") to the topmost part of the roof parapet. The RCFE building would have a building height of forty feet (40'-0") to top of the roof, and 45'-0" to the topmost part of the roof parapet. The height of both buildings would be within the maximum building height allowed by the Code. The project would incorporate a modern, contemporary architectural style for both buildings. The building design includes stucco exteriors, fiber cement siding, and flat roofs, which are common features found in this type of architecture. The design incorporates varying parapets and rooflines at varying heights to provide further architectural articulation. In addition, the design incorporates accent materials and exterior architectural features such as decorative columns and balcony railings to break up the overall building massing and facade plane. The building elevations feature a white, gray, and earthy red color scheme that would be complementary and architecturally compatible with the immediate neighborhood.

The project proposes windows and balconies on all elevations. The applicant demonstrates on plans that the height of the senior apartment building and the RCFE would have minimal visual intrusion into the adjacent residential uses to the south and to the east.

CONDITIONAL USE PERMIT

Provided the IOU is approved, the proposed RCFE would be conditionally permitted in the CC-3 zone as part of a mixed-use (residential/commercial) development. Therefore, approval of a Conditional Use Permit is required to govern the operation of the RCFE on the project site.

The proposed 82-bed RCFE building would have a gross floor area of 23,633 square feet distributed over three (3) stories. The building would consist of a total of thirty-six (36) double-occupancy private rooms and ten (10) single-occupancy private rooms, as well as other common areas including, but not limited to, a kitchen, dining

area, activity rooms, living room, laundry room, and wellness/medical examination rooms.

The RCFE would remain a living arrangement specifically for the elderly or persons 60 years of age or older, where on-site staff would provide care and living assistance, including, but not limited to, the provision and supervision of personal and supportive services, assistance with medication administration, meal services, housekeeping and laundry, and assistance in arranging transportation, activities, and skilled nursing care as needed. In addition, the facility would provide on-site transportation for residents for their off-site medical visits. On-site transportation would be provided either by the RCFE operator or through contracted services.

The proposed RCFE would be a 24-hour facility where family visit is allowed but limited between the hours of 8:00 a.m. to 8:00 p.m. daily. The facility would employ approximately 25-30 employees, with a minimum of ten (10) employees present per shift. Through the Conditional Use Permit process, all appropriate Conditions of Approval would apply to the proposed RCFE to minimize any potential impacts to surrounding uses. The RCFE would be a State-licensed facility that is required to comply with all of State's applicable requirements for an RCFE.

REPLACEMENT HOUSING AND TENANT PROTECTIONS

Four vacant, but previously rented, housing units with an aggregate of eight (8) bedrooms will be demolished to accommodate the proposed project.

Pursuant to Government Code §66300.6(a), the City may not approve a housing development project that would require the demolition of residential dwelling units unless the project would create at least as many residential dwelling units as would be demolished. This proposed project satisfies this requirement because it would replace four (4) existing units with seventy-eight (78) new dwelling units.

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.

In this case, the income of the previous tenants is not readily available. Therefore, it is presumed, based on the income levels proportional to the Citywide rental income levels that the previous tenants were of lower income. The subject development proposes four (4) two-bedroom very-low-income units, units of equal or lower income level, satisfying the replacement requirements of State law.

NO NET LOSS FINDINGS

Government Code Section 65863 requires jurisdictions to maintain adequate sites to accommodate their remaining unmet Regional Housing Needs Allocation (RHNA) by each income category at all times throughout the Housing Element planning period. A jurisdiction may not take any action to reduce a parcel's residential density unless it makes findings that the reduction is consistent with the General Plan, including the Housing Element, and that the remaining sites identified in its Housing Element sites inventory can accommodate its remaining unmet RHNA by each income category or it identifies additional sites so that there is no net loss of residential unit capacity.

In addition, if a jurisdiction approves a development on a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, the jurisdiction must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level, or identify and make available additional adequate sites to accommodate the remaining unmet RHNA for each income category. However, a jurisdiction may not disapprove a housing development project on the basis that approval of the development would trigger the identification or zoning of additional adequate sites to accommodate the remaining RHNA.

The City's 6th Cycle RHNA requires the City to plan for 19,168 housing units for all income levels. A component of preparing the City's Housing Element is the identification of vacant and underutilized sites suitable for residential development, and an evaluation of the housing development potential of these sites in fulfilling the City's RHNA. The project site consists of two (2) adjoining parcels that include parcels Nos. 090-153-19 and 090-153-20 for properties located at 11432-11462 Stanford Avenue. The APNs 099-031-19 is not identified in the City's Housing Element sites inventory. However, the APN 090-153-20 is identified in the site inventory as having a realistic capacity to accommodate forty-seven (47) "lower-income" units. The proposed project consists of four (4) "very low-income" units and seventy-six (76) "above moderate-income" units. Because the proposed project includes fewer lower-income units than shown in the Housing Element sites inventory, the City must determine whether the remaining Housing Element inventory sites have sufficient capacity to accommodate the City's remaining unmet RHNA by income level if the project is approved as proposed. Staff has evaluated the housing projects that have been permitted or approved during the current planning period, or which are otherwise not accounted for in the Housing Element site analysis, and has determined that the remaining sites identified in the sites inventory have sufficient capacity to accommodate the City's remaining unmet RHNA need for each income level.

At the time the Housing Element was prepared and adopted, the City's *unmet* RHNA was calculated to be 18,208 units, broken down as follows: 6,567 "low- and very low-income" units, 3,087 "moderate-income" units, and 8,554 "above

moderate-income" units. The sites identified in the certified adopted Housing Element were determined adequate to accommodate a total of 19,239 units, including 442 more units than the City's unmet RHNA in the "low- and very low-income" categories, 207 more units than the City's unmet RHNA for the "moderate-income" category, and 382 more units than the City's unmet RHNA for the "above moderate-income" category. Overall, the sites inventory in the adopted Housing Element reflected a total capacity surplus of 1,031 units.

After accounting for permitted and entitled units since the beginning of the 6th RHNA cycle, October 15, 2021, and the seventy-eight (78) units in the proposed project, the City's total remaining unmet RHNA would be 16,682 units[12], broken down as follows:6,546 "low- and very low-income" units, 3,084 "moderate-income" units, and 7,057 "above-moderate income" units. The remaining capacity of the sites identified in the Housing Element would be 18,984 units, resulting in a total capacity surplus of 2,297 units. The remaining sites are also adequate to accommodate a surplus of "low- and very low income" units (427), "moderate-income" units (119), and "above moderate income" units (1,751). Due to this surplus, the overall residential capacity on sites identified in the Housing Element would still be sufficient to accommodate the City's total remaining unmet RHNA if the proposed project is approved. The required No Net Loss findings can be made and are included in Resolution No. 6098-24.

CALIFORNIA ENVIRONMETAL QUALITY ACT (CEQA)

CEQA's Class 32 exemption applies to in-fill development projects (CEQA Guidelines §15332). A project can qualify for a Class 32 exemption if the proposed project: (1) is consistent with applicable General Plan designation and all general plan policies, as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five (5) acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare, or threatened species; (4) the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the site can be adequately served by all required utilities and public services (CEQA Guidelines §15332).

The project is consistent with General Plan policies and regulations. The subject site is located entirely within an urbanized area in the City, on 0.96-acre site (net area). The subject site was surveyed, and does not contain any known habitat for endangered, threatened, or rare species of wildlife. Traffic, noise, air quality, and water quality studies have been prepared by licensed firms to study the impacts of the proposed development, and no significant impacts have been identified. The traffic, noise, air quality, and water quality studies are appended to the Staff Report. Lastly, the Public Works Department has reviewed the proposed development, and found that it can be adequately served by all required utilities and public services.

[12] Value does not reflect non-approved housing projects that are currently agendized.

Consequently, it can be determined that the project can be exempted from further CEQA action under the Class 32 exemption.

RECOMMENDATION:

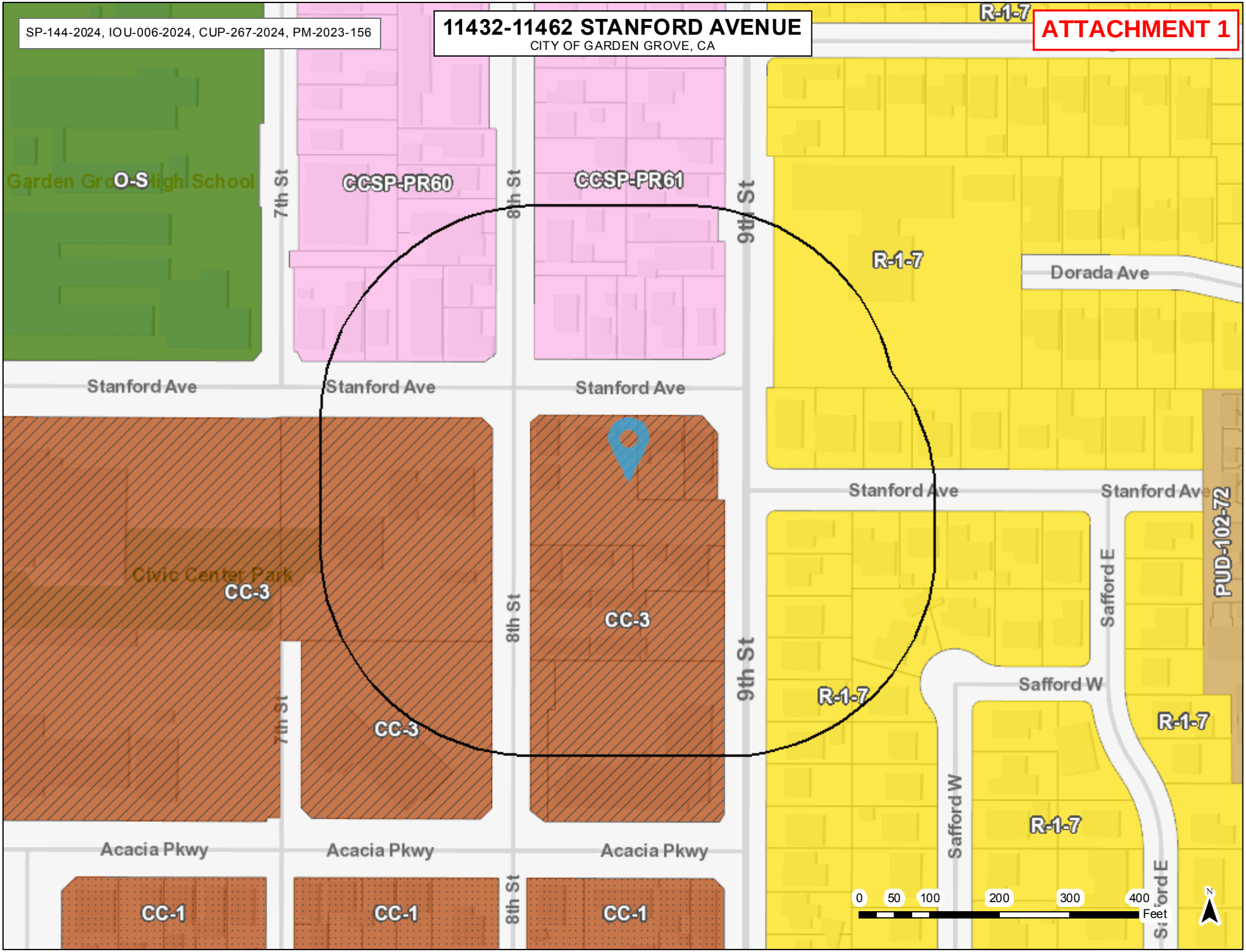
Staff recommends that the Planning Commission hold a public hearing and take the following actions:

1. Adopt the attached Resolution No. 6098-24 approving Interpretation of Use No. IOU-006-2024, Tentative Parcel Map No. PM-2023-156, Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024, subject to recommended Conditions of Approval.

Maria Parra
Planning Services Manager

By: Huong Ly, AICP
Associate Planner

Attachment 1: Vicinity Map
Attachment 2: Plans
Attachment 3: Density Bonus Application
Attachment 4: Class 32 Categorical Exemption Memorandum with attached Technical Studies
Attachment 5: HCD's Letter of Technical Assistance dated July 26, 2023
Attachment 6: Resolution No. 6098-24 with Exhibit "A" – Conditions of Approval


SP-144-2024, IOU-006-2024, CUP-267-2024, PM-2023-156
11432-11462 STANFORD AVENUE
CITY OF GARDEN GROVE, CA
ATTACHMENT 1
R-1-7
O-S
Garden Grove High School
CCSP-PR60
CCSP-PR61
7th St
8th St
9th St
R-1-7
Dorada Ave
Stanford Ave
Stanford Ave
Stanford Ave
Stanford Ave
Stanford Ave
Civic Center Park
CC-3
CC-3
CC-3
PUD-102-72
Safford E
Safford W
R-1-7
R-1-7
R-1-7
Acacia Pkwy
Acacia Pkwy
Acacia Pkwy
CC-1
CC-1
CC-1
0
50
100
200
300
400
Feet
N

ATTACHMENT 2



MIXED USE SENIOR APARTMENTS &
RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

CONCEPTUAL IMAGERY

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024

0.1

PROJECT SUMMARY

PROJECT SITE INFORMATION

APN #	ADDRESS	LAND USE	ZONING	GROSS LOT AREA (SF)	GROSS LOT AREA (ACRE)	NET LOT AREA (SF)	LOT AREA (ACRE)
				49,475 SF	**1.13 ACRES**	**41,006 SF**	**.94 ACRES**
090-153-19	11462 STANFORD AVE.	CIVIC CENTER MIXED USE	CC-3	9,118 SF	.21 ACRES	7,510 SF	.17 ACRES
090-153-20	11432 & 11442STANFORD AVE.	CIVIC CENTER MIXED USE	CC-3	40,357 SF	.93 ACRES	33,496 SF	.77 ACRES

PROJECT CONSTRUCTION TYPE — 5 STORY TYPE III OVER 2 STORY TYPE I (1 LEVEL OF SUBTERRANEAN) - 6 STORY TOTAL ABOVE GRADE

SETBACKS	REQUIRED		PROPOSED		NOTES
SETBACKS		STEPBACK		STEPBACK	
FRONT (STANFORD AVE.)	7'-0" MIN. / 15'-0" MAX.	20'-0" C/ 45'-0" HT.	2'-0"	0'-0"	G.G.M.C. 9.18.090.030 Civic Center Zone Development Standards
FRONT (8TH STREET)	7'-0" MIN. / 15'-0" MAX.	20'-0" C/ 45'-0" HT.	7'-6"	0'-0"	
FRONT (9TH STREET)	7'-0" MIN. / 15'-0" MAX.	20'-0" C/ 45'-0" HT.	0'-8"	N/A	
SIDE SETBACK	10'-0" MIN.	Not Applicable	5'-0"	N/A	
REAR SETBACK	10'-0" MIN.	SEE NOTE	4'-0"	N/A	G.G.M.C. 9.18.110.030C TABLE 9.18-10

DENSITY			
56 DU BASE DENSITY	78 DU.	G.G.M.C. 9.18.090.030 Civic Center Zone Development Standards	
REQUESTING 20% DENSITY BONUS		Density based on gross lot area per state density law	

FLOOR AREA RATIO		
0.53	G.G.M.C. 9.18.090.030 Civic Center Zone Development Standards	

FLOOR AREA			
SENIOR RESIDENTIAL =	79,307 SF	1.93	Residential area F.A.R.
RESIDENTIAL CARE FACILITY FOR THE ELDERLY =	21,801 SF	0.53	Commercial area F.A.R.
TOTAL =	**101,108 SF**		

BUILDING HEIGHT		
75'-0"	SENIOR - 6 STORY / 74'-0" T. O. ROOF STRUCT. R.C.F.E. 3 STORY / 45'-0" T. O. ROOF STRUCT.	G.G.M.C. 9.18.090.030 Civic Center Zone Development Standards

LOT COVERAGE				
BUILDING LOT COVERAGE	MAX. LOT COVERAGE (N/A)	24,490 SF	60%	G.G.M.C. 9.18.090.030 Civic Center Zone Development Standards
PAVED AREA		1,774 SF	4%	
PARKING / DRIVEWAY		5,468 SF	13%	
PODIUM OPEN SPACE		6,811 SF	17%	
LANDSCAPE / OUTDOOR AREA	LANDSCAPED AREA WITH COMMON AREA =	2,463 SF	6%	

UNIT SUMMARY

PLAN	DESCRIPTION	QUANTITY	MIN. AREA		GROSS AREA	GROSS AREA SUBTOTAL	DECK	TOTAL DECK
UNIT A	1 BEDROOM / 1 BATH FLAT	74 UNITS	750 SF		627 SF	46,398 SF	63 SF	4,662 SF
UNIT B	2 BEDROOM / 1 BATH FLAT	4 UNITS	900 SF		903 SF		63 SF	252 SF
PROJECT UNIT TOTAL		**78 UNITS**				**46,398 SF**	AT PODIUM 680 SF	**5,594 SF**

PARKING SUMMARY

REQUIRED PER STATE DENSITY BONUS			PROVIDED		PARKING BREAK DOWN	
MINIMUM REQUIRED						
1 BR UNIT	1.0 SPACE / UNIT	74 SPACES	GARAGE (SENIOR APT.PARKING) =	80 SPACES	STANDARD =	52 SPACES
2 BR UNIT	1.5 SPACES / UNIT	6 SPACES			ACCESSIBLE =	5 SPACES
RCFE	0.5 SPACE / 1 BEDS	41 SPACES	GARAGE (RFCE PARKING) =	15 SPACES	COMPACT =	5 SPACES
			OPEN GRADE (RFCE PARKING) =	11 SPACES	EV EQUIPPED =	3 SPACES
			0.3 SPACE PER BED WITH ON SITE TRANSPORTATION PROPOSED		EV EQUIP. ACCESSIBLE =	3 SPACES
					EV READY / CAPABLE =	38 SPACES
	TOTAL =	**121 SPACES**	**TOTAL =**	**106 SPACES**	**TOTAL =**	**106 SPACES**

SENIOR BUILDING SUMMARY

	RESIDENTIAL / COMM. ROOM	DECK	CIRCULATIONS / LOBBY/STORAGE	MECHANICAL / VERTICAL CIRCULATION	NET BUILDING FLOOR AREA	TOTAL GROSS BUILDING FLOOR AREA
SUB-T			369 SF	1,093 SF	369 SF	1,462 SF
LEVEL 1			454 SF	2,636 SF	454 SF	3,090 SF
LEVEL 2	10,974 SF	1,310 SF	4,933 SF	984 SF	17,217 SF	18,201 SF
LEVEL 3	10,935 SF	1,071 SF	3,403 SF	984 SF	15,409 SF	16,393 SF
LEVEL 4	10,935 SF	1,071 SF	3,403 SF	984 SF	15,409 SF	16,393 SF
LEVEL 5	10,935 SF	1,071 SF	3,403 SF	984 SF	15,409 SF	16,393 SF
LEVEL 6	10,935 SF	1,071 SF	3,403 SF	984 SF	15,409 SF	16,393 SF
TOTAL	**54,714 SF**	**5,594 SF**	**19,368 SF**	**7,556 SF**	**79,307 SF**	**86,863 SF**
GARAGE				**42,331 SF**		

RESIDENTIAL CARE FACILITY FOR THE ELDERLY (82 BEDS TOTAL)

	RESIDENT AREA	OFFICE / SUPPORT	CIRCULATION	MECHANICAL / VERTICAL CIRCULATION	NET BUILDING FLOOR AREA	TOTAL GROSS BUILDING FLOOR AREA
LEVEL 1 (8 BEDS)	1,114 SF	3,556 SF	1,583 SF	736 SF	6,253 SF	6,989 SF
LEVEL 2 (37 BEDS)	5,408 SF	798 SF	1,568 SF	548 SF	7,774 SF	8,322 SF
LEVEL 3 (37 BEDS)	5,408 SF	798 SF	1,568 SF	548 SF	7,774 SF	8,322 SF
TOTAL (82 BEDS)	**11,930 SF**	**5,152 SF**	**4,719 SF**	**1,832 SF**	**21,801 SF**	**23,633 SF**

OPEN SPACE / AMMENITY SUMMARY

	REQUIRED G.G.M.C. 9.12.040.050 K 1. a. Multi-Family Residential		PROPOSED	
COMMON OPEN SPACE	* 4,000 SF MIN. OUTDOOR ACTIVE OPEN SPACE REQUIRED WITH		PODIUM OPEN / LANDSCAPE =	6,461 SF
	2 BBQ AREA WITH SEATING, COMMUNITY GARDEN AT 160 SF, SPA,		COMMUNITY RM. =	2,782 SF
	CLUBHOUSE WITH KITCHEN AT 400 SF AND WELLNESS CENTER / GYM			
	240 SF COMMON OPEN SPACE / UNIT =	**18,720 SF**	**SUB-TOTAL =**	**9,243 SF** 115 SF PER UNIT
PRIVATE OPEN SPACE				
	60 SF MIN. PRIVATE OPEN SPACE / UNIT =	**4,680 SF**	**PRIVATE DECK =**	**4,914 SF** 63 SF to 250 SF
TOTAL OPEN SPACE	**300 SF COMBINED OPEN SPACE / UNIT TOTAL =**	**23,400 SF**	**TOTAL =**	**14,157 SF** 181.5 SF PER UNIT

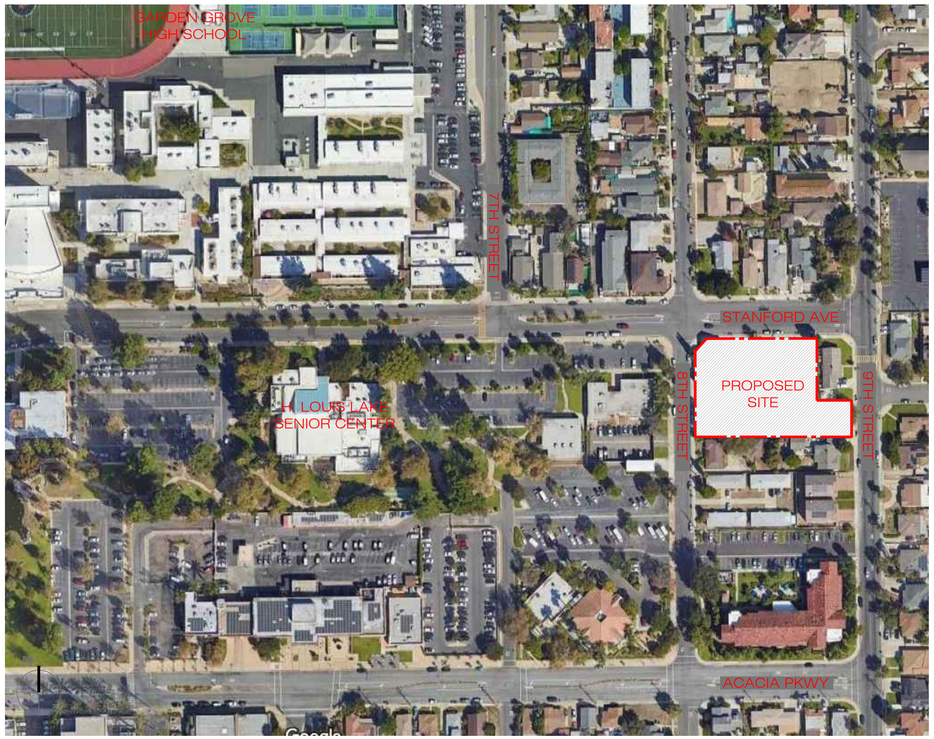
BICYCLE SUMMARY — CBC 5.106.4.1

	REQUIRED		PROVIDED	
BICYCLE SPACE	SHORT TERM - 5% OF TOTAL PROVIDED PARKING =	6 SPACES	SHORT TERM BICYCLE SPACE IN ON-GRADE =	6 SPACES
	LONG TERM - 5% OF TOTAL PROVIDED PARKING =	6 SPACES	LONG TERM BICYCLE SPACE IN SECURED GARAGE =	6 SPACES
	BICYCLE SPACE REQUIRED	**12 SPACES**	**TOTAL PROVIDED BICYCLE SPACE =**	**12 SPACES**

STORAGE SUMMARY — G.G.M.C. 9.18.110.030 H.2. Civic Center Zone Development Standards

REQUIRED	PROVIDED
150 CUBIC FEET OF PRIVATE AND SECURE STORAGE SPACE PER UNIT	150 CUBIC FEET OF PRIVATE AND SECURE STORAGE SPACE PER UNIT

AERIAL MAP — SCALE: N.T.S.



SHEET INDEX

0.1	COVER SHEET
0.2	PROJECT INFORMATION
1.0	SITE PLAN
1.1	SIGHT DISTANCE DIAGRAM
1.2	LINE OF SIGHT DIAGRAM
2.0	SUBTERRANEAN LEVEL PLAN
2.1	GROUND LEVEL BUILDING PLAN
2.2	PODIUM LEVEL BUILDING PLAN
2.3	THIRD LEVEL BUILDING PLAN
2.4	LEVEL 04-06 BUILDING PLANS
2.5	ROOF PLAN
3.1	BUILDING SECTIONS
3.2	BUILDING ELEVATIONS
3.3	CONCEPTUAL PERSPECTIVE
3.4	CONCEPTUAL PERSPECTIVE
4.1	ENLARGED RCFE PLANS
4.2	TYPICAL UNIT PLANS
4.3	CLUB HOUSE PLAN

REQUIRED / PROVIDED AMENITY LIST

REQUIRED AMENITY	PROVIDED AMENITY
BBQ: 1 PER 10 UNITS = 8 TABLES	BBQ: 6 BBQ AND 11 TABLES
COMMUNITY GARDEN: 8SF / 4 UNITS = 160SF	COMMUNITY GARDEN: 205SF MIN.
BUSINESS CENTER: 1 / 10 UNITS = 10 STATIONS	BUSINESS CENTER: 10 STATIONS MIN.
GYM: 5SF / UNIT = 400 SF	GYM: 528 SF
CLUB HOUSE WITH KITCHEN: 400 SF	CLUB HOUSE WITH KITCHEN: 1,000 SF
SPA: 2 - 36SF SPA = 72SF	1 SPA: SPA @ 128SF
BUSINESS CENTER: 1 / 10 UNITS = 10 STATIONS	BUSINESS CENTER: 10 STATIONS MIN.

REQUIRED / PROVIDED EV PARKING BREAKDOWN

EV PARKING SUMMARY		CALGREEN SECTION 4.106.4.2.2
EV PARKING FOR SENIOR PARKING (60 TOTAL)	REQUIRED	PROVIDED
10% LEVEL 2 EVSE CAPABLE	8 SPACES	8 SPACES
25 % LOW POWER LEVEL 2 READY	20 SPACES	20 SPACES
5% LEVEL 2 EVSE EQUIPPED	4 SPACES	4 SPACES
EV PARKING FOR RFCE PARKING (26 TOTAL)	REQUIRED	PROVIDED
10% LEVEL 2 EVSE CAPABLE	3 SPACES	3 SPACES
25 % LOW POWER LEVEL 2 READY	7 SPACES	7 SPACES
5% LEVEL 2 EVSE EQUIPPED	2 SPACES	2 SPACES

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

PROJECT INFORMATION

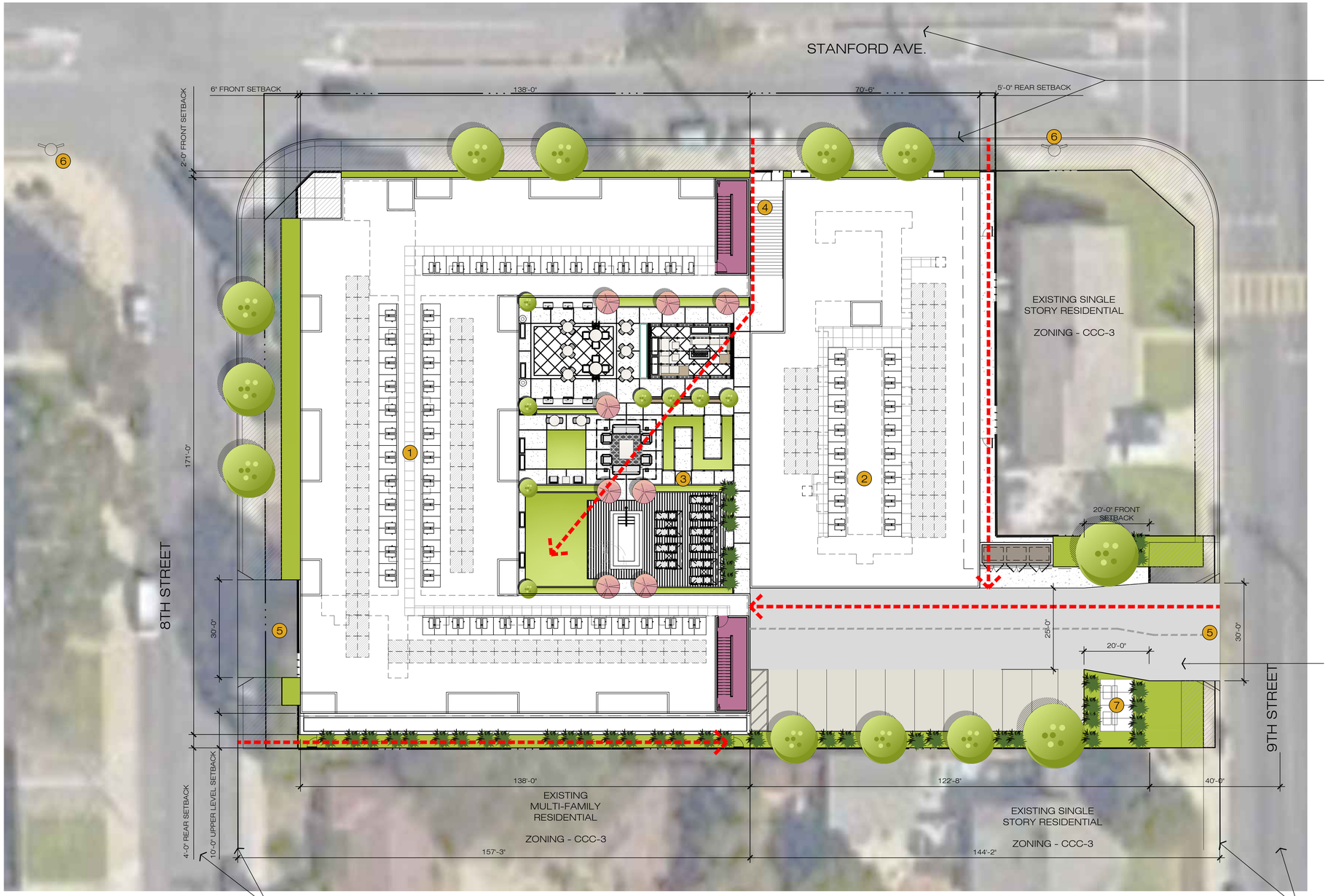
APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024



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 SOUTHERLY GUTTER TO THE MEDIAN ON STANFORD AVENUE ALONG THE PROPERTY FRONTAGE ON PER CITY SPECIFICATIONS AND THE DIRECTION OF CITY ENGINEER

LEGEND

- PROPOSED TRANSFORMER
- EXISTING / PROPOSED FIRE HYDRANT
- 150' HOSE PULL
- PROPERTY LINE

KEY NOTE

1. SENIOR APARTMENT - 5 STORY TYPE III O/ TYPE I
2. RESIDENTIAL CARE FACILITY FOR ELDER - 3 STORY TYPE V
3. PODIUM OPEN SPACE
4. FIRE DEPARTMENT ACCESS STAIR TO PODIUM
5. VEHICULAR ENTRANCE
6. PROPOSED NEW FIRE HYDRANT LOCATION
7. PROPOSED TRANSFORMER LOCATION

RIGHT TURN ONLY DRIVE WAY

ADDITIONAL NOTE

- ALL WORKS SHALL COMPLY WITH THE LATEST CA BUILDING STANDARDS CODE, IN EFFECT, AT TIME OF BUILDING PERMIT APPLICATION
- SOIL REPORT FULLY COMPLYING WITH CBC CHAPTER 18 IS REQUIRED
- FIRE RESISTANCE FOR OCCUPANCIES, INCIDENTAL USES, CONSTRUCTION TYPES, EXTERIOR WALLS REQUIREMENT AND FIRE-RATED CONSTRUCTIONS SHALL COMPLY WITH CBC CHAPTER 5, CHAPTER 6 AND CHAPTER 7.
- PROJECTS INVOLVED WITH PUBLIC FUNDING(S) SHALL COMPLY WITH CBC CHAPTER 11B; BOTH EXTERIOR AND INTERIOR.

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 EASTERLY GUTTER TO THE CENTERLINE OF ALONG THE PROPERTY FRONTAGE ON 8TH PER CITY SPECIFICATIONS AND THE DIRECTION OF CITY ENGINEER.

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 WESTERLY GUTTER TO THE CENTERLINE OF ALONG THE PROPERTY FRONTAGE ON 9TH PER CITY SPECIFICATIONS AND THE DIRECTION OF CITY ENGINEER.

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

SITE PLAN

APPLICANT:

ThreeK INVESTMENTS, LLC

9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

scale: 1/16" = 1'-0"

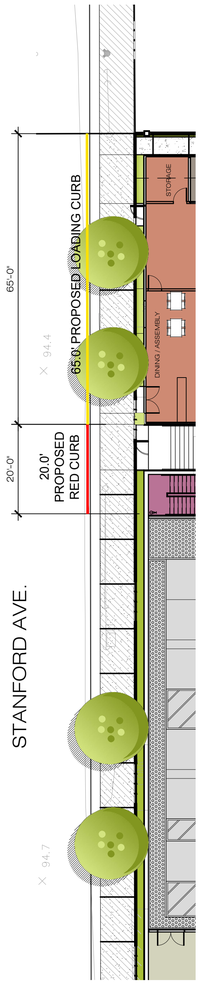
0 8 16 32 64

BSB DESIGN

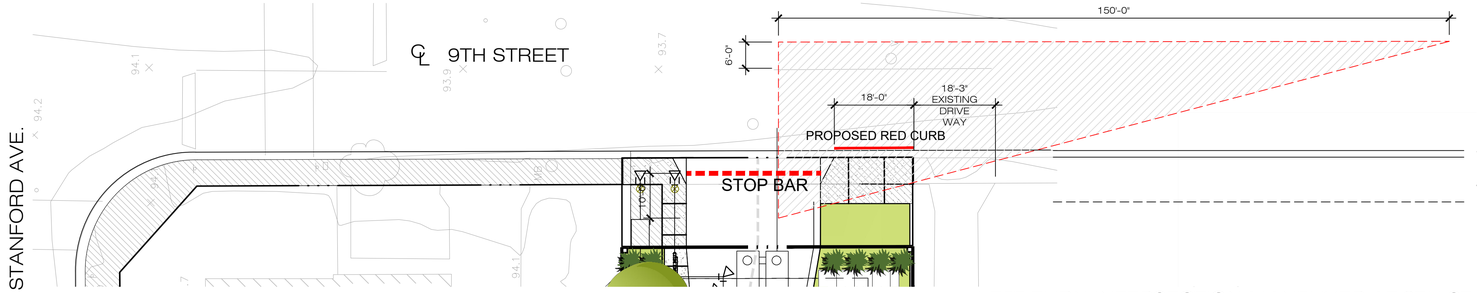
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024

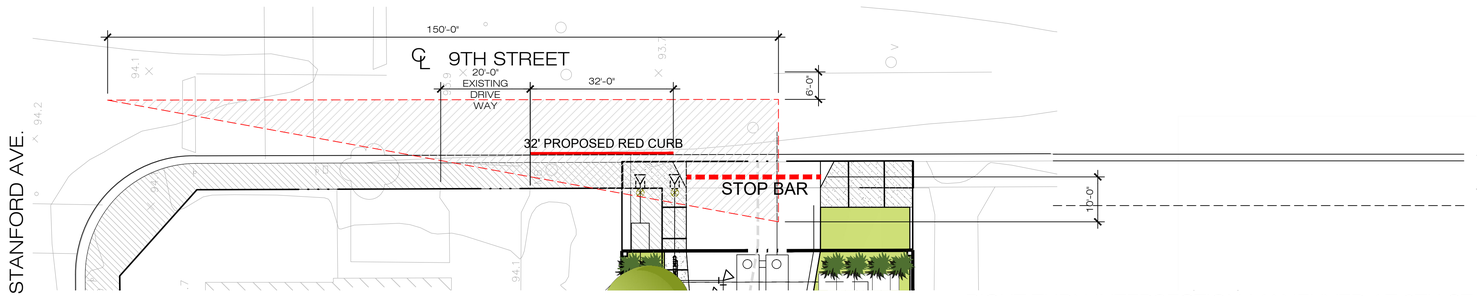
1.0



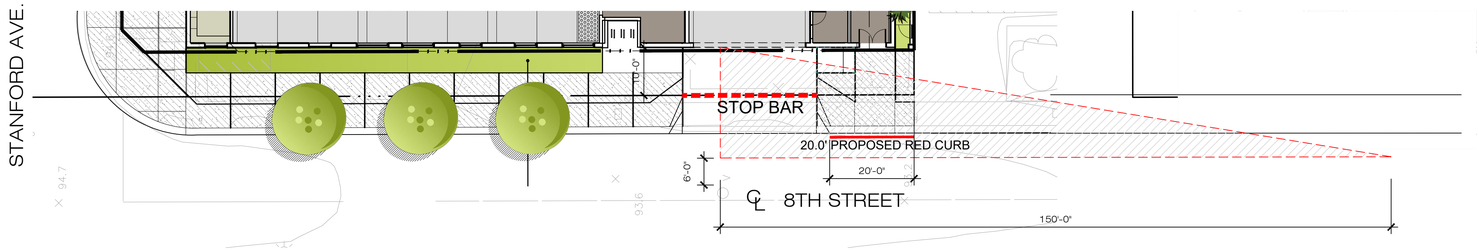
STANFORD AVE.
PARTIAL PLAN



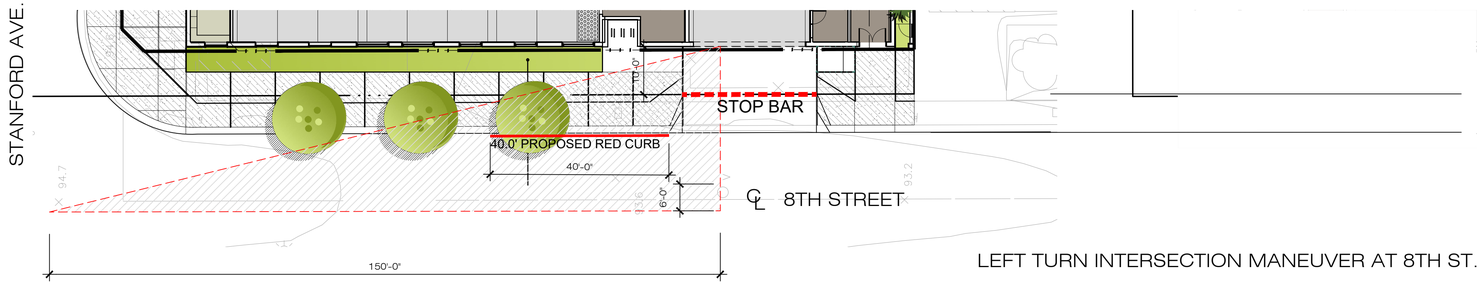
LEFT TURN INTERSECTION MANEUVER AT 9TH ST.



RIGHT TURN INTERSECTION MANEUVER AT 9TH ST.



RIGHT TURN INTERSECTION MANEUVER AT 8TH ST.



LEFT TURN INTERSECTION MANEUVER AT 8TH ST.

LEGEND

- PROPOSED TRANSFORMER
- PROPOSED RED CURB
- PROPOSED LOADING CURB
- PROPERTY LINE

STOPPING SIGHT DISTANCE

THE MINIMUM STOPPING SIGHT DISTANCE IS THE DISTANCE REQUIRED BY THE DRIVER OF A VEHICLE, TRAVELING AT A GIVEN SPEED, TO BRING HIS VEHICLE TO A STOP AFTER AN OBJECT ON THE ROAD BECOMES VISIBLE. STOPPING SIGHT DISTANCE IS MEASURED FROM THE DRIVER'S EYES, WHICH ARE ASSUMED TO BE 3.5 FEET ABOVE THE PAVEMENT SURFACE, TO AN OBJECT 0.5-FOOT HIGH ON THE ROAD

TO LAY OUT A SIGHT DISTANCE TRIANGLE, PLACE THE ENTERING DRIVER'S EYE 10 FEET BACK OF FLOW LINE, MEASURE TO THE CENTER OF THE APPROACH LANE THE REQUIRED SIGHT DISTANCE. IF THE APPROACH LANE IS WIDER THAN 12 FEET, MEASURE TO A POINT 6 FEET FROM THE ADJACENT LANE LINE OR CENTER LINE OF ROADWAY

THE STOPPING SIGHT DISTANCES SHOWN IN THE TABLE SHOULD BE INCREASED BY 20% ON SUSTAINED DOWNGRADES STEEPER THAN 3% AND LONGER THAN ONE MILE

TABLE
Sight Distance Standards

Design Speed ✱ (mph)	Stopping ✱ (ft.)	Passing ● (ft.)
20	125	800
25	150	950
30	200	1100
35	250	1300
40	300	1500
45	360	1650
50	430	1800
55	500	1950
60	580	2100
65	660	2300
70	750	2500
75	840	2600
80	930	2700

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

SITE / FIRST LEVEL PLAN

APPLICANT:

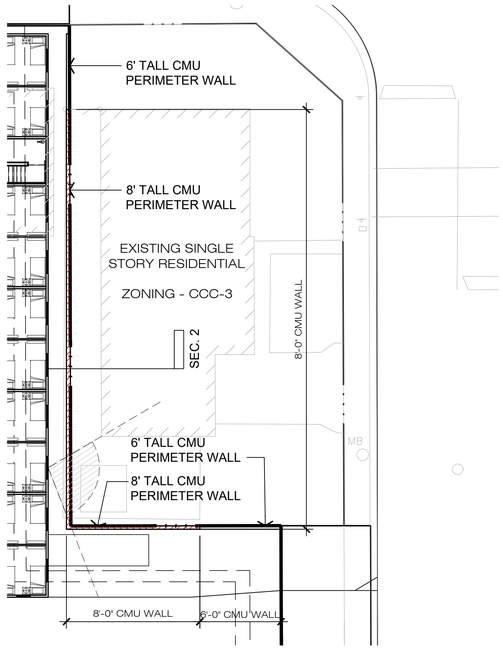
ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

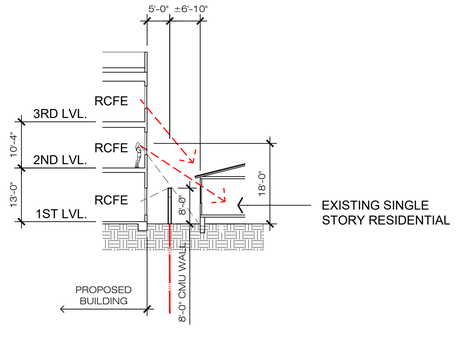
scale: 1/16" = 1'-0"
0 8 16 32 64

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024



2 PARTIAL BUILDING PLAN

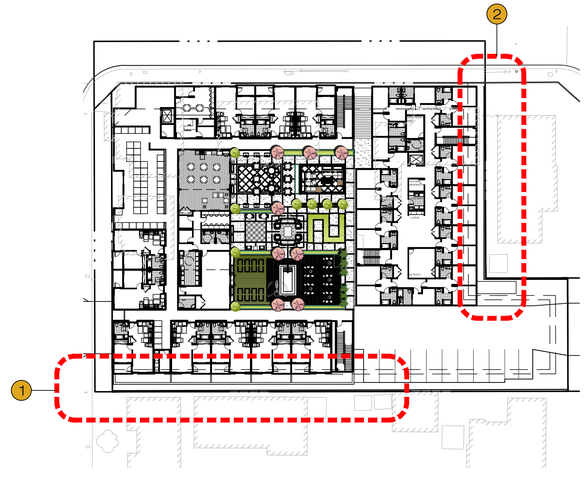


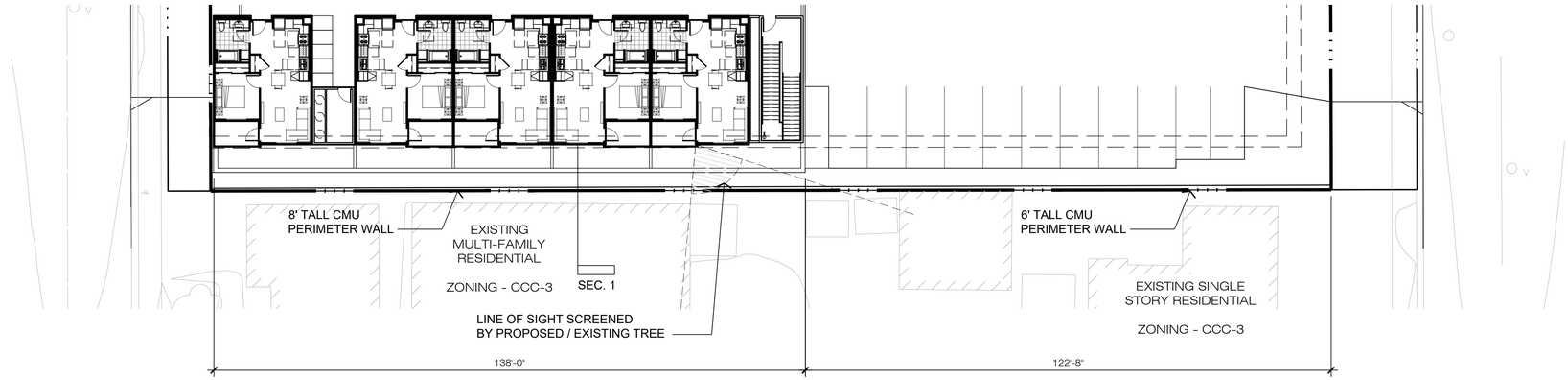
SECTION 2

NOTE

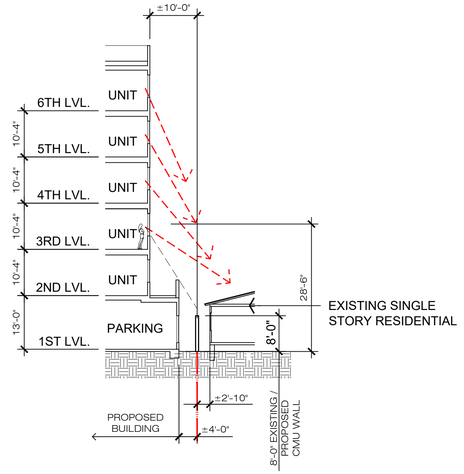
ALL WINDOWS TO BE EQUIPPED WITH BLINDS FOR PRIVACY

KEY MAP





1 PARTIAL BUILDING PLAN



SECTION 1

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

LINE OF SIGHT DIAGRAM

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

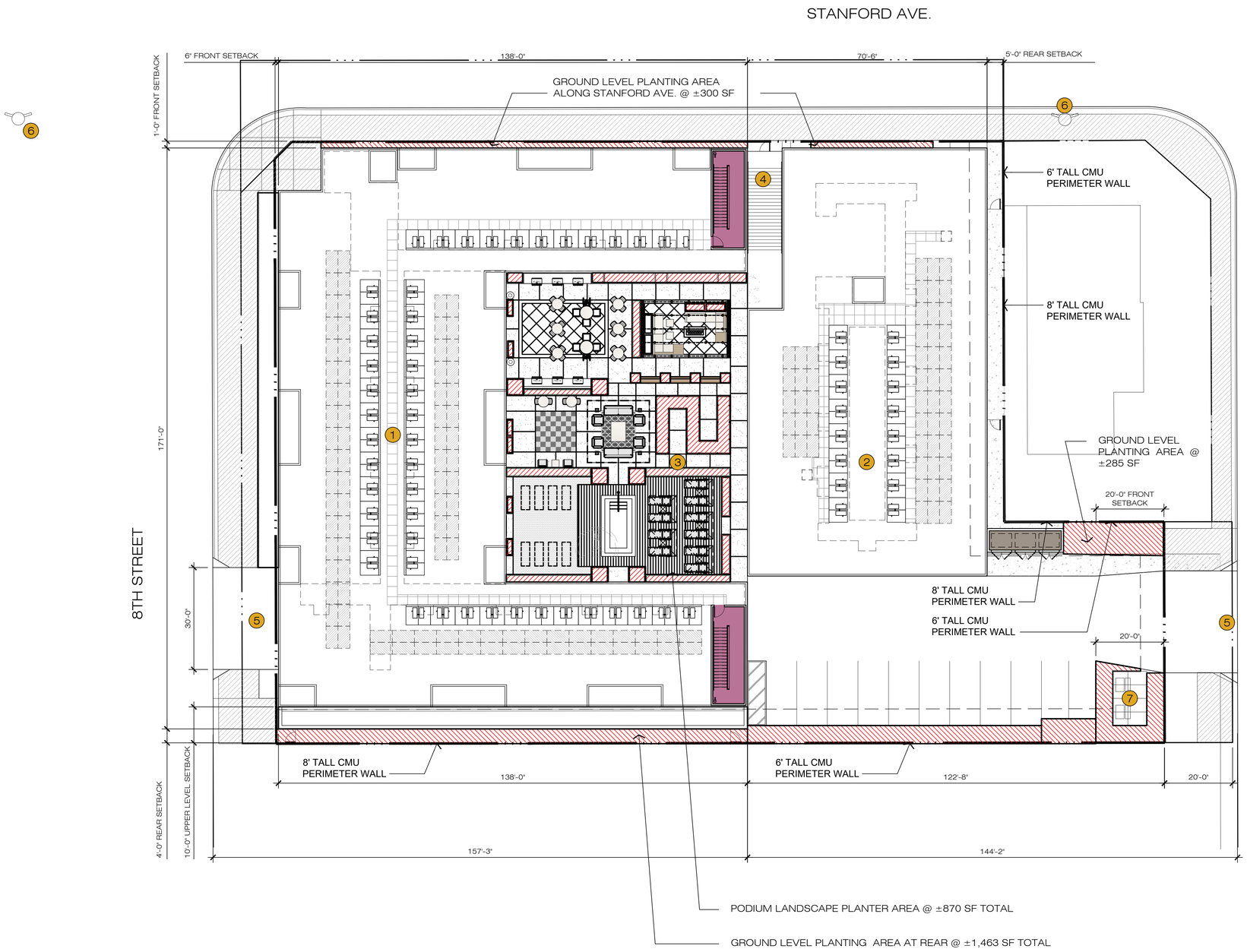
N

scale: 1/16" = 1'-0"
0 8 16 32 64

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024

1.2



LEGEND

GROUND LEVEL LANDSCAPE AREA
2,048 SF TOTAL

PODIUM LEVEL LANDSCAPE AREA
870 SF TOTAL

* WAIVER REQUESTED FOR LANDSCAPE REQUIREMENT

PROPOSED TRANSFORMER

EXISTING / PROPOSED FIRE HYDRANT

PROPERTY LINE

KEY NOTE

1. SENIOR APARTMENT - 5 STORY TYPE III O/ TYPE I
2. RESIDENTIAL CARE FACILITY FOR ELDER - 3 STORY TYPE V
3. PODIUM OPEN SPACE
4. FIRE DEPARTMENT ACCESS STAIR TO PODIUM
5. VEHICULAR ENTRANCE
6. EXISTING FIRE HYDRANT LOCATION
7. PROPOSED TRANSFORMER LOCATION

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

LANDSCAPE AREA DIAGRAM

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

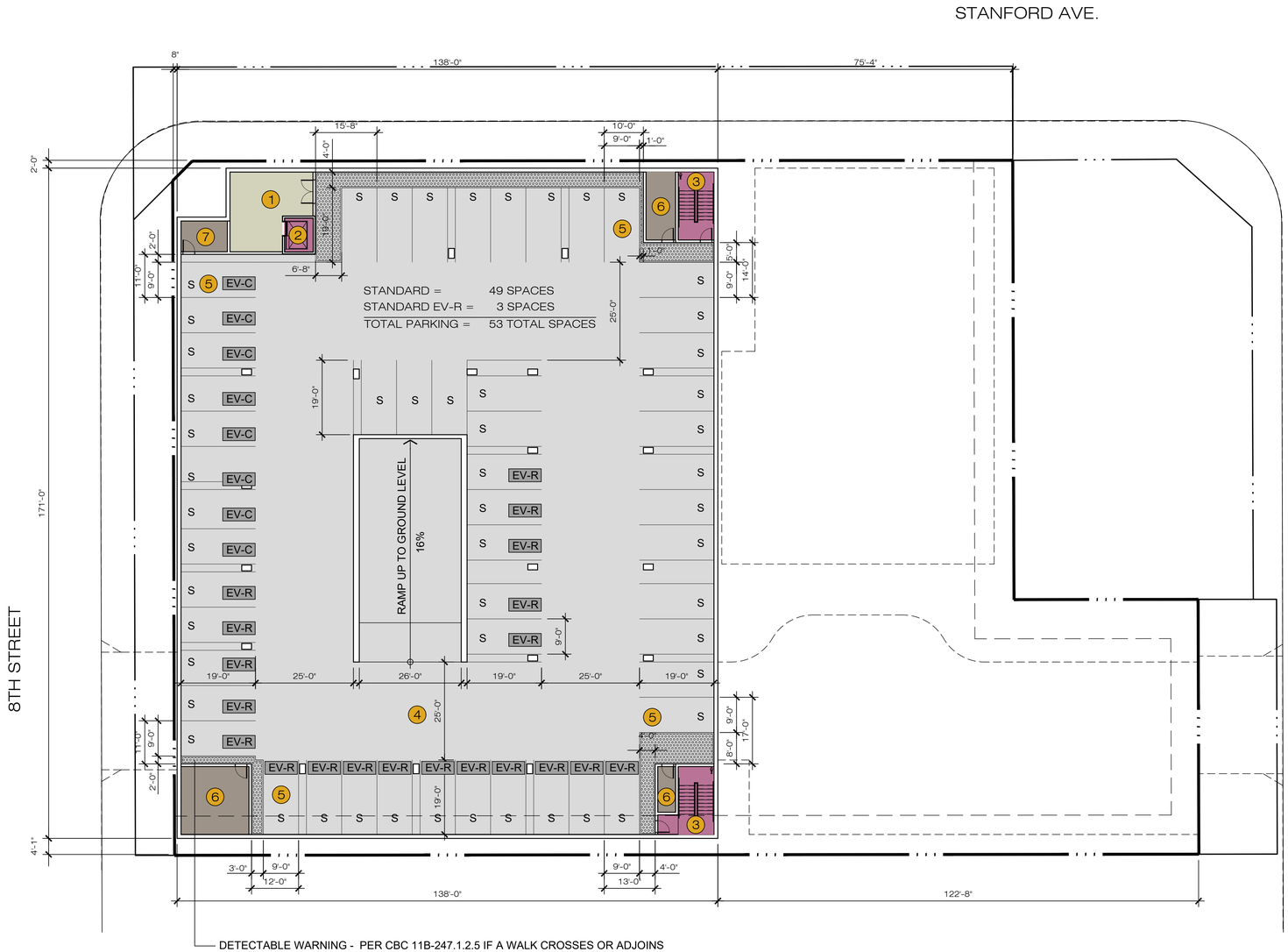
11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

scale: 1/16" = 1'-0"
0 8 16 32 64

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024

1.3



DETECTABLE WARNING - PER CBC 11B-247.1.2.5 IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED CY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING COMPLYING WITH SECTION 11B-705.1.1 AND 11B-705.1.2.6.

LEGEND

- PARKING
- CIRCULATION
- MECHANICAL / UTILITY
- VERTICAL CIRCULATION
- PROPERTY LINE

KEY NOTE

1. LOBBY
2. SENIOR APARTMENT - ELEVATOR
3. SENIOR APARTMENT - 'EXIT' STAIR WITH STANDPIPE TYP.
4. SENIOR RESIDENTIAL GARAGE PARKING
5. 9'X19' STANDARD PARKING TYP
6. MECHANICAL ROOM
7. ELEVATOR MACHINE ROOM

EV-E LEVEL 2 EVSE EQUIPPED STALL

EV-R LOW POWER LEVEL 2 READY STALL

EV-C LEVEL 2 EVSE CAPABLE STALL

EXACT LOCATION OF EV STALLS TO BE DETERMINED DURING DEVELOPMENT PHASE

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

SUBTERRANEAN LEVEL PLAN

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

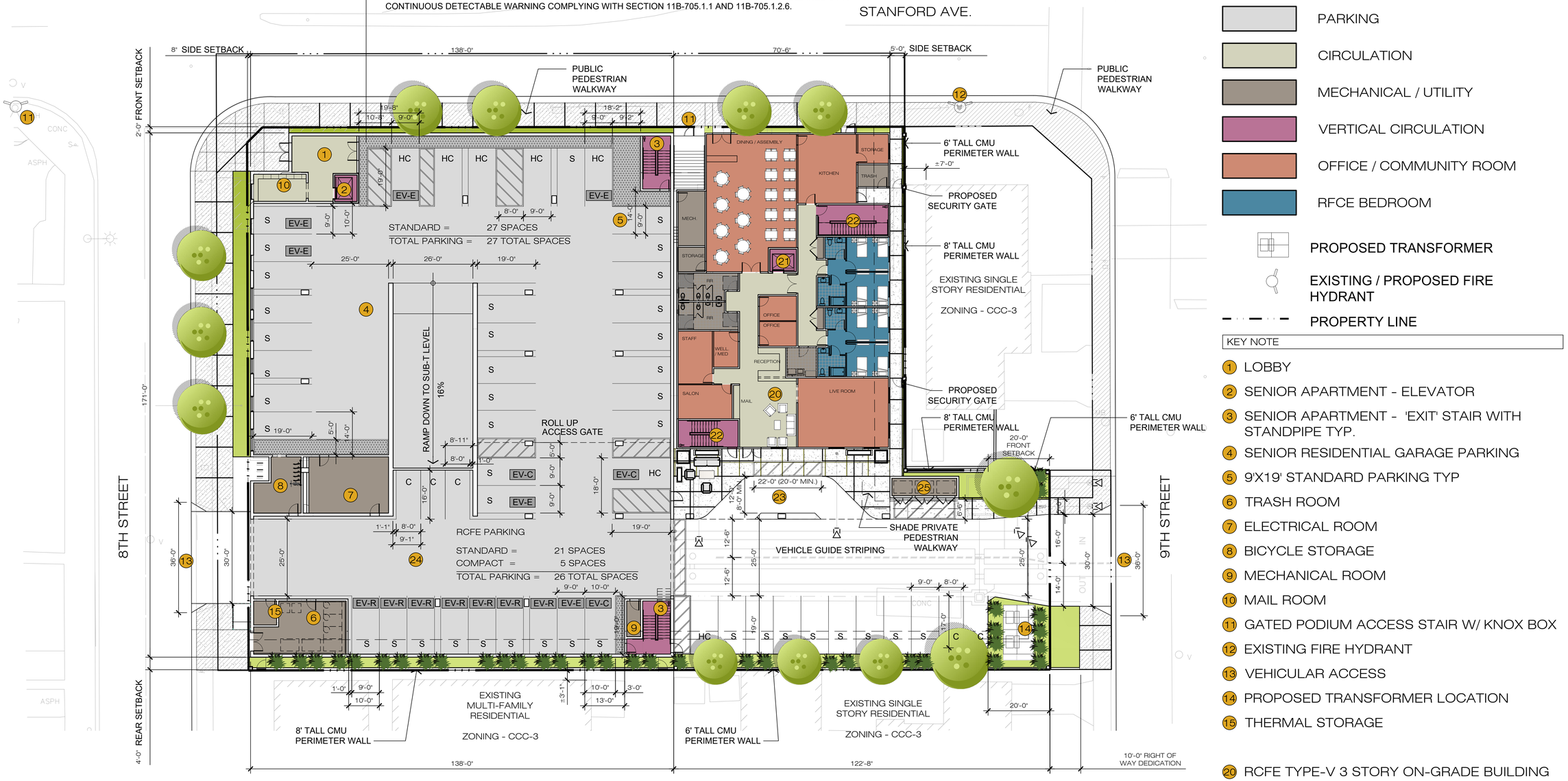
scale: 1/16" = 1'-0"
0 8 16 32 64

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024

2.0

DETECTABLE WARNING - PER CBC 11B-247.1.2.5 IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING COMPLYING WITH SECTION 11B-705.1.1 AND 11B-705.1.2.6.



EV-E LEVEL 2 EVSE EQUIPPED STALL

EV-R LOW POWER LEVEL 2 READY STALL

EV-C LEVEL 2 EVSE CAPABLE STALL (1 VAN ACCESSIBLE, 1 STANDARD ACCESSIBLE AND 1 AMBULATORY SPACES)

EXACT LOCATION OF EV STALLS TO BE DETERMINED DURING DEVELOPMENT PHASE

LEGEND

- PARKING
- CIRCULATION
- MECHANICAL / UTILITY
- VERTICAL CIRCULATION
- OFFICE / COMMUNITY ROOM
- RFCE BEDROOM
- PROPOSED TRANSFORMER
- EXISTING / PROPOSED FIRE HYDRANT
- PROPERTY LINE

KEY NOTE

1. LOBBY
2. SENIOR APARTMENT - ELEVATOR
3. SENIOR APARTMENT - 'EXIT' STAIR WITH STANDPIPE TYP.
4. SENIOR RESIDENTIAL GARAGE PARKING
5. 9'X19' STANDARD PARKING TYP
6. TRASH ROOM
7. ELECTRICAL ROOM
8. BICYCLE STORAGE
9. MECHANICAL ROOM
10. MAIL ROOM
11. GATED PODIUM ACCESS STAIR W/ KNOX BOX
12. EXISTING FIRE HYDRANT
13. VEHICULAR ACCESS
14. PROPOSED TRANSFORMER LOCATION
15. THERMAL STORAGE
20. RCFE TYPE-V 3 STORY ON-GRADE BUILDING
21. RCFE - ELEVATOR
22. RCFE - 'EXIT' STAIR WITH STANDPIPE TYP.
23. RCFE DROP OFF ZONE PER CBC 11B-209
24. RCFE GARAGE PARKING
25. RCFE TRASH ENCLOSURE

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

SITE / FIRST LEVEL PLAN

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

scale: 1/16" = 1'-0"

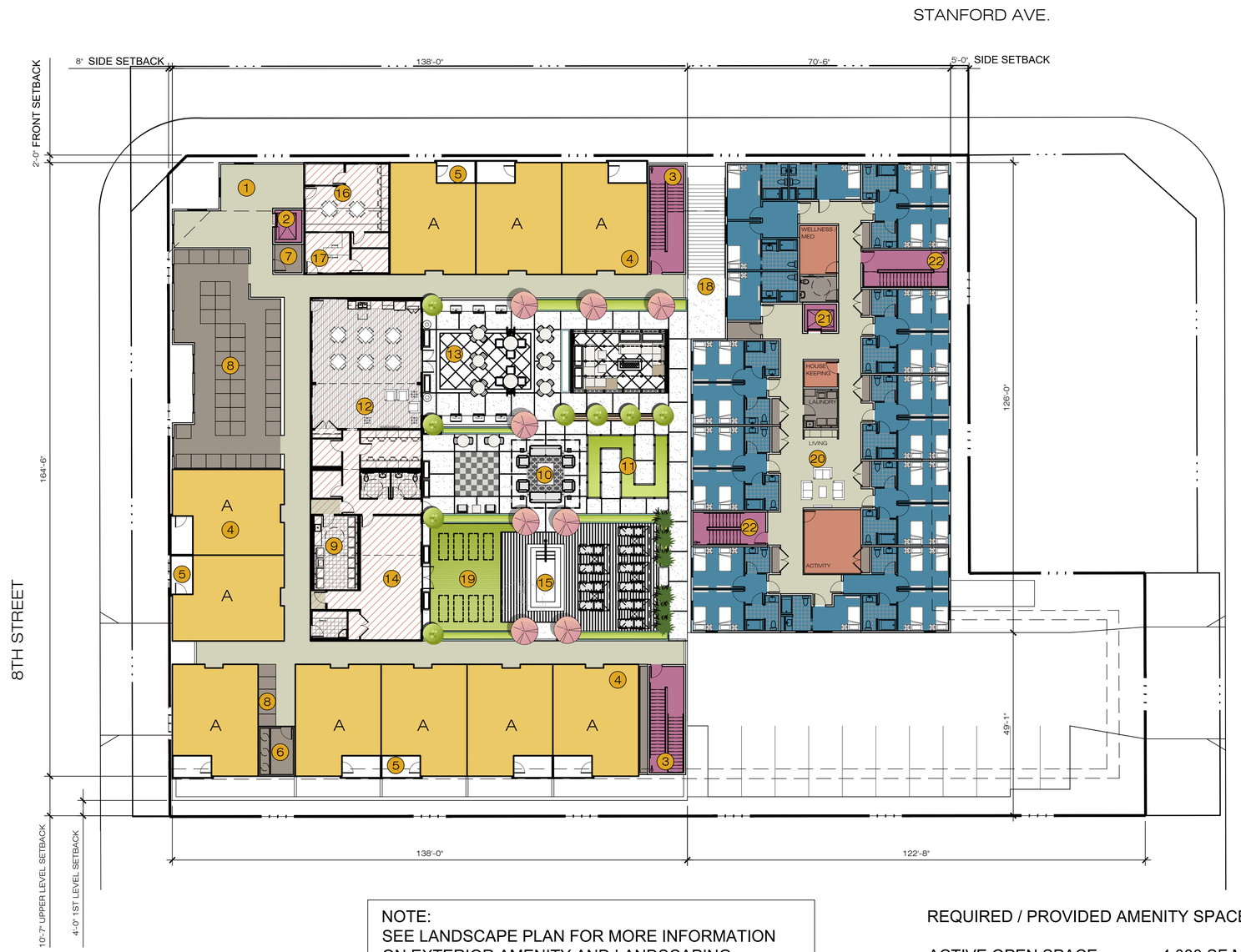
0 8 16 32 64

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024



NOTE:
SEE LANDSCAPE PLAN FOR MORE INFORMATION
ON EXTERIOR AMENITY AND LANDSCAPING

REQUIRED / PROVIDED AMENITY SPACE

ACTIVE OPEN SPACE -	4,000 SF MIN.
COMMUNITY GARDEN -	160 SF MIN.
CLUBHOUSE WITH KITCHEN -	400 SF MIN.
BBQ PIT & TABLE SEATING -	6
WELLNESS CENTER / GYM	
SPA	
BUSINESS CENTER WITH MIN, 2	WORK STATIONS

LEGEND

- RESIDENTIAL
- CIRCULATION
- MECHANICAL / UTILITY
- VERTICAL CIRCULATION
- COMMUNITY ROOM
- RFCE BEDROOM
- PROPOSED TRANSFORMER
- EXISTING / PROPOSED FIRE HYDRANT
- PROPERTY LINE

KEY NOTE

1. LOBBY
2. SENIOR APARTMENT - ELEVATOR
3. SENIOR APARTMENT - 'EXIT' STAIR WITH STANDPIPE TYP.
4. SENIOR RESIDENTIAL UNIT
5. PRIVATE DECK, TYP.
6. TRASH CHUTE
7. INTERMEDIATE DISTRIBUTION FRAME CLOSET
8. RESIDENT STORAGE @ 150 CF EACH
9. LAUNDRY ROOM
10. PODIUM ACTIVE OPEN SPACES
11. COMMUNITY GARDEN @ 205SF
12. CLUB HOUSE WITH KITCHEN
13. 6 BBQ PIT WITH 11 TABLE SEATING
14. WELLNESS CENTER / GYM
15. SPA @ 8'x16'
16. BUSINESS CENTER WITH MIN. 2 WORK STATIONS
17. LEASING / OFFICE
18. PODIUM ACCESS STAIR
19. SYNTHETIC TURF LAWN
20. RCFE TYPE-V 3 STORY ON-GRADE BUILDING
21. RCFE - ELEVATOR
22. RCFE - 'EXIT' STAIR WITH STANDPIPE TYP.

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

SECOND LEVEL PLAN

APPLICANT:
ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

scale: 1/16" = 1'-0"
0 8 16 32 64

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024



LEGEND

- RESIDENTIAL
- CIRCULATION
- MECHANICAL / UTILITY
- VERTICAL CIRCULATION
- COMMUNITY ROOM
- RFCE BEDROOM
- PROPOSED TRANSFORMER
- EXISTING / PROPOSED FIRE HYDRANT
- PROPERTY LINE

KEY NOTE

1. LOBBY
2. SENIOR APARTMENT - ELEVATOR
3. SENIOR APARTMENT - 'EXIT' STAIR WITH STANDPIPE TYP.
4. SENIOR RESIDENTIAL UNIT
5. PRIVATE DECK, TYP.
6. TRASH CHUTE
7. INTERMEDIATE DISTRIBUTION FRAME CLOSET
8. RESIDENT STORAGE @ 150 CF EACH

20. RCFE TYPE-V 3 STORY ON-GRADE BUILDING
21. RCFE - ELEVATOR
22. RCFE - 'EXIT' STAIR WITH STANDPIPE TYP.

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

THIRD LEVEL PLAN

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

scale: 1/16" = 1'-0"
0 8 16 32 64

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024



LEGEND

- RESIDENTIAL
- CIRCULATION
- MECHANICAL / UTILITY
- VERTICAL CIRCULATION
- PROPERTY LINE

KEY NOTE

1. LOBBY
2. SENIOR APARTMENT - ELEVATOR
3. SENIOR APARTMENT - 'EXIT' STAIR WITH STANDPIPE TYP.
4. SENIOR RESIDENTIAL UNIT
5. PRIVATE DECK, TYP.
6. TRASH CHUTE
7. INTERMEDIATE DISTRIBUTION FRAME CLOSET
8. RESIDENT STORAGE @ 150 CF EACH

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

LEVEL 04-06 PLAN

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

scale: 1/16" = 1'-0"
0 8 16 32 64

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024



LEGEND

PROPERTY LINE

KEY NOTE

1. CONDENSING UNITS WITH ISOLATION PAD TYP.
2. FUTURE SOLAR PANEL AREA (15% OF ROOF AREA)
3. ROOF MEMBRANE TRAFFIC PAD
4. ROOF ACCESS STAIR WITH STANDPIPE
5. RCFE ROOF BELOW

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

ROOF PLAN

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

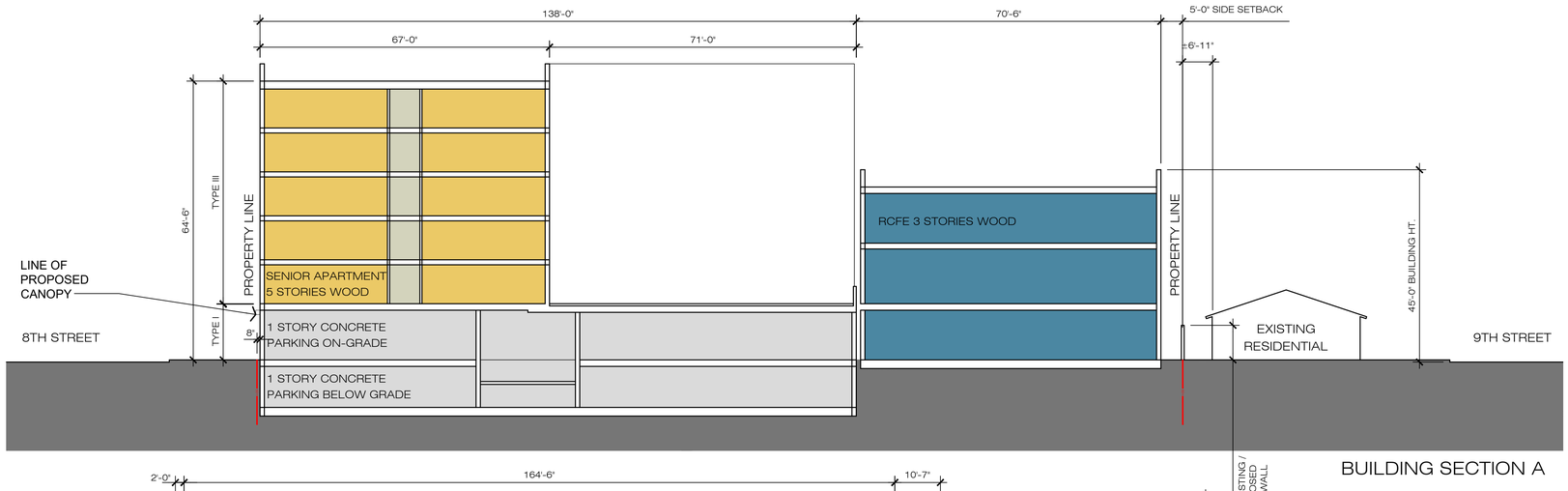
11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

N

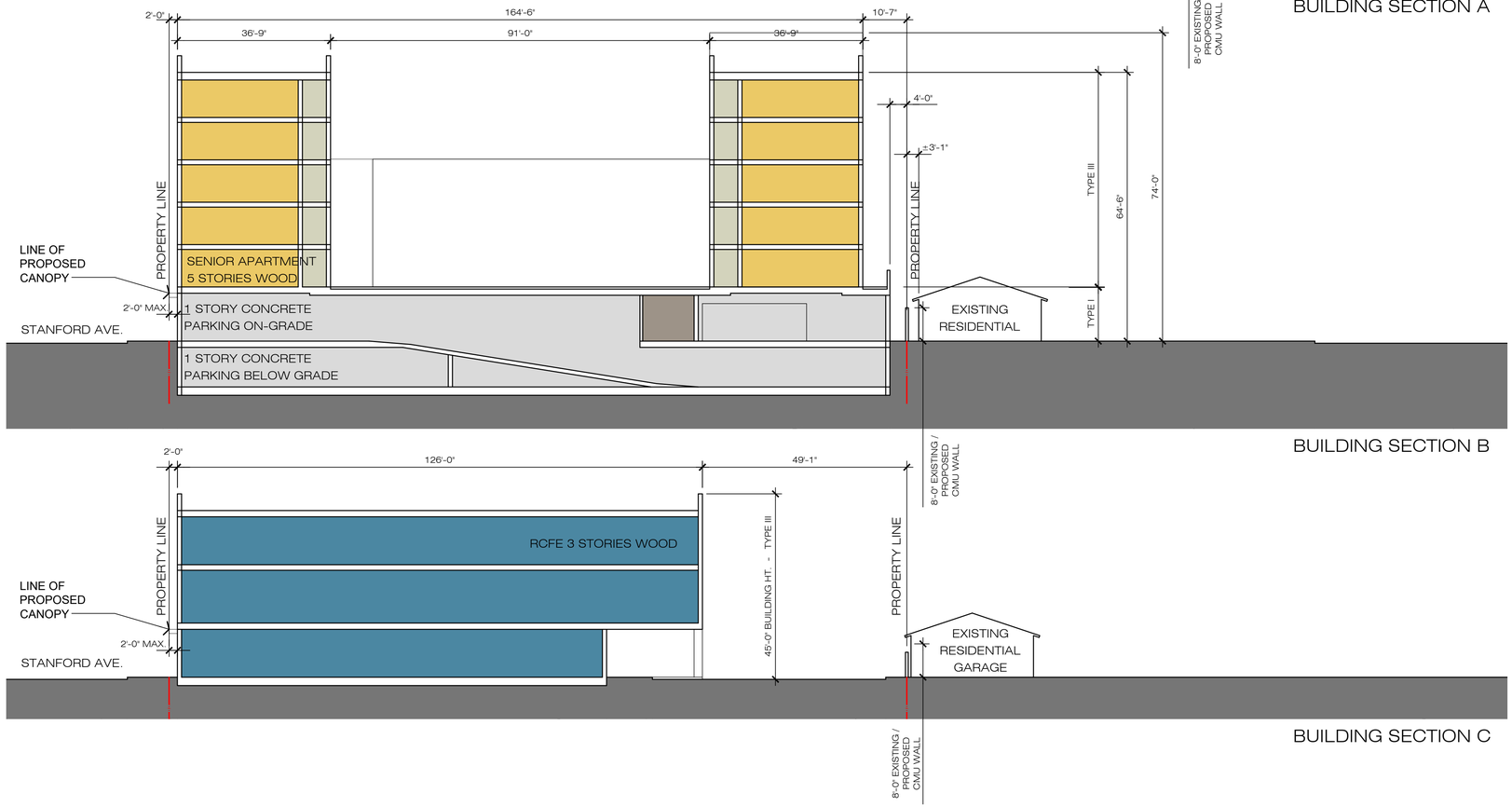
scale: 1/16" = 1'-0"
0 8 16 32 64

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024



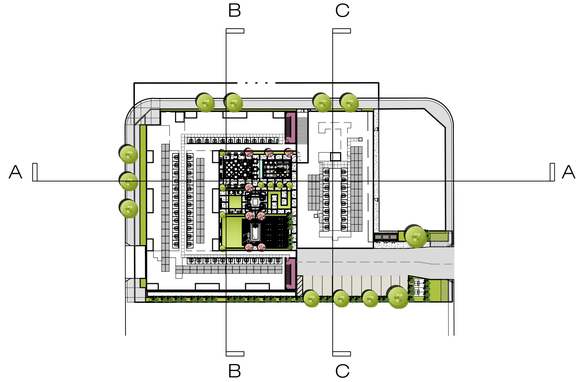
BUILDING SECTION A



BUILDING SECTION B

BUILDING SECTION C

KEY PLAN



MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

BUILDING SECTIONS

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

scale: 1/16" = 1'-0"
0 8 16 32 64

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB: MU220229.00
PRINTED: September 24, 2024



3. (NORTH) STANFORD AVE. ELEVATION



2. (EAST) 9TH STREET ELEVATION



4. (WEST) 8TH STREET ELEVATION

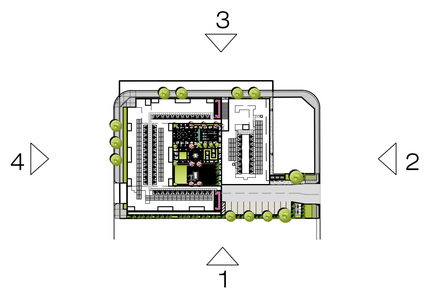


1. (SOUTH) REAR ELEVATION

MATERIAL LEGEND

1. EXTERIOR CEMENT STUCCO COLOR 1
2. EXTERIOR CEMENT STUCCO COLOR 2
3. EXTERIOR CEMENT STUCCO COLOR 3
4. EXTERIOR CEMENT STUCCO COLOR 4
5. ENHANCED EXTERIOR VENEER
6. SYNTHETIC EXTERIOR BOARD
7. 2" MIN. RECESSED DUAL GLAZED VINYL WINDOWS DARK COLORED FRAME
8. WOOD FRAMED AWNING
9. METAL CANOPY
10. SCREED LINE
11. SPLIT FACE CMU WALL
12. PAINTED METAL GUARD RAIL
13. 2" MIN. RECESSED STOREFRONT WINDOW AND DOOR
14. PAINTED METAL COPING
15. METAL GRILL OPENING AND GARAGE DOOR
16. FOAM TRIM BELLY BAND
17. PAINTED METAL DOOR
18. 8'-0" HT. PROPOSED CMU PERIMETER WALL

NOTE:
STOREFRONTS AND WINDOWS SHALL BE INSET FROM EXTERIOR FAÇADE PLANES AND/OR ADJOINING EXTERIOR WALL PLANES A MINIMUM OF TWO INCHES TO REALIZE INCREASED SHADE, SHADOW, AND VISUAL TEXTURE ALONG THE BUILDING FACE



MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

CONCEPTUAL IMAGERY

APPLICANT:
ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

scale: 1/16" = 1'-0"
0 8 16 32 64

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024



MIXED USE SENIOR APARTMENTS &
RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

CONCEPTUAL PERSPECTIVE

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024



MIXED USE SENIOR APARTMENTS &
RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

CONCEPTUAL PERSPECTIVE

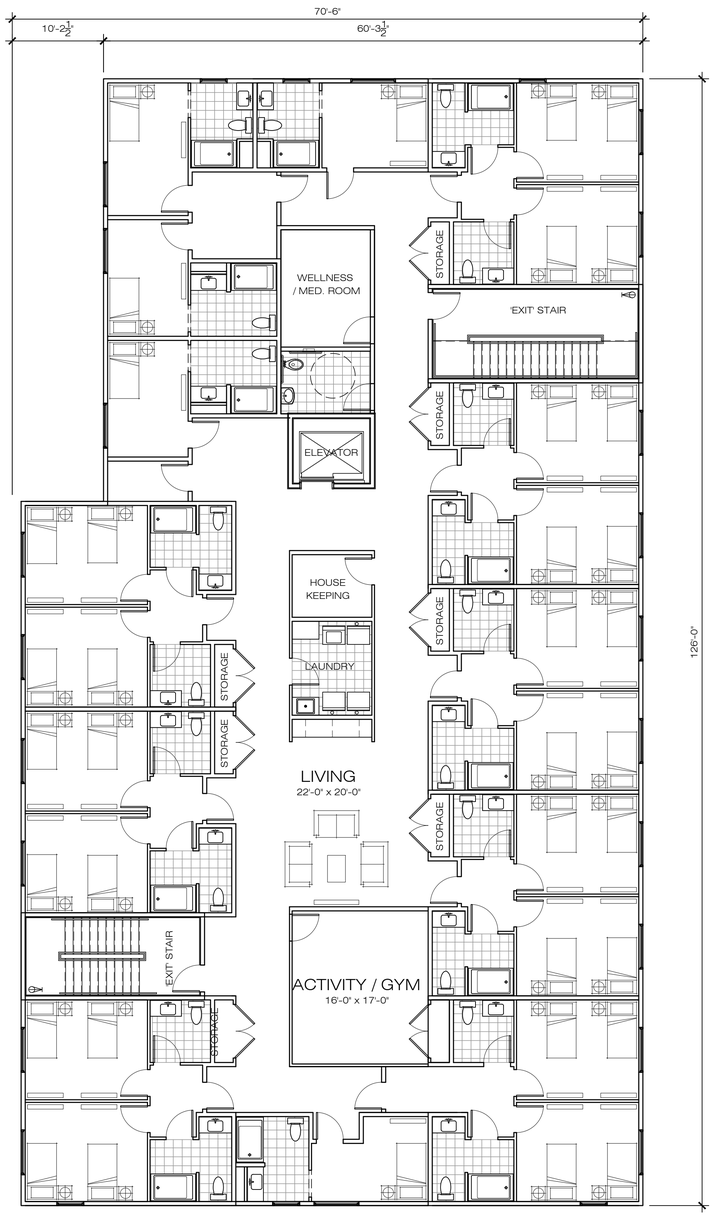
APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

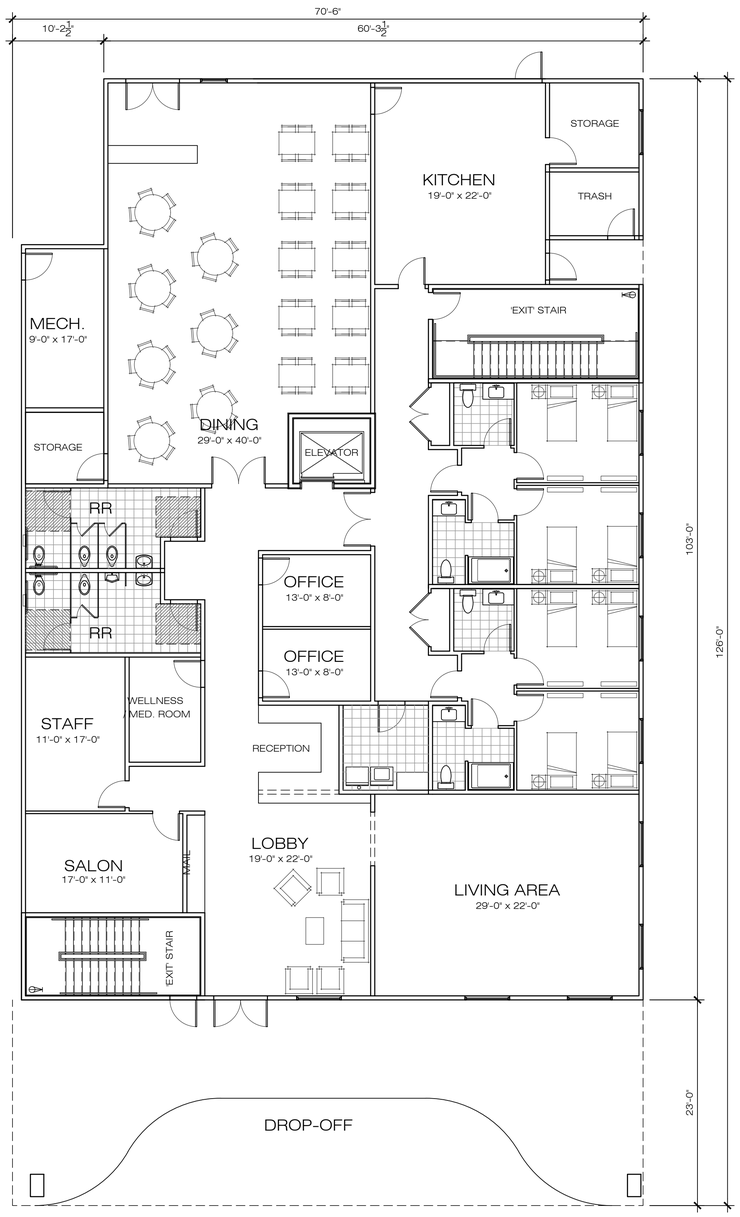
11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024



LEVEL 2-3 PLAN



LEVEL 1 PLAN

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

ENLARGED RCFE PLANS

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

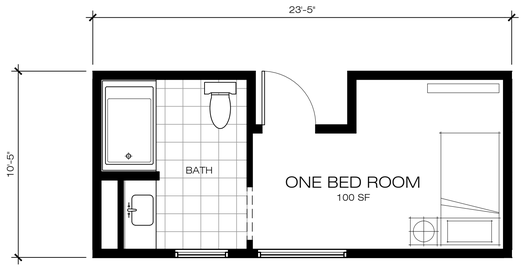
11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

scale: 1/8" = 1'-0"
0 4 8 16 32

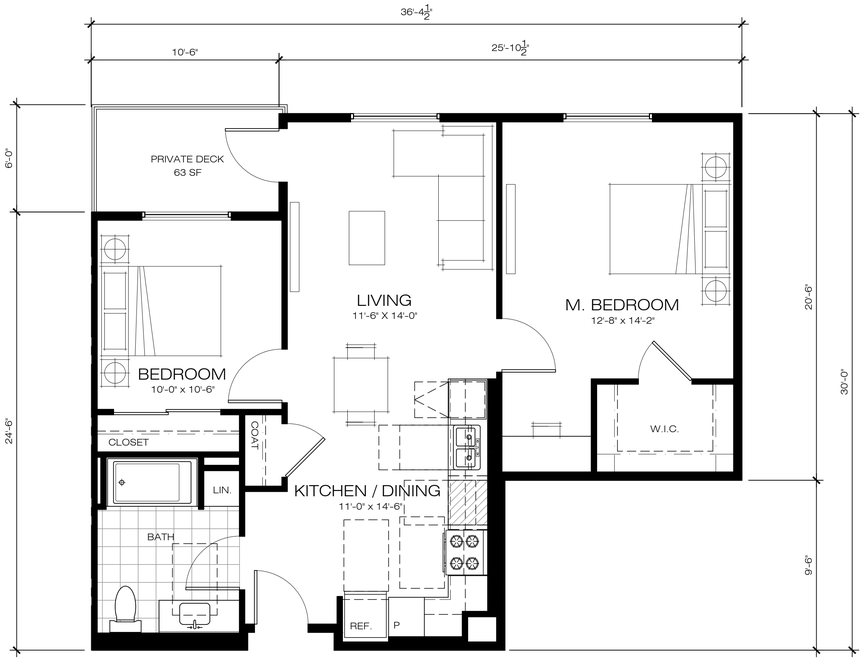
BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024

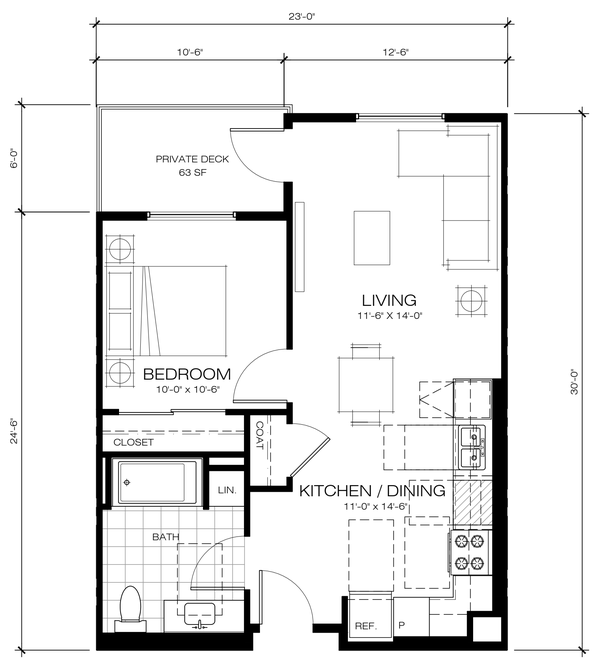




TYPICAL RCFE BEDROOMS



UNIT TYPE B
2 BEDROOM / 1 BATH
GROSS UNIT SF = 903 S.F.
DECK AREA = 63 S.F.
4 UNITS



UNIT TYPE A
1 BEDROOM / 1 BATH
GROSS UNIT SF = 627 S.F.
DECK AREA = 63 S.F.
74 UNITS

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

TYPICAL UNIT PLANS

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

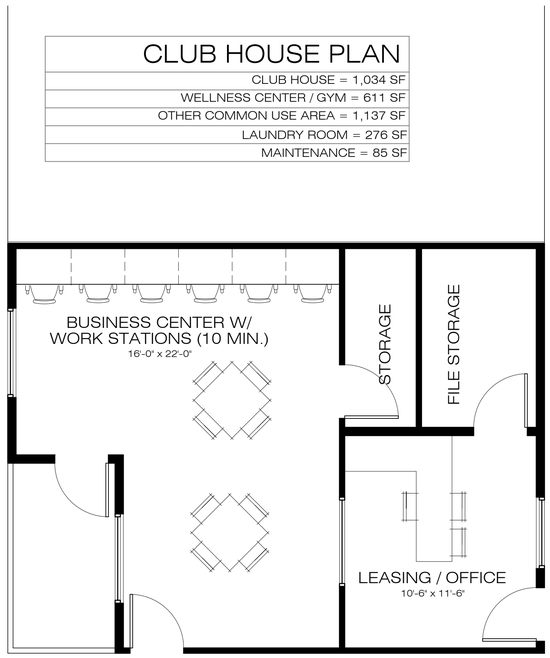
scale: 1/8" = 1'-0"
0 4 8 16 32

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024

CLUB HOUSE PLAN

CLUB HOUSE = 1,034 SF
WELLNESS CENTER / GYM = 611 SF
OTHER COMMON USE AREA = 1,137 SF
LAUNDRY ROOM = 276 SF
MAINTENANCE = 85 SF





MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

CLUB HOUSE PLAN

APPLICANT:

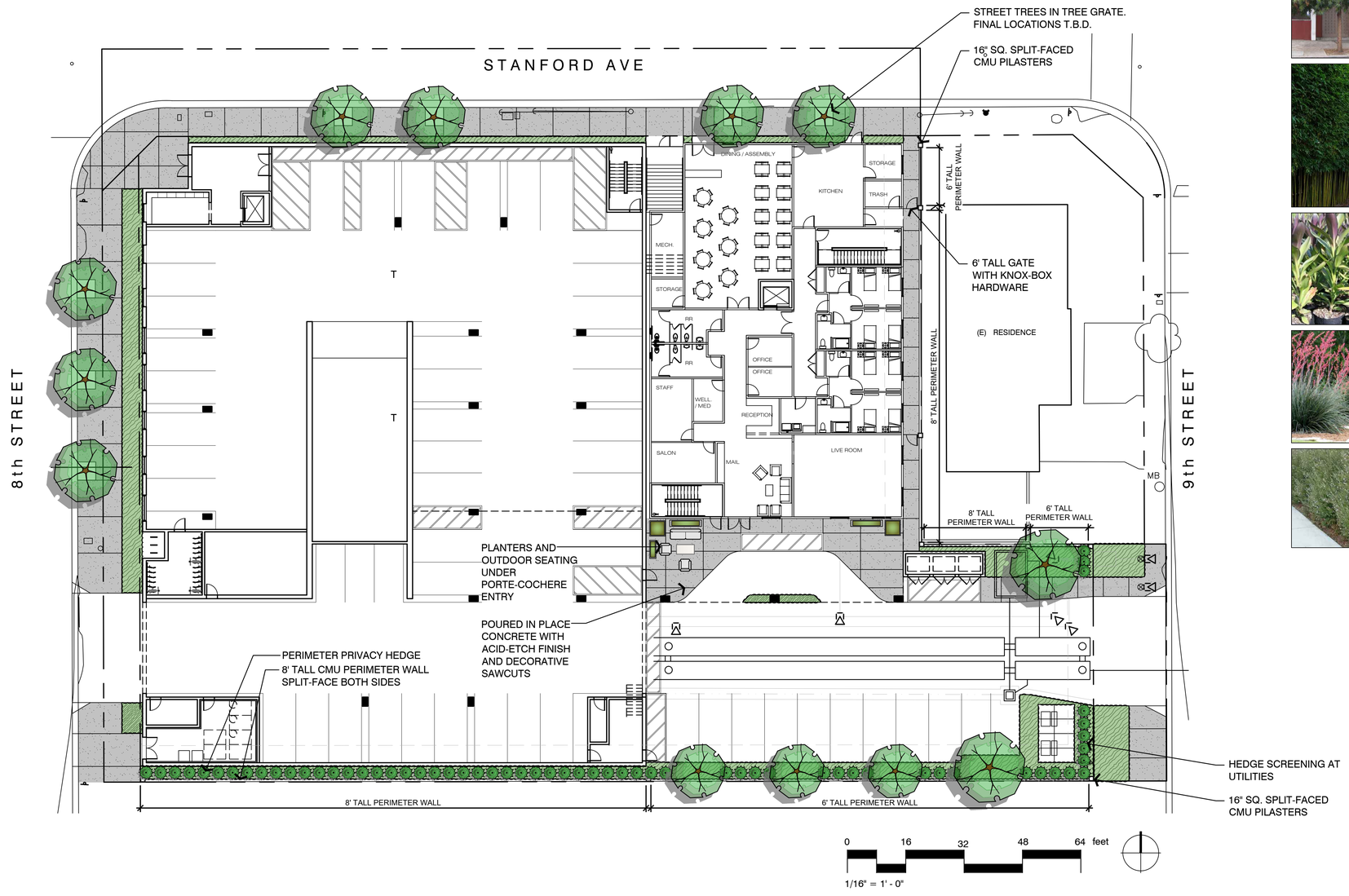
ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

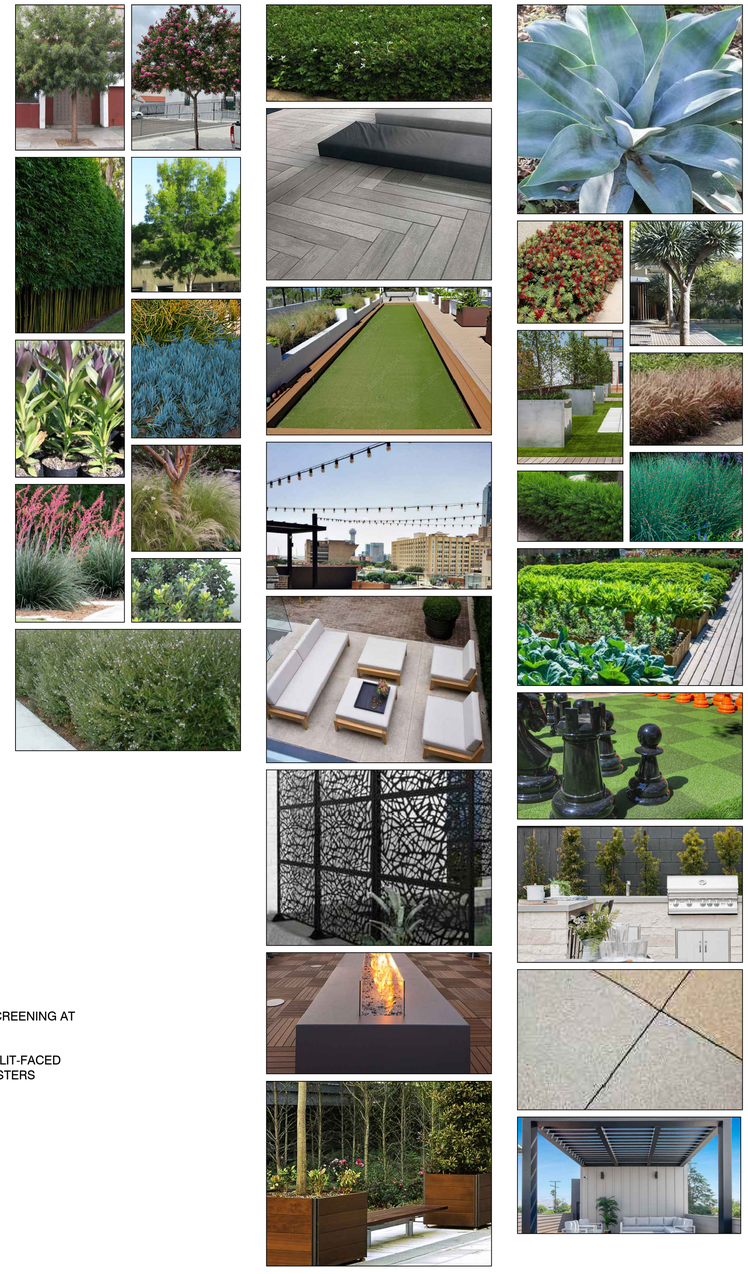
11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

scale: 1/8" = 1'-0"
0 4 8 16 32

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED: September 24, 2024





MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

Wilson Davis Associates
Landscape Architecture
2825 Litchfield Dr.
Riverside, CA 92503
Ph.(951) 353-2436

LANDSCAPE CONCEPT - GROUND LEVEL

APPLICANT:

ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB. MU220229.00
PRINTED:



CONCEPT PLANT SCHEDULE

PODIUM TREES

Arbutus x 'Marina' / Marina Strawberry Tree Standard	24" Box, L
Chilopsis linearis 'Monhews' / Timeless Beauty® Desert Willow	15 Gal., VL
Olea europaea 'Fruitless' / Fruitless Olive	15 Gal, L

VERTICAL ACCENTS

Aloe tongaensis 'Medusa' / Medusa Mozambique Tree Aloe	15 Gal., VL
Bambusa multiplex 'Golden Goddess' / Golden Goddess Hedge Bamboo	15 Gal, M
Dracaena draco / Dragon Tree	15 Gal., VL
Phyllostachys aureosulcata / Yellow Groove Bamboo	15 Gal, M

GROUND LEVEL TREES

Chilopsis linearis / Desert Willow	24" Box, VL
Fraxinus angustifolia oxycarpa 'Raywood' / Raywood Ash	24" Box, M
Searsia lancea / African Sumac	24" Box, L

HEDGE SCREEN

Dodonaea viscosa / Hopseed Bush	15 Gal., L
Ligustrum japonicum 'Texanum' / Texas Japanese Privet	15 Gal., L
Westringia x 'Wynabbie Gem' / Wynabbie Gem Coast Rosemary	15 Gal., L

GROUND LEVEL

Agave attenuata / Foxtail Agave	15 Gal., L
Anigozanthos x 'Big Red' / Big Red Kangaroo Paw	1 Gal., M
Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	1 Gal., L
Hesperaloe parviflora / Red Yucca	1 Gal., VL
Muhlenbergia rigens / Deer Grass	1 Gal., L
Pennisetum x advena 'Rubrum' / Red Fountain Grass	1 Gal., L
Pittosporum crassifolium 'Compactum' / Dwarf Karo Pittosporum	5 Gal., M
Pittosporum tobira / Japanese Pittosporum	5 Gal., M
Senecio serpens / Blue Chalksticks	1 Gal., L
Stipa tenuissima / Mexican Feather Grass	1 Gal., L

PODIUM LEVEL

Cordyline australis / Grass Palm	5 Gal., L
Dianella revoluta 'Big Rev' / Big Rev Flax Lily	1 Gal., L
Echeveria x 'Afterglow' / Afterglow Echeveria	1 Gal., L
Feijoa sellowiana / Pineapple Guava	5 Gal., L
Hesperaloe parviflora / Red Yucca	1 Gal., L
Kalanchoe beharensis / Felt Plant	15 Gal., L
Phormium tenax / New Zealand Flax	1 Gal., L
Pittosporum tenuifolium 'Silver Sheen' / Silver Sheen Tawhiwhi	15 Gal., M
Strelitzia juncea / Narrow-leafed Bird of Paradise	1 Gal., L

PRELIMINARY WATER USE CALCULATIONS:

GROUND LEVEL = 3,113 SQ.FT. OF PLANTING AREA
PODIUM LEVEL = 870 SQ.FT. OF PLANTING AREA

M.A.W.A. = (47.2) (0.62) [(0.55 x 3,983)] = 64,107 gal / yr.

E.T.W.U. = (47.2) (0.62) [(0.40 x 3,983) / 0.81] = 57,560 gal / yr.

AMENITIES LIST:

BBQ/GRILL UNITS	=	6
TABLES	=	11
COMMUNITY GARDEN	=	205 SQ.FT.
SPA	=	128 SQ.FT. (8' x 16')
PLANTING AREA ON PODIUM	=	870 SQ.FT. (TOTAL)

IRRIGATION SYSTEM DESIGN STATEMENT:

A PERMANENT AUTOMATIC SUB-SURFACE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE IRRIGATION CONTROLLER(S) SHALL BE SMART WEATHER-BASED AND EQUIPPED FROM THE MANUFACTURER WITH WEATHER/EVAPOTRANSPIRATION (ET) SENSING CAPABILITIES TO AUTOMATICALLY ADJUST WATERING SCHEDULES AND AMOUNTS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. DRIP AND/OR BUBBLER IRRIGATION, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION SYSTEMS SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS.

MIXED USE SENIOR APARTMENTS & RCFE - RESIDENTIAL CARE FACILITY FOR THE ELDERLY

LANDSCAPE CONCEPT - PODIUM LEVEL

Wilson Davis Associates
Landscape Architecture
2825 Litchfield Dr.
Riverside, CA 92503
Ph.(951) 353-2436

APPLICANT:

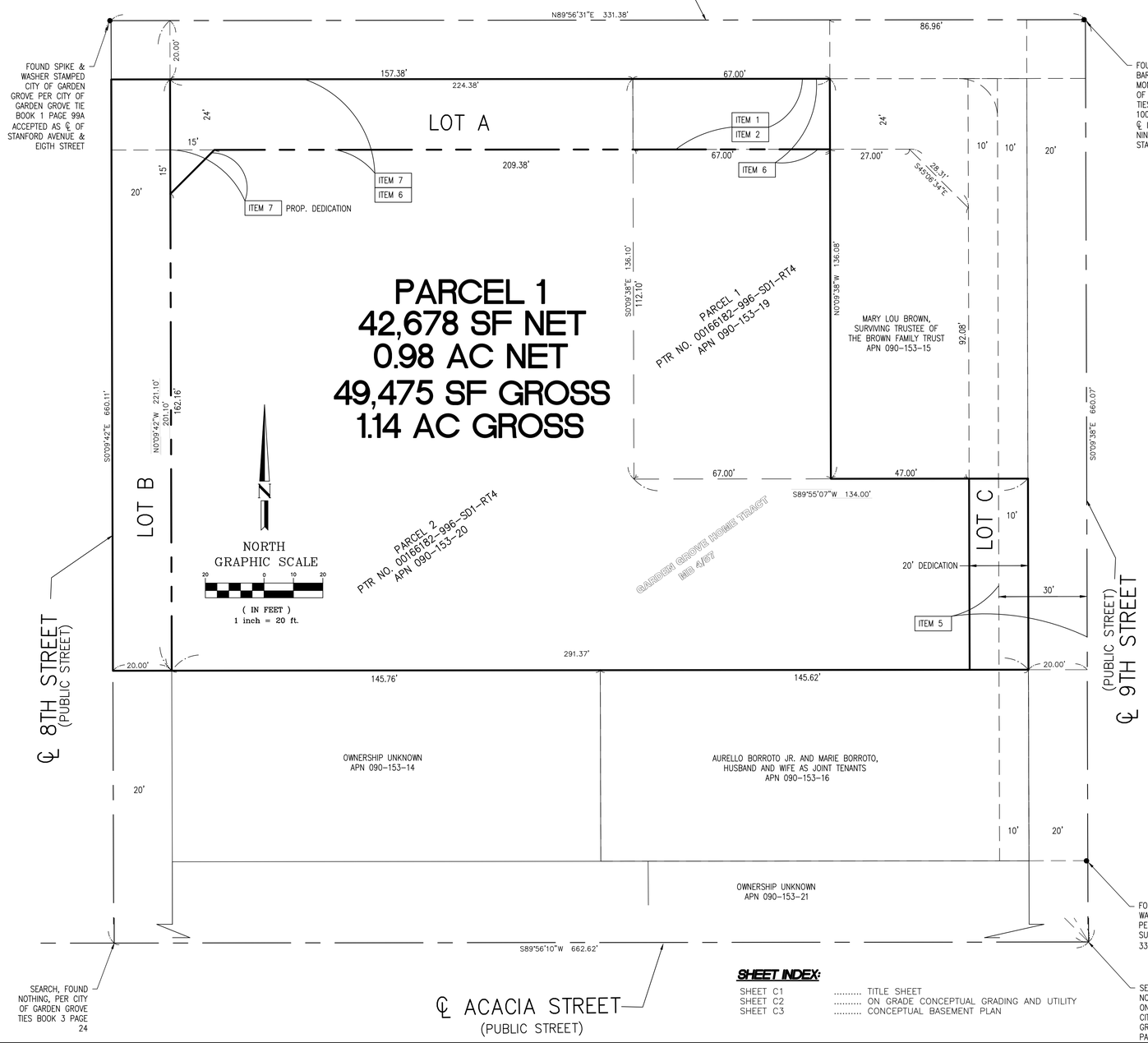
ThreeK INVESTMENTS, LLC
9984 ASTER CIRCLE
FOUNTAIN VALLEY, CA 92708

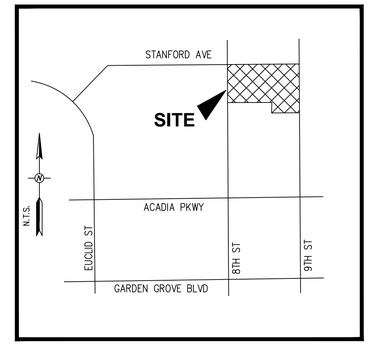
11432-11462 STANFORD AVE. GARDEN GROVE, CA 92840

BSB DESIGN
970 West 190th Street Suite 250
Torrance, CA 90502
t. 310. 217. 8885 f. 310. 217. 0425

JOB: MU220229.00
PRINTED:

TENTATIVE PARCEL MAP 2023-156
FOR CONDOMINIUM PURPOSES
MIXED USE SENIOR APARTMENTS
CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA





VICINITY MAP
NOT TO SCALE

SHEET INDEX:

SHEET C1	..... TITLE SHEET
SHEET C2	..... ON GRADE CONCEPTUAL GRADING AND UTILITY
SHEET C3	..... CONCEPTUAL BASEMENT PLAN

ZONING
THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF GARDEN GROVE, CALIFORNIA AND IS ZONED: CC-3 . FOR MORE INFORMATION ON THIS ZONING AREA PLEASE CONTACT THE CITY OF PERRIS, CALIFORNIA PLANNING AND ZONING DEPARTMENT AT (714) 741-5000.

FLOOD ZONE
THE SUBJECT PROPERTY LIES WITHIN THE CITY OF GARDEN GROVE, CALIFORNIA AREA OF FLOOD INSURANCE RATE MAP PANEL NUMBER 06059C0141J HAVING AN EFFECTIVE DATE OF 12/3/2009. ZONE "X" AREA OF 0.2% ANNUAL CHANCE OF 1% ANNUAL CHANCE OF THAN ONE FOOT FLOOD AREAS OF LEN THAN ONE FOOT.

ASSESSORS PARCEL NUMBERS
090-153-19 & 090-153-20

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ACACIA PARKWAY PER PARCEL MAP NO. 83-508, PMB 186/25-26

BEING: NORTH 89°56'10" EAST

BENCHMARK
GARDEN GROVE BENCHMARK DATA SHEET: GG-139

DESCRIBED AS A 2 ½" BRONZE DISK STAMPING CITY G.G. BM DATE 1/5/2012 LOCATED AT THE NORTHWEST QUADRANT OF GARDEN GROVE BLVD. & NINTH ST., 23' NORTH OF B.C.R. IN SOUTHEAST CORNER OF 20' X 4' CATCH BASIN.

ELEVATION = 91.229' NAVD ('88)(GG2012 ADJ)

TITLE INFORMATION
THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY TITLE REPORT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE ORDER NO. 00166182-996-SD1-RT4, DATED: JUNE 28, 2022 AT 7:30 AM

TITLE TO SAID ESTATE OR INTEREST IS VESTED
THREEK INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDEN GROVE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN 090-153-19

THE WESTERLY 67.00 FEET OF THE EASTERLY 134.00 FEET OF BLOCK 12 OF THE GARDEN GROVE HOME TRACT, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 57 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THE SOUTH 504.00 FEET, MEASURED FROM THE CENTERLINE OF ACACIA AVENUE, 60 FEET WIDE, LYING SOUTHERLY OF BLOCK 12.

PARCEL 2: APN 090-153-20

BLOCK 12 OF GARDEN GROVE HOME TRACT, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 57 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPTING THEREFROM THE SOUTH 439 FEET, MEASURED FROM THE CENTERLINE OF ACACIA STREET, 60 FEET IN WIDTH.

SCHEDULE B ITEMS

[ ]	INDICATES ITEMS PLOTTED HEREON
ITEM 1	EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF GARDEN GROVE PURPOSE: WATER LINE AND RIGHTS INCIDENTAL THERETO RECORDING DATE: FEBRUARY 16, 1971 RECORDING NO: BOOK 9544, PAGE 615 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
ITEM 2	EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF GARDEN GROVE PURPOSE: PUBLIC STREET AND HIGHWAY AND RIGHTS INCIDENTAL THERETO RECORDING DATE: MAY 15, 1973 RECORDING NO: BOOK 10714, PAGE 326 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
ITEM 5	EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: COUNTY OF ORANGE PURPOSE: HIGHWAY AND RIGHTS INCIDENTAL THERETO RECORDING DATE: FEBRUARY 6, 1953 RECORDING NO: BOOK 2448, PAGE 384 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
ITEM 6	EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF GARDEN GROVE PURPOSE: WATERLINE AND RIGHTS INCIDENTAL THERETO RECORDING DATE: FEBRUARY 16, 1971 RECORDING NO: BOOK 9544, PAGE 619 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
ITEM 7	EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF GARDEN GROVE PURPOSE: PUBLIC STREET AND HIGHWAY PURPOSES AND RIGHTS INCIDENTAL THERETO RECORDING DATE: MAY 4, 1973 RECORDING NO: 4563, BOOK 10678, PAGE 811 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

EARTHWORK QUANTITY ESTIMATE:
(QUANTITIES FOR PLAN CHECK PURPOSES ONLY)

ITEM	QUANTITY
RAW CUT (GROSS)	-9111 CY
OVER EXCAVATION CUT	-4549 CY
OVEREXCAVATION FILL	4549 CY
SUBSIDENCE (ASSUME 0.1' OVER ENTIRE SITE)	151 CY
RAW FILL	82 CY
OVEREXCAVATION SHRINKAGE	500 CY
NET CUT	8378 CUT CY

LINE AND SYMBOL LEGEND

——S——	PROPOSED SEWER LINE (PVT)
——W——	PROPOSED WATER LINE (PVT)
	PROPOSED STORM DRAIN LINE (PVT)
—·—·—·—	CENTER LINE
	PROPERTY LINE
——x——x——	PROPOSED FENCE
----(S)----	EXISTING SEWER LINE
----(W)----	EXISTING WATER LINE
	EXISTING STORM DRAIN LINE
----(GAS)----	EXISTING GAS LINE
----(T)----	EXISTING TELEPHONE LINE
----(E)----	EXISTING ELECTRIC LINE
----⊗----	EXISTING VALVE
----Ⓢ----	EXISTING MANHOLE
	FIRE HYDRANT
	STREET LIGHT
	FILL OR CUT SLOPE

ABBREVIATIONS

BDY	BOUNDARY
BLDG	BUILDING
BIO-FILT	BIO-FILTRATION
BW	BACK OF WALK
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CO	CLEANOUT
CONC	CONCRETE
DDCA	COUBLE DETECTOR CHECK ASSEMBLY
DRWY	DRIVEWAY
E	ELECTRICAL OR EAST
ELEC	ELECTRICAL
ESMT	EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GROUND
FH	FIRE HYDRANT
FS	FINISHED SURFACE
FW	FIRE WATER
GFF	GARAGE FINISHED FLOOR
INV	INVERT
JS	JUNCTION STRUCTURE
LACFCD	LA COUNTY FLOOD CONTROL DISTRICT
LP	LOW POINT
LT	LIGHT
MH	MANHOLE
N.A.P.	NOT A PART
PA	PLANTER AREA
PCC	PORTLAND CEMENT CONCRETE
PIP	PROTECT IN PLACE
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
PP	POWER POLE
PR	PROPOSED
R	RIDGE
RH	RETAINED HEIGHT
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
W	WATER OR WEST
WM	WATER METER
WQ	WATER QUALITY

DATE OF PREPARATION
REVISED MARCH, 2024

REVISIONS

NO	DATE	INITIAL	DESCRIPTION

BENCH MARK :
GARDEN GROVE BENCHMARK DATA SHEET: GG-139
DESCRIBED AS A 2 ½" BRONZE DISK STAMPING CITY G.G. BM DATE 1/5/2012 LOCATED AT THE NORTHWEST QUADRANT OF GARDEN GROVE BLVD. & NINTH ST., 23' NORTH OF B.C.R. IN SOUTHEAST CORNER OF 20' X 4' CATCH BASIN.ELEVATION = 91.229' NAVD ('88)(GG2012 ADJ)

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ACACIA PARKWAY PER PARCEL MAP NO. 83-508, PMB 186/25-26

BEING: NORTH 89°56'10" EAST

OWNER OR DEVELOPER :
THREEK INVESTMENTS LLC
9984 ASTER CIRCEL, FOUNTAIN VALLEY, CA 92708
IRVINE, CALIFORNIA 92618
714-435-0234

PREPARED BY :
KES TECHNOLOGIES INC
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
1 VENTURE STE 130
IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
ALI MONSHI ZADEH
C67674
EXP. 06/30/2025
CIVIL
STATE OF CALIFORNIA

ENGINEER _____ DATE _____
EXP. DATE

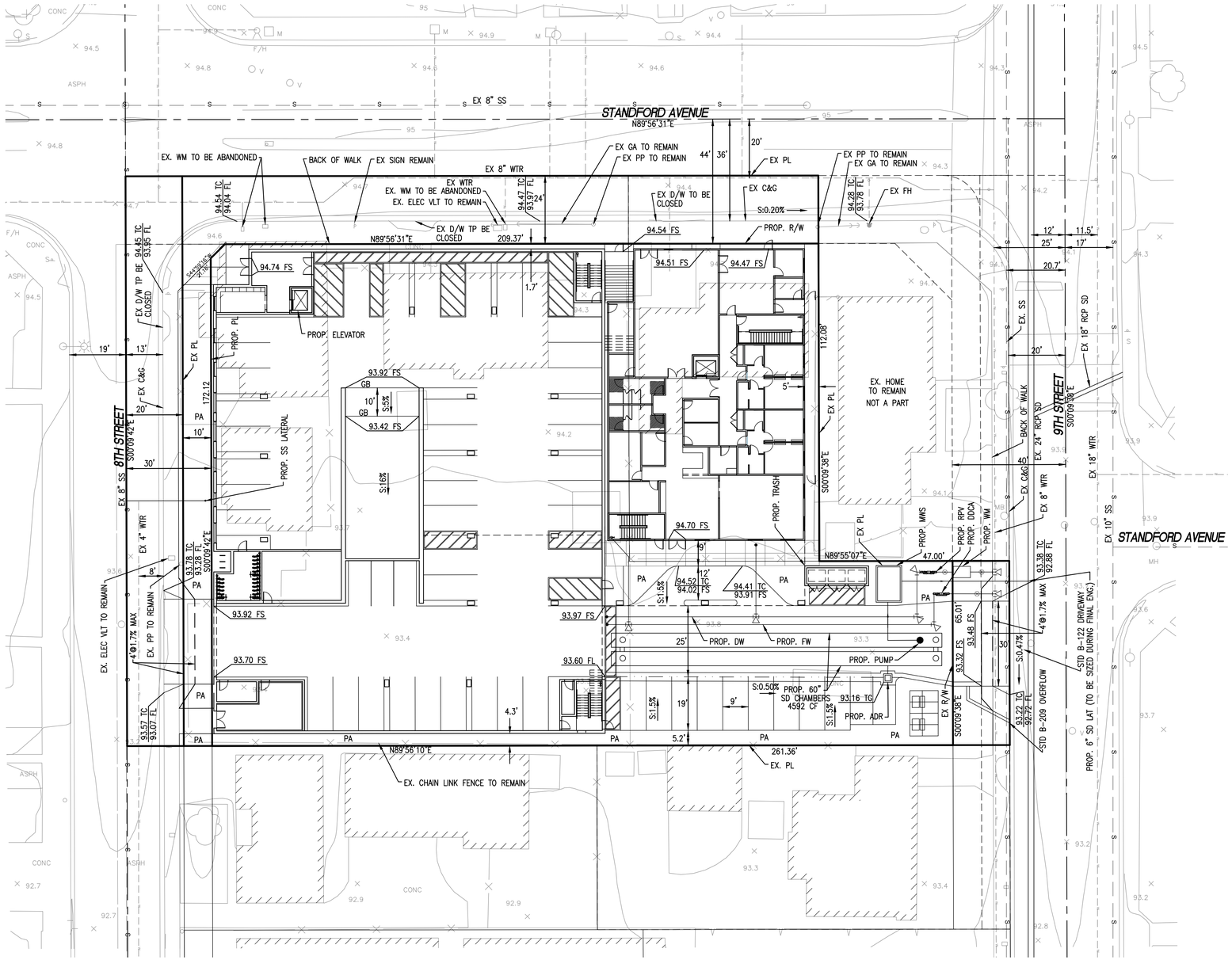
TENTATIVE PARCEL MAP 2023-156

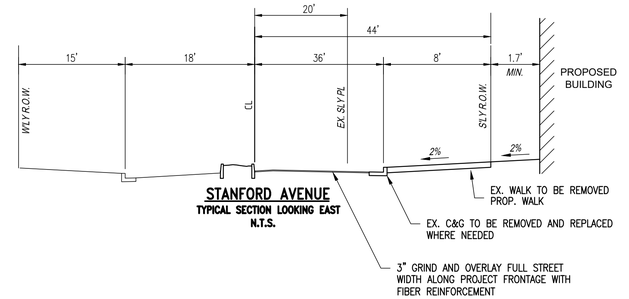
SITE ADDRESS :
11432-11462 STANFORD AVE
GARDEN GROVE, CA

SHEET 1 OF 3

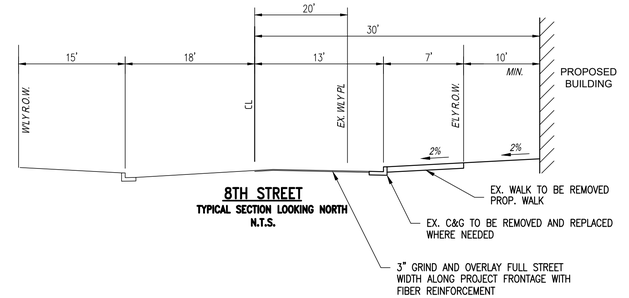
SCALE: AS SHOWN | DRAWN BY: DSK | CHECKED BY: AM

CITY OF GARDEN GROVE

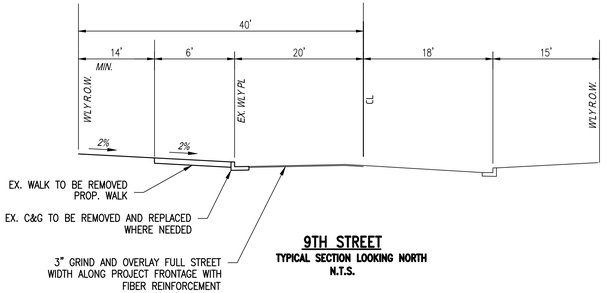




STANFORD AVENUE
TYPICAL SECTION LOOKING EAST
N.T.S.



8TH STREET
TYPICAL SECTION LOOKING NORTH
N.T.S.



9TH STREET
TYPICAL SECTION LOOKING NORTH
N.T.S.

UTILITY OWNERS

UTILITY	CONTACT PERSON	PHONE NO.
AT&T	ROBERT FLEISHER	(714) 237-6165
GARDEN GROVE SANITARY DIVISION	BRENT HAYES	(714) 741-5976
GARDEN GROVE WATER DIVISION	CARINA DAN	(714) 741-5346
GARDEN GROVE TRAFFIC DIVISION	DAI VU	(714) 741-5189
SOUTHERN CALIFORNIA EDISON	GAIL GARDNER	(562) 903-3167
SOUTHERN CALIFORNIA GAS COMPANY	DON J. AMADOR	(714) 634-3039
O.C. SANITATION DISTRICT	QUYNH NGUYEN	(714) 962-2411 EXT. 5069
TIME WARNER	CURTIS VASQUEZ	(714) 719-7880
XO COMMUNICATIONS	LEE ARNOLD	(949) 417-7700
FRONTIER/VERIZON	MIKE MADRID	(714) 375-6720
RED FLEX SYSTEMS, INC.	MARC CARROLL	(530) 957-2856
CRIMSON PIPE LINE LAND DEPT.	JENNIFER LONGVILLE	(562) 285-4195
CHEVRON PIPE LINE COMPANY	PASCUAL ALVAREZ	(310) 669-4014

PROPOSED EASEMENT NOTE:
ALL REQUIRED EASEMENTS TO BE PROVIDED TO ALL APPLICABLE UTILITY AND PUBLIC ENTITIES DURING FINAL ENGINEERING.

DEMOLITION NOTE:
ENTIRE SITE TO BE FULLY DEMOLISHED OF ALL EXISTING IMPROVEMENTS PRIOR TO CONSTRUCTION

REVISIONS

NO	DATE	INITIAL	DESCRIPTION

BENCH MARK :
GARDEN GROVE BENCHMARK DATA SHEET: GG-139
DESCRIBED AS A 2 ½" BRONZE DISK STAMPING CITY G.G. BM DATE 1/5/2012 LOCATED AT THE NORTHWEST QUADRANT OF GARDEN GROVE BLVD. & NINTH ST., 23' NORTH OF B.C.R. IN SOUTHEAST CORNER OF 20' X 4' CATCH BASIN.ELEVATION = 91.229' NAVD ('88)(GG2012 ADJ)

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ACACIA PARKWAY PER PARCEL MAP NO. 83-508, PMB 186/25-26

BEING: NORTH 89°56'10" EAST

OWNER OR DEVELOPER :
THREEK INVESTMENTS LLC
9984 ASTER CIRCEL, FOUNTAIN VALLEY, CA 92708
IRVINE, CALIFORNIA 92618
714-435-0234

PREPARED BY :
KES TECHNOLOGIES INC
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
1 VENTURE STE 130
IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
ALI MONSHI LASHGARI
C67674
EXP. 06/30/2025
CIVIL
STATE OF CALIFORNIA

ENGINEER _____ DATE _____
EXP. DATE

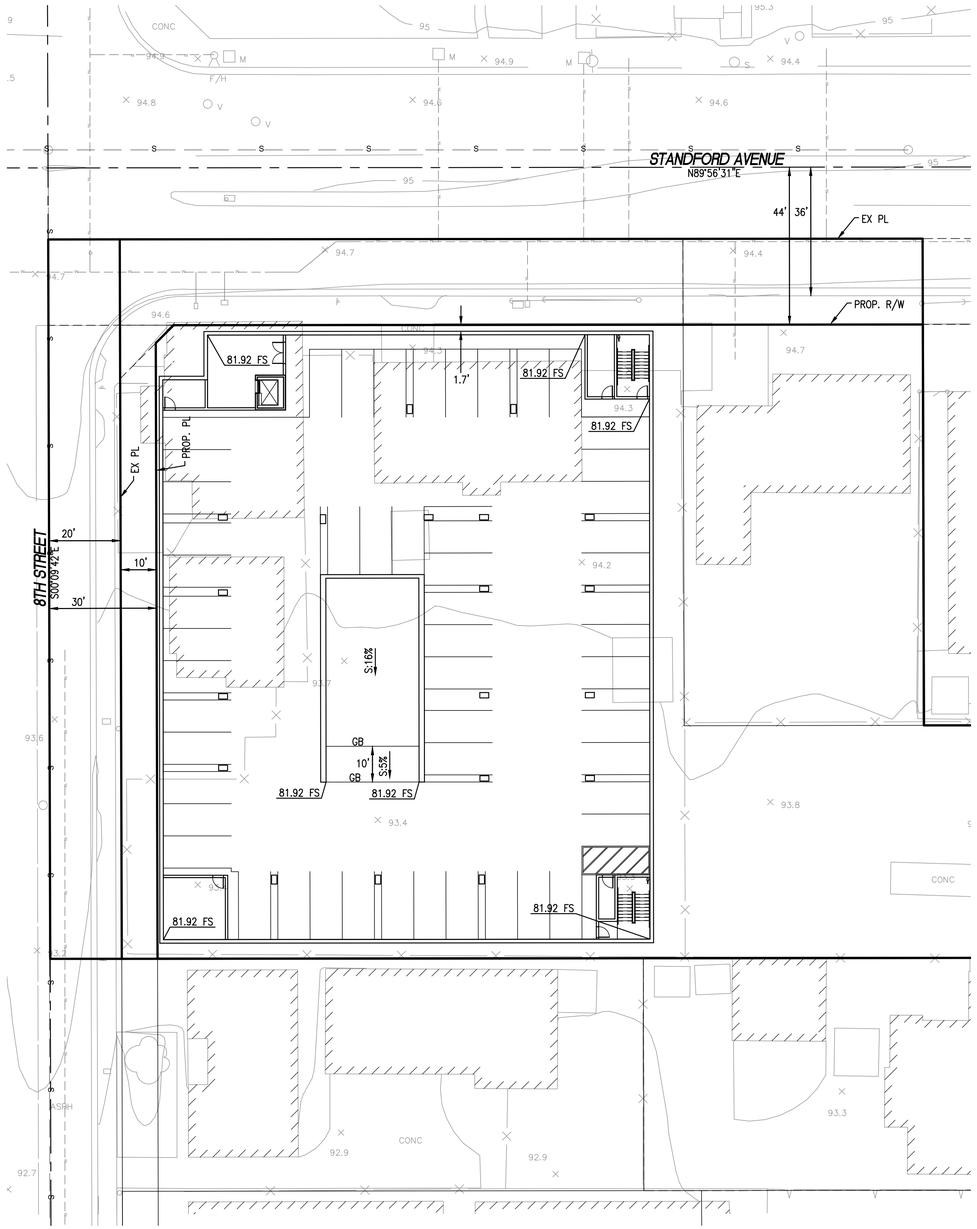
TENTATIVE PARCEL MAP 2023-156

SITE ADDRESS :
11432-11462 STANFORD AVE
GARDEN GROVE, CA

SHEET 2 OF 3

SCALE: AS SHOWN | DRAWN BY: DSK | CHECKED BY: AM

CITY OF GARDEN GROVE



SITE SPECIFIC DATA*	
PROJECT NAME	
PROJECT LOCATION	
STRUCTURE ID	

PERFORMANCE DATA	
TREATMENT VOLUME (CF)	
DRAINDOWN TIME (HR)	
TREATMENT HGL (FT)	
BYPASS FLOW RATE (CFS)	

PROJECT PARAMETERS			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
OUTLET PIPE 1			
RIM ELEVATION			
SURFACE LOADING REQUIREMENT			

FRAME & COVER	PRETREATMENT	BIOFILTRATION	DISCHARGE

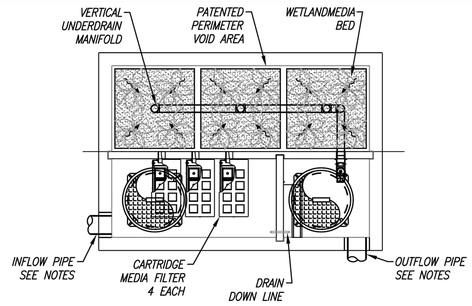
WETLANDMEDIA VOLUME (CY)	
MEDIA DELIVERED	
ORIFICE SIZE (DIA)	
MAX PICK WEIGHT (LBS)	
NOTES: *PER ENGINEER OF RECORD	

INSTALLATION NOTES

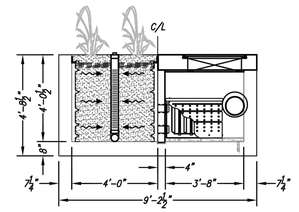
1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. MANUFACTURER RECOMMENDS A MINIMUM 6"LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
3. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH).
4. INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR.
5. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
6. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.

GENERAL NOTES

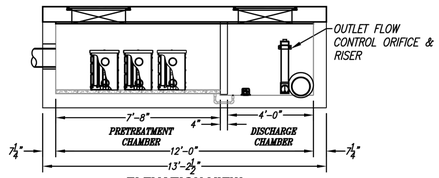
1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.



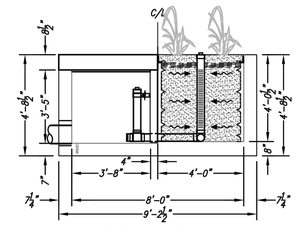
PLAN VIEW



LEFT END VIEW



ELEVATION VIEW



RIGHT END VIEW

MWS UNIT DESIGN DATA	
TREATMENT CAPACITY (CFS)	0.346
OPERATING HEAD (FT)	3.4
PRETREATMENT SURFACE AREA (SF)	105.84
WETLAND LOADING RATE (GPM/MIN)	1.04

THE PRODUCT DESCRIBED MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 7,425,262; 7,470,362; 7,674,378; &,303,816; RELATED FOREIGN PATENTS OR OTHER PATENTS PENDING

PROPRIETARY AND CONFIDENTIAL:
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF MODULAR WETLANDS SYSTEMS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF MODULAR WETLANDS SYSTEMS IS PROHIBITED.

MODULAR WETLANDS

MWS-L-8-12-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

REVISIONS

NO	DATE	INITIAL	DESCRIPTION

BENCH MARK :
GARDEN GROVE BENCHMARK DATA SHEET: GG-139
DESCRIBED AS A 2 ½" BRONZE DISK STAMPING CITY G.G. BM DATE 1/5/2012 LOCATED AT THE NORTHWEST QUADRANT OF GARDEN GROVE BLVD. & NINTH ST., 23' NORTH OF B.C.R. IN SOUTHEAST CORNER OF 20' X 4' CATCH BASIN.ELEVATION = 91.229' NAVD ('88)(GG2012 ADJ)

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ACACIA PARKWAY PER PARCEL MAP NO. 83-508, PMB 186/25-26

BEING: NORTH 89°56'10" EAST

OWNER OR DEVELOPER :
THREEK INVESTMENTS LLC
9984 ASTER CIRCEL, FOUNTAIN VALLEY, CA 92708
IRVINE, CALIFORNIA 92618
714-435-0234

PREPARED BY :
KES TECHNOLOGIES INC
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
1 VENTURE STE 130
IRVINE, CALIFORNIA 92618

REGISTERED PROFESSIONAL ENGINEER
ALI MONSHIZADEH
C67674
EXP. 06/30/2025
CIVIL
STATE OF CALIFORNIA

ENGINEER _____ DATE _____
EXP. DATE

TENTATIVE PARCEL MAP 2023-156

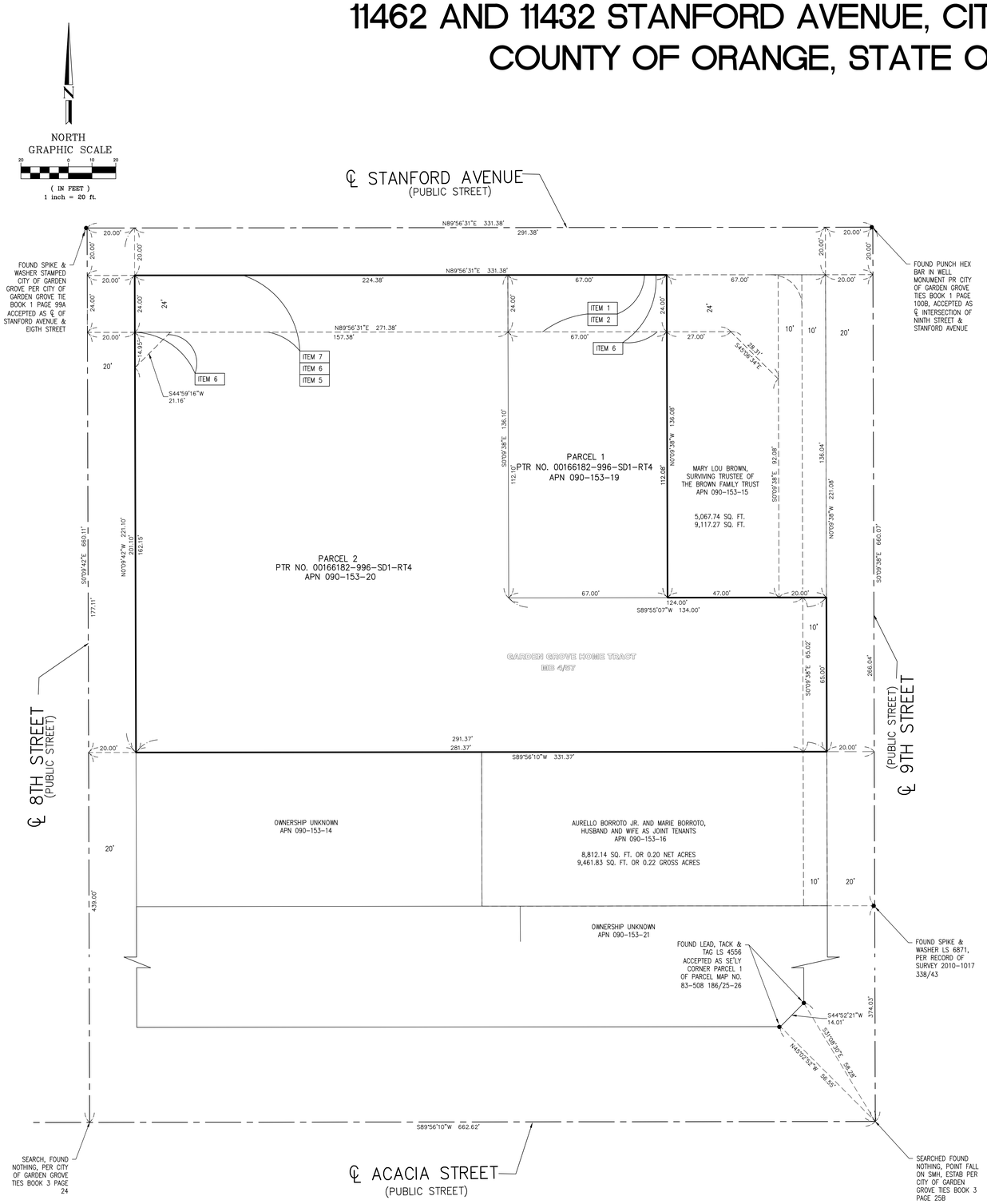
SITE ADDRESS :
11432-11462 STANFORD AVE
GARDEN GROVE, CA

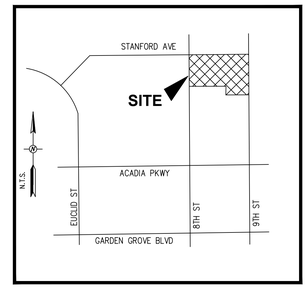
SHEET 3 OF 3

SCALE: AS SHOWN | DRAWN BY: DSK | CHECKED BY: AM

CITY OF GARDEN GROVE

ALTA/NSPS LAND TITLE SURVEY
11462 AND 11432 STANFORD AVENUE, CITY OF GARDEN GROVE
COUNTY OF ORANGE, STATE OF CALIFORNIA





VICINITY MAP
NOT TO SCALE

TITLE INFORMATION
THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY TITLE REPORT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE ORDER NO. 00166182-996-SD1-RT4, DATED: JUNE 28, 2022 AT 7:30 AM

TITLE TO SAID ESTATE OR INTEREST IS VESTED
THREEK INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDEN GROVE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN 090-153-19

THE WESTERLY 67.00 FEET OF THE EASTERLY 134.00 FEET OF BLOCK 12 OF THE GARDEN GROVE HOME TRACT, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 57 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THE SOUTH 504.00 FEET, MEASURED FROM THE CENTERLINE OF ACACIA AVENUE, 60 FEET WIDE, LYING SOUTHERLY OF BLOCK 12.

PARCEL 2: APN 090-153-20

BLOCK 12 OF GARDEN GROVE HOME TRACT, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 57 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPTING THEREFROM THE SOUTH 439 FEET, MEASURED FROM THE CENTERLINE OF ACACIA STREET, 60 FEET IN WIDTH.

SCHEDULE B ITEMS

[ ] INDICATES ITEMS PLOTTED HEREON

ITEM A — PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
TAX IDENTIFICATION NO.: 090-153-19
FISCAL YEAR: 2021-2022
1ST INSTALLMENT: $2,666.62, PAID
PENALTY: $266.66
2ND INSTALLMENT: $2,666.62, PAID
PENALTY AND COST: $289.66
HOMEOWNERS EXEMPTION: $0.00
CODE AREA: 18-052

ITEM B — PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
TAX IDENTIFICATION NO.: 090-153-20
FISCAL YEAR: 2021-2022
1ST INSTALLMENT: $1,556.60, PAID
PENALTY: $155.66
2ND INSTALLMENT: $1,556.60, PAID
PENALTY AND COST: $178.66
HOMEOWNERS EXEMPTION: $0.00
CODE AREA: 18-052
THE FOLLOWING MATTERS AFFECT PARCEL 1:

[ITEM 1] EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF GARDEN GROVE
PURPOSE: WATER LINE AND RIGHTS INCIDENTAL THERETO
RECORDING DATE: FEBRUARY 16, 1971
RECORDING NO: BOOK 9544, PAGE 615 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

[ITEM 2] EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF GARDEN GROVE
PURPOSE: PUBLIC STREET AND HIGHWAY AND RIGHTS INCIDENTAL THERETO
RECORDING DATE: MAY 15, 1973
RECORDING NO: BOOK 10714, PAGE 326 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

ITEM 3 — A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: $600,000.00
DATED: SEPTEMBER 9, 2021
TRUSTOR/GRANTOR THREEK INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: FIRST AMERICAN TITLE COMPANY
BENEFICIARY: CATHAY BANK, A CALIFORNIA BANKING CORPORATION
RECORDING DATE: SEPTEMBER 22, 2021
RECORDING NO: 2021000589097 OF OFFICIAL RECORDS

ITEM 4 — AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN AS ITEM NO. 3
ASSIGNED TO: CATHAY BANK, A CALIFORNIA BANKING CORPORATION
RECORDING DATE: SEPTEMBER 22, 2021
RECORDING NO: 2021000589098 OF OFFICIAL RECORDS
THE FOLLOWING MATTERS AFFECT PARCEL 2:

[ITEM 5] EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF ORANGE
PURPOSE: HIGHWAY AND RIGHTS INCIDENTAL THERETO
RECORDING DATE: FEBRUARY 6, 1953
RECORDING NO: BOOK 2448, PAGE 384 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

[ITEM 6] EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF GARDEN GROVE
PURPOSE: WATERLINE AND RIGHTS INCIDENTAL THERETO
RECORDING DATE: FEBRUARY 16, 1971
RECORDING NO: BOOK 9544, PAGE 619 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

[ITEM 7] EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF GARDEN GROVE
PURPOSE: PUBLIC STREET AND HIGHWAY PURPOSES AND RIGHTS INCIDENTAL THERETO
RECORDING DATE: MAY 4, 1973
RECORDING NO: 4563, BOOK 10678, PAGE 811 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

ITEM 8 — A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: $1,500,000.00
DATED: SEPTEMBER 9, 2021
TRUSTOR/GRANTOR THREEK INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: FIRST AMERICAN TITLE COMPANY
BENEFICIARY: CATHAY BANK, A CALIFORNIA BANKING CORPORATION
RECORDING DATE: SEPTEMBER 21, 2021
RECORDING NO: 2021000586709 OF OFFICIAL RECORDS

ITEM 9 — AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN AS ITEM NO. 8
ASSIGNED TO: CATHAY BANK, A CALIFORNIA BANKING CORPORATION
RECORDING DATE: SEPTEMBER 21, 2021
RECORDING NO: 2021000586710 OF OFFICIAL RECORDS
THE FOLLOWING MATTERS AFFECT BOTH PARCELS:

ITEM 10 — THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.
REDEVELOPMENT AGENCY: GARDEN GROVE COMMUNITY PROJECT
RECORDING NO: BOOK 14132, PAGE 129 OF OFFICIAL RECORDS

ITEM 11 — WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

SURVEYOR'S NOTES
1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
3. THERE IS NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
4. THERE IS NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
5. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS.
6. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY, AND NO ENCROACHMENTS ONTO THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES EXCEPT AS KNOWN.
7. NO EASEMENTS RUN THROUGH OR TOUCH ANY BUILDINGS.
8. ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
9. ALL UTILITIES SERVING THE SUBJECT PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD. (UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED AND/OR VERIFIED).
10. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION. THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

THIS ALTA/NSPS LAND LAND SURVEY IS FOR TITLE INSURANCE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION. DESIGN OR ENGINEERING FOR FUTURE DEVELOPMENT OF SITE.

THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT ONLY. ADDITIONAL RESEARCH, FIELD AND OFFICE SURVEY WILL BE REQUIRE.

THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN 0.1' +/- OF THEIR ACTUAL LOCATIONS.

T&M SURVEYING ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

AREA
43,327.88 SQ. FT. OR 0.99 NET ACRES ±

49,475.00 SF OR 1.13 GROSS ACRES ±

ASSESSORS PARCEL NUMBERS
090-153-19 & 090-153-20

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ACACIA PARKWAY PER PARCEL MAP NO. 83-508, PMB 186/25-26

BEING: NORTH 89°56'10" EAST

BENCHMARK
GARDEN GROVE BENCHMARK DATA SHEET: GG-139

DESCRIBED AS A 2 ½" BRONZE DISK STAMPING CITY G.G. BM DATE 1/5/2012 LOCATED AT THE NORTHWEST QUADRANT OF GARDEN GROVE BLVD. & NINTH ST., 23' NORTH OF B.C.R. IN SOUTHEAST CORNER OF 20' X 4' CATCH BASIN.

ELEVATION = 91.229' NAVD ('88)(GG2012 ADJ)

ZONING
THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF GARDEN GROVE, CALIFORNIA AND IS ZONED: CC-3 . FOR MORE INFORMATION ON THIS ZONING AREA PLEASE CONTACT THE CITY OF PERRIS, CALIFORNIA PLANNING AND ZONING DEPARTMENT AT (714) 741-5000.

FLOOD ZONE
THE SUBJECT PROPERTY LIES WITHIN THE CITY OF GARDEN GROVE, CALIFORNIA AREA OF FLOOD INSURANCE RATE MAP PANEL NUMBER 06059C0141J HAVING AN EFFECTIVE DATE OF 12/3/2009. ZONE "X" AREA OF 0.2% ANNUAL CHANCE OF 1% ANNUAL CHANCE OF THAN ONE FOOT FLOOD AREAS OF LEN THAN ONE FOOT.

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF CALIFORNIA, CERTIFIES TO:

FIDELITY NATIONAL TITLE, CHICAGO TITLE COMPANY & THREEK INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c) 8, 9, 11(a), 13, 14, 16-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/19/2022

TY E. THOMAS
P.L.S. 9309 EXP. 09/30/2024

8/30/2022
DATE

PROFESSIONAL LAND SURVEYOR TY E. THOMAS No. 9309 Exp. 9/30/2024 STATE OF CALIFORNIA

REVISIONS		
REV	DATE	DESCRIPTION

PREPARED BY:
T&M SURVEYING
38 E. TRENTON AVE.
ORANGE, CA.
OFFICE 714-912-4022 CELL 714-906-8771
WWW.TMSURVEYING.COM

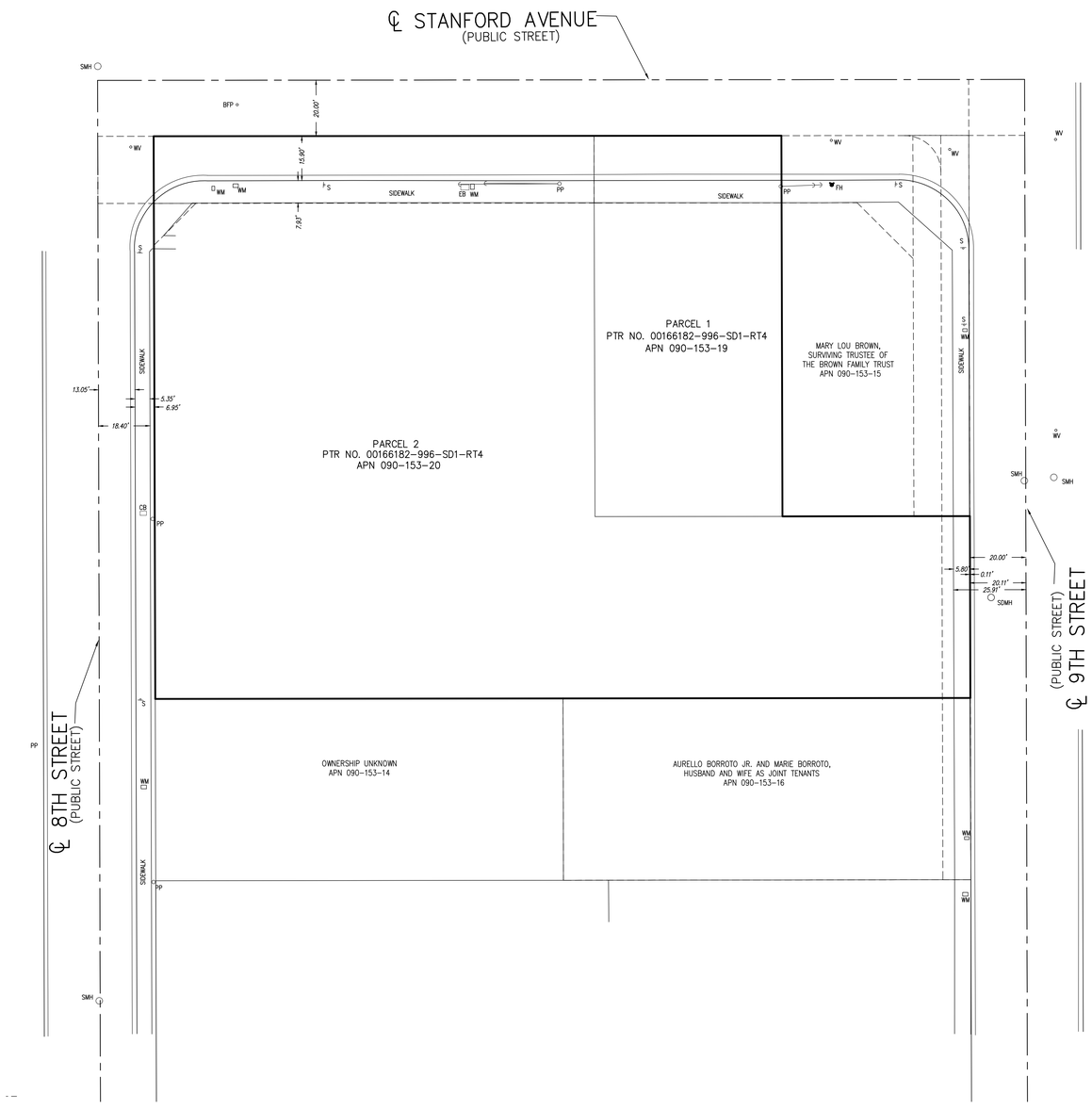
ALTA / NSPS LAND TITLE SURVEY

11462 AND 11432 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

PROJECT NO. -1505

SHEET 1 OF 3

ALTA/NSPS LAND TITLE SURVEY
11462 AND 11432 STANFORD AVENUE, CITY OF GARDEN GROVE
COUNTY OF ORANGE, STATE OF CALIFORNIA



NORTH
GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

LEGEND

℄	CENTERLINE
℗	PROPERTY LINE
BFP	BACKFLOW PREVENT VALVE
CB	CABLE BOX
CONC	CONC
EB	ELECTRIC BOX
FH	FIRE HYDRANT
PP	POWERPOLE
S	SIGN
SDMH	STORMDRAIN MANHOLE
SMH	SEWER MANHOLE
WM	WATER METER
WV	WATER VALVE

ENCROACHMENT NOTE
SEE ENCROACHMENT NOTES ON SHEET 3

REVISIONS		
REV.	DATE	DESCRIPTION

PREPARED BY:
T&M SURVEYING
38 E. TRENTON AVE.
ORANGE, CA.
OFFICE 714-912-4022 CELL 714-906-8771
WWW.TMSURVEYING.COM

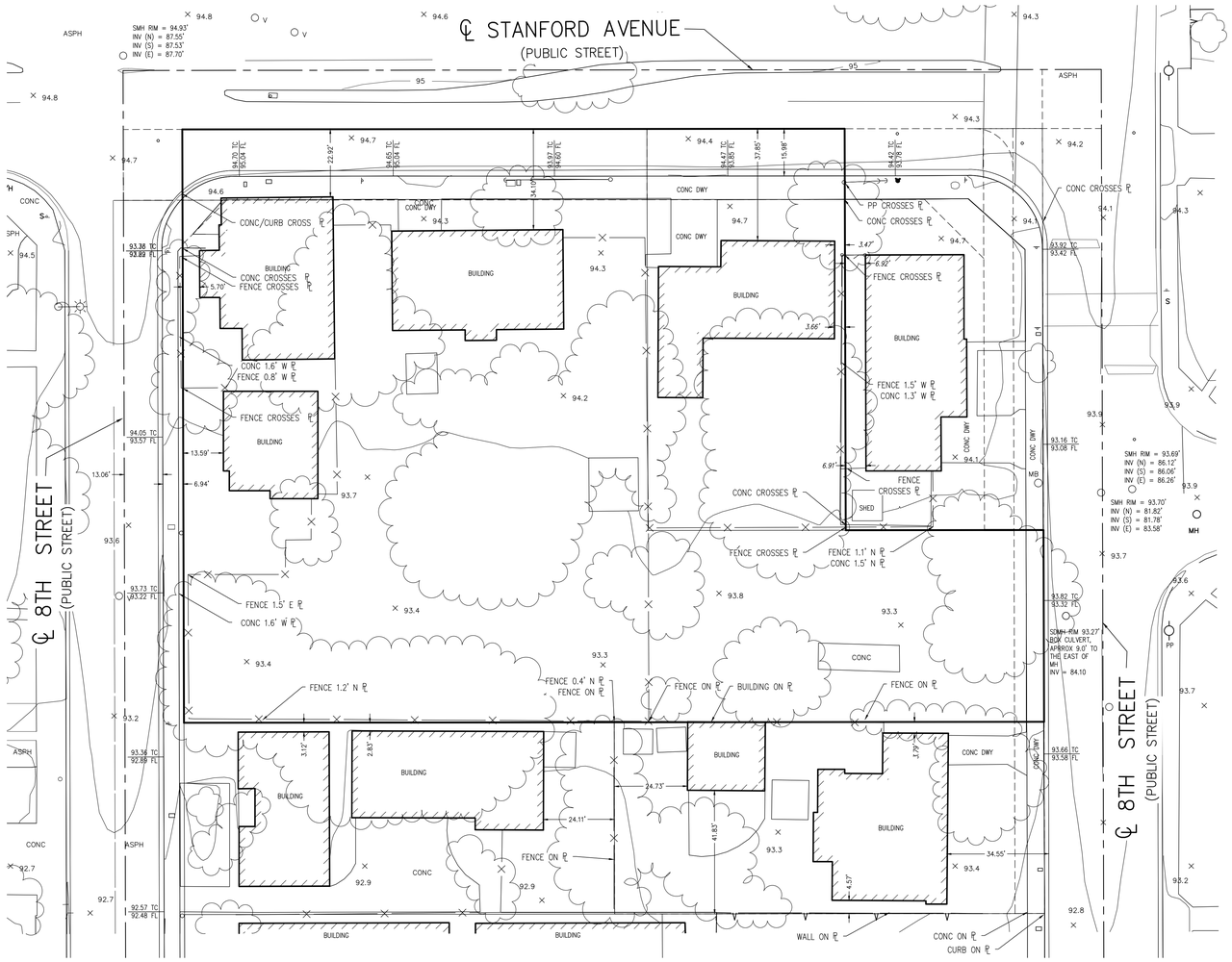
ALTA / NSPS LAND TITLE SURVEY

11462 AND 11432 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

PROJECT NO. -1505

SHEET 2 OF 3

ALTA/NSPS LAND TITLE SURVEY
11462 AND 11432 STANFORD AVENUE, CITY OF GARDEN GROVE
COUNTY OF ORANGE, STATE OF CALIFORNIA



NORTH
GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

LEGEND

℄	CENTERLINE
℄	PROPERTY LINE
ASPH	ASPH
BFP	BACKFLOW PREVENT VALVE
CB	CABLE BOX
CONC	CONC
DWY	DWY
EB	ELECTRIC BOX
F/H FH	FIRE HYDRANT
MH	MANHOLE
PP	POWERPOLE
S	SIGN
SDMH	STORMDRAIN MANHOLE
SMH	SEWER MANHOLE
V	VENT
WM	WATER METER
WV	WATER VALVE
— x — x — x — x —	FENCE
	WALL

REVISIONS		
REV	DATE	DESCRIPTION

PREPARED BY:
T&M SURVEYING
531 E. TRENTON AVE.
ORANGE, CA.
OFFICE: 714-912-4022 CELL: 714-906-8771
WWW.TNMSURVEYING.COM

ALTA / NSPS LAND TITLE SURVEY

11462 AND 11432 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

PROJECT NO. -1505

SHEET 3 OF 3

ATTACHMENT 3

CITY OF GARDEN GROVE
PLANNING SERVICES DIVISION
11222 ACACIA PARKWAY
GARDEN GROVE, CA 92840
TEL: (714) 741-5312 FAX: (714) 741-5578
ggcity.org

Density Bonus Application
(Government Code §65915 *et seq.*)

Housing development project applicants intending to request a density bonus, incentives or concessions, modifications or waivers, and/or reduced parking pursuant to the Section 65915 et seq. of the California Government (Density Bonuses and Other Incentives) must complete the following application. For additional information regarding density bonuses and affordability agreements, please refer to Section 9.12.030.070 of the Garden Grove Municipal Code, and to the Garden Grove Density Bonus Agreement Guidelines.

Date Filed:_____

DENSITY BONUS TYPE	
Please check one of the following (as proposed at the time of application submittal):	
☐	100% of all units in the development, including Total Units and density bonus units, but exclusive of a manager's unit or units, are for low income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including Total Units and density bonus units, may be for moderate income households, as defined in Section 50053 of the Health and Safety Code.
☒	At least 5% of the Total Units for very low income households, as defined in Section 50105 of the California Health and Safety Code.
☐	At least 10% of the Total Units for lower income households, as defined in Section 50079.5 of the California Health and Safety Code.
☐	At least 10% of the Total Units for moderate income households, as defined in Section 50093 of the California Health and Safety Code (common interest development offered to the public for purchase unless on-site option for Impact Fees, see 15.72.100.B.4).
☒	**A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the California Civil Code.**
☐	At least 10% of the Total Units for transitional foster youth, as defined in California Education Code section 66025.9 (very low income households as defined in Section 50105 of the California Health and Safety Code).
☐	At least 10% of the Total Units for disabled veterans, as defined in California Government Code Section 18541 (very low income households as defined in Section 50105 of the California Health and Safety Code).
☐	At least 10% of the Total Units for homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.) (very low income households, as defined in Section 50105 of the California Health and Safety Code).
☐	At least 20% of the Total Units for lower income students in a student housing development (that satisfies the requirements of California Government Code Section 65915(b)(1)(F)).
☐	Land donation (at least one acre in size, or of sufficient size to permit development of at least 40 units and otherwise satisfies the requirements of California Government Code Section 65915(g).)
☐	Child care facility (that satisfies the requirements of California Government Code Subsection 65915(h)).
☐	Condominium Conversion (that satisfies the requirements of California Government Code 65915.5)).

PRIMARY CONTACT INFORMATION
Name: William D. Jager
Contact Type: ☐ Architect ☐ Engineer ☐ Property Owner ☒ Representative ☐ Other
Mailing Address: 872 Wendt Ter.
City, State, Zip Code: Laguna Beach, CA 92651-2209
Phone No.: 949-280-0758
E-mail: Jagerco@gmail.com

PROPERTY OWNER CONTACT INFORMATION (If different than Primary Contact)
Name: ThreeK Investments, LLC, a California limited liability company, Kiki Kieu Ngam
Mailing Address: 9984 Aster Circle
City, State, Zip Code: Fountain Valley, CA
Phone No.: (714) 343-7575
E-mail: kieungam@gmail.com

PROJECT INFORMATION:		
Project Address: 11432-11462 Stanford Ave., Garden Grove, CA		
APN(s): 090-153-19 & 20		
Zoning & General Plan Land Use: CC-3 & Civic Center Mixed Use		
Maximum Allowable Residential Density (before density bonus): 55		
Total Base Number of Housing Units (before density bonus): 69		
Market Rate Base Housing Units (before density bonus): 56		
Affordable Base Housing Units (before density bonus): 0		
Size of Market Rate Units (# of Studios, 1 bedroom, 2 bedroom, etc.): 627 sq. ft. all 1 bdrm		
Size of Affordable Units (# of Studios, 1 bedroom, 2 bedroom, etc.): 903 sq. ft all 2 bdrm		
Proposed number of Very Low Income units : 4		
Proposed number of Low Income units : 0		
Proposed number Moderate Income units : 0		
Percentage of Total Base Housing Units that are Affordable: 5%		
Maximum Density Bonus Percentage (See Density Bonus Chart): 20%		
Number of Required Parking Spaces: 80 for residential, 24 for RCFE		
Number of Parking Spaces Provided: 80 for Residential, 26 for RCFE		
Residential Tenure: Does the project propose rental or ownership units? Rental		
DENSITY BONUS REQUEST		
Density Bonus Percentage (calculate using "Density Bonus Chart"): 20%		
Total Number of Density Bonus Units: 14 allowed; 9 requested		
Total Units in Development After Density Bonus is Applied: 78		
If requesting a Density Bonus for the following project types, please check the appropriate box and provide the following information:		
☐	Land Donation	Address (or APN) of land to be dedicated:
		Attach proof of site control.
		Attach evidence of meeting conditions for a land transfer density bonus as specified in the State Housing Density Bonuses and Incentives Law
☐	Child-Care Facility	Address and APN of child-care facility:
		Square footage of facility:
		Attach evidence of meeting conditions for a child care facility density bonus or Incentive as specified in the State Housing Density Bonuses and Incentives Law.
☐	Condominium Conversion	Attach evidence of meeting conditions for a condominium conversion Density Bonus as specified in the State Housing Density Bonuses and Incentives Law.

INCENTIVES/CONCESSIONS REQUEST

An applicant for a density bonus may also propose specific incentives/concessions pursuant to Subsection (d) of Government Code Section 65915. The number of incentives/concessions an applicant may receive is based on the number of affordable units and level of affordability provided. Use the Incentives/Concessions Calculator below to determine the number of incentives or concessions you are eligible for.

INCENTIVES/CONCESSIONS CALCULATOR

Affordability Level	Restricted Affordable Units Provided in Project	% of Base Project	Threshold for one (1) Incentive/ Concession (# of units)		Threshold for two (2) Incentives/ Concessions (# of units)		Threshold for three (3) Incentives/ Concessions (# of units)		Threshold for four (4) Incentives/ Concessions* (# of units)	
Very Low Income	4	5%	5%	4	10%		15%		100% affordable with ≥80% low income, ≤20% moderate	
Low Income			10%		17%		24%			
Moderate Income			10%		20%		30%			

** If a 100% affordable project is located within ½ mile of a major transit stop, the project is eligible for a height increase of up to three (3) additional stories, or thirty-three feet (33'-0"); however, if the project also seeks a waiver from any maximum controls on density, the project cannot receive a waiver of any other development standards (but can still receive four incentives). If this allowance is sought, please describe/identify the major transit stop that is within ½ mile of the qualifying 100% affordable project:*

DESCRIPTION OF INCENTIVES/CONCESSIONS REQUESTED

List all requested incentives/concessions. If a reduction in site development standards or a modification of zoning code requirements is sought, include references to specific Municipal Code Sections in question, and reference the requested incentives/concessions on the submitted plans.

A concession pursuant to Government Code Section 65915(d) and 65915(k)(2) to use the "Interpretation of Use" process described in the City's Land Use Code Section 9.32.030.D.7 to allow a Residential Care Facility for the Elderly in the CC-3 zone as part of a mixed-use development, along with the Project's senior residential apartments.

Provide evidence substantiating the applicant's eligibility for each incentive/concession requested, including information that clearly demonstrates that the requested incentive/concession will result in identifiable and actual cost reductions to provide for affordable housing costs. The Applicant may attach additional documentation as required.

The one concession is specifically requested to reduce the cost of the development because the RCFE portion of the Project would subsidize the cost of the parking structure and reduced rental income from the affordable units. If the Project were to be required to adhere to all of the development standards under the City code and denied inclusion of the RCFE component, the Project would not be economically feasible. This is due to the fact that it would require additional stories to accommodate the extra units and open space requirements which would force the type of building from a combination concrete and wood to all concrete and steel type of construction. Additional stories would have a dramatic and negative effect on cost as the building type would not only change from wood to steel to accommodate those additional stories but in order to also meet the height limitations of the code, the additional stories would have to go further underground.

MODIFICATION/WAIVER REQUEST

Pursuant to Subsection (e) of Government Code Section 65915, an applicant may also propose the waiver or reduction of development standards that have the effect of physically precluding the construction of a housing development incorporating the density bonus and any incentives or concessions granted to the applicant.

DESCRIPTION OF MODIFICATIONS/WAIVERS REQUESTED

List all development standards for which you are seeking a waiver or reduction pursuant to Subsection (e) of Government Code Section 65915. Include references to specific Municipal Code Sections in question, and reference development standards to be modified or waived on the submitted plans.

Please see attached a summary of the waivers and the complete Project Justification and Description

Provide evidence substantiating the applicant's eligibility for each waiver or reduction of a development standard being requested, including documentation demonstrating that the waiver or reduction is physically necessary to construct the housing development with the additional density allowed pursuant to the density bonus and incorporating any incentives or concessions required to be granted. Where more than one modification or waiver is sought, the applicant should clearly demonstrate why the modifications/waivers are cumulatively necessary to prevent a development standard from physically precluding the construction of the development.

Please see attached the summary evidence and the complete Project Justification and Description for evidence required under the SDBL Section 65915

Garden Grove Density Bonus Agreement Guidelines

Housing development projects applicants that receive a density bonus, incentives or concessions, modifications or waivers, and/or reduced parking pursuant to the Section 65915 et seq. of the California Government (Density Bonuses and Other Incentives) and the City's density bonus ordinance are required to enter into a density bonus housing agreement with the City in the form approved by the City Attorney to ensure the continued affordability of all affordable units, the continued reservation of such units for qualifying senior citizens, and the requirements of the City's density bonus ordinance and these Guidelines.

Prior to receiving a building permit for any project that receives a density bonus or any incentive, concession, waiver, or reduction of development standards, the density bonus housing agreement shall be recorded as a covenant against the property. The agreement shall remain a senior, non-subordinate covenant and as an encumbrance running with the land for the full term thereof. In no event shall the agreement be made junior or subordinate to any deed of trust or other documents providing financing for the construction or operation of the project, or any other lien or encumbrance whatsoever for the entire term of the required covenants.

A sample of the City's standard density bonus housing agreement containing the requirements typically applied to density bonus projects is attached to these Guidelines. Standard requirements of the density bonus housing agreement include, but are not limited to, the following:

Affordability Covenants

Rental Projects

- The property owner must ensure the continued affordability of all very low and low-income rental units that qualified the applicant for the density bonus for 55 years or longer. This includes any replacement units required to be provided pursuant to subdivision (c)(3) of California Government Code Section 65915.

- Throughout the term of the 55-year term of the agreement, the owner must make available, restrict occupancy to, and rent the affordable units to qualified households at an "affordable rent." Maximum household income and rental amounts are based on State law and the area median income ("AMI") determined annually by regulation of the California Department of Housing and Community Development ("HCD"). For very low income units, rents generally may not exceed 30% of 50% of AMI for a household size appropriate for the unit. For lower income units, rents generally may not exceed 30% of 60% of AMI for a household size appropriate to the unit. In 100% affordable housing developments, the rent for at least 20% of the units must meet the rent standards of California Health and Safety Code Section 50053, and the remaining units may instead meet Low Income Housing Tax Credit rent standards. Copies of the most current rent and income limits as published by the State are available to applicants upon request from City staff.

- Annually, during the 55-year affordability period, the property owner is required to submit a Tenant Income Certification Form for each restricted unit, as well as an Annual Project Compliance Form for the project as a whole. Copies of the most current rent and income limits as published by the State and the required Tenant Income Certification Form and Annual Project Compliance Form are available to applicants upon request from City staff.

For-Sale Projects

- The property owner must ensure that the initial occupant of all for-sale units that qualified the applicant for the density bonus are persons and families of very low, low, or moderate income (as applicable), and that the units are sold to the initial buyer at an "affordable housing cost" (as defined in Section 50052.5 of the California Health and Safety Code). This includes any replacement units required to be provided pursuant to subdivision (c)(3) of California Government Code Section 65915. Housing related costs include mortgage payments, mortgage insurance payments, property taxes and assessments, homeowner association fees, reasonable utilities allowance, insurance premiums, maintenance costs, and space rent. For very low income units, housing costs generally may not exceed 30% of 50% of AMI for a household size appropriate for the unit. For lower income unit, housing costs generally may not exceed 30% of 70% of AMI for a household size suitable for the unit. For moderate income units, housing costs generally may not exceed 35% of 110% of AMI for a household size appropriate for the unit.

- Buyers must enter into an equity sharing agreement with the City outlining the terms and conditions that are triggered if the affordable unit is sold before the termination of the affordability covenants. The equity sharing agreement does not restrict the resale price, but requires the original owner to pay the City a portion of any appreciation received on resale. The City's proportions share of appreciation is the purchase price discount received by the original buyer, plus any down payment assistance provided by the City. For example, if the original sales price is $300,000, and the original fair market value is $400,000, and there is no city down payment assistance, the city subsidy is $100,000, and the City's share of appreciation is 25%. The seller is permitted to retain its original down payment, the value of any improvements made to the home, and the remaining share of the appreciation.

- Prior to entering into a purchase agreement with a buyer for an affordable unit, the applicant is required to submit to the City an Income Certification Form and an acknowledgment signed by the purchasing party as to their understanding of the equity sharing component.

Provisions regarding Section 8 Vouchers for Rental Projects

The applicant shall accept as tenants on the same basis as all other prospective tenants, persons who are recipients of federal certificates for rent subsidies pursuant to the existing program under Section 8 of the United States Housing Act of 1937, or its successor; provided, the applicant shall not rent one of the affordable units to a tenant household holding a Section 8 certificate unless none of the Housing Units not restricted to occupancy by the affordability covenants are available. If the only available housing unit is an affordable unit, the applicant shall no longer designate the housing unit rented to a tenant household holding a Section 8 certificate as an affordable unit, shall designate the next-available housing unit as an affordable unit, and shall make available, re-strict occupancy to, and rent such newly designated affordable unit to a qualified tenant at the applicable affordable rent pursuant to the affordability covenants, such that at all times reasonably possible all of the required affordable units shall not be occupied by tenants holding Section 8 certificates. Furthermore, in the event the applicant rents an affordable unit to a household holding a federal certificate, the rental agreement (or lease agreement, as applicable) between the applicant, as landlord, and the tenant shall expressly provide that monthly rent charged shall be the affordable rent required for the affordable unit (not fair market rent) and that the rent collected directly from such tenant holding a federal certificate shall be not more than 30% of the tenant's actual gross income pursuant to the applicable federal certificate program regulations; i.e., the rent charged to such tenant under the rental agreement shall be the affordable rent chargeable under the affordability covenant and not fair market rent for the area, as would otherwise be permitted under the applicable federal certificate program. If and to the extent these restrictions conflict with the provisions of Section 8 of the United States Housing Act of 1937 or any rules or regulations promulgated thereunder, the provisions of Section 8 of the United States Housing Act of 1937 and all implementing rules and regulations thereto shall control. The applicant shall not apply selection criteria to Section 8 certificate holders which are more burdensome than criteria applied to any other prospective tenants.

Construction and Integration of Affordable Units

Construction of Affordable Units. The affordable units that qualify the project as eligible for a density bonus, must be constructed concurrently with or prior to the construction of any market rate units.

Integration of Affordable Units. The affordable units must be integrated with the market rate units so that there is a mix of affordable and market rate units, if any, in each building of the development project. For rental project, the affordable units may be "floating" units that are not permanently designated, provided that at no time shall a majority of the affordable units be congregated to a specific section of the project.

PARKING RATIOS			
Are you requesting application of the onsite vehicular parking ratios set forth in Subsection (p)(1) of Government Code Section 65915?			
☒	Yes	☐	No

SPECIAL PARKING REQUIREMENTS	
If you are requesting application of a reduced onsite parking ratio pursuant to Subsections (p)(2), (p)(3), or (p)(4) of Government Code Section 65915, select the onsite parking standard requested per the appropriate development type:	
☐	Rental/for sale projects with at least 11% very low income or 20% lower income units, within ½ mile of accessible major transit stop** – 0.5 spaces per unit
☐	Rental projects 100% affordable to lower income, within ½ mile of accessible major transit stop** – 0 spaces per unit
☐	Rental senior projects 100% affordable to lower income, either with paratransit service or within ½ half mile of accessible bus route** (operating ≥8 times per day) – 0 spaces per unit
☐	Rental special needs projects 100% affordable to lower income households, either with paratransit service or within ½ half mile of accessible bus route** (operating ≥8 times per day) – 0 spaces per unit
☐	Rental supportive housing developments 100% affordable to lower income households – 0 spaces
** *If applicable, please describe/identify the major transit stop or accessible bus route that is within ½ mile of the project.*	

ASSOCIATED HOUSING DEVELOPMENT FORMS & APPLICATIONS	
Dependent upon the nature of the request, and the design of the project, the following forms may also be required:	
☐ Replacement Unit Determination	☐ SB 330 Housing Development Pre-Application
☐ SB 35 Housing Streamlining Eligibility Checklist	☒ Preliminary Development Review Application

CERTIFICATION:

I certify and declare under penalty of perjury under the laws of the State of California that the answers furnished above, and in any attached exhibits, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required by the City of Garden Grove to complete my review. Furthermore, developments requesting a density bonus shall enter into a density bonus housing agreement with the City. A density bonus housing agreement shall be made a condition of the discretionary planning permits for all housing developments, and shall be recorded as a restriction on any parcels on which the target units or density bonus units will be constructed. The density bonus housing agreement shall be recorded prior to final or parcel map approval, or, where the housing development does not include a map, prior to issuance of a building permit for any structure in the housing development. The density bonus housing agreement shall run with the land and bind on all future owners and successors in interest.

Applicant Signature _____ Date 8/1/2024

Property Owner Signature _____ Date _____

Addendum to Density Bonus Application

11432-11462 Stanford Ave., Garden Grove, CA

DESCRIPTION OF MODIFICATIONS/WAIVERS REQUESTED

1) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.090.030 Table 98.18-4 to permit a commercial FAR of 0.53 in lieu of 0.50. If the Project had to comply with the 0.50 FAR, it would lose approximately 1,298 square feet, reducing its density and therefore physically precluding the development of the Project at the density proposed and permitted.

2) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.090.030(A) to allow for a reduced setback along Stanford Ave. of two feet in lieu of a minimum of seven feet. If the Project had to comply with the seven-foot minimum, it would lose approximately 610 square feet of development per floor, reducing its density and therefore physically precluding the development of the Project at the density proposed and permitted.

3) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.090.030(A) to allow for a reduced setback along 8th Street of six inches in lieu of a minimum of seven feet. If the Project had to comply with the seven-foot minimum, it would lose more than 975 square feet of development per floor, reducing its density and therefore physically precluding the development of the Project at the density proposed and permitted.

4) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.090.030(B) to allow for the building to encroach into the building stepback area along Stanford Ave. in lieu of 45 feet. The building encroaches into the 45-foot height limit area within 20 feet of the street facing property line. If the Project had to comply with the stepback, it would lose approximately eight residential units, reducing overall density and therefore physically precluding the development of the Project at the density proposed and permitted.

5) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.090.030(B) to allow for the building to encroach into the building stepback area along 8th Street in lieu of 45 feet. The building encroaches into the 45 foot height limit area within 20 feet of the street facing property line. If the Project had to comply with the stepback, it would lose approximately ten residential units, reducing its overall density and therefore physically precluding the development of the Project at the density proposed and permitted.

6) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.100.020(C)5 to waive the minimum 60% of the setback area to be landscaped. Because the two buildings encroach into the setbacks it is impractical to achieve the 60% factor. If the Project had to comply with the 60% landscape requirement, it would require the building to be reduced in footprint area reducing its building area and therefore physically precluding the development of the Project at the density proposed and permitted.

7) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.100.020(E) to allow for access to the RCFE to be taken from other than a primary, major or principal arterial. GGMC Section 9.18.100.020.E requires primary access to any nonresidential use to be taken from a primary, major, or principal arterial street classification, and not from a local residential street unless specifically allowed through the Site Plan review process. The Project

is seeking Site Plan approval which means that no waiver should be necessary. However, if City Staff determines that a waiver is necessary to comply with the City code and given that no primary, major or principal arterial abuts the Project site, this development standard if strictly required would physically preclude the Project as proposed without such waiver. Vehicular access to the RCFE is critical. Since there is no qualifying arterial abutting the Project site, complying with this development standard would physically preclude it from being constructed at the density proposed and permitted.

8) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.100.030(A) to allow for the elimination for pedestrian walkways on 8th St. and Stanford Ave. At the northwest corner of the Project site abutting the intersection of 8th Street and Stanford Avenue, the Project includes a pedestrian walkway of more than four feet in width to the residential lobby. This walkway is accessible to both abutting rights-of-way. Nevertheless, should the City determine that this walkway does not meet the objective development standards of GGMC Section 9.18.100.030(A), due to the building placement near the property lines and the limited setback areas, compliance with the objective development standards would result in the loss of building mass and dwelling units. As such, compliance with this development standard would physically preclude it from being constructed at the density proposed and permitted.

9) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.110.030(A) to allow for a reduction of the minimum unit size requirement for 1-bedroom units to approximately 627 square feet in lieu of 750 square feet. If the Project had to comply with the 750 square foot minimum, it would lose approximately 9,840 square feet of development or 13.12 units, reducing its density and therefore physically precluding the development of the Project at the density proposed and permitted.

10) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.110.030(C) to allow the residential building to encroach into the rear yard setback by 4 feet in lieu of a minimum of 10 feet. If the Project had to comply with the setback identified in waiver 10 above in combination with this waiver 11 of 10' minimum, it would lose approximately 9 parking spaces on the ground floor and 1,890 square feet of development, reducing its density and therefore physically precluding the development of the Project at the density proposed and permitted.

11) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.110.030 (D) to allow for the first habitable floor to be located in excess of four feet above existing grade. If the Project were to comply with the no-more-than-four-foot above existing grade for the first habitable floor requirement, the Project would need to lose the first level of parking, thereby providing even less parking. As such, compliance with the four-foot standard would cause the loss of parking necessary for development of the Project and therefore physically precluding the development of the Project at the density proposed and permitted.

12) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.110.030(F) to allow approximately 181.5 square feet of common open space per dwelling unit in lieu of 300 square feet of common open space per dwelling unit. Complying with the 300 square foot requirement would require 23,400 square feet instead of the proposed 14,157, losing the

Project approximately 9,037 square feet of developable area and therefore physically precluding it from being constructed at the density proposed and permitted.

13) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.120.030(A) to allow for a reduction of the 10% minimum site area landscaping requirement of 4,101 square feet to approximately 2,918 square feet. Complying with the 10% minimum area requirement would require the building to be reduced in footprint area reducing the overall building area and therefore physically precluding the development of the Project at the density proposed and permitted.

As described above, the Project's requested waivers of development standards such as FAR limits, building setbacks and stepbacks, landscape area ratios in the setback areas, RCFE primary entrance restrictions and pedestrian walkway requirements, minimum bedroom size, the first habitable floor being in excess of four feet above grade, open space recreation & leisure area requirements, minimum area landscape requirements, parking for the RCFE use and other development standards, would have the effect of physically precluding the construction of the Project at the density permitted in the CC-3 code and even with the one concession requested.

The Project and its Applicant reserve the right to modify the application and Project to include further benefits allowed under the State Density Bonus Law subsequent to City review and approval.

DENSITY BONUS CHART*							
Affordable Unit Percentage**	Very Low Income Density Bonus	Low Income Density Bonus	Moderate Income Density Bonus***	Land Donation Density Bonus	Senior****	Foster Youth/ Disabled Vets/ Homeless	College Students
5%	20%	-	-	-	20%	-	-
6%	22.50%	-	-	-	20%	-	-
7%	25%	-	-	-	20%	-	-
8%	27.50%	-	-	-	20%	-	-
9%	30%	-	-	-	20%	-	-
10%	32.50%	20%	5%	15%	20%	20%	-
11%	35%	21.50%	6%	16%	20%	20%	-
12%	38.75%	23%	7%	17%	20%	20%	-
13%	42.50%	24.50%	8%	18%	20%	20%	-
14%	46.25%	26%	9%	19%	20%	20%	-
15%	50%	27.50%	10%	20%	20%	20%	-
16%	50%	29%	11%	21%	20%	20%	-
17%	50%	30.50%	12%	22%	20%	20%	-
18%	50%	32%	13%	23%	20%	20%	-
19%	50%	33.50%	14%	24%	20%	20%	-
20%	50%	35%	15%	25%	20%	20%	35%
21%	50%	38.75%	16%	26%	20%	20%	35%
22%	50%	42.5%	17%	27%	20%	20%	35%
23%	50%	46.25%	18%	28%	20%	20%	35%
24%	50%	50%	19%	29%	20%	20%	35%
25%	50%	50%	20%	30%	20%	20%	35%
26%	50%	50%	21%	31%	20%	20%	35%
27%	50%	50%	22%	32%	20%	20%	35%
28%	50%	50%	23%	33%	20%	20%	35%
29%	50%	50%	24%	34%	20%	20%	35%
30%	50%	50%	25%	35%	20%	20%	35%
31%	50%	50%	26%	35%	20%	20%	35%
32%	50%	50%	27%	35%	20%	20%	35%
33%	50%	50%	28%	35%	20%	20%	35%
34%	50%	50%	29%	35%	20%	20%	35%
35%	50%	50%	30%	35%	20%	20%	35%
36%	50%	50%	31%	35%	20%	20%	35%
37%	50%	50%	32%	35%	20%	20%	35%
38%	50%	50%	33%	35%	20%	20%	35%
39%	50%	50%	34%	35%	20%	20%	35%
40%	50%	50%	35%	35%	20%	20%	35%
41%	50%	50%	38.75%	35%	20%	20%	35%
42%	50%	50%	42.50%	35%	20%	20%	35%
43%	50%	50%	46.25%	35%	20%	20%	35%
44%	50%	50%	50%	35%	20%	20%	35%
100%*****	80%	80%	80%	35%	20%	20%	35%

**All density bonus calculations resulting in fractions are rounded up to the next whole number*

***Affordable unit percentage is calculated excluding units added by a density bonus.*

****Moderate income density bonus applies to for sale units, not to rental units.*

*****No affordable units are required for senior units.*

******Applies when 100% of the total units (other than manager's units) are restricted to very low, lower and moderate income (maximum 20% moderate).*

Marketing and Management

Marketing Program. Prior to the issuance of a certificate of occupancy for the project, the applicant shall prepare and obtain City's approval of a marketing program for the leasing or sale of the housing units, which sets forth in detail marketing strategy for the Project. The leasing or sale of the housing units shall thereafter be marketed in accordance with the marketing program. Developer shall provide City with periodic reports with respect to the leasing or sale of the housing units. The marketing program for rental projects may be combined with the required management plan.

Management Plan. Prior to the issuance of the certificate of occupancy for a rental project, the applicant shall submit for the approval of the City a management plan which sets forth in detail the applicant's property management duties, a tenant selection process in compliance with the required affordability restrictions, a security system and crime prevention program, the procedures for the collection of rent, the procedures for eviction of tenants, the rules and regulations of the property and manner of enforcement, a standard lease form, an operating budget, the identity of the professional property management company to be contracted with to provide property management services at the property, and other matters relevant to the management of the property.

Sample marketing and management plans may be obtained from City staff upon request.

For additional information regarding the requirements for density bonus housing agreements, please contact Nate Robbins, Senior Program Specialist, in Neighborhood Improvement at (714) 741-5206 or nater@ggcity.org.

SAMPLE DENSITY BONUS HOUSING AGREEMENT
(LOWER INCOME RENTAL PROJECT)

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO: City of Garden Grove 11222 Acacia Parkway Garden Grove, California 92840 Attention: City Clerk	
APN: _____	This document is recorded at the request and for the benefit of the City of Garden Grove and exempt from payment of a recording fee pursuant to Government Code Sections 6103 and 27383.

DENSITY BONUS HOUSING AGREEMENT
(___ Units Apartments at [ADDRESS].)

[THIS AGREEMENT CONTAINS SUBORDINATION REQUIREMENTS TO PRESERVE PRIORITY OF LAND USE AND REGULATORY COVENANTS]

This **DENSITY BONUS HOUSING AGREEMENT** ("Agreement"), dated for identification purposes only as of _____, _____ ("Date of Agreement"), is entered into by and between the **CITY OF GARDEN GROVE**, a California municipal corporation ("City"), and [**DEVELOPER'S NAME]** ("Developer").

RECITALS

A. Developer is the owner of approximately _____ square feet of real property in the City, generally located at 8218-8242 Garden Grove Blvd., Garden Grove, California, as more particularly described in the Legal Description attached hereto as Exhibit A and incorporated herein ("Site").

B. Developer submitted an application to City for approval of a site plan to construct a ___-unit apartment project on the Site with a ____% affordable housing density bonus for low-income families ("Project").

C. In response to Developer's application, pursuant to Planning Commission Resolution No. _____, the City approved Site Plan No. _____ for the Project, subject to certain "Conditions of Approval," which were accepted by Developer, as evidenced by Developer's execution of a "Notice of Agreement with Conditions of Approval and Discretionary Permit Approval" and recordation of such notice in the Official Records of Orange County on _____, _____ as Instrument No. _____.

D. The City will grant _____ concessions to the Project pursuant to California Government Code Section 65915, *et seq*., and Garden Grove Municipal Code Section 9.12.030.070 (collectively, "Density Bonus Law"), in exchange for Developer's agreement to

restrict __ of the ___ rental Housing Units at the Site to rental to and occupancy by Lower Income Households at an Affordable Rent (as those terms are defined below).

E. In connection with the density bonus and concessions granted to the Project, the Density Bonus Law and the Garden Grove Municipal Code require Developer to enter into this Agreement with City to implement Developer's affordable housing obligations at the Project. Pursuant to the Density Bonus Law and the Conditions of Approval, this Agreement must be executed and recorded against the Site in the Official Records of Orange County, California prior to City's issuance of building permits for the Project.

F. Developer and City desire to enter into this Agreement to provide for Developer's rental of ___ of the ___ rental Housing Units at the Site to Lower Income Households at an Affordable Rent, as required by the Density Bonus Law, and the Conditions of Approval, in accordance with the terms, conditions, and restrictions set forth below in this Agreement.

G. This Agreement shall be recorded, prior to the issuance of building permits for the Project, in the Official Records of Orange County, California, as senior, non-subordinate covenants and as an encumbrance running with the land for the full Term (defined below) of this Agreement. In no event shall this Agreement be made junior or subordinate to any deed of trust or other documents providing financing for the construction or operation of the Project, or any other lien or encumbrance whatsoever for the entire Term of this Agreement. Nor shall this Agreement be made junior or subordinate to any extension, amendment, or modification of any lien or encumbrance recorded against the Site prior to the date hereof.

I. The foregoing Recitals are true and correct and constitute a substantive part of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the City and Developer agree as follows:

Section 1. Definitions.

(i) Affordable Rent. Affordable Rent means an affordable rent for Lower Income Households, as defined in California Health and Safety Code Section 50053. For Lower Income Households whose gross incomes exceed the maximum income for low income households (as defined in Health and Safety Code Section 50105), Affordable Rent means the product of thirty (30) percent times sixty (60) percent of the Area Median Income for Orange County adjusted for family size appropriate to the unit. "Adjusted for family size appropriate to the unit" has the same meaning as in Health and Safety Code Section 50052.5(h).

For purposes of this Agreement, "Affordable Rent" means the total of monthly payments for (a) use and occupancy of each Affordable Unit and land and facilities associated therewith, (b) any separately charged fees or service charges assessed by Developer which are required of all tenants, other than security deposits, (c) a reasonable allowance for an adequate level of service of utilities not included in (a) or (b) above, including garbage collection, sewer, water, electricity, gas and other heating, cooking and refrigeration fuels, but not including telephone, internet, television or digital access services, and (d) possessory interest, taxes or other fees or charges assessed for use of the land and real property facilities associated therewith by a public or private entity other

than Developer. In the event that all utility charges are paid by the landlord rather than the tenant, no utility allowance shall be deducted from the rent.

(ii) Affordable Units. Affordable Units means the ___ Housing Units at the Project which are required to be made available for, rented to, and occupied by Lower Income Households paying an Affordable Rent, as set forth in more detail below.

(iii) Agreement. Agreement means this Density Bonus Housing Agreement between City and Developer.

(iv) Area Median Income. Area Median Income means the median income as determined and published annually for each county in California by the California Department of Housing and Community Development.

(v) City. City means the City of Garden Grove, a California municipal corporation.

(vi) Conditions of Approval. Conditions of Approval means the conditions imposed by the City in connection with the approval of Developer's Site Plan No. _____ with the approval of Planning Commission Resolution No. 5944-19, as referenced in that certain "Notice of Agreement with Conditions of Approval and Discretionary Permit Approval" recorded in the Official Records of Orange County on _____, 2019 as Instrument No. _____.

(vii) Date of Agreement. Date of Agreement means the date set forth in the first paragraph of this Agreement.

(viii) Density Bonus Law. Density Bonus Law means California Government Code Section 65915, *et seq*., and Garden Grove Municipal Code Section 9.12.030.070. In the event of a conflict between State and City law, Government Code Section 65915 *et seq.* shall control.

(ix) Developer. Developer means _____, and all of his/her/its successors and assigns.

(x) Housing Units. Housing Units means each of the ___ total residential rental units to be constructed by Developer at the Site. The Housing Units range in size at ____-____ square feet (one-bedroom), ____-____ square feet (two-bedroom), and ____-____ square feet (three-bedroom) units.

(xi) Lower Income Household. Lower Income Household has the meaning set forth in California Health and Safety Code Section 50079.5.

(xii) Project. Project means the ___-unit apartment complex to be constructed by Developer on the Site, which includes the Housing Units, all in accordance with Site Plan No. _____, the Conditions of Approval, and this Agreement.

(xiii) Site. Site means that certain _____ square feet of real property in the City, generally located at _____, Garden Grove, California, as more

particularly described in the Legal Description attached hereto as Exhibit A and incorporated herein.

(xiv) Term. Term means the term of effectiveness of this Agreement, which shall continue for 55 years from the date the final certificate of occupancy is issued for the Project.

Section 2. Density Bonus and Development Concessions and Incentives. As set forth in the Conditions of Approval and the Density Bonus Law, Developer petitioned for and was granted the following concessions and incentives as part of the approval of Developer's Site Plan No. _____ for the Project:

(i) Density Bonus. The Garden Grove Municipal Code permits a maximum density of ____ residential units for the Site. By providing __ Housing Units reserved for Lower Income Households, the Density Bonus Law and the Conditions of Approval permit the Developer to develop the Site with an additional density of ____% for a total of ___ additional Housing Units.

(ii) Third Story Building Maximum Threshold. Garden Grove Municipal Code Section 9.12.040.050(C)(c) provides that for portions of buildings located beyond 40 feet from property zoned R-1, 50% of the building area may be situated in a three-story configuration at or below the 35-foot height limits. Site Plan No. _____ approves a waiver of this requirement, allowing 100% of the third floor to be built out.

(iii) Guest Parking Separation Waiver. Garden Grove Municipal Code Section 9.12.040.050(A)(2)(d) requires a minimum separation of 15 feet between residential units and open guest parking areas. Site Plan No. _____ approves a waiver of this requirement by allowing a distance between open guest parking areas and residences at 6 feet.

(iv) Parking. Garden Grove Municipal Code Section 9.12.040.180 requires a minimum of 3.25 parking spaces per dwelling unit to be provided in connection with multifamily residential developments similar to the Project. The Density Bonus Law requires the Project to provide a minimum of 1 space for each one-bedroom unit, and 2 spaces for each two and three-bedroom units. The Project includes ___ one-bedroom, ___ two-bedroom and ___ three-bedroom units for a total of ____ required on-site parking spaces. The Project will provide the required ___ spaces, including __ attached tuck-under stalls, ___ remote carports and ___ open stalls.

Section 3. No Further Incentives or Waivers. Developer acknowledges and agrees that the waivers and incentives set forth in Section 2 above fully satisfy any duty City may have under the Garden Grove Municipal Code, the Density Bonus Law, or any other law or regulation applicable to the Project, to provide any development incentive or to waive any building, zoning, or other requirement. By this Agreement, Developer releases any and all claims Developer may have against City in any way relating to or arising from City's obligation to waive requirements of or provide development incentives pursuant to any state, federal, or local law, rule, or regulation applicable to the Project.

Section 4. Affordable Units. Developer hereby agrees to make available, restrict occupancy to, and rent __ of the Housing Units at the Project to Lower Income Households at an Affordable Rent. The ___ Affordable Units shall be "floating" units that are not permanently designated; however, at no time shall all ___ Affordable Units be congregated to a certain section of the Project. The unit size of the Affordable Units shall range in size from ___ to ____ square feet. The ___ Affordable Units shall consist of 1-3 bedroom units that are part of the Project. A

minimum of __ one-bedroom, __ two-bedroom and __ three-bedroom units shall be reserved and allocated at all times. In accordance with Garden Grove Municipal Code Section 9.12.030.070(G)(4), all Affordable Units shall be of similar design and appearance of the total Project.

(a) A person or family (i.e., a "tenant household") who qualifies as a Lower Income Household at the time he/she/it first occupies an Affordable Unit shall be deemed to continue to be so qualified until such time as a recertification of such tenant household's income in accordance with Section 14 below demonstrates that such tenant household no longer qualifies as a Lower Income Household. Moreover, a unit previously occupied by a Lower Income Household and then vacated shall be considered occupied by such Lower Income Household for a temporary period until reoccupied, at which time the character of the unit shall be re-determined. In no event shall such temporary period exceed thirty-one (31) days.

(b) At such time as a tenant household occupying an Affordable Unit ceases to qualify as a Lower Income Household, the unit occupied by such tenant household shall cease to be an Affordable Unit. Developer shall replace each such Affordable Unit by designating the next available unit and any necessary units thereafter as an Affordable Unit. For purposes of this Agreement, such designated unit will be considered an Affordable Unit if it is held vacant and available for occupancy by a Lower Income Household and, upon occupancy, the income eligibility of the tenant household as a Lower Income Household is verified and the tenant household pays an Affordable Rent.

(c) In the event a tenant household occupying an Affordable Unit initially qualifies as a Lower Income Household but the income of such tenant household increases, such increase shall not be deemed to result in a violation of the restrictions of this Agreement concerning limitations upon income of occupants, provided that the occupancy by such household is for a reasonable time of not to exceed one year (measured from the time the income of the household ceases to qualify as a Lower Income Household), at which time the Housing Unit shall cease to be an Affordable Unit and the provisions of the immediately preceding paragraph shall apply.

Section 5. Use of the Site. All uses conducted on the Site, including, without limitation, all activities undertaken by the Developer pursuant to this Agreement shall conform to all applicable provisions of the Garden Grove Municipal Code and other applicable federal, state, and local laws, rules, and regulations. The Project shall at all times during the term of this Agreement be used as a residential apartment project and none of the Housing Units in the Project shall at any time be utilized on a transient basis, nor shall the Housing Units or any portion thereof ever be used as a hotel, motel, dormitory, fraternity or sorority house, rooming house, hospital, nursing home, sanitarium or rest home, short-term or vacation rental, or be converted to condominium ownership. All of the community facilities and any social programs provided to the Project's residents shall be available at all times on an equal, non-discriminatory basis to residents of all Housing Units at the Project.

Section 6. Duration of Affordability Requirements. The Affordable Units shall be subject to the requirements of this Agreement throughout the entire Term of this Agreement.

Section 7. Construction of Affordable Units. The Affordable Units shall be constructed and completed concurrently with the non-restricted Housing Units in the Project.

Section 8. Occupancy Limits. The maximum occupancy for each of the Housing Units shall not exceed two persons per bedroom, plus one, as set forth in the Conditions of Approval.

Section 9. Maintenance. Developer shall maintain or cause to be maintained the interior and exterior of the Project and the Site in a decent, safe and sanitary manner, and in accordance with the standard of maintenance of first class multifamily rental apartment complexes within Orange County. If at any time Developer fails to maintain the Project or the Site in accordance with this Agreement and such condition is not corrected within five days after written notice from City with respect to graffiti, debris, and waste material, or thirty days after written notice from City with respect to general maintenance, landscaping and building improvements, then City, in addition to whatever remedy it may have at law or at equity, shall have the right to enter upon the applicable portion of the Project or the Site and perform all acts and work necessary to protect, maintain, and preserve the Project and the Site, and to attach a lien upon the Site, or to assess the Site, in the amount of the expenditures arising from such acts and work of protection, maintenance, and preservation by City and/or costs of such cure, including a reasonable administrative charge, which amount shall be promptly paid by Developer to City upon demand.

Section 10. Marketing Program. Each Affordable Unit shall be leased to Lower Income Households selected by Developer who meet all of the requirements provided herein. Prior to the issuance of a certificate of occupancy for the Project, Developer shall prepare and obtain City's approval, which approval shall not be unreasonably withheld, of a marketing program for the leasing of the Housing Units at the Project ("Marketing Program"). The leasing of the Housing Units shall thereafter be marketed in accordance with the Marketing Program as the same may be amended from time to time with City's prior written approval, which approval shall not unreasonably be withheld. Developer shall provide City with periodic reports with respect to the leasing of the Housing Units in accordance with Sections 14 and 15.

Section 11. Management Plan. Prior to the issuance of the certificate of occupancy for the Project, Developer shall submit for the reasonable approval of City a "Management Plan" which sets forth in detail Developer's property management duties, a tenant selection process in accordance with this Agreement, a security system and crime prevention program, the procedures for the collection of rent, the procedures for eviction of tenants, the rules and regulations of the Site and manner of enforcement, a standard lease form, an operating budget, the identity of the professional property management company to be contracted with to provide property management services at the Site ("Property Manager"), and other matters relevant to the management of the Site. The Management Plan shall require Developer to adhere to a fair lease and grievance procedure. The management of the Site shall be in compliance with the Management Plan as approved by City.

If City determines that the performance of the Property Manager is deficient based upon the standards set forth in the approved Management Plan and in this Agreement, City shall provide notice to Developer of such deficiencies and Developer shall use its best efforts to correct such deficiencies. In the event that such deficiencies have not been cured within the time set forth in Section 19 hereof, City shall have the right to require Developer to immediately remove and replace the Property Manager with another property manager or property management company

which is reasonably acceptable to the City Manager, which is not related to or affiliated with Developer, and which has not less than five (5) years' experience in property management, including significant experience managing housing facilities of the size, quality and scope of the Project.

Section 12. Selection of Tenants. Developer shall be responsible for the selection of tenants for the Housing Units in compliance with lawful and reasonable criteria and the requirements of this Agreement. To the extent permitted by law, a reasonable preference in the leasing of the Housing Units shall be given to prospective tenants on the Garden Grove Housing Authority's Section 8 Housing Vouchers waiting list and Affordable Housing waiting list, and to prospective tenants that live or work in the City.

Prior to the rental or lease of an Affordable Unit to a tenant(s), Developer shall require the tenant(s) to execute a written lease and to complete a Tenant Income Verification Form (in substantially the form attached hereto as Exhibit B) certifying that the tenant(s) occupying the Affordable Unit is/are a Lower Income Household and otherwise meet(s) the eligibility requirements established for the Affordable Unit. Developer shall verify the income of the tenant(s) as set forth in Section 14 below.

Section 13. Provisions regarding Section 8 Vouchers. Developer shall accept as tenants on the same basis as all other prospective tenants, persons who are recipients of federal certificates for rent subsidies pursuant to the existing program under Section 8 of the United States Housing Act of 1937, or its successor; provided, Developer shall not rent one of the Affordable Units to a tenant household holding a Section 8 certificate unless none of the Housing Units not restricted to occupancy by Lower Income Households pursuant to this Agreement are available. If the only available Housing Unit is an Affordable Unit, Developer shall no longer designate the Housing Unit rented to a tenant household holding a Section 8 certificate as an Affordable Unit, shall designate the next-available Housing Unit as an Affordable Unit, and shall make available, restrict occupancy to, and rent such newly designated Affordable Unit to a Lower Income Household at an Affordable Rent pursuant to this Agreement, such that at all times reasonably possible 8 of the Housing Units at the Project shall be Affordable Units not occupied by tenants holding Section 8 certificates. Furthermore, in the event Developer rents an Affordable Unit to a household holding a federal certificate, the rental agreement (or lease agreement, as applicable) between Developer, as landlord, and the tenant shall expressly provide that monthly rent charged shall be the Affordable Rent required hereunder for the Affordable Unit (not fair market rent) and that the rent collected directly from such tenant holding a federal certificate shall be not more than 30% of the tenant's actual gross income pursuant to the applicable federal certificate program regulations; i.e., the rent charged to such tenant under the rental agreement shall be the Affordable Rent chargeable hereunder and not fair market rent for the area, as would otherwise be permitted under the applicable federal certificate program. Thus, the subsidy payment to Developer under any federal certificate shall not exceed the difference between 30% of the tenant's actual gross income and Affordable Rent chargeable for the applicable Affordable Unit hereunder. If and to the extent any restrictions in this Agreement conflict with the provisions of Section 8 of the United States Housing Act of 1937 or any rules or regulations promulgated thereunder, the provisions of Section 8 of the United States Housing Act of 1937 and all implementing rules and regulations thereto shall control. Developer shall not apply selection criteria to Section 8 certificate holders which are more burdensome than criteria applied to any other prospective tenants.

Section 14. Income Verification and Certification. Following the initial lease-up of the Project, and annually thereafter throughout the Term of this Agreement, Developer shall submit to City, at Developer's expense, a summary of the income, household size and rent payable by each of the tenants of the Affordable Units. At City's request, Developer shall provide to City completed income computation and certification forms, in substantially the form of the Tenant Income Verification Form attached hereto as Exhibit B or such other form as may reasonably be requested by City, for any Lower Income Households renting the Affordable Units at the Project. Developer shall obtain, or shall cause to be obtained by the Property Manager, a certification from each household leasing an Affordable Unit demonstrating that such household meets the applicable income requirements and eligibility requirements established for a Lower Income Household renting such Affordable Unit. Developer shall verify, or shall cause the Property Manager to verify, the income certification of the Lower Income Household.

Section 15. Monitoring and Recordkeeping. Throughout the Term of this Agreement, Developer shall annually complete and submit to City an Annual Project Compliance Report in the form attached hereto as Exhibit C, or such other form as may reasonably be requested by City. Representatives of City shall be entitled to enter the Site, upon at least thirty-six (36) hours' notice, to monitor compliance with this Agreement, and shall be entitled, at City's sole cost and expense, to inspect the records of the Project and to conduct an independent audit or inspection of such records at a location within the City that is reasonably acceptable to the City Manager. Developer agrees to cooperate with City in making the Site and the records of the Project available for such inspection or audit. Developer agrees to maintain each record of the Project for no less than 5 years after creation of each such record.

Section 16. Indemnity. Developer shall, at its expense, defend (with counsel acceptable to City and subject to approval by Developer), indemnify, and hold harmless City, and their officers, agents, employees and representatives from any and all losses, liabilities, claims, lawsuits, causes of action, judgments, settlements, court costs, attorneys' fees, expert witness fees, and other legal expenses, costs of evidence of title, costs of evidence of value, and other damages of whatsoever nature arising out of or in connection with Developer's failure to perform Developer's obligations under this Agreement, Developer's ownership or operation of the Site, or the development of the Project, except for such liability arising from the gross negligence or willful misconduct of City.

Section 17. Agreement to be Recorded; Covenants Run with the Land; Priority. This Agreement shall be recorded, prior to the issuance of building permits for the Project, in the Official Records of Orange County, California, as senior, non-subordinate covenants and as an encumbrance running with the land for the full Term of this Agreement. In no event shall this Agreement be made junior or subordinate to any deed of trust or other documents providing financing for the construction or operation of the Project, or any other lien or encumbrance whatsoever for the entire Term of this Agreement. Nor shall this Agreement be made junior or subordinate to any extension, amendment, or modification of any lien or encumbrance recorded against the Site prior to the date hereof. Prior to recordation of this Agreement, Developer shall provide City with evidence satisfactory to the City that all deeds of trust, liens, encumbrances, or other documents recorded against the Site since _____, _____, if any, have been or will be subordinated to this Agreement, at Developer's sole cost and expense.

Section 18. Mortgage Protection. No breach or default under this Agreement shall defeat, terminate, extinguish, render invalid or otherwise affect the lien of any junior mortgage or deed of trust encumbering the Site, the Project, or any part thereof or interest therein.

Section 19. Default. An event of default occurs under this Agreement when: (a) there is a breach of any condition, covenant or promise set forth herein; (b) written notice thereof has been given to the defaulting party; and (c) such breach has not been cured within thirty (30) days after such notice was given to the defaulting party or, if such breach cannot reasonably be cured within such thirty (30) day period, the defaulting party fails to commence to cure the breach and/or fails thereafter to diligently proceed to complete such cure. A waiver by either party of any such breach shall not be construed as a waiver of any succeeding breach of the same or other condition, covenant or promise.

Section 20. Remedies. The occurrence of an event of default hereunder shall give the non-defaulting party the right to proceed with any and all remedies available at law or equity. Such remedies may include an action for damages, an action or proceeding for specific performance, and/or an action or proceeding for injunctive relief. Such actions or proceedings may require the defaulting party to pay damages, to perform its obligations and covenants under this Agreement, and to enjoin or cease and desist from acts which may be unlawful or in violation of the provisions of this Agreement.

Section 21. Additional Remedies for Certain Defaults; Remedy For Excessive Rent Charge.

(a) It shall constitute a default for the Developer to charge or accept for any Affordable Unit rent amounts in excess of the Affordable Rent. In the event that the Developer charges or receives such higher rental amounts, in addition to any other legal or equitable remedy that the City shall have for such default, the Developer shall be required to pay to the City an amount equal to the difference between the Affordable Rent that should have been charged and the amount of the rent received from the tenant, plus interest compounded at the maximum rate allowable for judgments.

(b) It shall also constitute a default for the Developer to fail to rent any of the required Affordable Units to a Lower Income Household, or to knowingly (or without investigation as required herein) initially rent any Affordable Unit to a tenant who is not a Lower Income Household. In the event the Developer violates this provision, in addition to any other remedy at law or equity that the City shall have for such default, the Developer, for each separate violation, shall be required to pay to the City an amount equal to the total rent the Developer received from such ineligible tenant, plus interest compounded at the maximum rate allowable for judgments.

Section 22. Attorneys' Fees and Costs. In addition to any other remedies provided hereunder or available pursuant to law, if either party to this Agreement commences an action against the other party to this Agreement arising out of or in connection with this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees, expert witness fees, costs of investigation, and costs of suit from the losing party.

Section 23. Rights and Remedies Cumulative. The rights and remedies of the parties are cumulative, and the exercise by either party of one or more of its rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

Section 24. Time of Essence. Time is expressly made of the essence with respect to the performance by City and Developer of each and every obligation and condition of this Agreement.

Section 25. Third Party Beneficiaries. No persons or entities other than the parties and their successors and assigns shall have any right of action under this Agreement.

Section 26. City Approvals and Actions. City shall maintain authority of this Agreement and the authority to implement this Agreement through City Manager (or his duly authorized representative). City Manager (or his designee) shall have the authority to make approvals, issue interpretations, waive provisions, make and execute further agreements and/or enter into amendments of this Agreement on behalf of City so long as such actions do not materially or substantially change the uses or development permitted on the Site, or materially or substantially add to the costs incurred or to be incurred by City as specified herein, and such interpretations, waivers and/or amendments may include extensions of time to perform. All other material and/or substantive interpretations, waivers, or amendments shall require the consideration, action and written consent of the City.

Section 27. Successor and Assigns. This Agreement shall run with the land, and all of the terms, conditions, restrictions, and covenants contained in this Agreement shall be binding upon Developer, City, their permitted successors and assigns, and all successors in interest to all or any portion of the Site or the Project. Whenever the terms "Developer" or "City" are used in this Agreement, such terms shall include any other successors and assigns as herein provided. Not later than 30 days prior to a transfer of any interest in the Site or the Project or any interest in Developer, Developer shall provide written notice to the City of such transfer.

Section 28. Notices. Any approval, disapproval, demand, document or other notice which either party may desire to give to the other party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by reputable document delivery service such as Federal Express that provides a receipt showing date and time of delivery, (iii) mailing in the United States first-class mail, postage prepaid, or (iv) by email, with confirmation of receipt to the intended recipient, addressed to the address of the party as set forth below, or at any other address as that party may later designate by notice:

If to the City: City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840
Attention: Community & Econ. Development Dir.

If to the Developer: _____
c/o _____
_____
_____
Attention: _____
Email: _____

Section 29. Amendment. Any alteration, change or modification of or to this Agreement, in order to become effective, shall be made in writing and in each instance signed on behalf of each party. Each alteration, change, or modification to this Agreement shall be recorded against the Site in the Official Records of Orange County, California.

Section 30. Legal Advice. Each party represents and warrants to the other the following: they have carefully read this Agreement, and in signing this Agreement, they do so with full knowledge of any right which they may have; they have received independent legal advice from their respective legal counsel as to the matters set forth in this Agreement, or have knowingly chosen not to consult legal counsel as to the matters set forth in this Agreement, and they have freely signed this Agreement without any reliance upon any agreement, promise, statement or representation by or on behalf of the other party, or their respective agents, employees or attorneys, except as specifically set forth in this Agreement, and without duress or coercion, whether economic or otherwise.

Section 31. Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between City and Developer is that of a government entity regulating the development of private property and the owner of such property.

Section 32. Exhibits. This Agreement includes the following exhibits, each of which is attached hereto and incorporated herein by this reference:

(i) Exhibit A: Legal Description of Site

(ii) Exhibit B: Tenant Income Verification Form

(iii) Exhibit C: Annual Project Compliance Report

[**Signatures appear on following page.**]

IN WITNESS WHEREOF, City and Developer have executed this Density Bonus Housing Agreement as of the date first set forth above.

DEVELOPER:

By: _____
Its: _____

By:
Name:
Its:

CITY OF GARDEN GROVE,
a California municipal corporation

_____
City Manager

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

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 ORANGE)

On _____, 2019, before me, _____, Notary Public, personally appeared , who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person 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 _____

(seal)

EXHIBIT A

LEGAL DESCRIPTION OF SITE

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

APN: _____

EXHIBIT B

TENANT INCOME VERIFICATION FORM

GARDEN GROVE

TENANT INCOME CERTIFICATION

☐ Initial Certification* ☐ Recertification* ☐ Other _____

Effective Date: _____
Move-in Date: _____
(MM/DD/YYYY)

PART I - DEVELOPMENT DATA

Property Name: _____

Address: _____ Unit Number: _____ # Bedrooms: _____

PART II - DEVELOPMENT DATA

HH Mbr #	Last Name	First Name & Middle Initial	Relationship to Head of Household	Date of Birth (MM/DD/YYYY)	F/T Student (Y or N)
1			HEAD		
2					
3					
4					
5					
6					
7					

PART III. GROSS ANNUAL INCOME (USE ANNUAL AMOUNTS) See Definition of Income on Page Two

HH Mbr #	(A) Employment or Wages	(B) Soc. Security/Pensions	(C) Public Assistance	(D) Other Income (*state type of income*)
TOTALS	$	$	$	$

Add totals from (A) through (D), above **TOTAL INCOME (E):** $

PART IV. INCOME FROM ASSETS

Hshld Mbr #	(F) Type of Asset	(G) Cash Value of Asset	(H) Annual Income from Asset

Net Cash Value of Assets (G): $

Total Actual Income from Assets (H):

If line G is greater than $5,000, multiply line by the current passbook rate, 2.00% and enter results here; otherwise, leave blank. Imputed Income (I): $

Enter the greater of the total of column H, or I (Imputed income) **TOTAL INCOME FROM ASSETS (J)** $

(K) Total Annual Household Income from all Sources [Add (E) + (J)] $

HOUSEHOLD CERTIFICATION & SIGNATURES

The information on this form will be used to determine maximum income eligibility. I/we have provided for each person(s) set forth in Part II acceptable verification of current anticipated annual income. I/we agree to notify the landlord immediately upon any member of the household moving out of the unit or any new member moving in. I/we agree to notify the landlord immediately upon any member becoming a full time student.

Under penalties of perjury, I/we certify that the information presented in this Certification is true and accurate to the best of my/our knowledge and belief. The undersigned further understands that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of the lease agreement.

_____ _____ _____ _____
Signature *(Date)* Signature *(Date)*

_____ _____ _____ _____
Signature *(Date)* Signature *(Date)*

SIGNATURE OF OWNER/REPRESENTATIVE

I hereby; certify that the above information agrees with the rental applications and documents presented by the above applicants, and that I have reviewed and attached documentation and the above information is true and correct to the best of my knowledge and belief. Based on the representations herein and upon the proofs and documentation required to be submitted, the individual(s) named in Part II of this Tenant Income Certification is/are eligible under the provisions of the Affordable Housing Agreement and in accordance with the HOME Investments Partnerships Act (HOME) Final Rule, 24 CFR 92.203.

SIGNATURE OF OWNER/REPRESENTATIVE _____ DATE _____

PART V. RENT

Tenant Paid Rent $_____
Utility Allowance $_____

Rent Assistance: $_____
Other non-optional charges: $_____

GROSS RENT FOR UNIT:
(Tenant paid rent plus Utility Allowance & other non-optional charges) $_____

Unit Meets Rent Restriction at:

❑ 80% ❑ 60% ❑ 50%

Maximum Rent Limit for this unit: $_____

DEFINITION OF INCOME

Federal regulations at 24 CFR 5.609 (Part 5) define annual income as the *gross amount* of *income of all adult household members* that is *anticipated to be received* during the coming 12-month period. Each of the italicized phrases in this definition is key to understanding the requirements for calculating annual income:

24 CFR Part 5 Annual Income Inclusions

1. The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services.

2. The net income from the operation of a business or profession. Expenditures for business expansion or amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for depreciation of assets used in a business or profession may be deducted, based on straight-line depreciation, as provided in Internal Revenue Service regulations. Any withdrawal of cash or assets from the operation of a business or profession will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested in the operation by the family.

3. Interest, dividends, and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for depreciation is permitted only as authorized in number 2 (above). Any withdrawal of cash or assets from an investment will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested by the family. Where the family has net family assets in excess of $5,000, annual income shall include the greater of the actual income derived from all net family assets or a percentage of the value of such assets based on the current passbook savings rate, as determined by HUD.

4. The full amount of periodic amounts received from Social Security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts, including a lump-sum amount or prospective monthly amounts for the delayed start of a periodic amount (except for certain exclusions, listed in Exhibit 3.2, number 14).

5. Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation, and severance pay (except for certain exclusions, as listed in Exhibit 3.2, number 3).

6. Welfare Assistance. Welfare assistance payments made under the Temporary Assistance for Needy Families (TANF) program are included in annual income:

• Qualify as assistance under the TANF program definition at 45 CFR 260.31; and

• Are otherwise excluded from the calculation of annual income per 24 CFR 5.609(c).

If the welfare assistance payment includes an amount specifically designated for shelter and utilities that is subject to adjustment by the welfare assistance agency in accordance with the actual cost of shelter and utilities, the amount of welfare assistance income to be included as income shall consist of:

• the amount of the allowance or grant exclusive of the amount specifically designated for shelter or utilities; ***plus***

• the maximum amount that the welfare assistance agency could in fact allow the family for shelter and utilities. If the family's welfare assistance is reduced from the standard of need by applying a percentage, the amount calculated under 24 CFR 5.609 shall be the amount resulting from one application of the percentage.

24 CFR Part 5 Annual Income Exclusions

1. Income from employment of children (including foster children) under the age of 18 years.

2. Payments received for the care of foster children or foster adults (usually persons with disabilities, unrelated to the tenant family, who are unable to live alone).

3. Lump-sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains, and settlement for personal or property losses (except as provided in Exhibit 3.1, number 5 of Income Inclusions).

4. Amounts received by the family that are specifically for, or in reimbursement of, the cost of medical expenses for any family member.

5. Income of a live-in aide (as defined in 24 CFR 5.403).

6. Certain increases in income of a disabled member of qualified families residing in HOME-assisted housing or receiving HOME tenant-based rental assistance (24 CFR 5.671(a)).

7. The full amount of student financial assistance paid directly to the student or to the educational institution.

8. The special pay to a family member serving in the Armed Forces who is exposed to hostile fire.

9. (a) Amounts received under training programs funded by HUD.
(b) Amounts received by a person with a disability that are disregarded for a limited time for purposes of Supplemental Security Income eligibility and benefits because they are set side for use under a Plan to Attain Self-Sufficiency (PASS).
(c) Amounts received by a participant in other publicly assisted programs that are specifically for, or in reimbursement of, out-of-pocket expenses incurred (special equipment, clothing, transportation, childcare, etc.) and which are made solely to allow participation in a specific program.
(d) Amounts received under a resident service stipend. A resident service stipend is a modest amount (not to exceed $200 per month) received by a resident for performing a service for the PHA or owner, on a part-time basis, that enhances the quality of life in the development. Such services may include, but are not limited to, fire patrol, hall monitoring, lawn maintenance, resident initiatives coordination, and serving as a member of the PHA's governing board. No resident may receive more than one such stipend during the same period of time

(e) Incremental earnings and benefits resulting to any family member from participation in qualifying state or local employment training programs (including training not affiliated with a local government) and training of a family member as resident management staff. Amounts excluded by this provision must be received under employment training programs with clearly defined goals and objectives, and are excluded only for the period during which the family member participates in the employment training program.

10. Temporary, nonrecurring, or sporadic income (including gifts).

11. Reparation payments paid by a foreign government pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era.

12. Earnings in excess of $480 for each full-time student 18 years old or older (excluding the head of household or spouse).

13. Adoption assistance payments in excess of $480 per adopted child.

14. Deferred periodic amounts from supplemental security income and social security benefits that are received in a lump sum amount or in prospective monthly amounts.

15. Amounts received by the family in the form of refunds or rebates under state or local law for property taxes paid on the dwelling unit.

16. Amounts paid by a state agency to a family with a member who has a developmental disability and is living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home.

17. Amounts specifically excluded by any other Federal statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under any program to which the exclusions set forth in 24 CFR 5.609(c) apply. A notice will be published in the Federal Register and distributed to housing owners identifying the benefits that qualify for this exclusion.

Part 5 Annual Income Net Family Asset Inclusions and Exclusions

Inclusions	Exclusions
1. Cash held in savings accounts, checking accounts, safe deposit boxes, homes, etc. For savings accounts, use the current balance. For checking accounts, use the average 6-month balance. Assets held in foreign countries are considered assets. 2. Cash value of revocable trusts available to the applicant. 3. Equity in rental property or other capital investments. Equity is the estimated current market value of the asset less the unpaid balance on all loans secured by the asset and all reasonable costs (e.g., broker fees) that would be incurred in selling the asset. Under HOME, equity in the family's primary residence is not considered in the calculation of assets for owner-occupied rehabilitation projects. 4. Cash value of stocks, bonds, Treasury bills, certificates of deposit, mutual funds, and money market accounts. 5. Individual retirement, 401(K), and Keogh accounts (even though withdrawal would result in a penalty). 6. Retirement and pension funds. 7. Cash value of life insurance policies available to the individual before death (e.g., surrender value of a whole life or universal life policy). 8. Personal property held as an investment such as gems, jewelry, coin collections, antique cars, etc. 9. Lump sum or one-time receipts, such as inheritances, capital gains, lottery winnings, victim's restitution, insurance settlements and other amounts not intended as periodic payments. 10. Mortgages or deeds of trust held by an applicant.	1. Necessary personal property, except as noted in number 8 of Inclusions, such as clothing, furniture, cars, and vehicles specially equipped for persons with disabilities. 2. Interest in Indian trust lands. 3. Assets not effectively owned by the applicant. That is, when assets are held in an individual's name, but the assets and any income they earn accrue to the benefit of someone else who is not a member of the household and that other person is responsible for income taxes incurred on income generated by the asset. 4. Equity in cooperatives in which the family lives. 5. Assets not accessible to and that provide no income for the applicant.

EXHIBIT C

ANNUAL PROJECT COMPLIANCE REPORT

[Excel Spreadsheet]

GARDEN GROVE

ANNUAL PROJECT COMPLIANCE REPORT

[PROJECT NAME]

Monitoring Period:

Owner Name: _____

Project Address: _____

Prepared By: _____

Date Prepared:

Total Number of Units: _____

Number of Affordable Units: _____

Affordability:

General Information		Rent Information for Affordable Units							Income Information for Affordable Units				Certification/ Recertification Information	
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Unit No.	How Many Bedrooms?	Rent Designation (%):	Maximum Rent Limit	Tenant's Share of Rent	If Section 8, Amount of Subsidy	Utility Allowance	Total (E+F+G)	Does (H) exceed (D)? Y / N	Tenant Name	Household Size	Annual Gross Household Income	Is Income: Low, Very-Low or Over 80%?	Initial Occupancy Date	Effective Date of Last Annual Income
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			
			$0.00	$0.00	$0.00	$0.00	$0.00				$0.00			

Reviewed By: _____ Date:_____

ATTACHMENT 4

Yorke ENGINEERING, LLC
www.YorkeEngr.com

August 29, 2024

Ms. Huong Ly
Associate Planner
City of Garden Grove
Planning Services Division
Garden Grove City Hall – 1st Floor
11222 Acacia Parkway
Garden Grove, CA 92840
(714) 741-5312
Info@GGCity.org

Subject: Class 32 Categorical Exemption Justification Memorandum for a Mixed-Use Development in Garden Grove, CA [APN: 090-153-19 and 090-153-20]

Dear Ms. Ly:

Yorke Engineering, LLC (Yorke) is pleased to provide this Class 32 Categorical Exemption Justification Memorandum for a Mixed-Use Development in Garden Grove, CA.

PROJECT DESCRIPTION

ThreeK Investments, LLC (ThreeK) is proposing to develop a mixed-use project located at 11432-11462 Stanford Avenue in the City of Garden Grove, CA (City). The Project site comprises Orange County Assessor's Parcel Numbers (APNs) 090-153-19 and 090-153-20.

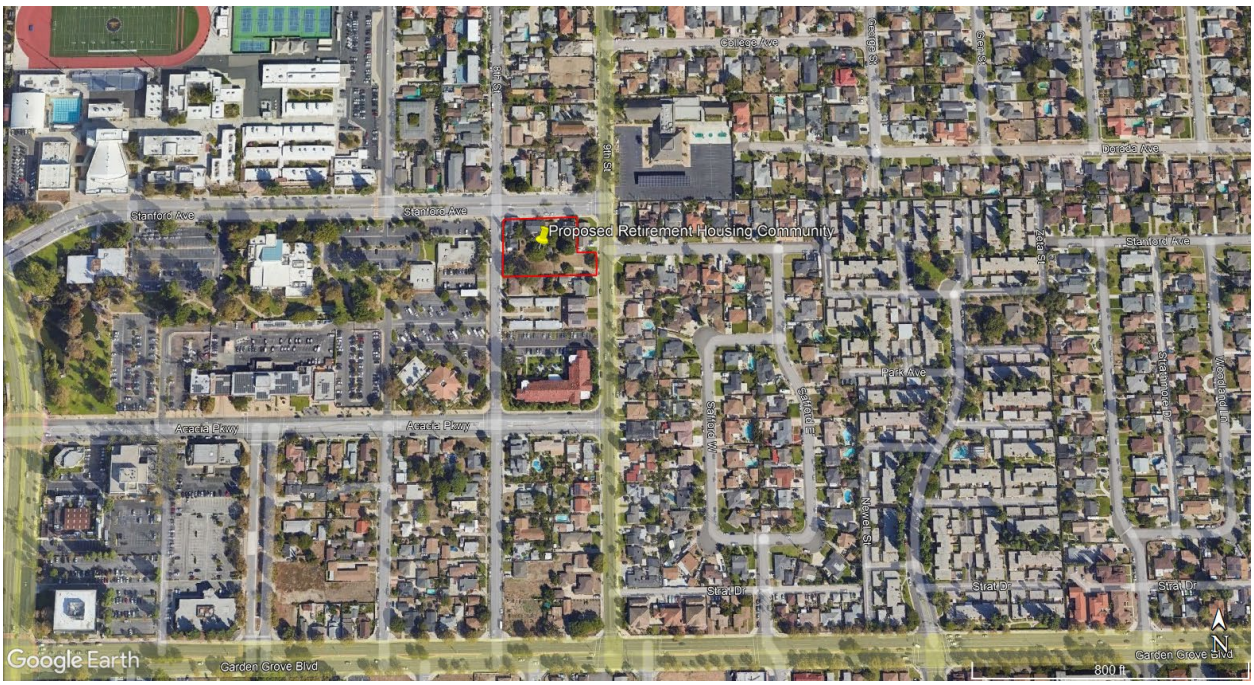
The proposed Project will occupy a net land area of 41,006 square feet (0.94 acre) of flat, previously occupied, urban land comprising the two parcels, with demolition of several existing structures currently on the Project site. Approximately 4,300 square feet of landscaping is included in the site design. Gross land area of the two parcels is 49,475 square feet (1.14 acres) combined.

The Project will include two buildings: one six-story above-grade 74-foot tall senior apartment and assisted living building, consisting of five stories of residential units, stacked on top of a two-level parking garage with one level below-grade; and one three-story at-grade 45-foot tall Residential Care Facility for the Elderly (RCFE) building. The senior apartment and assisted living building will include 80 one-bedroom units totaling 76,119 square feet (approximately 83,675 gross square feet), plus a parking garage consisting of approximately 42,331 gross square feet. Of the 80 apartment units, 76 will be market-rate units and four will be designated affordable units. The 46-room RCFE building will include 36 double-occupancy rooms, and 10 single-occupancy rooms, for a total of 82 beds in 21,801 square feet (approximately 23,633 gross square feet). Approximately 3,983 square feet of landscaping is included on the ground level and podium deck.

The senior apartment and assisted living building will include 80 enclosed parking spaces, while the RCFE building will include 26 parking spaces (15 enclosed and 11 open grade). The 106 parking spaces will comprise: 52 standard; five accessible [i.e., Americans with Disabilities (ADA) Act compliant]; five compact; four electric-vehicle-(EV)-ready; two EV-accessible; and 38-EV capable spaces.

The Project includes deflectors/barriers, such as plywood construction fencing (½-inch thickness) or flexible sound-absorbing curtains, to be implemented during Project construction. These elements of the Project would control line-of-sight exterior noise levels for the nearest residential receptors.

Figure 1: Project Vicinity



SCOPE AND PURPOSE

This memorandum evaluates the application of the Article 19 §15332 Class 32 Infill Development Project Categorical Exemption (CatEx) to the proposed Project. Class 32 consists of projects characterized as infill development meeting the following conditions:

a) The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations;

b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses;

c) The project site has no value as habitat for endangered, rare, or threatened species;

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and

e) The site can be adequately served by all required utilities and public services.

Authority Cited: Section 21083, Public Resources Code. Reference: Section 21084, Public Resources Code.

After determining that a project falls within a categorical exemption, a lead agency needs to consider whether any exceptions to the exemptions apply pursuant to CEQA Guidelines §15300.2.

Pursuant to §15300.2, a categorical exemption may not be used if any of the following six exceptions apply:

a) *Location: Classes 3, 4, 5, 6, and 11 qualify relative to the project location; a project that is ordinarily insignificant in its impact on the environment may, in a particularly sensitive environment, be significant; therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies;*

b) *Cumulative Impact: All exemptions for these CatEx classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time, is significant;*

c) *Significant Effect: A CatEx shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;*

d) *Scenic Highways: A CatEx shall not be used for a project that may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a State scenic highway; this does not apply to improvements that are required as mitigation by an adopted Negative Declaration (ND) or certified Environmental Impact Report (EIR);*

e) *Hazardous Waste Sites: A CatEx shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; and*

f) *Historical Resources: A CatEx shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

Authority Cited: Section 21083, Public Resources Code. Reference: Sections 21084 and 21084.1, Public Resources Code.

PROJECT SETTING

Existing General Plan Land Uses and Zoning Designations

FINDING: The Project is designated Civic Center Mixed Use and zoned CC-3. The proposed Project is consistent with the Civic Center Mixed Use designation and all applicable General Plan policies, as well as with applicable CC-3 zoning requirements and regulations.

ANALYSIS: The subject property is currently zoned CC-3, which allows residential/commercial mixed-use developments, either horizontal or vertical, up to the allowable height limit of 45 feet within 20 feet of street-facing property, with a maximum building height of 75 feet. The properties to the south are also in the CC-3 zone, the properties to the east are in the R1-7 zone, the properties to the north (across Stanford Avenue) are in the CCSP-PR61 zone, and the properties to the west across are in the CC-OS zone.

The following analysis documents how the proposed Project is consistent with the Civic Center Mixed Use designation, as well as the City's General Plan Land Use goals and policies, and the CC-3 zoning and zoning requirements.

Applicable General Plan Policies and Goals

Civic Center Mixed Use

"The Civic Center Mixed Use (CC) designation is intended to provide for a mix of civic, institutional, commercial, higher density residential, and open space uses. These uses should contribute to the sense that this area is the heart and soul of the community, as well as a public gathering place."[1]

CONSISTENT: The mixed-use Project consists of a senior apartment and assisted living residential housing development and an RCFE facility. The Project will contribute to the area as an integral part of the community by facilitating an inclusive and multigenerational neighborhood. By locating housing for an important part of the community within walking distance of open spaces, as well as the City's H. Louise Lake Senior Center, and the main branch of the City's public library, the Project will increase use of these public facilities and civic institutions.

Land Use

Well-Planned Growth with a Mix of Uses, Goal LU-1: The City of Garden Grove is a well-planned community with sufficient land uses and intensities to meets the needs of anticipated growth and achieve the community's vision.

Policy LU-1.2 Encourage modern residences in areas designated as Civic Center Mixed Use. Mixed-use housing should minimize impacts on designated single-family neighborhoods.

CONSISTENT: The City's General Plan plans for the type of project proposed to be proximate to single-family neighborhoods. The City analyzed impacts from the buildout of 20,242 dwelling units within the City limits by 2040, including an anticipated 1,275 dwelling units within the Civic Center Mixed Use designation, which includes the Project site.[2] The City's Focused General Plan Update and Zoning Amendments Initial Study determined that impacts to aesthetics from the increase in density "would have no impact or less than significant impacts" and that "further analysis" was "not required."[3]

The Project's design minimizes impacts on single-family neighborhoods by placing the taller multi-family component farther to the west, closest to existing Civic Center uses, while keeping the shorter three-story RCFE building nearest the single-family use to the east, creating an appropriate transition that minimizes impacts on single-family uses. Further, as noted in the project description on page 1 of this memorandum, the Project provides 106 off-street parking spaces, including 80 enclosed spaces for the senior apartment component (one per unit) and 26 spaces for the 46-room RCFE component; on-site transportation is also provided. Proposed CMU perimeter walls along sides of the Project, abutting existing multi-family and single-family uses, will provide a buffer between the uses and the Project. In addition, the design locates the RCFE in between the existing single-family home and the taller apartment building, providing a natural stepback. Amenities, including a common area plaza with a BBQ center, a clubhouse, an active community garden area, and an outdoor spa, provide ample opportunities for on-site recreation.

[1] City of Garden Grove, General Plan, Land Use Element ("Land Use Element"), at 2-30.

[2] Focused General Plan Update and Zoning Amendments, Draft Environmental Impact Report, Appendix A, Garden Grove Focused General Plan Update and Zoning Amendments Public Review Draft Initial Study ("Initial Study"), (Jun. 30, 2021), at.

[3] *Id.* at 28-29.

These design features minimize the Project's impacts, while facilitating the City's vision for the area.

Policy LU-1.3 Support the production of housing citywide that is affordable to lower- and moderate-income households, consistent with the policies and targets set forth in the Housing Element.

CONSISTENT: The Project contributes units affordable to very low-income (VLI) households. The Project supports production of housing for lower-income households by producing income-restricted units, as well as senior housing. Although the City's Regional Housing Needs Allocation (RHNA) for VLI households is sizable, the addition of the Project's contribution is critical, because every VLI unit built is a meaningful contribution to the City's RHNA requirement. The market-rate units will also contribute substantially toward the City's RHNA compliance, as well as support the City's housing production goals. The siting of senior housing within the revitalized civic core, and in proximity to existing civic institutions and public facilities with services tailored to the Project's residents, fosters an inclusive community that is consistent with the City's Housing Element's policy of encouraging equitable housing and "broaden[s] the accessibility and availability of housing" for the City's senior community.[4]

Multi-Family Developments, Goal LU-3 Higher-density residential development along major thoroughfares and in areas well served by public transit, retail and service businesses, public services, and public gathering places.

Policy LU-3.1 Preserve existing and encourage new multi-family residential development in the Focus Areas, allowing mixed use in older or underutilized commercial centers. Such housing provides convenient access to jobs and activities, as well as supplies a resident clientele to support commercial sales and services in mixed-use areas.

CONSISTENT: The Project is located in the General Plan Focus Area E1 – Civic Center (Area 1) and proposes the type of mixed use planned for the area. New development in Focus Area E1 is intended to "consist of low-rise buildings from four to seven stories in height."[5] The Project's design supports this policy and aligns with the community's desire to have "five-story residential buildings on the perimeter" of the Civic Center Park.[6] The Project's residents provide a "clientele to support commercial sales" in the area, a clientele for the Civic Center's public services, and ridership for the Orange County Transportation Authority (OCTA) Line 56 route. Residents will be able to take advantage of the nearby senior center gathering place.

Policy LU-3.2 Support development of multi-family housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels.

CONSISTENT: This development provides a mix of unit types (80 single-bedroom senior apartment and assisted living units, 36 double-occupancy RCFE rooms, and 10 single-occupancy RCFE rooms, for a total of 126 dwelling units) that allow for a diverse range of household types within the two buildings. Five (5) percent of the senior housing (i.e., four of the 80 apartment units) would be available to very low-income households.

[4] Garden Grove General Plan, 2021-2029 Housing Element, (adopted Oct. 10, 2023), at 12-156.
[5] Land Use Element, at 2-6.
[6] *Id.* at 2-8.

Policy LU-3.3 Encourage developers to build housing projects at maximum allowable densities.

CONSISTENT: The CC-3 zoning allows for 60 dwelling units per acre. The Project would build at the maximum allowable density and would also utilize State Density Bonus Law to further increase the maximum allowable density.

Land Use Compatibility, Goal LU-4 Uses compatible with one another.

Policy LU-4.1 Locate higher-density residential uses within proximity of commercial uses to encourage pedestrian traffic, as well as to provide a consumer base for commercial uses.

CONSISTENT: The Project is located in the Focus Area E1 – Civic Center (Area 1), which consists of City Hall, a police station, a fire station, a public park, the historic Main Street, and multiple commercial plazas, as well as a mix of different types of residential uses. The Project's location encourages pedestrian traffic, due to the proximity of the Project to the Civic Center's public facilities and civic institutions. Existing sidewalks surround the Project, which is within walking distance to public parks, historic main street, and other commercial centers along Garden Grove Boulevard.

Policy LU-4.2 Ensure that infill development is well-planned and allows for increased density in Focus Areas along established transportation corridors.

CONSISTENT: The Project is within Focus Area E1 – Civic Center (Area 1), an area that the City has planned for increased density. The site is within 0.5 mile of two OCTA bus lines: Line 56 (1,500 feet, 0.3 mile) and Line 37 (2,000 feet, 0.4 mile), both walking distance from Main Street and Garden Grove Boulevard. The Project is well-planned to facilitate the City's vision for Focus Area E1 by locating mixed-use residential near public facilities that are intended to serve the Project's residents – a constituency with the time and discretionary income to explore and patronize the neighborhood's retail options.

Policy LU-4.3 Allow for mixed-use development at varying intensities in Focus Areas as a means of revitalizing underutilized parcels.

CONSISTENT: The Project will revitalize the Project site with mixed-use residential at the density proposed for the site. The City plans for 60 dwelling units per acre on the site and the Project proposes a 20 percent density bonus on top of the base 60 dwelling unit maximum for the provision of 5 percent very low-income dwelling units. As such, the Project would revitalize the under-utilized Project site.

Policy LU-4.4 Avoid intrusion of non-residential uses incompatible with established residential neighborhoods.

CONSISTENT: The Project will not introduce an incompatible use within an established residential neighborhood. The mixed-use residential project provides a transition from the existing residential neighborhood to the existing civic and commercial neighborhood by providing a residential use designed to promote activity in the City's core. The Project's pedestrian-oriented buildings, high-quality architectural features, pedestrian-scale landscaping, and structured parking, reinforce the City's intention for the neighborhood.

Focus Area E1 (Civic Center) Goal LU-11 Restoration of the Civic Center As the Heart of the City.

Policy LU-11.3 Redevelop, consolidate, and rezone properties within the Civic Center area to accommodate the mix of uses allowed in this focus area.

CONSISTENT: The Project proposes the type of development planned by the City for this area by developing a mixed-use residential project for senior residents, in close proximity to public facilities that serve the Project's community, and by locating senior housing within walking distance of the City's Main street, creating an inclusive neighborhood in the heart of the City.

Housing Element

Policy H-2.1: Expanding Affordable Housing. Preserve and expand the City's supply of affordable rental and ownership housing for lower-income households.

CONSISTENT: The Project will expand the City's supply of VLI housing by providing four deed-restricted VLI rental units. The Project will also increase the City's supply of senior housing, a critical type of residential use that supports an underserved community.

Policy H-3.5: Special Housing Needs. Encourage both the private and public sectors to produce or assist in the production of housing, with emphasis on housing affordable to persons with disabilities, the elderly, large families, female-headed households with children, and people experiencing homelessness.

CONSISTENT: The Project will contribute a significant number of units to the production of housing for the City's elderly community by adding 80 one-bedroom units in the senior apartment and assisted living building and 82 beds (36 double-occupancy rooms and 10 single-occupancy rooms) in the RCFE building.

Policy H-3.6: Housing Near Transit. Encourage transit-oriented development consisting of higher residential densities, public gathering places, streetscape amenities, and commercial and entertainment uses, all within walking distance of planned rail stations and high-frequency bus stops.

CONSISTENT: The Project proposes a transit-oriented project within 0.5 mile of OCTA bus routes, the City's Civic Center, and Main Street. Parking for the project is designed to provide sufficient guest and resident parking, while satisfying the State Density Bonus Law (SDBL) residential parking maximums. The Project's internal amenity recreation areas serve all residents and provide large spaces for social and civic gatherings. The Project's exterior design features promote compatibility with a walkable neighborhood, such as abundant landscaping, trees, sidewalks, and setbacks.

Policy H-3.7: Infill Housing. Encourage infill housing development that is compatible in character with established residential neighborhoods.

CONSISTENT: This infill mixed-use senior housing and RCFE Project is compatible in character with established residential neighborhoods. The proposed housing project will be located at 11432 -11462 Stanford Avenue and will occupy two parcels of urban land, 0.94 net acre (1.14 gross acres) in aggregate. The Property is mostly rectangular in shape, with street frontage on 8th Street, 9th Street, and Stanford Avenue. Existing older residential uses adjoin the property along its northerly, easterly, and southerly property lines. Professional office uses are located to the west of the

Property, on the west side of 8th Street. The OCGrace church is one block northeast of the Property, along 9th Street, with lower-density residential uses to the south of the church, along the east side of 9th Street. The H. Louis Lake Senior Center is two blocks west of the Project site, and Garden Grove High School is two blocks northwest of the Project site. As such, the Project is compatible with, and does not conflict with, the residential communities to the north, east, and south.

Zoning

The subject property is zoned CC-3 (Civic Center Mixed Use). Zone CC-3 was established to encourage civic, educational, commercial, high-density residential, and other compatible land uses that promote activity in the City's core. Shared parking facilities, pedestrian orientation of buildings, high-quality architecture, and pedestrian-scale landscaping, pathways, and signage reinforce the goal to create places where people, not cars, predominate. The CC-3 zoning allows residential/commercial mixed-use developments (either horizontal or vertical, up to the allowable height limit of 45 feet within 20 feet of street-facing property, with a maximum building height of 75 feet).

Table 9.18-1 of the City Municipal Code (Code) does not expressly list RCFE as a permissible land use. Although an RCFE is not an expressly permissible land use, several other types of licensed residential care facilities are conditionally permitted in the CC-3 zone, including Skilled Nursing Facilities and Intermediate Care Facilities. An RCFE facility shares similar operational characteristics with these types of conditionally permitted uses. However, RCFE facilities require a lower level of care than an intermediate care facility or skilled nursing facility, making it more similar to a more traditional residential use (including the more traditional senior housing component of this Project).

The proposed RCFE is not considered a medical facility. The RCFE facility combines elements of residential use with commercial use to enhance the lives and well-being of residents who would live there. The facility would be a residential and community setting, where staff deliver care to senior residents, along with assistance with daily living, activities, and general supervision as needed. Care includes the provision and oversight of personal and supportive services, assistance with administration of medication, food service, housekeeping and laundry, transportation and assistance with arranging transportation, activities, and skilled nursing as needed. The facility is meant to be a bridge between independent living and those who need around-the-clock assistance in a facility with a much larger and specialized staff. Much like a traditional multi-family residential building, the facility would encourage and invite visits from family and community members. Therefore, as demonstrated in the documentation already provided to the City, the RCFE would be compatible with the senior housing portion of the proposed Project and the existing or planned development in the immediate area (as required by Section 9.60.040.C of the Code).

The Project will comply with all of the development standards of the City Municipal Code for the CC-3 mixed-use zone with exceptions permitted due to compliance with the SDBL that allows incentives and waivers. These permitted exceptions as a result of the SDBL include relief for: FAR limits, building setbacks and stepbacks, landscape area ratios in the setback areas, RCFE primary entrance restrictions and pedestrian walkway requirements, minimum bedroom size, the first habitable floor being in excess of four feet above-grade, open-space recreation and leisure area requirements, minimum area landscape requirements, and parking for the RCFE use.

The Applicant is applying for a SDBL concession to allow the RCFE portion of the project, as well as the waivers detailed below. In addition to the incentive and waivers, the Project would seek a density bonus by providing four very low-income senior apartments (i.e., four of the 80 apartment units), in addition to parking relief, as quantified in the project description on page 1 of this memorandum. Deviation from the maximum density and zoning regulations authorized by the Density Bonus Law and GGMC Section 9.60.040 (Residential Density Bonus) does not make a Project inconsistent with applicable zoning. Density bonus law provides that "[t]he granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment…, zoning change, or other discretionary approval" (Government Code § 65915, subd. (f)(5)). As stated in *Wollmer v. City of Berkeley* (*Wollmer*) (2011) 193 Cal.App.4th 1329, 1349, "…waived zoning standards are not 'applicable' and that the requirements of Guidelines section 15332, subdivision (a) were met," so as to not preclude the use of a Categorical Exemption when density bonus is used to deviate from otherwise applicable standards and regulations. As such, there is no inconsistency with the Code or General Plan as a result of the SDBL component of the Project.

The Applicant is applying for the following waivers:

Waivers

ThreeK is requesting the City to allow an RCFE land use as part of the proposed mixed-use development in the CC-3 zone pursuant to an incentive as permitted under the SDBL.

In addition to a limited number of concessions/incentives, the SDBL specifies that a project is entitled to a waiver from "any development standard that will have the effect of physically precluding the construction of a development…at the densities or with the concessions or incentives permitted by this section."[7] Waivers are separate from and additional to concessions/incentives, are unlimited, and approval is mandatory if the standard would preclude development of the Project at its permitted density and/or with its incentives or concessions incorporated. These waivers are necessary; without them, there would be a reduction in the Project's residential density, resulting in a loss of units that would "physically preclude" the Project from being built at its proposed and permitted density. The Applicant has thus far identified requests for 15 waivers/modifications:

1) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.090.030 Table 98.18-4 to permit a commercial FAR of 0.53 in lieu of 0.50. If the Project had to comply with the 0.50 FAR, it would lose approximately 1,298 square feet, reducing its density and therefore physically precluding the development of the Project at the density proposed and permitted.

2) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.090.030(A) to allow for a reduced setback along Stanford Avenue of two feet, in lieu of a minimum of seven feet. If the Project had to comply with the seven-foot minimum, it would lose approximately 610 square feet of development per floor, reducing its density and therefore physically precluding the development of the Project at the density proposed and permitted.

3) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.090.030(A) to allow for a reduced setback along 8th Street of six inches, in lieu of a

[7] Government Code Section 65915(e)(1)

minimum of seven feet. If the Project had to comply with the seven-foot minimum, it would lose more than 975 square feet of development per floor, reducing its density and therefore physically precluding the development of the Project at the density proposed and permitted.

4) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.090.030(B) to allow for the building to encroach into the building stepback area along Stanford Avenue, in lieu of 45 feet. The building encroaches into the 45-foot height limit area, within 20 feet of the street-facing property line. If the Project had to comply with the stepback, it would lose approximately eight residential units, reducing overall density and, therefore, physically precluding the development of the Project at the density proposed and permitted.

5) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.090.030(B) to allow for the building to encroach into the building stepback area along 8th Street in lieu of 45 feet. The building encroaches into the 45-foot height limit area, within 20 feet of the street-facing property line. If the Project had to comply with the stepback, it would lose approximately ten residential units, reducing its overall density and, therefore, physically precluding the development of the Project at the density proposed and permitted.

6) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.100.020(C)5 to waive the minimum 60% of the setback area to be landscaped. Because the two buildings encroach into the setbacks, it is impractical to achieve the 60% factor. If the Project had to comply with the 60% landscape requirement, it would require the building to be reduced in footprint area, reducing its building area and, therefore, physically precluding the development of the Project at the density proposed and permitted.

7) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.100.020(E) to allow access to the RCFE to be taken from other than a primary, major or principal arterial. GGMC Section 9.18.100.020.E requires primary access to any nonresidential use to be taken from a primary, major, or principal arterial street classification, and not from a local residential street, unless specifically allowed through the Site Plan review process. The Project is seeking Site Plan approval, which means that no waiver should be necessary. However, if City Staff determines that a waiver is necessary to comply with the City code, and given that no primary, major or principal arterial abuts the Project site, this development standard, if strictly required, would physically preclude the Project as proposed without such waiver. Vehicular access to the RCFE is critical. Since there is no qualifying arterial abutting the Project site, complying with this development standard would physically preclude it from being constructed at the density proposed and permitted.

8) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.100.030(A) to allow for the elimination for pedestrian walkways on 8th Street and Stanford Avenue. At the northwest corner of the Project site, abutting the intersection of 8th Street and Stanford Avenue, the Project includes a pedestrian walkway of more than four feet in width to the residential lobby. This walkway is accessible to both abutting rights-of-way. Nevertheless, should the City determine that this walkway does not meet the objective development standards of GGMC Section 9.18.100.030(A), due to the

building placement near the property lines and the limited setback areas, compliance with the objective development standards would result in the loss of building mass and dwelling units. As such, compliance with this development standard would physically preclude it from being constructed at the density proposed and permitted.

9) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.110.030(A) to allow for a reduction of the minimum unit size requirement for 1-bedroom units to approximately 627 square feet, in lieu of 750 square feet. If the Project had to comply with the 750-square-foot minimum, it would lose approximately 9,840 square feet of development, or 13.12 units, reducing its density and, therefore, physically precluding the development of the Project at the density proposed and permitted.

10) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.110.030(C) to allow the RCFE building to encroach into the side yard setback by 5 feet, in lieu of a minimum of 10 feet. If the Project had to comply with the setback identified in waiver 11 (below) in combination with this waiver 10 of a 10-foot minimum, it would lose approximately 9 parking spaces on the ground floor and 1,890 square feet of development, reducing its density and, therefore, physically precluding the development of the Project at the density proposed and permitted.

11) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.110.030(C) to allow the residential building to encroach into the rear yard setback by 4 feet, in lieu of a minimum of 10 feet. If the Project had to comply with the setback identified in waiver 10 (above) in combination with this waiver 11 of a 10-foot minimum, it would lose approximately 9 parking spaces on the ground floor and 1,890 square feet of development, reducing its density and, therefore, physically precluding the development of the Project at the density proposed and permitted.

12) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.110.030 (D) to allow for the first habitable floor to be located in excess of four feet above existing grade. If the Project were to comply with the requirement of no-more-than-four-foot above existing grade for the first habitable floor, the Project would need to lose the first level of parking, thereby providing even less parking. As such, compliance with the four-foot standard would cause the loss of parking necessary for development of the Project and, therefore, physically precluding the development of the Project at the density proposed and permitted.

13) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.110.030(F) to allow approximately 187 square feet of common open space per dwelling unit, in lieu of 300 square feet of common open space per dwelling unit. Complying with the 300 square foot requirement would require 24,000 square feet, instead of the proposed 14,963, losing the Project approximately 9,037 square feet of developable area and, therefore, physically precluding it from being constructed at the density proposed and permitted.

14) A waiver pursuant to Government Code Section 65915(e) of GGMC Section 9.18.120.030(A) to allow for a reduction of the 10% minimum site area landscaping requirement of 4,101 square feet to approximately 2,918 square feet. Complying with the 10% minimum area requirement would require the building to be reduced in footprint area

reducing the overall building area and, therefore ,physically precluding the development of the Project at the density proposed and permitted.

15) A waiver pursuant to Government Code Section 65915(e) to further reduce the parking requirements for a RCFE, as described in GGMC Section 9.18.140.030 table 9.18-11 below, that as statutorily granted under Government Code Section (p)(1)A and as allowed by the City under (p)(7), to allow for a reduction to the parking standards from 0.5 spaces/bed to 0.3 spaces/bed; this is proposed with the additional requirement that on-site transportation be provided and consistent with the requirements, as allowed under the City Code for Senior Citizen Housing Congregate general care developments, which is a similar use. The RCFE shall be responsible for providing the on-site transportation, either through owning and operating the on-site transportation vehicle(s) or contracting for such services. Services shall be provided during typical waking hours of the RCFE residents.

As described above, the Project's requested waivers of development standards, such as FAR limits, building setbacks and stepbacks, landscape area ratios in the setback areas, RCFE primary entrance restrictions and pedestrian walkway requirements, minimum bedroom size, the first habitable floor being in excess of four feet above-grade, open-space recreation and leisure area requirements, minimum area landscape requirements, parking for the RCFE use, and other development standards, would have the effect of physically precluding the construction of the Project at the density permitted in the CC-3 code, even with the one concession requested above.

The requested concession and waivers will not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Government Code Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Nor will the requested concession or waivers have an adverse impact on any real property that is listed in the California Register of Historical Resources or be contrary to State or federal law.

The Project and its Applicant reserve the right to modify the application and Project to include further benefits allowed under the SDBL subsequent to City review and approval.

Project Location and Size

FINDING: The proposed Project would occur within City limits on a project site of no more than five acres, substantially surrounded by urban uses.

ANALYSIS: ThreeK is proposing to develop a mixed-use housing project on an existing 0.94 net acre (1.14 gross acres) lot to be located at 11432-11462 Stanford Avenue within the City. The Project site consists of two adjoining parcels, mostly rectangular in shape, with street frontage on 8th Street, 9th Street, and Stanford Avenue. Existing older residential uses adjoin the property along its northerly, easterly, and southerly property lines. Professional office uses are located to the west of the Property, on the west side of 8th Street. The OCGrace church is one block northeast of the Property, along 9th Street, with lower-density residential uses to the south of the church, along the east side of 9th Street. The H. Louis Lake Senior Center is two blocks west of the Project site, and Garden Grove High School is two blocks northwest of the Project site. As such, the Project site is surrounded by urban land uses in the City.

ENVIRONMENTAL AND RESOURCE FACTORS POTENTIALLY AFFECTED

Biological Resources

FINDING: The Project site has no value as habitat for endangered, rare, or threatened species.

ANALYSIS: The 0.94 net acre (1.14 gross acres) Project site contains four existing unoccupied single-family residential buildings that will be demolished, as well as apparent remnants of previously demolished structures. A fifth single-family residential building will be vacated and also demolished[8]. The previously disturbed Project site is within City limits, surrounded by urban land uses, and there is no apparent evidence, visual or otherwise, that it is a habitat area for endangered, rare, or threatened species. Development of the Project site will not have an adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, and no impacts would occur.

IMPACT: No Impact (NI)

Physical Effects

FINDING: Approval of the Project would not result in any significant effects [impacts] relating to traffic, noise, air quality, or water quality.

ANALYSIS:

Air Quality

The *CalEEMod Air Quality and FHWA/FTA Noise and Vibrations Study* for the proposed Project was conducted by Yorke (2024a) under a separate cover. The Study addresses the CEQA Appendix G Air Quality questions on pages 9 through 12. The Study predicts a less than significant impact on regional and local air quality. Key results are summarized below.

Estimated construction and operational impacts have been evaluated against quantitative criteria established by the South Coast Air Quality Management District (SCAQMD) and adopted by the City of Garden Grove. These criteria were relied upon to make significance determinations based on mass emissions of criteria pollutants.

Project construction and operation emissions were estimated using the California Emissions Estimator Model® (CalEEMod), the statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from land use projects. According to the CalEEMod model results, as contained in the Air Quality Study conducted by Yorke (2024a), whether during construction or operation, maximum daily emissions from the proposed Project would not exceed the SCAQMD thresholds of significance for the criteria air pollutants reactive organic gases (ROGs), oxides of nitrogen (NO_x), carbon monoxide (CO), oxides of sulfur (SO_x), and respirable and fine particulate matter (PM_{10} and $PM_{2.5}$, respectively).

As shown in Table 1, during construction, the proposed Project is estimated to generate less than the SCAQMD thresholds of 75 pounds per day ROG, 100 pounds per day NO_x, 550 pounds per

[8] Four of the five homes are vacant, and the fifth will be vacated.

day CO, 150 pounds per day SO_x, 150 pounds per day PM_{10}, and 55 pounds per day $PM_{2.5}$. Sources of construction emissions include off-road construction equipment and on-road vehicles, primarily trucks. As shown in Table 2, during the operational phase, the proposed Project is estimated to generate less than the SCAQMD threshold of 55 pounds per day ROG, 55 pounds per day NO_x, 550 pounds per day CO, 150 pounds per day SO_x, 150 pounds per day PM_{10}, and 55 pounds per day $PM_{2.5}$. The primary sources of operational phase criteria emissions are on on-road vehicles traveling to and from the senior apartments and RCFE facility (e.g., private vehicles and delivery trucks), as well as operational activities, such as landscape maintenance equipment, architectural coating application (maintenance painting), consumer products, and energy use (natural gas combustion).

Table 1: Construction Emissions Summary and Significance Evaluation

Criteria Pollutants	Project (lbs/day)	Threshold (lbs/day)	Significance
ROG (VOC)	25.1	75	LTS
NO_x	25.1	100	LTS
CO	19.9	550	LTS
SO_x	0.07	150	LTS
Total PM_{10}	3.5	150	LTS
Total $PM_{2.5}$	1.7	55	LTS
Ref: Yorke 2024a			
Notes:			
lbs/day are winter or summer maxima for planned land use			
Total PM_{10} / $PM_{2.5}$ comprises fugitive dust plus engine exhaust			
LTS - Less Than Significant			

Table 2: Operational Emissions Summary and Significance Evaluation

Criteria Pollutants	Project (lbs/day)	Threshold (lbs/day)	Significance
ROG (VOC)	5.7	55	LTS
NO_x	4.1	55	LTS
CO	28.4	550	LTS
SO_x	0.1	150	LTS
Total PM_{10}	4.5	150	LTS
Total $PM_{2.5}$	1.3	55	LTS
Ref: Yorke 2024a			
Notes:			
lbs/day are winter or summer maxima for planned land use			
Total PM_{10} / $PM_{2.5}$ comprises fugitive dust plus engine exhaust			
LTS - Less Than Significant			

Furthermore, as shown in Tables 3 and 4, the SCAQMD's Localized Significance Threshold (LST) methodology was used to analyze the neighborhood scale impacts of NO_x, CO, PM_{10}, and $PM_{2.5}$ associated with project-specific mass emissions during construction and operation. The proposed Project site is 0.94 net acre (1.14 gross acres) in source-receptor area (SRA) Zone 17 – Central Orange County. The 1-acre screening lookup tables were used to evaluate NO_x, CO, PM_{10}, and $PM_{2.5}$ impacts on nearby receptors. The nearest receptor is approximately 25 meters (82 feet) away from the central construction zone, the average source-receptor distance. Therefore, the impact

evaluation was performed using the closest distance within SCAQMD LST tables of 25 meters (82 feet) for construction and operations. The LST results provided in the Air Quality Study conducted by Yorke show that on-site emissions from construction and operations would meet the LST passing criteria at the nearest receptors.

Table 3: Construction Localized Significance Threshold Evaluation

Criteria Pollutants	Project (lbs/day)	Threshold (lbs/day)	Percent of Threshold	Result
NO_x	25.1	81	31%	Pass
CO	19.9	485	4%	Pass
PM_{10}	3.5	4	89%	Pass
$PM_{2.5}$	1.7	3	56%	Pass
Ref: Yorke 2024a				
Notes:				
Source-receptor area – Garden Grove - Zone 17 Central Orange County				
Less than 1-acre area, 25 meters to receptor				

Table 4: Operations Localized Significance Threshold Evaluation

Criteria Pollutants	Project (lbs/day)	Threshold (lbs/day)	Percent of Threshold	Result
NO_x	4.1	81	5%	Pass
CO	28.4	485	6%	Pass
PM_{10}	0.80	1	80%	Pass
$PM_{2.5}$	0.35	1	35%	Pass
Ref: Yorke 2024a				
Notes:				
Source-receptor area Garden Grove - Zone 17 Central Orange County				
Less than 1-acre area, 25 meters to receptor, 1-mile operational traffic radius				

Cumulative Effects

The LST analysis serves as a local cumulative impacts analysis because it is SRA specific, i.e., the NO_x, CO, PM_{10}, and $PM_{2.5}$ thresholds are determined on the basis of local ambient air quality measurements in the project area, as determined by the SCAQMD from ambient air monitoring data. As part of the SCAQMD's environmental justice (EJ) program, LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of applicable federal or State ambient air quality standards (Yorke 2024a).

Therefore, as determined in the Air Quality Study, the proposed Project would not cause significant impacts related to regional and localized emissions and would not be cumulatively considerable. Further, the proposed Project would not cause substantial air pollutant concentrations or be a source of objectionable odors.

IMPACT: Less Than Significant (LTS)

Noise

The *CalEEMod Air Quality and FHWA/FTA Noise and Vibrations Study* for the proposed Project was conducted by Yorke (2024a) under a separate cover. The Study addresses the CEQA Appendix G Noise questions on pages 26 through 28. The Study predicts a less than significant

impact, in accordance with applicable General Plans and noise ordinances. Key results are summarized below.

The City of Garden Grove General Plan Noise Element, Noise and Land Use Compatibility Matrix references the State guidelines established by the Department of Health Services for acceptable noise levels in the City. For low-density residential land uses near the Project site, noise levels of 50 to 60 dBA are considered "Normally Acceptable," and noise levels of 55 to 70 dBA are considered "Conditionally Acceptable." In addition, Section 8.47.040 of the City Municipal Code defines ambient base noise levels for different types of land uses. For residential land uses, the baseline noise level is 55 dBA during daytime hours (7 a.m. to 10 p.m.) and 50 dBA during nighttime hours (10 p.m. to 7 a.m.). The Code permits noise levels exceeding either the stated ambient base noise level, or the actual measured ambient noise level, by up to 5 dBA. Thus, up to 60 dBA during daytime (i.e., 55+5 dBA) and up to 55 dBA during nighttime (i.e., 50+5 dBA) is permissible, as measured at the property line of the noise-generating property (Yorke 2024a).

Construction

Temporary construction noise occurring in a residential area, or within 500 feet therefrom, are prohibited from the hours of 10:00 p.m. of one day and 7:00 a.m., per Section 8.347.060. Project-related construction noise would permanently cease after completion of the buildings. The Project includes the use of deflectors/barriers, such as plywood construction fencing (½-inch thickness) or flexible sound-absorbing curtains. Construction noise will be below the 8-hour construction noise thresholds provided by the Federal Transit Administration (FTA). Table 5 shows a comparison of estimated daytime exterior noise levels for peak construction activities at the nearest sensitive receptors (25 meters or 82 feet from the central construction zone, the average transmission distance) with respect to the FTA thresholds. Because thresholds would not be exceeded, temporary impacts on ambient noise levels during construction would be less than significant (Yorke 2024a).

Table 5: Estimated Peak Activity Daytime Noise Impacts – Nearest Sensitive Receptors

Construction Phases	Normal Acceptance Criteria			
	RCNM Modeled Noise Level at 82 feet (Leq dBA)	CalEEMod Duration (days)	FTA Significance Threshold (dBA)[a]	Exceeds Threshold (Yes/No)?
Demolition	77	30	80	No
Site Preparation	75	5	80	No
Grading	75	10	80	No
Building Construction	72	245	80	No
Paving	77	25	80	No
Architectural Coating	72	25	80	No
Ref: Yorke 2024a				
Notes:				
[a] FTA Noise Limits for Construction				

Operations

Upon completion of construction and occupancy of the proposed Project, on-site operational noise would be generated mainly by heating, ventilating, and air conditioning (HVAC) equipment, parking garage, use of patios and other outdoor recreational areas, landscaping maintenance, solid waste removal (e.g., trash trucks), as well as off-site project traffic noise increases.

Rooftop HVAC Equipment

HVAC condenser units range in noise levels depending on the size, quantity, and model of the units. The senior apartment component of the project is anticipated to have approximately 95 air conditioning condenser units, one for each apartment, plus the common area rooms. These HVAC units would be located atop the 74-foot building, including a parapet that would act as a sound barrier to nearby residential and commercial uses. The 45-foot tall RCFE component of the project is anticipated to have approximately 32 air conditioning condenser units, also roof-mounted and shielded by a parapet. Section 8.47.040 of the Municipal Code permits noise levels exceeding either the presumed ambient base noise level, or the actual measured ambient noise level, by up to 5 dBA, as measured at the property line of the noise generation property. As shown in Table 6, noise levels from the HVAC units, even with the highest HVAC noise emissions, are below both the day and nighttime ambient base noise limits, plus the 5 dB limit established in the City's Municipal Code at the nearest residential and commercial uses. As such, there would be less than significant noise impacts associated with the project's HVAC units (Yorke 2024a).

Table 6: Estimated HVAC Continuous Noise Impacts

Receptor	North – Residential	South – Residential	East – Residential	West – Commercial
Daytime Usage				
Source Receptor Distance (ft)	180	120	60	150
HVAC Quantity	95	95	32	95
Usage Rate	100%	100%	100%	100%
Barrier Reduction dBA	6	6	6	6
Minimum HVAC Noise (dBA L_{eq})	**29**	**33**	**34**	**31**
Maximum HVAC Noise (dBA L_{eq})	**50**	**54**	**55**	**52**
Daytime Noise Limit	**60**	**60**	**60**	**75**
Exceeds Daytime Limit?	**No**	**No**	**No**	**No**
Nighttime Usage				
Source Receptor Distance (ft)	180	120	60	150
HVAC Quantity	95	95	32	95
Usage Rate	50%	50%	50%	50%
Barrier Reduction dBA	6	6	6	6
Minimum HVAC Noise (dBA L_{eq})	**26**	**30**	**31**	**28**
Maximum HVAC Noise (dBA L_{eq})	**47**	**51**	**52**	**49**
Nighttime Noise Limit	**55**	**55**	**55**	**75**
Exceeds Nighttime Limit?	**No**	**No**	**No**	**No**

Ref: Yorke 2024a

Traffic

The proposed residential Project also includes delivery truck unloading and car parking noise. Noise associated with parking activities includes vehicle ingress/egress, tire squeals, engine starts, and car door slams, all of which are common urban sounds. Based on the Institute of Transportation Engineers (ITE) criteria, it is estimated that there would be 31 morning peak-hour trips, and 40 evening peak-hour trips, from the senior apartments and RCFE facility in aggregate. Vehicle noise from light-duty passenger vehicles is relatively low, especially when driving at low speeds. Due to the relatively low volume of project-related vehicle traffic, and the noise attenuation provided by the distance of the parking driveway and building structure, parking noise would result in less than significant impacts to the nearest noise sensitive uses (Yorke 2024a).

In terms of off-site traffic noise increases, the traffic volume on 9th Street at the Project site is approximately 10,400 vehicles per day (City 2021). The proposed Project is projected to generate a net increase of 425 trips per day. At these rates, the Project would represent an average 4% increase in daily traffic on 9th Street. However, parking access would be from both 9th and 8th Streets; thus, the impact would be lower, about half or 2% on each street. Based on the Traffic Noise Prediction Model, the increase in vehicle traffic would result in a fractional 0.1 dBA increase in traffic noise on these streets. A 3 dBA change in noise levels is considered the minimum change in outdoor noise that is perceptible with human hearing. A 1 dBA change in noise levels is discernable in laboratory conditions. As such, the project would result in less than significant impacts related to off-site traffic noise increases (Yorke 2024a).

Other Noise Sources

So-called "social noise"—i.e., noise created by human voices—is not an environmental impact required by the California Environmental Quality Act (CEQA) to be analyzed for residential projects, the California Supreme Court ruled on June 6, 2024, in *Make UC a Good Neighbor v The Regents of the University of California*. As such, social noise would result in a less than significant impact. Further, noise associated with outdoor activity areas and patios are regulated under Municipal Code Chapter 8.47 Noise Control which limits noise associated with amplified music and sound, musical instruments, and other sources of nuisance noise. Required compliance with the City's Municipal Code noise limits would result in less than significant noise impacts from outdoor activity areas. Noise generated by landscaping and solid waste (trash) removal is governed by Municipal Code Section 8.47.060 Special Noise Sources, which prohibits these activities from 10 p.m. to 7 a.m. Consequently, these activities are limited to the least noise-sensitive portions of the day. Landscaping and solid waste removal noise are a common activity for all urban and suburban areas, including land uses adjacent to the Project site, and would occur during the least noise-sensitive portion of the day and for a brief period of time (less than 5 minutes per week for solid waste and a few hours for landscaping activities). As such, noise from landscaping and solid waste removal activities would result in less than significant noise impacts to off-site uses (Yorke 2024a).

Interior areas of the completed Project would not be adversely impacted by ambient (outdoor) urban noise because the Project would be constructed to meet applicable California Code of Regulations (CCR) Title 24 Parts 6 and 11 building energy efficiency standards (CEC 2022). Thermal insulation, e.g., fiberglass batting in exterior walls and double-pane windows, also attenuates sound transmission, and thus would provide an acceptable interior noise environment, which is particularly important for sensitive land uses. Specifically, the proposed Project would

be designed and constructed to maintain interior noise levels at or below 45 dBA in any normally occupied space of the Project, with no other sources of interior noise operating, such as HVAC, appliances, power tools, or office equipment. As such, interior noise impacts of the proposed Project would be less than significant (Yorke 2024a).

Cumulative Effects

General Plan Noise Element Exhibit N-1B *Existing Noise Contours – East* shows that the Project site is substantially within the existing 60 dBA CNEL contour, off 9th Street. This contour serves as a local cumulative impacts criteria because it is site-specific as mapped. Section 8.47.040 of the Municipal Code permits noise levels exceeding either the stated ambient base noise level or the actual measured ambient noise level by up to 5 dBA. Thus, up to 60 dBA during daytime (i.e., 55+5 dBA) and up to 55 dBA during nighttime (i.e., 50+5 dBA) is permissible, which is consistent with the 60 dBA existing condition (Yorke 2024a).

Noise impacts occurring from on-site noise sources (e.g., HVAC units, outdoor activity areas, nuisance noise, landscaping activities, trash removal, on-site traffic noise) associated with the proposed project are below the Municipal Code and significance thresholds, and compatible with the 60 dBA CNEL contour for the existing condition. Because the existing condition also applies at other locations in the project vicinity, as shown in Exhibit N-1B, these impacts substantially characterize the incremental impacts of other projects of the same type in the same place over time, per State CEQA Guidelines Section 15300.2(b) (Yorke 2024a).

IMPACT: Less Than Significant (LTS)

Vibrations

Construction of the proposed Project would involve demolition within the Project area; construction plans do not include intense percussive actions (e.g., hard rock-breaking, large pile-driving) but would include construction equipment that is typically used for construction activities (e.g., small bulldozers, tractors, loaders, backhoes, graders, cranes, and haul trucks) for the excavation, grading, and building construction phases. The nearest off-site structures to the Project would be exposed to vibration levels of 0.02 inches per second (in/sec), which are below levels where physical damage to buildings may occur (0.2 in/sec). Similarly, ground-borne vibration generated by the project's construction activities would range from 57 to 73 V_{dB} (velocity decibels) and would be below the 75 V_{dB} threshold related to vibration induced human annoyance, which is the approximate boundary between barely perceptible and distinctly perceptible. According to the FTA, human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Therefore, no strong ground-borne vibrations are expected to be generated during construction that could affect nearby structures or be annoying to their occupants (Yorke 2024a).

Because Project construction activities would result in vibration levels that are less than the vibration thresholds for building damage and human annoyance, there would be less than significant impacts related to construction generated vibration produced by the Project.

IMPACT: Less Than Significant (LTS)

Water Quality

The *Water Quality Study* for the proposed Project was conducted by Yorke (2024b) under a separate cover. The Study addresses the CEQA Appendix G Water Quality questions on pages 4 through 7. The Study predicts a less than significant impact on water quality. Key results are summarized below.

Storm water runoff from disturbed soils associated with construction activities is a common source of pollutants (mainly sediment) to receiving waters. Earthwork activities can loosen soils and sediments, making them more susceptible to erosion from storm water runoff, which increases the likelihood that these materials would migrate in storm water runoff to storm drains and downstream water bodies. In addition, construction would likely involve the use of various materials typically associated with construction activities, such as paint, solvents, oil and grease, petroleum hydrocarbons, concrete, and associated concrete wash-out areas. If improperly handled, these materials could result in pollutants being mobilized and transported off-site by storm water runoff (nonpoint source pollution) and degrade receiving water quality.

Construction activities would be required to comply with National Pollutant Discharge Elimination System (NPDES) regulations and obtain coverage under the Municipal Stormwater (MS4) General Permit. ThreeK or their contractor(s) would be required to implement construction storm water Best Management Practices (BMPs), as set forth in a detailed Strom Water Pollution Prevention Plan (SWPPP) approved by the City. SWPPPs must be prepared by a Qualified SWPPP Developer (QSD) and implemented by a Qualified SWPPP Practitioner (QSP). SWPPPs must describe the specific erosion control techniques and storm water quality BMPs needed to minimize pollutants in storm water runoff and detail their placement and proper installation. The BMPs are designed to prevent pollutants from contaminating storm water and to keep all products of erosion and storm water pollutants from moving off-site into receiving waters. Adherence to a City-approved SWPPP, which would be verified prior to the issuance of a demolition and/or grading permit, would ensure that potential water quality degradation associated with construction activities would be less than significant.

Disturbing soil during grading and other earthmoving activities can result in erosion. Construction would include excavation for the subterranean garage over an approximately 24,000-square-foot area and final grading and compaction of the Project site. The proposed project would implement required erosion control BMPs to ensure that measures are implemented to prevent or minimize erosion. Common BMPs may include installation of sandbags and silt fencing around the perimeter of the Project site. Due to the relatively shallow depths to groundwater, the applicant would comply with City requirements to discharge all water generated from the dewatering system (portable pumps) for subterranean construction to the sanitary sewer, as well as obtain a special discharge permit, as required by the Orange County Sanitation District, plus comply with the associated sampling, testing, and discharge requirements.

In addition to erosion control BMPs, SWPPPs also include BMPs for preventing the discharge of pollutants other than sediment (e.g., paint, solvents, concrete, petroleum products) to downstream waters. BMPs for pollutants include designated, protected storage areas, routine inspections by the QSP for equipment leaks, maintaining containers of supplies to ensure the contents are clearly labeled and the integrity of the containers is not compromised, and ensuring that construction materials are disposed of in accordance with applicable regulations.

The type and concentration of substances in urban storm water can vary considerably, both during the course of a storm event and from event-to-event at any given area (based on the intensity of rainfall), as well as from site-to-site within a given urban area (based on land use characteristics) (USEPA, 1993). The Project would also comply with the mandated City-approved WQMP (KES 2023) to minimize water pollutants of concern and document implementation of all required BMPs. The new development would generate storm water runoff by increasing the amount of land that is impervious to precipitation from 21% (8,611 square feet) from the existing two lots to 94% (38,741 square feet) with the proposed building, an increase of 30,130 square feet (73%), and such runoff must be controlled through storm drain facilities. The City established a drainage facilities fee of $0.18 per square foot to offset the costs of new or expanded storm drain facilities required as a result of new development. Compliance with the requirements of NPDES regulations, the MS4 General Permit, the City-approved WQMP, and the implementation of all associated BMPs would prevent the discharge of pollutants to surface waters or groundwater, as well as minimize or eliminate potential degradation of surface water or groundwater quality during construction of the Project. The City's drainage facilities fee is $0.18 per square foot to offset the costs of new or expanded storm drain facilities required as a result of new development.

Following construction, Project operations would not result in increases of water quality constituent concentrations (such as bacteria and microorganisms, metals, and total suspended solids) transported by storm water above baseline concentrations in a manner that would have discernible impacts on or directly degrade water quality on-site or off-site. Therefore, no significant water quality impacts related to violation of water quality standards or degradation of water quality from implementation of the Project would be expected (Yorke 2024b).

Grading plans would conform to City ordinances and the California Building Code. The Project would increase existing impervious surfaces by approximately 30,000 square feet; however, a storm water treatment system would be sized to capture all drainage volume above the predevelopment flows, thus not substantially impacting the downstream water bodies compared to existing conditions. A geotechnical study, prepared by a registered geotechnical engineer, identified low-permeability soils at the Project site, and regional groundwater production is from wells screened at depths over 200 feet below the ground surface (bgs). Thus, the site does not contribute substantially to groundwater production (aquifer recharge) because of depth to the aquifer, impervious surfaces, and low-permeability soils. As such, development of the proposed Project would not have a significant impact on groundwater supplies or recharge. In addition, plumbing would be installed in accordance with current building and plumbing codes that incorporate water conservation measures. Wastewater from the Project site would discharge to the City's wastewater collection system, which sends wastewater to OC San for treatment. OC San's Groundwater Replenishment System produces recycled water for indirect potable reuse through replenishment of the OC Basin. The Project would not pose a risk for releasing pollutants during a flood or inundation event, as the Project site is not located in a 100-year flood zone or tsunami or seiche zone.

IMPACT: Less Than Significant (LTS)

Traffic

A Traffic Impact Assessment (TIA) and a Vehicle Miles Traveled (VMT) Screening Analysis was prepared for the proposed Project by Linscott, Law & Greenspan, Engineers (LLG). The trip generation potential of the existing entitled land use (five single-family homes, only one of which

is currently occupied[9]) was estimated based on ITE Land Use 210: Single Family Detached Housing trip rates. The trip generation potential of the proposed Project was estimated based on ITE Land Use 252: Senior Adult Housing – Multifamily trip rates and ITE Land Use 254: Assisted Living trip rates. The complete TIA/VMT is provided as a supporting document.

The proposed Project is forecast to generate 472 daily trips, with 31 trips (14 inbound, 17 outbound) produced in the a.m. peak hour and 40 trips (19 inbound, 21 outbound) produced in the p.m. peak hour on a "typical" weekday. The existing entitled land uses on the Project site are estimated to generate 47 daily trips, with 4 trips (1 inbound, 3 outbound) produced in the a.m. peak hour and 5 trips (3 inbound, 2 outbound) produced in the p.m. peak hour on a "typical" weekday.

Based on standard traffic engineering practices, the traffic generated by the existing entitled land use may be considered to represent a "trip credit" for the Project site, against which the impact of the proposed Project can be compared, i.e., net changes in trip generation. Comparison of the trips generated by the existing entitled land use, to the trips generated by the proposed Project, shows that the proposed Project will generate 425 more daily trips, 27 more a.m. peak hour trips, and 35 more p.m. peak hour trips.

Per the City's Traffic Impact Analysis Guidelines for VMT Assessment, dated May 2020, there are three types of screening procedures (steps) that may be used to preclude projects from project-level VMT assessments. The following criteria are used to assess whether the Project qualifies for VMT screening:

- Step 1, Transit Priority Area (TPA) Screening criteria: 1) the Project site is within a TPA with a Floor Area Ratio (FAR) greater than 0.75; 2) the Project will not provide more parking than City-code parking requirements; 3) the Project is consistent with the Sustainable Communities Strategy (SCS); and 4) the Project does not replace affordable housing. Thus, this Project satisfies all four of the TPA criteria and can be screened from a VMT analysis on these bases.
- Step 2, Low VMT Area Screening criteria: As shown in Appendix B-2 of the City Guidelines, *Daily VMT per Service Population Compared to County Average (2012),* the Project site is within a Higher Than County Average VMT Area (i.e., north of Garden Grove Boulevard, south of Lampson Avenue, east of Euclid/Main Street, and west of 9th Street). Thus, the Low VMT Area Screening criteria is not satisfied.
- Step 3, Project Type Screening criteria: The Project is defined as a senior housing and assisted living facility (i.e., 80 one-bedroom units and a 46 room RCFE building) and can thus be screened from a VMT analysis on that basis.

Although the Project does not satisfy Step 2 criteria, it does satisfy Steps 1 and 3 criteria and can be presumed to have a less than significant impact on VMT per the City's guidelines. Therefore, the Project would be expected to have a less than significant impact on VMT. (LLG 2024)

IMPACT: Less Than Significant (LTS)

[9] Four of the five homes are vacant, and the fifth will be vacated.

Infrastructure Adequacy

FINDING: The Project site can be adequately served by all required utilities and public services.

ANALYSIS:

Utilities

The City General Plan Environmental Impact Report (EIR) concludes that potential impacts to municipal wastewater treatment from new development within the City could be significant. Therefore, the City shall not approve new development if it would increase wastewater generation demand in excess of the treatment plant capacity available and planned for in 2040, as described in the most current master planning document of the Orange County Sanitation District (OCSD). The *Garden Grove Sanitary District Sewer System Management Plan* (April 2020) indicates that one of the goals of the Sewer System Management Plan is to provide adequate sewer capacity.[10] The Project site is not located within any of these areas: calculated capacity deficiency; minimal capacity; nor verified capacity deficiency.[11] Project-generated domestic wastewater would be conveyed by the municipal sewer system, would be typical for similar residential/commercial uses, and would not require additional capacity beyond the wastewater capacity already planned and provided in the City (OCSD). The proposed Project, i.e., senior apartments and assisted living and RCFE, would be a domestic source and would not be a source of industrial wastewater.

The Project would be developed and operated in compliance with the City regulations and standards of the Regional Water Quality Board (RWQCB), to ensure wastewater treatment requirements are met, and no additional wastewater treatment capacity would be needed to accommodate the proposed Project. Pursuant to the *OCSD Strategic Plan '23*, each treatment plant "…can treat 320 million gallons per day of wet weather flow, but only 185 million gallons total on average is treated by both plants."[12] Thus, there is more than adequate treatment capacity for the Project. Water demand would be met as indicated in the City's UWMP, which assumed growth, including growth accommodated by the proposed Project (estimated at less than 3 hundred cubic feet [HCF] per person per month), and water would be supplied to the Project by the City. The Project would also be provided with natural gas (Southern California Gas Company), electric power (Southern California Edison), and telecommunication services (various telecom and cable services available).

Connection to the existing utility services listed above would be consistent with City and purveyor requirements. The Project would pay all applicable impact fees, water and sewer connection fees, and service fees required by the City and purveyors.

IMPACT: Less Than Significant (LTS)

Public Services

The City establishes Development Impact Fees applicable to new development projects for the purpose of defraying the cost of public facilities (including public improvements, public services

[10] See *Garden Grove Sanitary District Sewer System Management Plan* at 2-1.
[11] *Id.* at Figure 9-1.
[12] *OCSD Strategic Plan '23* at 30.

and community amenities) resulting from the increased demand for public facilities reasonably related to the development project.

Fire Protection

The Project would not provide storage for flammable materials (e.g., fuels, solvents) and would not be constructed of highly flammable materials. Construction would have a relatively low fire hazard, due to the standard materials of construction that would be used per the Project design. The Project would comply with applicable City fire prevention and protection requirements, including building/site design requirements and provisions, for construction site security and fire protection services.

The Orange County Fire Authority (OCFA) has been responsible for fire protection services in the City since 2019. There are seven fire stations in the City, all which are part of OCFA Division 1 and make up OCFA's Battalion 11. Fire Station Number 81 (11261 Acacia Parkway) is within 0.4 mile (about 2,000 feet) of the Project site. Because of this close proximity and the corresponding short travel times between the fire station and Project site, it is not anticipated that the Project would require the construction of additional fire protection facilities (stations), that in-and-of themselves may cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives, and the OCFA FY 2024-2025 Adopted Budget's Five Year Capital Improvement Plan does not identify the need for any new or refurbished fire stations necessary in Garden Grove.[13] The Project would provide emergency access to the fire department, in the event of an emergency. Further, cities have a constitutional obligation to provide fire protection services, and these would be funded through General Fund revenues. Therefore, impacts would be less than significant.

Police Protection

The Project would require normal police services required by the rest of the City, when necessary. The Garden Grove Police Department Headquarters (11301 Acacia Parkway) is also within 0.4 mile (about 2,000 feet) of the Project site. The Project would provide housing for approximately 164 persons (CalEEMod 2022) within the City, which had a population of 171,949 at the 2020 census, a fractional change of 0.095%. It is not anticipated that the Project would require the construction of additional police protection facilities (stations), that in-and-of themselves may cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives. In fact, on Tuesday, March 26, 2024, the Garden Grove City Council approved a project agreement for the design and construction of a new public safety facility for the Garden Grove Police Department. The new three-story public safety facility, at the northeast corner of Acacia Parkway and Euclid Street, would include a 103,000 square-foot building and a four-level parking structure.[14] There are no additional plans for the City to construct a new police station, and the City's project to construct a new police station was planned prior to the introduction of this Project. Further, cities have a constitutional obligation to provide police

[13] https://ocfa.org/Uploads/Transparency/OCFA%202024-2025%20Adopted%20Budget.pdf accessed August 23, 2024.
[14] https://ggcity.org/news/civic-center#:~:text=At%20the%20Tuesday%2C%20March%2026,structure%2C%20and%20a%20redesigned%20Civic accessed August 23, 2024.

protection services, and these would be funded through General Fund revenues. Therefore, impacts would be less than significant.

Schools

Due to the nature of the Project, i.e., senior living, there would be no impact to schools in the City, because no school-age children would reside there. Therefore, the Project would have no direct impact on school attendance.

Parks

The City's General Plan EIR states that the City requires park and recreational facilities to residents at a ratio of two acres of land per 1,000 residents. A minimum of 80 active residents would reside within the senior apartment and assisted living component of the proposed residential development, therefore requiring 0.16 acres of parkland dedication (minimum) within the proposed development.

However, where there is no public park or recreation facility provided within or for the proposed development, the developer is required to pay a fee, in lieu of land dedication, reflecting the value of land required for park and recreation purposes, in accordance with the schedule of fees, as adopted by Resolution of the City Council. The non-subdivision fee under subsection 9.44.040 is $5,038.00 per dwelling unit. Therefore, potential impacts would be less than significant.

Other Public Facilities

The proposed Project could incrementally increase the demand for library facilities within the City, as it would result in a minimum increase of 80 active residents for the senior apartment and assisted living component of the proposed residential development. However, the Project design includes amenities, e.g., common areas, cable, and wi-fi, that are expected to offset library visits by the senior residents, as a matter of convenience. Therefore, potential impacts associated with libraries are expected to be less than significant.

IMPACT: Less Than Significant (LTS)

EXCEPTIONS

Location

FINDING: The proposed Project is not in a particularly sensitive environment.

ANALYSIS: The proposed Project site is within a highly developed, densely populated urban area. The proposed Project is not expected to impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies.

IMPACT: No Impact (NI)

Cumulative Impact

FINDING: The cumulative impact of successive projects of the same type in the same place, over time, is not significant.

ANALYSIS:

Air Quality

As stated above and in the technical study, the predicted air quality impacts of the proposed in-fill development Project are well below SCAQMD regional thresholds and localized significance thresholds, respectively. These impacts characterize the incremental impacts of other projects of the same type in the same place over time per State CEQA Guidelines Section 15300.2(b).

SCAQMD Guidance

The SCAQMD's 2003 guidance on addressing cumulative impacts for air quality is as follows: "As Lead Agency, the SCAQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or EIR [Environmental Impact Report]." Furthermore, "Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant."

CEQA Guidelines

As referenced above, SCAQMD cumulative air quality significance thresholds are the same as project-specific air quality significance thresholds. Because the criteria pollutant mass emissions impacts would not be expected to exceed any of the SCAQMD air quality significance thresholds, cumulative air quality impacts from comparable infill development projects would also be expected to be less than significant. Therefore, potential adverse impacts from implementing the proposed Project would not be "cumulatively considerable" as defined by State CEQA Guidelines Section 15064(h)(1) for air quality impacts. Per State CEQA Guidelines Section 15064(h)(4), the mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed Project's incremental effects are cumulatively considerable.

IMPACT: Less Than Significant (LTS).

Noise

As stated above and in the technical study, noise impacts of the proposed infill development Project are below the applicable significance thresholds. These impacts characterize the incremental impacts of other projects of the same type in the same place over time per State CEQA Guidelines Section 15300.2(b) (Yorke 2024a).

Existing older residential uses adjoin the property along its northerly, easterly, and southerly property lines. Professional office uses are located to the west of the Property, on the west side of 8th Street. The OCGrace church is one block northeast of the Property, along 9th Street, with lower-density residential uses to the south of the church, along the east side of 9th Street. These residential and commercial land uses, including estimated street traffic, contribute to the general cumulative urban background noise, which is factored into the noise technical study.

The City of Garden Grove Municipal Code defines the ambient base noise levels at 55 dBA during daytime (7 a.m. – 10 p.m.) and 50 dBA during nighttime (10 p.m. – 7 a.m.) at the nearest residential receptors to the proposed Project. The Code permits noise levels exceeding either the stated ambient base noise level or the actual measured ambient noise level by up to 5 dBA. General Plan Noise Element Exhibit N-1B *Existing Noise Contours – East* shows that the Project site is substantially within the existing 60 dBA CNEL contour, off 9th Street. Thus, up to 60 dBA during daytime (i.e., 55+5 dBA) and up to 55 dBA during nighttime (i.e., 50+5 dBA) is consistent with the 60 dBA existing condition.

The 60 dBA existing condition is a cumulative noise level which includes the traffic from the nearby streets as well as a general cumulative urban background noise. Although noise does not persist or accumulate in the environment over time, this accounts for any cumulative effects of comparable infill development projects, e.g., residential. Because the existing condition also applies at other locations in the Project vicinity, as shown in Exhibit N-1B, Project impacts substantially characterize the incremental impacts of other projects of the same type in the same place over time per State CEQA Guidelines Section 15300.2(b).

CEQA Guidelines

Because the cumulative noise impacts would not be expected to exceed any of the applicable significance thresholds, cumulative noise impacts from comparable infill development projects, which are subject to the same or similar noise regulations depending on the location of those projects, would also be expected to be less than significant. Therefore, potential adverse impacts from implementing the proposed Project would not be "cumulatively considerable," as defined by State CEQA Guidelines Section 15064(h)(1) for noise impacts. Per State CEQA Guidelines Section 15064(h)(4), the mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed Project's incremental effects are cumulatively considerable.

Water Supply

The *Garden Grove Focused General Plan Update and Zoning Amendments Environmental Impact Report* (EIR) examined the addition of 20,242 additional dwelling units and 63,818 additional residents. The EIR identified under Utilities and Service Systems Mitigation Measure UTL-1 Water Supply that "New developments under the General Plan Update that will be served by local water utility providers will not be approved if they increase water use in excess of what is identified for supply in 2040 under the most recent Urban Water Master Plan for the involved local water provider." The *Garden Grove 2020 Urban Water Management Plan* indicates that it projected future water use to include the City's RHNA allocation and future growth. Pursuant to pages 7 to 10 of the *Urban Water Management Plan*, the City is able to accommodate multiple dry years, existing commitments, and future growth. As such, the City's water supply would accommodate the proposed Project and cumulative projects.

Other Cumulative Projects

With respect to other cumulative projects, the City Police Station project at 11261 to 11301 Acacia Parkway is within 0.25 mile of the Project site. That project did not identify any significant environmental impacts after mitigation. As shown above, air quality and noise cumulative impacts would remain less than significant, and there would not be any cumulative impacts not addressed above or within the *Garden Grove Focused General Plan Update and Zoning Amendments EIR,*

which examined the addition of 20,242 additional dwelling units and 63,818 additional residents. There are no known projects of the same type in the same place over time per state CEQA Guidelines Section 15300.2(b), the cumulative impact standard for exemption projects.

IMPACT: Less Than Significant (LTS)

Significant Effect

FINDING: The proposed Project is not anticipated to have a significant effect on the environment due to unusual circumstances.

ANALYSIS: No unusual circumstances are anticipated. No significant impacts are anticipated due to unusual circumstances.

IMPACT: No Impact (NI)

Scenic Highways

FINDING: The proposed Project will not result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a State scenic highway.

ANALYSIS: The proposed Project is not located near any State scenic highway; therefore trees, historic buildings, rock outcroppings, or similar resources, within a highway corridor officially designated as a State scenic highway, are not expected to be damaged as a result of this Project.

IMPACT: No Impact (NI)

Hazardous Waste Sites

FINDING: The proposed Project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

ANALYSIS: Per the Phase I Environmental Site Assessment Report prepared by CREtelligent, dated September 14, 2021 (CRE 2021), available historic aerial photographs identify the subject site as part of a large agriculturally farmed property (orchard land) from as early as 1930 to at least 1953. Agricultural activities are considered of environmental interest due to their potential pesticide use. The property was not identified in regulatory databases as storing or utilizing hazardous chemicals of concern; however, environmental record-keeping was not regulated for agricultural use during the time when the subject site was used for agricultural purposes. As the areas of the property historically occupied by the orchard have undergone development completed by 1963 at the latest, which typically involves grading and the potential removal of near-surface soils from the site, this historical agricultural use is not likely to present a concern to the subject site at this time. However, if future development of the site includes any exposed soil features, additional assessment to evaluate whether the near-surface soils have been impacted by this historical agricultural use would be recommended at that time to ensure residual pesticides and heavy metals are not present at the site, and all applicable rules and regulations would be observed in the removal and disposal of any such soil.

IMPACT: No Impact (NI)

Historical Resources

FINDING: The proposed Project will not cause a substantial adverse change in the significance of a historical resource.

ANALYSIS: A historical resources assessment Memorandum for the Record (MFR) Evaluation of Eligibility for Development of 11432, 11442, and 11462 Stanford Avenue, and 12752 8th Street, Garden Grove, Orange County, California for Use of California Environmental Quality Act Categorical Exemption 32 was prepared by Sapphos Environmental, Inc. (SEI) and is summarized below. The complete MFR is provided as a supporting document (SEI 2024).

Background

The Conservation Element of the Garden Grove General Plan promotes "consideration of the development of a[n] historic area, review all development proposals to ensure new construction is in keeping with the historic character of adjacent buildings, providing funding for public and private preservation, encouraging future development in historical areas to be designed in a compatible way."

According to the Built Environment Resources Directory (BERD), the Project site is located near six historic resources:

- Weisner House / 12912 8th Street (about 1,000 feet away; Status Code 7N);
- Ven Der Linde House / 12901 8th Street (about 1,000 feet away; Status Code 7N);
- 12901 8th Street (about 1,000 feet away; Status Code 7N);
- 12912 8th Street (about 1,000 feet away; Status Code 7N);
- 12911 7th Street (about 0.3 mile away; Status Code 7N); and
- 11142 Acacia Parkway (about 0.5 mile away; Status Code 5S2).

Ten other historic properties that are within one mile of subject property:

- Reyburn House / 10832 Stanford Avenue (about 0.9 mile away; Status Code 3S);
- 10842 Stanford Avenue (Status Code 5S2);
- 10862 Stanford Avenue (Bungalow; Status Code 7N);
- 10882 Stanford Avenue (1887 Queen Anne Cottage; Status Code 6Y);
- 11271 Stanford Avenue / Garden Grove Union High School (Status Code 7N);
- 11431 Stanford Avenue (Bungalow; Status Code 5S2);
- 11142 Acacia Parkway (Spanish Bungalow; Status Code 5S2);
- Collins House / 10812 Stanford Avenue (Status Code 5S2);
- Smith House / 10882 Stanford Avenue (Status Code 6Y); and
- 12911 7th Street (Craftsman Bungalow; Status Code 7N 4).

Analysis

The Project site is within the Garden Grove Home Tract. The development of the two parcels (APNs 090-153-019 and 090-153-020) does not reflect a specific important event in history and does not reflect a significant historic trend in development in the City of Garden Grove. The subject property is within the Garden Grove Home Tract, which was surveyed in 1909. Three of the properties, located at 11432 and 11442 Stanford Avenue and 12752 8th Street, predate the incorporation of the City of Garden Grove in 1956. There is no information found to assert that the development of the Garden Grove Home Tract was an essential consideration in the events that led to the incorporation of the City, which occurred nearly 50 years after the subdivision. Although a record of subdivision was not found, the development of the final residence at 11462 Stanford Avenue appears to have been a subdivision of the original property to accommodate the construction of a single-family home for one the Umphress family offspring. Therefore, it appears that the property is not closely associated with significant development patterns observed throughout the nation, State, and City. Thus, the subject properties are ineligible for listing in the National Register and California Register pursuant to Criterion A/1.

The City building record, historic news publications, archived issues of *The Southwest Builder* and Contractor, or other online sources do not identify an architect, designer, or builder associated with the property. Additionally, research at the Garden Grove Fire Station Museum indicates that one of the owners, Marion Umphress, served as fire chief in the City of Garden Grove. He lived at the residence from 1935-1950. However, there are no records that show the fire chief to be a person of significance in the development of the City. Therefore, persons who made demonstrably significant contributions to the history of nation, State, or local community are not known to be associated with the subject properties. Thus, the subject properties are ineligible for listing in the National Register or California Register pursuant to Criterion B/2.

The residential structure, as originally constructed in 1913 at 11432 Stanford Avenue, is a common and altered example of a Craftsman-style residence and does not possess high artistic value or distinctive character-defining features. The building is modest in design and aesthetics and does not embody the distinctive characteristics of a type, period, or method of construction. Additionally, the building is not known to be the work of a master architect or craftsman. The residence at 11442 Standford Avenue, constructed in 1930, is a common and altered Minimal Traditional residence and does not possess high artistic value. Additionally, the building is not known to be the work of a master architect or craftsman. The residence located at 12752 8th Street, constructed in 1949, is a common and altered Minimal Traditional residence and does not possess high artistic value or distinctive character-defining features. The building is modest in design and aesthetics and does not embody the distinctive characteristics of a type, period, or method of construction. Additionally, the building is not known to be the work of a master architect or craftsman. The residence at 11462 Stanford Avenue was constructed in 1962 and is a common and altered example of an English Colonial Revival-style home, with over 50 percent of the exterior south and west façades substantially altered. The building is modest in design and aesthetics and does not embody the distinctive characteristics of a type, period, or method of construction. Additionally, the building is not known to be the work of a master architect or craftsman. Therefore, the four single-family residences on the two subject properties (APNs 090-153-019 and 090-153-020) are ineligible for listing in the National Register or California Register pursuant to Criterion C/3.

The site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject properties therefore are ineligible for listing in the National Register or California Register pursuant to Criterion D/4.

Since the subject property is not significant under any of the above criteria, it is ineligible for listing in the National Register or the California Register pursuant to Section 106 of the National Historic Preservation Act or CEQA, respectively (SEI 2024).

Summary

Pursuant to Section 15064.5(b) a significant impact to an historical resource is defined as a project effect that may cause a substantial adverse change in the significance of an historical resource. The National Register and the California Register were used to determine that the four buildings on the subject properties do not meet the criteria to be treated as historical resources. The four residential structures on the subject properties do not meet the criteria to be treated as historical resources at the National, State, or local level, and as such, there are no direct impacts on historical resources. The report also considered the potential for indirect impacts on the six residences within approximately 1,000 feet of the subject property that have been identified as meeting local criteria to be treated as historical resources in the BERD. The potential for direct and indirect impact on historical resources in the vicinity was evaluated using the Secretary of the Interior's Standards for integrity: *location, design, setting, materials, workmanship, feeling, and association*. There are no direct impacts because each of historical resources in located approximately 1,000 feet (about 0.2 mile) or farther away from the Project site and, therefore, there are no changes to the *location, design, materials, or workmanship* of the historical resources. Similarly, given the separation of the six historical resources from the Project site, and the fact that none of them are located on immediately adjacent parcels, there are no indirect (visual) effects related to *setting, feeling, or association* (SEI 2024).

Conclusion

All four buildings have been reevaluated pursuant to the criterion for listing in the National Register and the California Register. None of the residences is individually eligible for listing in the National Register and California Register. Additionally, they are not eligible as contributors to a Historic District in the City of Garden Grove. The proposed Mixed-Use Senior Apartments and Residential Care Facility would not result in substantial adverse change to a historical resource, pursuant to Section 15064.5(b) of the State CEQA Guidelines, which includes those resources eligible for listing in the National Register, California Register, or for local consideration by the City of Garden Grove. Therefore, the proposed project does not violate the exceptions for use of a Class 32 In-Fill Categorical Exemption (SEI 2024).

IMPACT: Less Than Significant (LTS)

CONCLUSIONS

Per discussions provided above, the Project:

a) Is consistent with the applicable general plan designation and applicable general plan policies, as well as with applicable zoning designation and regulations;

b) Occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses;

c) Is a site that has no value as habitat for endangered, rare, or threatened species;

d) Would not result in any significant effects relating to traffic, noise, air quality, or water quality; and

e) Is a site that can be adequately served by all required utilities and public services.

The proposed Project will not be subject to any of the Article 19 §15300.2 exceptions:

a) Location: Classes 3, 4, 5, 6, and 11 qualify relative to the project location; a project that is ordinarily insignificant in its impact on the environment may, in a particularly sensitive environment, be significant; therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies;

b) Cumulative Impact: All exemptions for these (CatEx) classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time, is significant;

c) Significant Effect: A CatEx shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;

d) Scenic Highways: A CatEx shall not be used for a project that may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a State scenic highway; this does not apply to improvements that are required as mitigation by an adopted Negative Declaration (ND) or certified Environmental Impact Report (EIR);

e) Hazardous Waste Sites: A CatEx shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; and

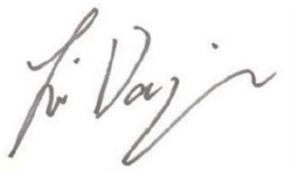
f) Historical Resources: A CatEx shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Thus, the proposed Project qualifies for an Article 19 §15332 Class 32 Infill Development Project Categorical Exemption.

CLOSING

Thank you very much for the opportunity to be of assistance to ThreeK. Should you have any questions, please contact me at (949) 324-9041 (mobile) or Bradford Boyes at (805) 217-4947 (mobile).

Sincerely,



Tina Darjazanie | Long Beach Office
Senior Engineer
Yorke Engineering, LLC
TDarjazanie@YorkeEngr.com

cc:

Ms. Kiki Tran
President
ThreeK Investments, LLC
9419 Geranium Circle
Fountain Valley, CA 92708
Work: (469) 446-3833
E-mail: Kieungam@Gmail.com

Ms. Hoa Nguyen
Member
ThreeK Investments, LLC
9419 Geranium Circle
Fountain Valley, CA 92708
Work: (469) 446-3833
E-mail: HuynhH_Nguyen@Yahoo.com

Mr. William D. Jager
The Jager Company, Ltd.
Real Estate Brokerage, Consulting & Development
872 Wendt Terrace
Laguna Beach, CA 92651-2209
Work: (949) 280-0758
E-mail: JagerCo@Gmail.com

REFERENCES

California Public Resources Code Section 15300, Categorical Exemptions. Website (https://casetext.com/regulation/california-code-of-regulations/title-14-natural-resources/division-6-resources-agency/chapter-3-guidelines-for-implementation-of-the-california-environmental-quality-act/article-19-categorical-exemptions/section-15300-categorical-exemptions) accessed August 26, 2024.

California Public Resources Code Section 15300.2, Exceptions. Website (https://casetext.com/regulation/california-code-of-regulations/title-14-natural-resources/division-6-resources-agency/chapter-3-guidelines-for-implementation-of-the-california-environmental-quality-act/article-19-categorical-exemptions/section-153002-exceptions) accessed August 26, 2024.

California Public Resources Code Section 15332, In-Fill Development Projects. Website (https://casetext.com/regulation/california-code-of-regulations/title-14-natural-resources/division-6-resources-agency/chapter-3-guidelines-for-implementation-of-the-california-environmental-quality-act/article-19-categorical-exemptions/section-15332-in-fill-development-projects) accessed August 26, 2024.

California Public Resources Code Section 21083, Guidelines for implementation of division by public agencies. Website (https://casetext.com/statute/california-codes/california-public-resources-code/division-13-environmental-quality/chapter-26-general/section-21083-guidelines-for-implementation-of-division-by-public-agencies) accessed August 26, 2024.

California Public Resources Code Section 21084, Guidelines to include classes of projects exempt from division. Website (https://casetext.com/statute/california-codes/california-public-resources-code/division-13-environmental-quality/chapter-26-general/section-21084-guidelines-to-include-classes-of-projects-exempt-from-division) accessed August 26, 2024.

City of Garden Grove Department of Public Works (City). 2021. Average Daily Traffic Volumes. Website (https://ggcity.org/sites/default/files/2021-average-daily-volumes.pdf) accessed August 26, 2024.

City of Garden Grove Municipal Code. Website (https://ecode360.com/GA4928) accessed August 26, 2024.

City of Garden Grove Focused General Plan Update and Zoning Amendments, Draft Environmental Impact Report, August 2021. Website (https://ggcity.org/sites/default/files/2021-08/FGPUZA%20DEIR.pdf) accessed August 26, 2024.

CREtelligent (CRE). 2021. *Phase I Environmental Site Assessment for Residential Property 11462, 11432, and 11442 Stanford Avenue and 12752 8th Street Garden Grove, CA 92840*, September 2021.

KES Technologies, Inc. (KES). 2023. *Final Water Quality Management Plan (WQMP) for Mixed Use Senior Apartments, 11432-11462 Stanford Avenue, Garden Grove, CA,* June 2023.

Linscott, Law & Greenspan, Engineers (LLG). 2024. *Traffic Impact Assessment for the Mixed Use Senior Apartments and RCFE Building Project Garden Grove, CA*, August 2024.

Sapphos Environmental, Inc. (SEI). 2024. *Evaluation of Eligibility for Development of 11432, 11442, and 11462 Stanford Avenue, and 12752 8th Street, Garden Grove, Orange County, California for Use of California Environmental Quality Act Categorical Exemption 32*, Memorandum for the Record, August 2024.

Yorke Engineering, LLC (Yorke). 2024a. *CalEEMod Air Quality and FHWA/FTA Noise and Vibration Study for a Mixed Use Development in Garden Grove, CA*, August 2024.

Yorke Engineering, LLC (Yorke). 2024b. *Water Quality Study for a Mixed Use Development in Garden Grove, CA*, August 2024.

ATTACHMENTS PROVIDED UNDER SEPARATE COVERS

LLG 2024. Traffic Impact Assessment for the Mixed Use Senior Apartments and RCFE Building Project Garden Grove, CA.

SEI 2024. Evaluation of Eligibility for Development of 11432, 11442, and 11462 Stanford Avenue, and 12752 8th Street, Garden Grove, Orange County, California for Use of California Environmental Quality Act Categorical Exemption 32, Memorandum for the Record.

Yorke 2024a. CalEEMod Air Quality and FHWA Noise Study for a Mixed Use Development in Garden Grove, CA.

Yorke 2024b. Water Quality Study for a Mixed Use Development in Garden Grove, CA.

Yorke
ENGINEERING, LLC
www.YorkeEngr.com

August 29, 2024

Ms. Huong Ly
Associate Planner
City of Garden Grove
Planning Services Division
Garden Grove City Hall – 1st Floor
11222 Acacia Parkway
Garden Grove, CA 92840
(714) 741-5312
Info@GGCity.org

Subject: CalEEMod Air Quality and FHWA/FTA Noise and Vibration Study for a Mixed-Use Development in Garden Grove, CA [APN: 090-153-19 and 090-153-20]

Dear Ms. Ly:

Yorke Engineering, LLC (Yorke) is pleased to provide this Air Quality (AQ), Noise, and Vibration Impacts Letter Report. This report includes criteria pollutant emissions estimates and noise analyses for a mixed-use development in the City of Garden Grove, California (City). The CalEEMod output is included as Attachment 1.

PROJECT DESCRIPTION

ThreeK Investments, LLC (ThreeK) is proposing to develop a mixed-use project located at 11432-11462 Stanford Avenue in the City of Garden Grove, CA (City). The Project site comprises Orange County Assessor's Parcel Numbers (APNs) 090-153-19 and 090-153-20.

The proposed Project will occupy a net land area of 41,006 square feet (0.94 acre) of flat, previously occupied, urban land comprising the two parcels, with demolition of several existing structures currently on the Project site. Approximately 4,300 square feet of landscaping is included in the site design. Gross land area of the two parcels is 49,475 square feet (1.14 acres) combined. Noise control measures will be incorporated as Project design features during the demolition, grading, and paving phases of construction. These measures include the use of deflectors/barriers such as plywood construction fencing (½-inch thickness) or flexible sound-absorbing curtains, which will control line-of-sight exterior noise levels for the nearest residential receptors.

The Project will include two buildings: one six-story above-grade 74-foot tall senior apartment and assisted living building, consisting of five stories of residential stacked on top of a two-level parking garage with one level below-grade; and one three-story at-grade 45-foot tall Residential Care Facility for the Elderly (RCFE) building. The senior apartment and assisted living building will include 80 one-bedroom units totaling 76,119 square feet (approximately 83,675 gross square feet) and a parking garage consisting of approximately 42,331 gross square feet. Of the 80 apartment units, 76 will be market-rate units and four will be designated affordable units. The 46-room RCFE building will include 36 double occupancy rooms and 10 single occupancy rooms for a total of 82 beds in 21,801 square feet (approximately 23,633 gross square feet). Approximately 3,983 square feet of landscaping is included on the ground level and podium deck.

The senior apartment and assisted living building will include 80 enclosed parking spaces, and the RCFE building will include 26 parking spaces (15 enclosed and 11 open-grade). The 106 parking spaces will comprise: 52 standard; five accessible [i.e., Americans with Disabilities (ADA) Act compliant]; five compact; four electric-vehicle-(EV)-ready; two EV-accessible; and 38 EV-capable spaces.

ASSUMPTIONS

The following lists sources of information used in developing the emission estimates for the proposed Project using the California Emissions Estimator Model® (CalEEMod). Not all CalEEMod defaults are listed, but some defaults which have a particularly important impact on the project are listed.

- The Applicant defined:
  - Basic project design features, including size of building features, parking spaces, number of units, and landscaping, etc.;
  - Low-flow faucets, toilets, showers, and irrigation will be installed consistent with modern building codes;
  - Low VOC paints will be used in compliance with SCAQMD rules;
  - During construction and demolition, any exposed soil and unpaved access roads will be watered a minimum of three times a day, as required by the SCAQMD;
  - Paved roads outside access points to the parcel will be swept daily during the demolition, site preparation, and grading phases;
  - The residential building will meet the 2022 Title 24 Building Envelope Energy Efficiency Standards; and
  - Daily trip rates for the operational phase, per the *Traffic Impact Assessment*.
- CalEEMod defaults were used for:
  - Construction equipment count, load factor, and fleet average age for all construction phases comprising demolition, site preparation, grading, building construction, paving, and architectural coating;
  - Architectural coating areas, based on building dimensions;
  - Operational vehicle fleet mixes, based on land use and project location; and
  - Average vehicle trip distances, based on land use and project location.

LIST OF TABLES

The project analyses and results are summarized in the following tables:

- Table 1: Land Use Data for CalEEMod Input
- Table 2: SCAQMD CEQA Thresholds of Significance
- Table 3: Construction Emissions Summary and Significance Evaluation
- Table 4: Operational Emissions Summary and Significance Evaluation

- Table 5: Construction Localized Significance Threshold Evaluation
- Table 6: Operational Localized Significance Threshold Evaluation
- Table 7: Typical Sound Level Characteristics
- Table 8: City of Garden Grove Noise and Land Use Compatibility Matrix
- Table 9: City of Garden Grove Ambient Base Noise Levels
- Table 10: FHWA RCNM Noise Reference Levels and Usage Factors
- Table 11: Estimated Peak Activity Daytime Noise Impacts – Sensitive Receptors
- Table 12: Estimated Peak Activity Daytime Vibration Damage Impacts
- Table 13: Estimated Peak Activity Daytime Vibration Annoyance Impacts
- Table 14: Estimated HVAC Continuous Noise Impacts

AIR QUALITY IMPACTS ANALYSES

In order to evaluate the potential for Air Quality impacts of a proposed project, quantitative significance criteria established by the local air quality agency, such as the SCAQMD, may be relied upon to make significance determinations, which is based on mass emissions of criteria pollutants, as presented in this report. As shown below, approval of the proposed project would not result in any significant effects relating to air quality.

Project Emissions Estimation

The construction and operation analysis were performed using CalEEMod version 2022.1.1.19[1], the official statewide land use computer model designed to provide a uniform platform for estimating potential emissions associated with both construction and operations of land use projects under CEQA. The model quantifies direct emissions from construction and operations (including vehicle use), as well as indirect emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The mobile source emission factors used in the model – published by the California Air Resources Board (CARB) – include the Pavley standards and Low Carbon Fuel standards. CalEEMod was developed by the California Air Pollution Control Officers Association (CAPCOA) in collaboration with the SCAQMD, the Bay Area Air Quality Management District (BAAQMD), the San Joaquin Valley Air Pollution Control District (SJVAPCD), and other California air districts. Default land use data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.) were provided by the various California air districts to account for local requirements and conditions. As the official assessment methodology for land use projects in California, CalEEMod is relied upon herein for estimated construction and potential operational emissions quantification, which forms the basis for the impact analysis.

Based on information received from the Applicant, land use data used for CalEEMod input is presented in Table 1. The SCAQMD quantitative significance thresholds shown in Table 2 were used to evaluate project emissions impacts (SCAQMD 2023).

[1] The current version of CalEEMod in September 2023 when the analysis was performed.

Table 1: Land Use Data for CalEEMod Input

Land Use Type	Land Use Subtype	Unit Amount	Size Metric	Lot Acreage (footprint)	Square Feet	Description
Residential	Retirement Community	126	Dwelling Units	0.56	97,920	80 Apartments and 46 RCFE Rooms
Parking	Other Asphalt Surfaces	12.22	1,000 sq. ft.	0.28	12,215	Paved Areas, Driveways, and Open Spaces
Parking	Enclosed Parking with Elevator	42.33	1,000 sq. ft.	—	42,331	Parking Garage & Open Grade Parking – 106 Parking Spaces
			Landscaping	0.10	4,301	Landscaped areas
			Project Size	**—**	**156,767**	
			Lot Size	**0.94**	**41,006**	
Sources: Applicant 2023, CalEEMod version 2022.1.1.19						
Notes:						
Electric utility: Southern California Edison						
Gas utility: Southern California Gas						

Table 2: SCAQMD CEQA Thresholds of Significance

Pollutant	Project Construction (lbs/day)	Project Operation (lbs/day)
ROG (VOC)	75	55
NO_x	100	55
CO	550	550
SO_x	150	150
PM_{10}	150	150
$PM_{2.5}$	55	55
24-hour $PM_{2.5}$ Increment	10.4 µg/m^3	2.5 µg/m^3
24-hour PM_{10} Increment	10.4 µg/m^3	2.5 µg/m^3
Annual PM_{10} Increment	1.0 µg/m^3 annual average	
1-hour NO_2 Increment	0.18 ppm (state)	
Annual NO_2 Increment	0.03 ppm (state) & 0.0534 ppm (federal)	
1-hour SO_2 Increment	0.25 ppm (state) & 0.075 ppm (federal – 99th percentile)	
24-hour SO_2 Increment	0.04 ppm (state)	
24-hour Sulfate Increment	25 ug/m^3 (state)	
1-hour CO Increment	20 ppm (state) & 35 ppm (federal)	
8-hour CO Increment	9.0 ppm (state/federal)	
Toxic Air Contaminants (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥10 in 1 million	
	Cancer Burden >0.5 excess cancer cases (in areas ≥1 in 1 million)	
	Chronic & Acute Hazard Index ≥1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to Rule 402	

Source: SCAQMD 2023

Criteria Pollutants from Project Construction

A project's construction phase produces many types of emissions; generally, PM_{10} (including $PM_{2.5}$) in fugitive dust and diesel engine exhaust are the pollutants of greatest concern. Construction-related emissions can cause substantial increases in localized concentrations of PM_{10}, as well as affecting PM_{10} compliance with ambient air quality standards on a regional basis. The use of diesel-powered construction equipment emits ozone precursors oxides of nitrogen (NO_x) and reactive organic gases (ROG), as well as diesel particulate matter (DPM). Use of architectural coatings and other materials associated with finishing buildings may also emit ROG and toxic air contaminants (TACs). CEQA significance thresholds address the impacts of construction activity emissions on local and regional air quality. Thresholds are also provided for other potential impacts related to project construction, such as odors and TACs. The Project is expected to require approximately 15 months of planned work activities comprising six construction phases: Demolition, Site Preparation, Grading, Building Construction, Paving, and Architectural Coating. Table 11 in the Noise section provides the estimated durations of each construction phase.

The SCAQMD's approach to CEQA analyses of fugitive dust impacts is to require implementation of effective and comprehensive dust control measures rather than to require detailed quantification of emissions. PM_{10} emitted during construction can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors, making quantification difficult. Despite this variability in emissions, experience

has shown that there are several feasible control measures that can be reasonably implemented to significantly control fugitive dust emissions from construction. For projects, the SCAQMD has determined that compliance with mandated dust control measures, primarily through frequent water application, constitutes sufficient control of PM_{10} impacts to a level considered less than significant.

Criteria Pollutants from Project Operation

The term "project operations" refers to the full range of activities that can or may generate criteria pollutant and TAC emissions when the project is functioning in its intended use. For residential projects, such as apartment buildings and subdivisions, motor vehicles traveling to-and-from the project represent the primary source of air pollutant emissions, along with domestic natural gas combustion and landscaping equipment. CEQA significance thresholds address the impacts of operational emission sources on local and regional air quality. Thresholds are also provided for other potential impacts related to project operations, such as odors.

Results of Criteria Emissions Analyses

Table 3 shows project construction criteria emissions and evaluates those emissions against the SCAQMD construction significance thresholds. Similarly, Table 4 shows operational criteria emissions and evaluates those emissions against the SCAQMD operational thresholds. The emissions are listed from the CalEEMod output format, representing the emissions with the required control measures incorporated to maintain compliance with SCAQMD rules, regulations, and guidelines.

As shown in Tables 3 and 4, mass emissions of criteria pollutants from construction and operation are below applicable SCAQMD significance thresholds and would result in less than significant impacts related to regional air quality.

Table 3: Construction Emissions Summary and Significance Evaluation

Criteria Pollutants	Project (lbs/day)	Threshold (lbs/day)	Significance
ROG (VOC)	25.1	75	LTS
NO_x	25.1	100	LTS
CO	19.9	550	LTS
SO_x	0.07	150	LTS
Total PM_{10}	3.5	150	LTS
Total $PM_{2.5}$	1.7	55	LTS
Sources: SCAQMD 2023, CalEEMod version 2022.1.1.19			
Notes:			
lbs/day are winter or summer maxima for planned land use			
Total PM_{10} / $PM_{2.5}$ comprises fugitive dust plus engine exhaust			
LTS - Less Than Significant			

Table 4: Operational Emissions Summary and Significance Evaluation

Criteria Pollutants	Project (lbs/day)	Threshold (lbs/day)	Significance
ROG (VOC)	5.7	55	LTS
NO_x	4.1	55	LTS
CO	28.4	550	LTS
SO_x	0.1	150	LTS
Total PM_{10}	4.5	150	LTS
Total $PM_{2.5}$	1.3	55	LTS
Sources: SCAQMD 2023, CalEEMod version 2022.1.1.19			
Notes:			
lbs/day are winter or summer maxima for planned land use			
Total PM_{10} / $PM_{2.5}$ comprises fugitive dust plus engine exhaust			
LTS - Less Than Significant			

Localized Significance Threshold Analysis

The SCAQMD's Localized Significance Threshold (LST) methodology (2008) was used to analyze the neighborhood scale impacts of NO_x, CO, PM_{10}, and $PM_{2.5}$ associated with project-specific mass emissions. Introduced in 2003, the LST methodology was revised in 2008 to include the $PM_{2.5}$ significance threshold methodology and update the LST mass rate lookup tables for the new one-hour NO_2 standard.

For determining localized air quality impacts from small projects in a defined geographic source-receptor area (SRA), the LST methodology provides mass emission rate lookup tables for one-acre, two-acre, and five-acre parcels by SRA. The tabulated LSTs represent the maximum mass emissions from a project that will not cause or contribute to an exceedance of State or national ambient air quality standards (CAAQS or NAAQS) for the above pollutants and were developed based on ambient concentrations of these pollutants for each SRA in the South Coast Air Basin (SCAQMD 2008).

For most land use projects, the highest daily emission rates occur during the site preparation and grading phases of construction; where applicable, these maximum daily emissions are used in the LST analysis.

Since land use operational emissions – mainly from associated traffic – are dispersed over a wide area, localized impacts from project operation are substantially lower than during project construction. However, an Operational LST analysis was also performed. Localized mobile source emissions for project operation were calculated for a one-mile radius of the Project site.

The proposed Project site is 0.94 acres in SRA Zone 17 – Central Orange County. The 1-acre screening lookup tables were used to evaluate NO_x, CO, PM_{10}, and $PM_{2.5}$ impacts on nearby receptors. The nearest sensitive receptors are residential homes approximately 25 meters (82 feet) from the central construction zone; the average source-receptor distance. Therefore, the impact evaluation was performed using the closest distance within SCAQMD LST tables of 25 meters for construction and operations (SCAQMD 2008).

Results of Localized Significance Threshold Analysis

The LST results provided in Tables 5 and 6 show that on-site emissions from construction and operations would meet the LST passing criteria at the nearest receptors. Thus, air quality impacts to local receptors near the Project site would be less than significant.

Table 5: Construction Localized Significance Threshold Evaluation

Criteria Pollutants	Project (lbs/day)	Threshold (lbs/day)	Percent of Threshold	Result
NO_x	25.1	81	31%	Pass
CO	19.9	485	4%	Pass
PM_{10}	3.5	4	89%	Pass
$PM_{2.5}$	1.7	3	56%	Pass
Sources: SCAQMD 2008, CalEEMod version 2022.1.1.19				
Notes:				
Source-receptor area – Garden Grove - Zone 17 Central Orange County				
Less than 1-acre area, 25 meters to receptor				

Table 6: Operational Localized Significance Threshold Evaluation

Criteria Pollutants	Project (lbs/day)	Threshold (lbs/day)	Percent of Threshold	Result
NO_x	4.1	81	5%	Pass
CO	28.4	485	6%	Pass
PM_{10}	0.80	1	80%	Pass
$PM_{2.5}$	0.35	1	35%	Pass
Sources: SCAQMD 2008, CalEEMod version 2022.1.1.19				
Notes:				
Source-receptor area Garden Grove - Zone 17 Central Orange County				
Less than 1-acre area, 25 meters to receptor, 1-mile operational traffic radius				

Odors

Odors during construction could include diesel engine exhaust, asphalt paving, and architectural coating (painting). These odors would be temporary and would dissipate over distance and as construction equipment moves around the site. Further, construction-related odors would permanently cease upon completion of work.

The proposed land use is residential in nature and is not one of the uses identified by SCAQMD as generally associated with objectional odors (such as a landfill or agricultural uses).

Therefore, both short-term construction impacts and long-term operational impacts related to odors would be less than significant.

Analysis of Air Quality Significance Criteria

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

The Project site is located in the South Coast Air Basin (SCAB), comprising all of Orange County and the non-desert regions of Los Angeles, Riverside, and San Bernardino Counties. The SCAQMD is the agency primarily responsible for comprehensive air pollution control in the SCAB and reducing emissions from area and point stationary, mobile, and indirect sources. The SCAQMD prepared the 2022 Air Quality Management Plan (AQMP) to meet federal and State ambient air quality standards (SCAQMD 2022).

The 2022 AQMP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments (SCAG). SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties and addresses regional issues relating to transportation, the economy, community development, and the environment. With regard to future growth, SCAG has prepared the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RTP/SCS), which provides population, housing, and employment projections for cities under its jurisdiction. The growth projections in the 2020-2045 RTP/SCS are based, in part, on projections originating under County and City General Plans. These growth projections were utilized in the preparation of the air quality forecasts and consistency analysis included in the 2022 AQMP. The 2020-2045 RTP/SCS was approved in September 2020.

The 2022 AQMP was adopted as a program to lead the SCAB into compliance with several criteria pollutant standards and other federal requirements. It relies on emissions forecasts based on demographic and economic growth projections provided by SCAG's 2020-2045 RTP/SCS. SCAG is charged by California law to prepare and approve "the portions of each AQMP relating to demographic projections and integrated regional land use, housing, employment, and transportation programs, measures and strategies." Projects whose growth is included in the projections used in the formulation of the AQMP are considered to be consistent with the plan and not to interfere with its attainment. The SCAQMD recommends that, when determining whether a project is consistent with the current AQMP, a lead agency must assess whether the project would directly obstruct implementation of the plan and whether it is consistent with the demographic and economic assumptions (typically land use-related, such as resultant employment or residential units) upon which the plan is based.

A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The Project involves the construction of a new multi-unit senior residence on previously developed land of less than one acre where existing deteriorated buildings will be demolished. The Project site is mixed-use zoned (CC-3, Civic Center Mixed Use) and would not change the zoning designation for the site. The zoning for land uses within the General Plan was used in the calculation of emissions estimates for the City. In addition, General Plans for all cities and counties in the jurisdiction of the SCAQMD are also accounted for in the development of the RTP/SCS, as well as the AQMP. Because the Project zoning is consistent with the zoning designations within the General Plan and consequently the 2022 AQMP, the Project will not exceed the assumptions used in the 2022 AQMP. Thus, the Project would not conflict with or obstruct implementation of the 2022 AQMP.

Furthermore, according to the CalEEMod analysis provided in Attachment 1 and summarized in Tables 3 through 6, the Project does not exceed the SCAQMD's established thresholds of potential significance for air quality impacts, whether regional or local. Thus, the proposed Project is not expected to conflict with or obstruct the implementation of the 2022 AQMP and SCAQMD rules. Therefore, impacts would be less than significant.

IMPACT: Less Than Significant (LTS)

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

In order to evaluate impacts, quantitative significance criteria established by the local air quality agency, such as the SCAQMD, may be relied upon to make significance determinations, which are based on mass emissions of criteria pollutants.

A significant impact would occur if the proposed Project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Project construction and operation emissions are estimated using CalEEMod, the statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from land use projects. According to the CalEEMod results provided in Attachment 1, overall construction (maximum daily emissions) for the proposed Project would not exceed the SCAQMD thresholds for the criteria pollutants ROG, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$.

During the construction phase, the Project is estimated to generate less than the SCAQMD thresholds of 75 pounds per day ROG, 100 pounds per day NO_x, 550 pounds per day CO, 150 pounds per day SO_x, 150 pounds per day PM_{10}, and 55 pounds per day $PM_{2.5}$. During the operational phase, the Project is estimated to generate less than the SCAQMD thresholds of 55 pounds per day ROG, 55 pounds per day NO_x, 550 pounds per day CO, 150 pounds per day SO_x, 150 pounds per day PM_{10}, and 55 pounds per day $PM_{2.5}$.

While construction emissions are temporary and permanently cease upon completion of work, the primary long-term sources of operational phase emissions are on-road vehicles traveling to-and-from the Project site, domestic natural gas combustion, and use of landscaping equipment. The Project operational emissions are below the significance thresholds for the above-referenced criteria pollutants. Further, the LST analysis shows that NO_x, CO, PM_{10}, and $PM_{2.5}$ impacts on nearby receptors would not exceed the local thresholds for SRA Zone 17 – Central Orange County.

The LST analysis serves as a local cumulative impacts analysis because it is SRA specific, i.e., the NO_x, CO, PM_{10}, and $PM_{2.5}$ thresholds are determined on the basis of local ambient air quality measurements in the project area, as determined by the SCAQMD from ambient air monitoring data. As part of the SCAQMD's environmental justice (EJ) program, LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of applicable federal or State ambient air quality standards (SCAQMD 2008).

As shown in Tables 3 through 6, the proposed Project would result in a less than significant impact.

Cumulative Effects

As shown in Tables 3 through 6, the predicted air quality impacts of the proposed Project are well below SCAQMD regional thresholds and LST thresholds, respectively (SCAQMD 2023, 2008). These impacts characterize the incremental impacts of other projects of the same type in the same place over time, per State CEQA Guidelines Section 15300.2(b).

SCAQMD Guidance

The SCAQMD's 2003 guidance on addressing cumulative impacts for air quality is as follows: "As Lead Agency, the SCAQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or EIR [Environmental Impact Report]." Furthermore, "Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant" (SCAQMD 2003).

CEQA Guidelines

As referenced above, SCAQMD cumulative air quality significance thresholds are the same as project-specific air quality significance thresholds. Because the criteria pollutant mass emissions impacts would not be expected to exceed any of the SCAQMD air quality significance thresholds, cumulative air quality impacts from comparable development projects would also be expected to be less than significant. Therefore, potential adverse impacts from implementing the proposed Project would not be "cumulatively considerable," as defined by State CEQA Guidelines Section 15064(h)(1) for air quality impacts. Per State CEQA Guidelines Section 15064(h)(4), the mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed Project's incremental effects are cumulatively considerable.

IMPACT: Less Than Significant (LTS)

c) *Expose sensitive receptors to substantial pollutant concentrations?*

A significant impact would occur if the proposed Project were to expose sensitive receptors to pollutant concentrations. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities. The Project site is surrounded by residential uses. The Project is subject to grading and construction regulations to control air pollution and dust impacts. Additionally, the Project is not expected to substantially contribute to pollutant concentrations or expose surrounding residences and other sensitive receptors during operation (post-construction). The Project is required to meet SCAQMD Rule 403 requirements, as well as the County's requirements for grading and construction related to air pollution.

As shown in Tables 3 through 6, construction and operation of the Project would result in a less than significant impact for both localized and regional air pollution emissions.

IMPACT: Less Than Significant (LTS)

d) *Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the Project site. The proposed Project would utilize typical construction techniques, and the odors would be typical of most construction sites, temporary in nature, and would permanently cease upon completion of work.

Construction of the proposed Project would not cause an odor nuisance, as defined in SCAQMD Rule 402. According to the SCAQMD CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed residential development would not result in activities that create objectionable odors. Therefore, the proposed Project would result in a less than significant impact related to objectionable odors.

IMPACT: Less Than Significant (LTS)

NOISE IMPACTS ANALYSES

Noise Analysis Methodology

The screening-level noise analysis for Project construction was completed based on methodology developed by the U.S. Department of Transportation Federal Highway Administration (DOT FHWA) at the John A. Volpe National Transportation Systems Center and other technical references consistent with CalEEMod outputs (equipment utilization). The Roadway Construction Noise Model (RCNM) methodology uses actual noise measurement data collected during the Boston "Big Dig" project (1991-2006) as reference levels for a wide variety of construction equipment in common use, such as on the proposed Project. This construction noise analysis did not include field measurements of ambient noise in the vicinity of the Project site as it is not relevant for purposes of the RCNM screening analysis.

The RCNM noise model provides relatively conservative predictions because it does not account for site-specific geometry, dimensions of nearby structures, and local environmental conditions that can affect sound transmission, reflection, and attenuation. As a result, actual measured sound levels at receptors may vary somewhat from predictions, typically lower. Additionally, the impacts of noise upon receptors (persons) are subjective because of differences in individual sensitivities and perceptions.

Construction and operational noise impacts are evaluated against community noise standards contained in the City or County General Plan or other State or federal agency, as applicable to the vicinity of the Project site. For this Project, the City of Garden Grove Municipal Code, Chapter 8.47, Noise Control, and City of Garden Grove General Plan, Noise Element, contain the applicable evaluation criteria, as outlined below. Screening-level Project-generated noise is evaluated in relation to established thresholds of significance. Additionally, the same methods are used to determine noise impacts on the nearest sensitive receptor.

During construction activities, the Project would generate noise due to operation of off-road equipment, portable equipment, and vehicles at or near the Project site. No substantial increase in area traffic is expected due to this relatively small project. No strong sources of vibrations are planned to be used during construction activities, such as equipment required to drive piles, and were assessed based on typical construction equipment (e.g., small bulldozers, tractors, loaders, backhoes, graders, cranes, and haul trucks) listed within the FHWA and FTA assessment methodologies.

Since the senior living Project is near main streets (Stanford Avenue, 9th Street, Acacia Parkway), the incremental effect of Project operation (a less than three-dBA increase in traffic noise intensity) would not be distinguishable against existing traffic noise (background) in the Project vicinity,

which includes Garden Grove High School, i.e., less than significant impact. Also, since no airport is closer than two miles from the Project site, and the Project is not within the contours of any airport land use compatibility plan, airport noise would be less than significant.

Environmental Setting

Noise Descriptors

Noise is typically described as any dissonant, unwanted, or objectionable sound. Sound is technically described in terms of the loudness (amplitude) and frequency (pitch) of the sound. The standard unit of measurement of the loudness of sound is the decibel (dB). Because the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity, the A-weighted decibel scale (dBA). Table 7 lists common sources of sound and their intensities in dBA.

Table 7: Typical Sound Level Characteristics

Pressure (N/m^2)	Level (dB)	Sound Level Characteristic
2000	160	Rocket Launch
600	150	Military Jet Plane Takeoff
200	140	Threshold of Pain
60	130	Commercial Jet Plane Takeoff
20	120	Industrial Chipper or Punch Press
6	110	Loud Automobile Horn
2	100	Passing Diesel Truck – Curb Line
0.6	90	Factory - Heavy Manufacturing
0.2	80	Factory - Light Manufacturing
0.06	70	Open Floor Office – Cubicles
0.02	60	Conversational Speech
0.006	50	Private Office – Walled
0.002	40	Residence in Daytime
0.0006	30	Bedroom at Night
0.0002	20	Recording or Broadcasting Studio
0.00006	10	Threshold of Good Hearing – Adult
0.00002	0	Threshold of Excellent Hearing – Child
Sources: Broch 1971, Plog 1988, Niland & Elam 2021		
Notes:		
Reference Level P_O = 0.00002 N/m^2 = 0.0002 µbar		
N/m^2 = Newtons per square meter (the Newton is the unit of force derived in the metric system); it is equal to the amount of net force required to accelerate one kilogram of mass at a rate of one meter per second squared (1 kg • 1 m/s^2) in the direction of the applied force.		

In most situations, a three-dBA change in sound pressure is considered a "just-detectable" difference. A five-dBA change (either louder or quieter) is readily noticeable, and 10-dBA change is a doubling (if louder) or halving (if quieter) of the subjective loudness. Sound from a small, localized source (a "point" source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates (drops off) at a rate of six dBA for each doubling of the distance.

The duration of noise, as well as the time period at which it occurs, are important factors in determining the impact of noise on sensitive receptors. A single number, called the equivalent continuous noise level (L_{eq}), may be used to describe sound that is changing in level. It is also used to describe the acoustic range of the noise source being measured, which is accomplished through the maximum L_{eq} (L_{max}) and minimum L_{eq} (L_{min}) indicators.

In determining the daily measure of community noise, it is important to account for the difference in human response to daytime and nighttime noise. Noise is more disturbing at night than during the day, and noise indices have been developed to account for the varying duration of noise events over time, as well as community response to them. The Community Noise Equivalent Level (CNEL) adds a five-dB penalty to the "evening" noise levels (i.e., 7:00 p.m. to 10:00 p.m.) and a 10-dB penalty to the "nighttime" noise levels (i.e., 10:00 p.m. to 7:00 a.m.). The Day-Night Average Level (L_{dn}) adds a 10-dB penalty to the "nighttime" noise levels (Caltrans 2020, FTA 2018).

Vibration Descriptors

Vibration is a unique form of noise because its energy is carried through structures and the earth, whereas noise is carried through the air. Thus, vibration is generally felt, rather than heard. Typically, ground-borne vibration generated by construction activities attenuates rapidly as distance from the source of the vibration increases. Actual human and structural response to different vibration levels is influenced by a combination of factors, including soil type, distance between the source and receptor, duration, and the number of perceived events.

While not a direct health hazard, the energy transmitted through the ground as vibration may result in structural damage, which may be costly to repair and dangerous in the event of structural failure. To assess the potential for structural damage associated with vibration, the vibratory ground motion in the vicinity of the affected structure is measured in terms of point peak velocity/peak particle velocity (PPV) in the vertical and horizontal directions (vector sum). A freight train passing at 100 feet may cause PPVs of 0.1 inch per second, while a strong earthquake may produce PPVs in the range of 10 inches per second. Depending on the type of construction, minor cosmetic damage to buildings may begin in the range of 0.2 to 0.5 inches per second for non-engineered (unreinforced) and engineered (reinforced) structures, respectively (Caltrans 2020, FTA 2018). Units of vibration are also described in velocity decibel (V_{dB}) units, which is used to describe the potential for vibration-induced annoyance.

Regulatory Setting

California

The State of California does not promulgate statewide standards for environmental noise but requires each city and county to include a noise element in its general plan [California Government Code Section 65302(f)]. In addition, Title 4 of the CCR has guidelines for evaluating the compatibility of various land uses as a function of community noise exposure. In general, the guidelines require that community noise standards:

- Protect residents from the harmful and annoying effects of exposure to excessive noise;
- Prevent incompatible land uses from encroaching upon existing or programmed land uses likely to create significant noise impacts; and

- Encourage the application of state-of-the-art land use planning methodologies in the area of managing and minimizing potential noise conflicts.

In 2020, Caltrans updated its own standards for measuring construction vibration in its *Transportation and Construction Vibration Guidance Manual*. Continuous sources include the use of vibratory compaction equipment and other construction equipment that creates vibration other than in single events. Thresholds for continuous sources are 0.2 PPV for structural damage and annoyance (Caltrans 2020). These thresholds apply to the existing residential buildings adjacent to the site.

City of Garden Grove General Plan – Chapter 7, Noise Element

The City of Garden Grove General Plan Noise Element, Noise and Land Use Compatibility Matrix, incorporates the State guidelines established by the State Department of Health Services for acceptable noise levels for each county and city. These standards and criteria are incorporated into the land use planning process to avoid future noise and land use incompatibilities. This table is the primary tool that allows the City to ensure integrated planning for compatibility between land uses and outdoor noise. As shown in Table 8, for low-density residential land uses near the Project site, noise levels of 50 to 60 dBA are considered "Normally Acceptable" and noise levels of 55 to 70 dBA are considered "Conditionally Acceptable".

Table 8: City of Garden Grove Noise and Land Use Compatibility Matrix

Land Use Category	Community Noise Exposure (L_{dn} or CNEL, dBA)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential – Low Density, Single-Family, Duplex, Mobile Homes	50 - 60	55 - 70	70 - 75	75 - 85
Residential – Multiple Family	50 - 65	60 - 70	70 - 75	70 - 85
Transient Lodging – Motels, Hotels	50 - 65	60 - 70	70 - 80	80 - 85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50 - 70	60 - 70	70 - 80	80 - 85
Auditoriums, Concert Halls, Amphitheaters	NA	50 - 70	NA	65 - 85
Sports Arenas, Outdoor Spectator Sports	NA	50 - 75	NA	70 - 85
Playgrounds, Neighborhood Parks	50 - 70	NA	67.5 - 75	72.5 - 85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50 - 70	NA	70 - 80	80 - 85
Office Buildings, Business Commercial and Professional	50 - 70	67.5 - 77.5	75 - 85	NA
Industrial, Manufacturing, Utilities, Agriculture	50 - 75	70 - 80	75 - 85	NA
NA: Not Applicable.				
Sources: Office of Planning and Research, California, *General Plan Guidelines,* October 2003; City of Garden Grove General Plan – Chapter 7, Noise Element.				
Normally Acceptable – Specified land use is satisfactory, based upon the assumption that any buildings are involved are of normal conventional construction, without any special noise insulation requirements.				
Conditionally Acceptable – New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.				
Normally Unacceptable – New construction or development should be discouraged, if new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.				
Clearly Unacceptable – New construction or development should generally not be undertaken.				

City of Garden Grove Municipal Code – Title 8, Chapter 8.47 Noise Control

For this Project, the City of Garden Grove Municipal Code Chapter 8.47, Noise Control contains the applicable evaluation criteria.

Section 8.47.040 of the Municipal Code states that the ambient base noise levels contained in Table 9 shall be utilized as the basis for determining noise levels in excess of those allowed by this chapter, unless the actual measured ambient noise level occurring at the same time as the noise under review is already being investigated and/or exceeds the ambient base noise level contained in Table 9. When the actual measured ambient noise level exceeds the ambient base noise level, the actual measured ambient noise level shall be utilized as the basis for determining whether or not the subject noise exceeds the level allowed by the section. In situations where two adjoining properties exist within two different use designations, the most restrictive ambient base noise level will apply. The section permits any noise level that does not exceed either the ambient base noise

level or the actual measured ambient noise level by five dBA, as measured at the property line of the noise generation property.

Table 9: City of Garden Grove Ambient Base Noise Levels

Use Categories	Use Designations	Ambient Base Noise Levels (dBA)	
		Daytime (7 a.m.-10 p.m.)	Nighttime (10 p.m.- 7 a.m.)
Sensitive	Residential Use	55	50
Conditionally Sensitive	Institutional Use	65	
	Office-Professional Use	65	
	Hotels and Motels	65	
Non-Sensitive	Commercial Uses	70	
	Commercial/ Industrial Uses within 150 feet of Residential	65	50
	Industrial Use	70	

Source: City of Garden Grove Municipal Code – Title 8, Chapter 8.47 Noise Control

Section 8.47.050, General Noise Regulation, states that it is unlawful for any person to willfully make, continue, or cause to be made or continued, any loud, unnecessary, or unusual noise that disturbs the peace or quiet of any neighborhood, or that causes discomfort or annoyance to any person of normal sensitiveness.

The criteria that shall be utilized in determining whether a violation of the provisions of the section exists shall include, but not be limited to, the following:

1. The level of the noise;
2. The frequency of occurrence of the noise;
3. Whether the nature of the noise is usual or unusual;
4. The level and intensity of the background noise, if any;
5. The proximity of the noise to residential sleeping facilities;
6. The nature and zoning of the area within which the noise emanates;
7. The density of the inhabitation of the area within which the noise is received;
8. The time of day or night the noise occurs; and
9. The duration of the noise.

The following criteria shall be used whenever the noise level exceeds:

1. The noise standard for a cumulative period of more than 30 minutes in any hour; or
2. The noise standard plus five dBA for a cumulative period of more than 15 minutes in an hour; or
3. The noise standard plus 10 dBA for a cumulative period of more than five minutes in any hour; or

4. The noise standard plus 15 dBA for a cumulative period of more than one minute in any hour; or
5. The noise standard plus 20 dBA for any period of time.

In the event the ambient noise level exceeds any of the first four noise limit categories above, the cumulative period applicable to said category shall be increased to reflect said ambient noise level. In the event the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under said category shall be increased to reflect the maximum ambient noise level.

Section 8.47.060, Special Noise Sources, states that it shall be unlawful for any person within a residential area, or within a radius of 500 feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hours of 10:00 p.m. of one day and 7:00 a.m. of the next day in such a manner that a person of normal sensitiveness, as determined utilizing the criteria established in Section 8.47.050(B), is caused discomfort or annoyance, unless such operations are of an emergency nature.

Discussion

Construction Noise

The proposed Project calls for the development of a new senior apartment and assisted living building and an RCFE building. Most noise would occur during the demolition, grading, site preparation, building construction, and paving when heavy equipment would be operating.

During each of these six construction phases, there would be a different mix of equipment operating, and cumulative noise levels would vary based on the amount of equipment in operation and the location of each activity at the Project site. In general, use of off-road equipment and portable equipment would generate noise, due to engine mechanicals, engine exhaust, driveline mechanicals, shaft-driven devices and accessories, hydraulics operation, ground friction and displacement, and gravity drops (dumping, unloading).

Since no intense percussive actions (e.g., hard rock-breaking, large pile-driving) are planned to occur during the site work, no strong ground-borne vibrations are expected to be generated that could affect nearby structures or be substantially noticeable to their occupants. The subterranean garage and development of the foundations of the buildings will involve typical equipment (e.g., small bulldozers, tractors, loaders, backhoes, graders, cranes, and haul trucks) listed within the FHWA and FTA assessment methodologies used for excavation as well as setting predrilled caissons, in lieu of pile driving for foundations.

Construction activities typically generate maximum noise levels in the range of 70 dBA to 90 dBA at a distance of 50 feet. The Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment provides an eight-hour construction noise level threshold of 80 dBA L_{eq} during the daytime-at-residential (noise-sensitive) uses, as well as 85 dBA during the daytime-at-commercial uses.

The FTA Transit Noise and Vibration Impact Assessment thresholds are used to evaluate the Project's potential impacts. Project construction will comply with Section, 8.47.060, Special Noise Sources, of the City's Municipal Code.

Types of equipment (FHWA 2006) to be used during the Project and noise-emitting characteristics (i.e., usage factors, reference dBA, and percussive source) are shown in Table 10, consistent with CalEEMod outputs (Attachment 1).

The Project is expected to require up to approximately 15 months of planned work activities (i.e., from mobilization to substantial completion) comprising six construction phases:

1) Demolition;
2) Site Preparation;
3) Grading;
4) Building Construction;
5) Paving; and
6) Architectural Coating.

Deviations from this schedule would not affect the noise analysis because noise does not persist or accumulate in the environment.

Project impacts are evaluated against the FTA Transit Noise and Vibration Impact Assessment thresholds. Project construction will comply with Section, 8.47.060, Special Noise Sources, of the City's Municipal Code.

The nearest sensitive receptors are residential homes approximately 82 feet (25 meters) from the central construction zone, the average transmission distance. Table 11 shows a comparison of RCNM-estimated daytime exterior noise levels for peak construction activities at the nearest receptors with respect to the thresholds. If the thresholds are not exceeded, then a project should be considered acceptable, i.e., less than significant.

The Project includes the use of deflectors/barriers, such as plywood construction fencing (½-inch thickness) or flexible sound-absorbing curtains, during the demolition, site preparation, grading, building construction, and paving phases, so as to control line-of-sight exterior noise levels for the nearest receptors. As a consequence of the Project's inclusion of deflectors and barriers or sound absorbing curtains, the Project would maintain eight-hour construction noise levels below the thresholds provided by the FTA. The resulting estimated noise levels are shown in Table 11.

Because the Project's construction activities would occur during the daytime, consistent with the allowed hours of construction activities, as well as result in construction noise levels that are below the FTA's construction noise threshold of 80 dBA, less than significant noise impacts would occur related to Project construction noise levels.

Table 10: FHWA RCNM Noise Reference Levels and Usage Factors

CalEEMod Construction Detail			RCNM Equipment Type	Ref.	Usage Factor	Ref. Level	Percussive Source
Phase Name	Equipment Description	Qty.			percent	dBA	Yes/No
Demolition (1)	Concrete/Industrial Saws	1	Concrete Saw	1	20%	90	No
	Rubber Tired Dozers	1	Tractor (rubber tire)	1	40%	84	No
	Tractors/Loaders/ Backhoes	3	Backhoe (with loader)	1	40%	80	No
Site Preparation (2)	Rubber Tired Dozers	1	Tractor (rubber tire)	1	40%	84	No
	Tractors/Loaders/ Backhoes	1	Backhoe (with loader)	1	40%	80	No
	Graders	1	Grader	1	40%	85	No
Grading (3)	Graders	1	Grader	1	40%	85	No
	Rubber Tired Dozers	1	Tractor (rubber tire)	1	40%	84	No
	Tractors/Loaders/ Backhoes	2	Backhoe (with loader)	1	40%	80	No
Building Construction (4)	Cranes	1	Crane	1	16%	85	No
	Forklifts	1	Forklift	1	40%	80	No
	Generator Sets	1	Generator (<25 KVA quiet design)	1	50%	70	No
	Tractors/Loaders/ Backhoes	1	Backhoe (with loader)	1	40%	80	No
	Welders	3	Welding Machine (arc welding)	1	50%	70	No
Paving (5)	Cement and Mortar Mixers	1	Drum Mixer	1	50%	80	No
	Pavers	1	Paver (asphalt)	1	50%	85	No
	Paving Equipment	1	Paver (asphalt)	1	50%	85	No
	Rollers	1	Roller	1	20%	85	No
	Tractors/Loaders/ Backhoes	1	Backhoe (with loader)	1	40%	80	No
Architectural Coating (6)	Air Compressors	1	Compressor (air)	1	40%	80	No
Source: CalEEMod version 2022.1.1.19, FHWA 2006							

Table 11: Estimated Peak Activity Daytime Noise Impacts – Nearest Sensitive Receptors

Construction Phases	RCNM Modeled Noise Level at 82 feet (L_{eq} dBA)	CalEEMod Duration (days)	FTA Significance Threshold (dBA)[a]	Exceeds Threshold (Yes/No)?
Demolition	77	30	80	No
Site Preparation	75	5	80	No
Grading	75	10	80	No
Building Construction	72	245	80	No
Paving	77	25	80	No
Architectural Coating	72	25	80	No

Sources: CalEEMod version 2022.1.1.19, FHWA 2006, FTA 2018, Broch 1971, Plog 1988, Niland & Elam 2021

Vibration Analysis Methodology

The two principal types of construction vibration impacts are building damage and human annoyance. As discussed previously, Caltrans has listed a PPV vibration threshold of approximately 0.2 in/sec is sufficient to avoid physical damage to non-engineered structures. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time, which the Federal Transit Administration (FTA) considers to be approximately 75 V_{dB} (velocity decibels). Building damage can be cosmetic or structural. The FTA has published standard vibration velocities for construction equipment operations. No intense percussive sources, such as pile drivers, will be used, and no continuous sources, such as large vibratory rollers, will be used.

Vibration attributable to project-related construction activities was assessed at the façades at the nearest land uses proximate to the Project site. Vibration is generally most perceptible and objectionable in indoor environments, where vibration may be felt or discerned from rattling picture frames or other household objects, as opposed to outdoor environments, where substantial levels of vibration may be felt through the soles of shoes when standing close to certain types of construction equipment. As such, project-related vibration exposure levels are assessed at the closest point at the Project site to the façades of the nearest off-site buildings.

Construction Vibrations

During construction activities, such as site preparation and grading, the project would generate minor levels of vibration, due to operation of off-road equipment, portable equipment, and vehicles at or near the Project site. The Project would involve demolition of existing buildings and asphalt/concrete surfaces within the Project area. However, construction plans do not include intense percussive actions (e.g., hard rock-breaking, large pile-driving) or the use of large vibratory compaction equipment (see Table 10).

Based on the information presented in Table 12, where most construction equipment used for the project are characterized as “small bulldozers” operating during the demolition, site preparation, and grading phases, the nearest off-site structure (building façade), approximately 40 feet (12 meters) average distance from the eastern portion of the site, would be exposed to a PPV of approximately 0.02 in/sec, which is well below the 0.2 in/sec threshold at which physical damage

to buildings may occur. Since no intense percussive actions are planned to occur during the site work, no strong ground-borne vibrations are expected to be generated that could affect nearby structures. Similarly, as shown in Table 13, ground-borne vibration generated by the project's construction activities would be below the 75 V_{dB} vibration threshold related to vibration-induced human annoyance, which is the approximate boundary between barely perceptible and distinctly perceptible (FTA 2018).

Because project construction activities would result in vibration levels that are less than the vibration thresholds for building damage and human annoyance, there would be less than significant impacts related to construction vibration generated by the project (FTA 2018).

Table 12: Estimated Peak Activity Daytime Vibration Damage Impacts

Construction Phases	Equipment	Attenuated PPV (in/sec)	Significance Threshold (in/sec)	Exceeds Threshold (Yes/No)?
Demolition	Rubber Tired Dozers	0.020	0.2	No
	Tractors / Loaders/Backhoes			
	Jackhammer (intermittent)			
Site Preparation	Rubber Tired Dozers	0.004	0.2	No
	Tractors / Loaders / Backhoes			
	Graders			
Grading	Graders	0.004	0.2	No
	Rubber Tired Dozers			
	Tractors / Loaders / Backhoes			
Source: FTA 2018 (Chapter 7.2, Table 7-4), Equation 7-2				
Notes:				
Tractors/Loaders/Backhoes, Rubber Tired Dozers, Graders, & Excavators as Small Bulldozers				
III. Non-engineered timber and masonry buildings threshold = 0.2 PPV				

Table 13: Estimated Peak Activity Daytime Vibration Annoyance Impacts

Construction Phases	Equipment	Attenuated L_V (V_{dB})	Significance Threshold (V_{dB})	Exceeds Threshold (Yes/No)?
Demolition	Rubber Tired Dozers	73	75	No
	Tractors / Loaders / Backhoes			
	Jackhammer (intermittent)			
Site Preparation	Rubber Tired Dozers	57	75	No
	Tractors / Loaders / Backhoes			
	Graders			
Grading	Graders	57	75	No
	Rubber Tired Dozers			
	Tractors / Loaders / Backhoes			
Source: FTA 2018 (Chapter 7.2, Table 7-4), Equation 7-3				
Notes:				
Tractors/Loaders/Backhoes, Rubber Tired Dozers, Graders, & Excavators as Small Bulldozers				
Approximate boundary between barely perceptible and distinctly perceptible = 75 V_{dB}				

Operational Noise

Upon completion of construction and occupancy of the proposed Project, on-site operational noise would be generated mainly by heating, ventilating, and air conditioning (HVAC) equipment, parking garage, use of patios and other outdoor recreational areas, landscaping maintenance, solid waste removal (e.g., trash trucks), as well as off-site project traffic noise increases.

Rooftop HVAC Equipment

HVAC condenser units range in noise levels depending on the size, quantity, and model of the units. Based on a major manufacturer's data (Lennox 2020), noise levels of single units range from 33-48 dBA at 50 feet. The senior apartment component of the project is anticipated to have approximately 95 air conditioning condenser units, one for each apartment, plus the common area rooms. These HVAC units would be located atop the 74-foot building with a parapet that would act as a sound barrier to nearby residential and commercial uses. The 45-foot tall RCFE component of the project is anticipated to have approximately 32 air conditioning condenser units, also roof-mounted and shielded by a parapet.

For the assessment of HVAC noise, the City provides a five-dBA limit above ambient noise levels. The ambient base noise level of the site is 50 dBA during the nighttime and 55 dBA during the daytime (Table 9)[2]. Section 8.47.040 of the Municipal Code permits noise levels exceeding either the presumed ambient base noise level or the actual measured ambient noise level by up to five dBA, as measured at the property line of the noise generation property. Thus, up to 55 dBA during nighttime and 60 dBA during daytime is permissible when using the presumed ambient base noise levels.

As shown in Table 14, noise levels from the HVAC units, even with the highest HVAC noise emissions, are below both the day and nighttime ambient base noise limits, plus the five-dB limit established in the City's Municipal Code at the nearest residential and commercial uses. As such, there would be less than significant noise impacts associated with the project's HVAC units.

[2] City of Garden Grove Municipal Code – Title 8, Chapter 8.47 Noise Control

Table 14: Estimated HVAC Continuous Noise Impacts

Receptor	North – Residential	South – Residential	East – Residential	West – Commercial
Daytime Usage				
Source Receptor Distance (ft)	180	120	60	150
HVAC Quantity	95	95	32	95
Usage Rate	100%	100%	100%	100%
Barrier Reduction dBA	6	6	6	6
Minimum HVAC Noise (dBA L_{eq})	**29**	**33**	**34**	**31**
Maximum HVAC Noise (dBA L_{eq})	**50**	**54**	**55**	**52**
Daytime Noise Limit	**60**	**60**	**60**	**75**
Exceeds Daytime Limit?	**No**	**No**	**No**	**No**
Nighttime Usage				
Source Receptor Distance (ft)	180	120	60	150
HVAC Quantity	95	95	32	95
Usage Rate	50%	50%	50%	50%
Barrier Reduction dBA	6	6	6	6
Minimum HVAC Noise (dBA L_{eq})	**26**	**30**	**31**	**28**
Maximum HVAC Noise (dBA L_{eq})	**47**	**51**	**52**	**49**
Nighttime Noise Limit	**55**	**55**	**55**	**75**
Exceeds Nighttime Limit?	**No**	**No**	**No**	**No**

Traffic

The proposed residential Project also includes delivery truck unloading, and car parking noise. Noise associated with parking activities includes vehicle ingress/egress, tire squeals, engine starts, and car door slams. Based on the Institute of Transportation Engineers (ITE) criteria, it is estimated that there would be 31 morning peak-hour trips and 40 evening peak-hour trips from the senior apartments and RCFE facility in aggregate (LLG, July 2024). Vehicle noise from light-duty passenger vehicles is relatively low, especially when driving at low speeds. Access to the proposed parking areas would be from 8th and 9th Streets, with residences across 9th Street from the parking entrance, and commercial uses across 8th Street from the parking entrance. In addition, the noise associated with vehicle ingress/egress to the parking area would be attenuated by both the distance (street width) and the project's building structure. Due to the relatively low volume of project-related vehicle traffic, and the noise attenuation provided by the distance of the parking driveway and building structure, parking noise would result in less than significant impacts to the nearest noise-sensitive uses.

In terms of off-site traffic noise increases, the traffic volume on 9th Street at the Project site is approximately 10,400 vehicles per day (City 2021). The proposed Project is projected to generate a net increase of 425 trips per day (LLG, July 2024). At these rates, the Project would represent an average 4% increase in daily traffic on 9th Street. However, parking access would be from both 9th and 8th Streets; thus, the impact would be lower, about half or 2% on each street. Based on the FHWA's RD 77-108 Traffic Noise Prediction Model, the increase in vehicle traffic would result in a fractional 0.1 dBA increase in traffic noise on these streets. A three-dBA change in noise

levels is considered the minimum change in outdoor noise that is perceptible with human hearing. A one-dBA change in noise levels is discernable in laboratory conditions. As such, the project would result in less than significant impacts related to off-site traffic noise increases.

Other Noise Sources

Noise associated with outdoor activity areas and patios are regulated under Municipal Code Chapter 8.47 Noise Control, which limits noise associated with amplified music and sound, musical instruments, and other sources of nuisance noise. Noise generated within these outdoor uses would likely disturb other residents of the project that have adjacent walls and close proximity before disturbances would occur at off-site uses located further away. As such, required compliance with the City's Municipal Code noise limits would result in less than significant noise impacts from outdoor activity areas.

Noise generated by landscaping and solid waste (trash) removal is governed by Municipal Code Section 8.47.060 Special Noise Sources, which prohibits these activities from 10 p.m. to 7 a.m. Consequently, these activities are limited to the least noise-sensitive portions of the day. Landscaping and solid waste removal noise are a common activity for all urban and suburban areas, including land uses adjacent to the Project site, and would occur during the least noise-sensitive portion of the day and for a brief period of time (less than five minutes per week for solid waste and a few hours for landscaping activities). As such, noise from landscaping and solid waste removal activities would result in less than significant noise impacts to off-site uses.

Interior areas of the completed Project would not be adversely impacted by ambient (outdoor) urban noise because the Project would be constructed to meet applicable California Code of Regulations (CCR) Title 24 Parts 6 and 11 building energy efficiency standards (CEC 2022). Thermal insulation, e.g., fiberglass batting in exterior walls and double-pane windows, also attenuates sound transmission and, thus, would provide an acceptable interior noise environment, which is particularly important for sensitive land uses. Specifically, the proposed Project would be designed and constructed to maintain interior noise levels at or below 45 dBA in any normally occupied space of the Project with no other sources of interior noise operating, such as HVAC, appliances, power tools, or office equipment. As such, interior noise impacts of the proposed Project would be less than significant.

Analysis of Noise Significance Criteria

Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

No. As shown in the above analysis, temporary construction noise would be limited to the City's allowable construction hours and would permanently cease upon completion of construction. Aggregated average construction noise is not expected to exceed 80 dBA at nearby receptors, which is below the noise limit set by FTA for eight-hour exposure to residential uses. Therefore, temporary impacts on ambient noise levels during construction would be less than significant.

Operational noise sources for the Project such as from HVAC equipment, parking activities, off-site traffic noise, outdoor activity areas/patios, landscaping activities, and solid waste

removal would increase off-site noise exposure at residential and commercial uses proximate to the Project site. As discussed previously, HVAC equipment noise is attenuated by the distance from these units to the nearest property line as well as a rooftop parapet wall, which would result in noise levels which are below the City's daytime and nighttime noise limits.

The City also has established nuisance noise limits for noise that would occur from both indoor and outdoor activities from the proposed residential uses. Compliance with these nuisance noise limits is required. Landscaping and solid waste removal activities are also limited to the least noise-sensitive portions of the day, as detailed in the City's Municipal Code, and would occur for a brief period once a week. Therefore, while on-site sources of noise would contribute to the overall noise environment, these activities would be within the allowable limits established by the City and result in less than significant noise impacts at the nearest land use developments.

As discussed previously, the traffic volume on 9th Street at the Project site is approximately 10,400 vehicles per day (City 2021). The proposed Project is projected to generate a net increase of 425 trips per day (LLG, July 2024). At these rates, the Project would represent an average 2% increase in daily traffic accessing the facility on 8th and 9th Streets in aggregate, which would not cause any perceptible increase in traffic noise relative to existing conditions, i.e., less than three dBA. Consequently, project-related vehicle traffic would not result in a substantial increase in noise levels and would result in less than significant noise impacts.

Because both on-site and off-site noise sources would comply with the City's noise limits established within the Municipal Code or result in low levels of noise increases, long-term operational impacts on existing ambient noise levels would be less than significant.

Cumulative Effects

General Plan Noise Element Exhibit N-1B *Existing Noise Contours – East* shows that the Project site is substantially within the existing 60 dBA CNEL contour, off 9th Street. This contour serves as a local cumulative impacts criteria because it is site-specific, as mapped. Section 8.47.040 of the Municipal Code permits noise levels exceeding either the stated ambient base noise level, or the actual measured ambient noise level, by up to five dBA. Thus, up to 60 dBA during daytime (i.e., 55+5 dBA) and up to 55 dBA during nighttime (i.e., 50+5 dBA) is permissible, which is consistent with the 60 dBA existing condition.

The RCNM construction noise model puts the expected daytime ambient noise from known sources at about 72 to 77 dBA at the nearest receptors to the proposed project. This cumulative model conservatively assumes all construction equipment operating simultaneously as a single point source. Although noise does not persist or accumulate in the environment over time, this accounts for any cumulative effects of comparable development projects. In addition, construction noise is limited to the least noise-sensitive daytime hours specified within the Municipal Code.

Noise impacts occurring from on-site noise sources (HVAC units, outdoor activity areas, nuisance noise, landscaping activities, trash removal, on-site traffic noise) for the proposed development project are below the Municipal Code significance thresholds, as well as compatible with the 60 dBA existing condition. Because the existing condition also applies at other locations in the project vicinity, as shown in Exhibit N-1B, these impacts substantially characterize the incremental impacts of other projects of the same type in the same place over time, per State CEQA Guidelines Section 15300.2(b).

CEQA Guidelines

Because the operational noise impacts shown in Table 14 would not be expected to exceed any of the Municipal Code significance thresholds or existing conditions, cumulative noise impacts from comparable development projects would also be expected to be less than significant. Therefore, potential adverse impacts from implementing the proposed project would not be "cumulatively considerable," as defined by State CEQA Guidelines Section 15064(h)(1) for noise impacts. Per State CEQA Guidelines Section 15064(h)(4), the mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable.

IMPACT: Less Than Significant (LTS)

b) Generation of excessive groundborne vibration or groundborne noise levels?

Although construction of the proposed Project would involve demolition of conventional wood-frame buildings within the Project area, construction plans do not include intense percussive actions (e.g., hard rock-breaking, large pile-driving) and were assessed based on typical equipment used for construction of the Project. Typical construction equipment (e.g., small bulldozers, tractors, loaders, backhoes, graders, cranes, and haul trucks) would be used to develop the Project components. As described under *Construction Vibrations*, the nearest off-site structures to the Project would be exposed vibration levels (0.02 in/sec) well below that which physical damage to buildings may occur (0.2 in/sec). Further, ground-borne vibrations are expected to be below the 75 V_{dB} threshold that would be substantially noticeable to nearby building occupants. Therefore, no strong ground-borne vibrations are expected to be generated that could affect nearby structures or be annoying to their occupants, and impacts would be less than significant.

IMPACT: Less Than Significant (LTS)

c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise level?

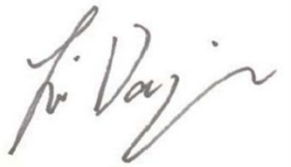
There is no public or private use airport within two miles of the Project site, and the Project site is not with the contours of any airport land use compatibility plan; therefore, no impact would be expected.

IMPACT: No Impact

CLOSING

Thank you very much for the opportunity to be of assistance. Should you have any questions, please contact me at (949) 324-9041 (mobile) or Bradford Boyes at (805) 217-4947 (mobile).

Sincerely,



Tina Darjazanie | Long Beach Office
Senior Engineer
Yorke Engineering, LLC
TDarjazanie@YorkeEngr.com

Enclosures/Attachments:

1. CalEEMod Outputs

cc:

Ms. Kiki Tran
President
ThreeK Investments, LLC
9419 Geranium Circle
Fountain Valley, CA 92708
Work: (469) 446-3833
E-mail: Kieungam@Gmail.com

Ms. Hoa Nguyen
Member
ThreeK Investments, LLC
9419 Geranium Circle
Fountain Valley, CA 92708
Work: (469) 446-3833
E-mail: HuynhH_Nguyen@Yahoo.com

Mr. William D. Jager
The Jager Company, Ltd.
Real Estate Brokerage, Consulting & Development
872 Wendt Terrace
Laguna Beach, CA 92651-2209
Work: (949) 280-0758
E-mail: JagerCo@Gmail.com

AIR QUALITY REFERENCES

California Air Resources Board (CARB). 2022. 2022 Scoping Plan for Achieving Carbon Neutrality. Website (https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/2022-scoping-plan-documents) accessed August 26, 2024.

California Department of Resources Recycling and Recovery (CalRecycle). 2016. Solid Waste Cleanup Program Weights and Volumes for Project Estimates. Website (https://www.calrecycle.ca.gov) accessed August 26, 2024.

California Emissions Estimation Model® (CalEEMod). 2022. Version 2022.1.1.19 Website (http://www.caleemod.com/) accessed August 26, 2024.

California Energy Commission (CEC). 2022. Building Energy Efficiency Program. Website (https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency) accessed August 26, 2024.

City of Garden Grove Focused General Plan Update and Zoning Amendments, Draft Environmental Impact Report, August 2021. Website (https://ggcity.org/sites/default/files/2021-08/FGPUZA%20DEIR.pdf) accessed August 26, 2024.

City of Garden Grove (City). 2008. General Plan. Website (https://ggcity.org/planning/general-plan) accessed August 26, 2024.

City of Garden Grove (City). Municipal Code. Website (https://ecode360.com/GA4928) accessed August 26, 2024.

South Coast Air Quality Management District (SCAQMD). 2023. Air Quality Significance Thresholds. Website (https://www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf?sfvrsn=25) accessed August 26, 2024.

South Coast Air Quality Management District (SCAQMD). 2022. Air Quality Management Plan. Website (https://www.aqmd.gov/home/air-quality/air-quality-management-plans/air-quality-mgt-plan) accessed August 26, 2024.

South Coast Air Quality Management District (SCAQMD). 2008. Localized Significance Threshold Methodology. Website (http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lst-methodology-document.pdf?sfvrsn=2) accessed August 26, 2024.

South Coast Air Quality Management District (SCAQMD). 2003. South Coast AQMD Cumulative Impacts Working Group, White Paper on Potential Control Strategies to Address Cumulative Impacts From Air Pollution, August 2003, Appendix D, Cumulative Impact Analysis Requirements Pursuant to CEQA, at D-3. Website (http://www.aqmd.gov/docs/default-source/Agendas/Environmental-Justice/cumulative-impacts-working-group/cumulative-impacts-white-paper.pdf) accessed August 26, 2024.

NOISE REFERENCES

Broch, Jens. 1971. Acoustic Noise Measurements. Bruel & Kjaer.

California Department of Transportation (Caltrans). 2020. Transportation and Construction Vibration Guidance Manual. Website (https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf) accessed August 26, 2024.

City of Garden Grove Department of Public Works (City). 2021. Average Daily Traffic Volumes. Website (https://ggcity.org/sites/default/files/2021-average-daily-volumes.pdf) accessed August 26, 2024.

City of Garden Grove General Plan, Chapter 7, Noise Element. Website (https://ggcity.org/internet/pdf/planning/chapter07_noiseelement.pdf) accessed August 26, 2024.

City of Garden Grove Municipal Code, Chapter 8.47, Noise Control. Website (https://ecode360.com/GA4928) accessed August 26, 2024.

Linscott, Law & Greenspan, Engineers (LLG). 2024. *Traffic Impact Assessment for the Mixed Use Senior Apartments and RCFE Building Project Garden Grove, CA*, August 2024.

Niland, Jill and Elam, Lucy, Eds. 2021. Fundamentals of Industrial Hygiene – 7th Edition, National Safety Council.

Plog, Barbara, Ed. 1988. Fundamentals of Industrial Hygiene – 3rd Edition, National Safety Council.

U.S. Department of Transportation – Federal Highway Administration (FHWA). 2006. Roadway Construction Noise Model User's Guide. Website (https://www.fhwa.dot.gov/Environment/noise/construction_noise/rcnm/) accessed August 26, 2024.

U.S. Department of Transportation – Federal Transit Administration (FTA). 2018. Transit Noise and Vibration Impact Assessment Manual. Website (https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf) accessed August 26, 2024.

ATTACHMENT 1 – CALEEMOD OUTPUTS

ThreeK- Retirement Housing Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

2.2. Construction Emissions by Year, Unmitigated

2.3. Construction Emissions by Year, Mitigated

2.4. Operations Emissions Compared Against Thresholds

2.5. Operations Emissions by Sector, Unmitigated

2.6. Operations Emissions by Sector, Mitigated

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

3.2. Demolition (2024) - Mitigated

3.3. Site Preparation (2024) - Unmitigated

3.4. Site Preparation (2024) - Mitigated

3.5. Grading (2024) - Unmitigated

3.6. Grading (2024) - Mitigated

3.7. Building Construction (2024) - Unmitigated

3.8. Building Construction (2024) - Mitigated

3.9. Building Construction (2025) - Unmitigated

3.10. Building Construction (2025) - Mitigated

3.11. Paving (2025) - Unmitigated

3.12. Paving (2025) - Mitigated

3.13. Architectural Coating (2025) - Unmitigated

3.14. Architectural Coating (2025) - Mitigated

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.1.2. Mitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

4.2.2. Electricity Emissions By Land Use - Mitigated

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

4.2.4. Natural Gas Emissions By Land Use - Mitigated

4.3. Area Emissions by Source

4.3.1. Unmitigated

4.3.2. Mitigated

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

4.4.2. Mitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.5.2. Mitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

4.6.2. Mitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.7.2. Mitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.8.2. Mitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.9.2. Mitigated

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.2.2. Mitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.3.2. Mitigated

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

5.5. Architectural Coatings

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

5.6.2. Construction Earthmoving Control Strategies

5.7. Construction Paving

5.8. Construction Electricity Consumption and Emissions Factors

5.9. Operational Mobile Sources

5.9.1. Unmitigated

5.9.2. Mitigated

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

5.10.3. Landscape Equipment

5.10.4. Landscape Equipment - Mitigated

5.11. Operational Energy Consumption

5.11.1. Unmitigated

5.11.2. Mitigated

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

5.12.2. Mitigated

5.13. Operational Waste Generation

5.13.1. Unmitigated

5.13.2. Mitigated

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

5.14.2. Mitigated

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.15.2. Mitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

5.18.2.2. Mitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	ThreeK- Retirement Housing
Construction Start Date	7/1/2024
Operational Year	2026
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	1.80
Precipitation (days)	18.2
Location	11462 Stanford Ave, Garden Grove, CA 92840, USA
County	Orange
City	Garden Grove
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	5828
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.19

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

Other Asphalt Surfaces	12.2	1000sqft	0.28	0.00	0.00	—	—	—
Enclosed Parking with Elevator	42.3	1000sqft	0.97	42,331	0.00	—	—	—
Retirement Community	126	Dwelling Unit	0.56	97,320	4,301	—	164	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-10-A	Water Exposed Surfaces
Construction	C-10-B	Water Active Demolition Sites
Construction	C-10-C	Water Unpaved Construction Roads
Construction	C-11	Limit Vehicle Speeds on Unpaved Roads
Construction	C-12	Sweep Paved Roads
Construction	C-13	Use Low-VOC Paints for Construction
Water	W-4	Require Low-Flow Water Fixtures
Area Sources	AS-1	Use Low-VOC Cleaning Supplies
Area Sources	AS-2	Use Low-VOC Paints

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	25.6	25.1	19.9	0.07	0.84	9.10	9.94	0.78	3.98	4.76	—	9,987	9,987	0.70	1.21	15.9	10,380

Mit.	25.1	25.1	19.9	0.07	0.84	2.70	3.54	0.78	0.90	1.67	—	9,987	9,987	0.70	1.21	15.9	10,380
% Reduced	2%	—	—	—	—	70%	64%	—	77%	65%	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	25.6	10.4	14.7	0.02	0.38	1.14	1.52	0.34	0.27	0.62	—	3,312	3,312	0.12	0.13	0.15	3,352
Mit.	25.1	10.4	14.7	0.02	0.38	1.14	1.52	0.34	0.27	0.62	—	3,312	3,312	0.12	0.13	0.15	3,352
% Reduced	2%	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.41	4.66	6.86	0.01	0.18	0.64	0.82	0.16	0.22	0.38	—	1,518	1,518	0.06	0.07	1.01	1,536
Mit.	2.38	4.66	6.86	0.01	0.18	0.51	0.67	0.16	0.12	0.27	—	1,518	1,518	0.06	0.07	1.01	1,536
% Reduced	1%	—	—	—	—	21%	19%	—	45%	30%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.44	0.85	1.25	< 0.005	0.03	0.12	0.15	0.03	0.04	0.07	—	251	251	0.01	0.01	0.17	254
Mit.	0.43	0.85	1.25	< 0.005	0.03	0.09	0.12	0.03	0.02	0.05	—	251	251	0.01	0.01	0.17	254
% Reduced	1%	—	—	—	—	21%	19%	—	45%	30%	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.84	25.1	19.9	0.07	0.84	9.10	9.94	0.78	3.98	4.76	—	9,987	9,987	0.70	1.21	15.9	10,380

2025	25.6	9.79	14.9	0.02	0.33	1.14	1.48	0.31	0.27	0.58	—	3,333	3,333	0.12	0.12	5.24	3,377
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.52	10.4	14.7	0.02	0.38	1.14	1.52	0.34	0.27	0.62	—	3,312	3,312	0.12	0.13	0.15	3,352
2025	25.6	9.85	14.3	0.02	0.33	1.14	1.48	0.31	0.27	0.58	—	3,283	3,283	0.12	0.12	0.14	3,323
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.57	4.66	5.62	0.01	0.18	0.64	0.82	0.16	0.22	0.38	—	1,327	1,327	0.06	0.07	0.80	1,350
2025	2.41	4.63	6.86	0.01	0.16	0.51	0.67	0.15	0.12	0.27	—	1,518	1,518	0.06	0.05	1.01	1,536
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.10	0.85	1.03	< 0.005	0.03	0.12	0.15	0.03	0.04	0.07	—	220	220	0.01	0.01	0.13	223
2025	0.44	0.84	1.25	< 0.005	0.03	0.09	0.12	0.03	0.02	0.05	—	251	251	0.01	0.01	0.17	254

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.84	25.1	19.9	0.07	0.84	2.70	3.54	0.78	0.90	1.67	—	9,987	9,987	0.70	1.21	15.9	10,380
2025	25.1	9.79	14.9	0.02	0.33	1.14	1.48	0.31	0.27	0.58	—	3,333	3,333	0.12	0.12	5.24	3,377
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.52	10.4	14.7	0.02	0.38	1.14	1.52	0.34	0.27	0.62	—	3,312	3,312	0.12	0.13	0.15	3,352
2025	25.1	9.85	14.3	0.02	0.33	1.14	1.48	0.31	0.27	0.58	—	3,283	3,283	0.12	0.12	0.14	3,323
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.57	4.66	5.62	0.01	0.18	0.37	0.55	0.16	0.10	0.26	—	1,327	1,327	0.06	0.07	0.80	1,350

2025	2.38	4.63	6.86	0.01	0.16	0.51	0.67	0.15	0.12	0.27	—	1,518	1,518	0.06	0.05	1.01	1,536
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.10	0.85	1.03	< 0.005	0.03	0.07	0.10	0.03	0.02	0.05	—	220	220	0.01	0.01	0.13	223
2025	0.43	0.84	1.25	< 0.005	0.03	0.09	0.12	0.03	0.02	0.05	—	251	251	0.01	0.01	0.17	254

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.87	4.02	28.4	0.06	0.22	4.26	4.48	0.22	1.08	1.30	89.8	8,544	8,634	9.39	0.22	17.2	8,952
Mit.	5.72	4.02	28.4	0.06	0.22	4.26	4.48	0.22	1.08	1.30	87.9	8,534	8,622	9.19	0.22	17.2	8,934
% Reduced	3%	—	—	—	—	—	—	—	—	—	2%	< 0.5%	< 0.5%	2%	2%	—	< 0.5%
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.91	4.07	18.4	0.06	0.21	4.26	4.48	0.21	1.08	1.29	89.8	8,342	8,431	9.40	0.23	1.65	8,736
Mit.	4.75	4.07	18.4	0.06	0.21	4.26	4.48	0.21	1.08	1.29	87.9	8,332	8,419	9.20	0.23	1.65	8,718
% Reduced	3%	—	—	—	—	—	—	—	—	—	2%	< 0.5%	< 0.5%	2%	2%	—	< 0.5%
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.44	2.49	24.2	0.05	0.08	4.21	4.30	0.08	1.07	1.15	89.8	6,307	6,396	9.36	0.23	8.12	6,706
Mit.	5.28	2.49	24.2	0.05	0.08	4.21	4.30	0.08	1.07	1.15	87.9	6,297	6,385	9.16	0.22	8.12	6,688
% Reduced	3%	—	—	—	—	—	—	—	—	—	2%	< 0.5%	< 0.5%	2%	2%	—	< 0.5%
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	0.99	0.45	4.41	0.01	0.02	0.77	0.78	0.01	0.20	0.21	14.9	1,044	1,059	1.55	0.04	1.35	1,110
Mit.	0.96	0.45	4.41	0.01	0.02	0.77	0.78	0.01	0.20	0.21	14.5	1,043	1,057	1.52	0.04	1.35	1,107
% Reduced	3%	—	—	—	—	—	—	—	—	—	2%	< 0.5%	< 0.5%	2%	2%	—	< 0.5%

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.54	1.64	18.4	0.05	0.03	4.26	4.29	0.03	1.08	1.11	—	4,625	4,625	0.23	0.19	16.0	4,702
Area	3.30	1.86	9.74	0.01	0.15	—	0.15	0.15	—	0.15	0.00	2,282	2,282	0.04	< 0.005	—	2,284
Energy	0.03	0.52	0.22	< 0.005	0.04	—	0.04	0.04	—	0.04	—	1,590	1,590	0.12	0.01	—	1,596
Water	—	—	—	—	—	—	—	—	—	—	9.06	47.4	56.5	0.93	0.02	—	86.5
Waste	—	—	—	—	—	—	—	—	—	—	80.7	0.00	80.7	8.07	0.00	—	282
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.24	1.24
Total	5.87	4.02	28.4	0.06	0.22	4.26	4.48	0.22	1.08	1.30	89.8	8,544	8,634	9.39	0.22	17.2	8,952
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.52	1.78	17.4	0.04	0.03	4.26	4.29	0.03	1.08	1.11	—	4,449	4,449	0.24	0.20	0.41	4,513
Area	2.36	1.78	0.76	0.01	0.14	—	0.14	0.14	—	0.14	0.00	2,255	2,255	0.04	< 0.005	—	2,257
Energy	0.03	0.52	0.22	< 0.005	0.04	—	0.04	0.04	—	0.04	—	1,590	1,590	0.12	0.01	—	1,596
Water	—	—	—	—	—	—	—	—	—	—	9.06	47.4	56.5	0.93	0.02	—	86.5
Waste	—	—	—	—	—	—	—	—	—	—	80.7	0.00	80.7	8.07	0.00	—	282
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.24	1.24
Total	4.91	4.07	18.4	0.06	0.21	4.26	4.48	0.21	1.08	1.29	89.8	8,342	8,431	9.40	0.23	1.65	8,736

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.50	1.79	17.7	0.04	0.03	4.21	4.24	0.03	1.07	1.10	—	4,496	4,496	0.24	0.20	6.89	4,567
Area	2.91	0.18	6.21	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	173	173	< 0.005	< 0.005	—	173
Energy	0.03	0.52	0.22	< 0.005	0.04	—	0.04	0.04	—	0.04	—	1,590	1,590	0.12	0.01	—	1,596
Water	—	—	—	—	—	—	—	—	—	—	9.06	47.4	56.5	0.93	0.02	—	86.5
Waste	—	—	—	—	—	—	—	—	—	—	80.7	0.00	80.7	8.07	0.00	—	282
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.24	1.24
Total	5.44	2.49	24.2	0.05	0.08	4.21	4.30	0.08	1.07	1.15	89.8	6,307	6,396	9.36	0.23	8.12	6,706
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.46	0.33	3.24	0.01	0.01	0.77	0.77	< 0.005	0.20	0.20	—	744	744	0.04	0.03	1.14	756
Area	0.53	0.03	1.13	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	28.6	28.6	< 0.005	< 0.005	—	28.6
Energy	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	263	263	0.02	< 0.005	—	264
Water	—	—	—	—	—	—	—	—	—	—	1.50	7.85	9.35	0.15	< 0.005	—	14.3
Waste	—	—	—	—	—	—	—	—	—	—	13.4	0.00	13.4	1.34	0.00	—	46.7
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.20	0.20
Total	0.99	0.45	4.41	0.01	0.02	0.77	0.78	0.01	0.20	0.21	14.9	1,044	1,059	1.55	0.04	1.35	1,110

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.54	1.64	18.4	0.05	0.03	4.26	4.29	0.03	1.08	1.11	—	4,625	4,625	0.23	0.19	16.0	4,702
Area	3.14	1.86	9.74	0.01	0.15	—	0.15	0.15	—	0.15	0.00	2,282	2,282	0.04	< 0.005	—	2,284
Energy	0.03	0.52	0.22	< 0.005	0.04	—	0.04	0.04	—	0.04	—	1,590	1,590	0.12	0.01	—	1,596
Water	—	—	—	—	—	—	—	—	—	—	7.15	37.6	44.7	0.74	0.02	—	68.4

Waste	—	—	—	—	—	—	—	—	—	—	80.7	0.00	80.7	8.07	0.00	—	282
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.24	1.24
Total	5.72	4.02	28.4	0.06	0.22	4.26	4.48	0.22	1.08	1.30	87.9	8,534	8,622	9.19	0.22	17.2	8,934
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.52	1.78	17.4	0.04	0.03	4.26	4.29	0.03	1.08	1.11	—	4,449	4,449	0.24	0.20	0.41	4,513
Area	2.21	1.78	0.76	0.01	0.14	—	0.14	0.14	—	0.14	0.00	2,255	2,255	0.04	< 0.005	—	2,257
Energy	0.03	0.52	0.22	< 0.005	0.04	—	0.04	0.04	—	0.04	—	1,590	1,590	0.12	0.01	—	1,596
Water	—	—	—	—	—	—	—	—	—	—	7.15	37.6	44.7	0.74	0.02	—	68.4
Waste	—	—	—	—	—	—	—	—	—	—	80.7	0.00	80.7	8.07	0.00	—	282
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.24	1.24
Total	4.75	4.07	18.4	0.06	0.21	4.26	4.48	0.21	1.08	1.29	87.9	8,332	8,419	9.20	0.23	1.65	8,718
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.50	1.79	17.7	0.04	0.03	4.21	4.24	0.03	1.07	1.10	—	4,496	4,496	0.24	0.20	6.89	4,567
Area	2.75	0.18	6.21	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	173	173	< 0.005	< 0.005	—	173
Energy	0.03	0.52	0.22	< 0.005	0.04	—	0.04	0.04	—	0.04	—	1,590	1,590	0.12	0.01	—	1,596
Water	—	—	—	—	—	—	—	—	—	—	7.15	37.6	44.7	0.74	0.02	—	68.4
Waste	—	—	—	—	—	—	—	—	—	—	80.7	0.00	80.7	8.07	0.00	—	282
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.24	1.24
Total	5.28	2.49	24.2	0.05	0.08	4.21	4.30	0.08	1.07	1.15	87.9	6,297	6,385	9.16	0.22	8.12	6,688
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.46	0.33	3.24	0.01	0.01	0.77	0.77	< 0.005	0.20	0.20	—	744	744	0.04	0.03	1.14	756
Area	0.50	0.03	1.13	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	28.6	28.6	< 0.005	< 0.005	—	28.6
Energy	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	263	263	0.02	< 0.005	—	264
Water	—	—	—	—	—	—	—	—	—	—	1.18	6.22	7.40	0.12	< 0.005	—	11.3
Waste	—	—	—	—	—	—	—	—	—	—	13.4	0.00	13.4	1.34	0.00	—	46.7
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.20	0.20

Total	0.96	0.45	4.41	0.01	0.02	0.77	0.78	0.01	0.20	0.21	14.5	1,043	1,057	1.52	0.04	1.35	1,107

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.61	15.6	16.0	0.02	0.67	—	0.67	0.62	—	0.62	—	2,494	2,494	0.10	0.02	—	2,502
Demolition	—	—	—	—	—	0.32	0.32	—	0.05	0.05	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	1.28	1.32	< 0.005	0.06	—	0.06	0.05	—	0.05	—	205	205	0.01	< 0.005	—	206
Demolition	—	—	—	—	—	0.03	0.03	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.23	0.24	< 0.005	0.01	—	0.01	0.01	—	0.01	—	33.9	33.9	< 0.005	< 0.005	—	34.0

Demolition	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.56	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	121	121	< 0.005	< 0.005	0.50	123
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.33	0.15	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	270	270	0.02	0.04	0.56	284
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.63	9.63	< 0.005	< 0.005	0.02	9.77
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	22.2	22.2	< 0.005	< 0.005	0.02	23.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.59	1.59	< 0.005	< 0.005	< 0.005	1.62
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.67	3.67	< 0.005	< 0.005	< 0.005	3.85

3.2. Demolition (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.61	15.6	16.0	0.02	0.67	—	0.67	0.62	—	0.62	—	2,494	2,494	0.10	0.02	—	2,502
Demolition	—	—	—	—	—	0.03	0.03	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	1.28	1.32	< 0.005	0.06	—	0.06	0.05	—	0.05	—	205	205	0.01	< 0.005	—	206
Demolition	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.23	0.24	< 0.005	0.01	—	0.01	0.01	—	0.01	—	33.9	33.9	< 0.005	< 0.005	—	34.0
Demolition	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.56	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	121	121	< 0.005	< 0.005	0.50	123
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.01	0.33	0.15	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	270	270	0.02	0.04	0.56	284
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.63	9.63	< 0.005	< 0.005	0.02	9.77
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	22.2	22.2	< 0.005	< 0.005	0.02	23.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.59	1.59	< 0.005	< 0.005	< 0.005	1.62
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.67	3.67	< 0.005	< 0.005	< 0.005	3.85

3.3. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.43	13.7	12.9	0.02	0.65	—	0.65	0.59	—	0.59	—	2,064	2,064	0.08	0.02	—	2,071
Dust From Material Movement	—	—	—	—	—	6.26	6.26	—	3.00	3.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.19	0.18	< 0.005	0.01	—	0.01	0.01	—	0.01	—	28.3	28.3	< 0.005	< 0.005	—	28.4
Dust From Material Movement	—	—	—	—	—	0.09	0.09	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.68	4.68	< 0.005	< 0.005	—	4.70
Dust From Material Movement	—	—	—	—	—	0.02	0.02	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.34	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	72.8	72.8	< 0.005	< 0.005	0.30	74.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.96	0.96	< 0.005	< 0.005	< 0.005	0.98
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.16	0.16	< 0.005	< 0.005	< 0.005	0.16
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Site Preparation (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.43	13.7	12.9	0.02	0.65	—	0.65	0.59	—	0.59	—	2,064	2,064	0.08	0.02	—	2,071
Dust From Material Movement	—	—	—	—	—	0.63	0.63	—	0.30	0.30	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.19	0.18	< 0.005	0.01	—	0.01	0.01	—	0.01	—	28.3	28.3	< 0.005	< 0.005	—	28.4
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.68	4.68	< 0.005	< 0.005	—	4.70
Dust From Material Movement	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.34	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	72.8	72.8	< 0.005	< 0.005	0.30	74.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.96	0.96	< 0.005	< 0.005	< 0.005	0.98
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.16	0.16	< 0.005	< 0.005	< 0.005	0.16
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.65	15.9	15.4	0.02	0.74	—	0.74	0.68	—	0.68	—	2,454	2,454	0.10	0.02	—	2,462
Dust From Material Movement	—	—	—	—	—	7.11	7.11	—	3.43	3.43	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.44	0.42	< 0.005	0.02	—	0.02	0.02	—	0.02	—	67.2	67.2	< 0.005	< 0.005	—	67.5
Dust From Material Movement	—	—	—	—	—	0.19	0.19	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.08	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.1	11.1	< 0.005	< 0.005	—	11.2

Dust From Material Movement	—	—	—	—	—	0.04	0.04	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.45	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	97.1	97.1	< 0.005	< 0.005	0.40	98.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.15	9.21	4.02	0.05	0.09	1.90	1.99	0.09	0.53	0.62	—	7,436	7,436	0.59	1.18	15.5	7,819
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.57	2.57	< 0.005	< 0.005	< 0.005	2.60
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.26	0.11	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.02	—	204	204	0.02	0.03	0.18	214
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.43	0.43	< 0.005	< 0.005	< 0.005	0.43
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	33.7	33.7	< 0.005	0.01	0.03	35.4

3.6. Grading (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.65	15.9	15.4	0.02	0.74	—	0.74	0.68	—	0.68	—	2,454	2,454	0.10	0.02	—	2,462
Dust From Material Movement	—	—	—	—	—	0.71	0.71	—	0.34	0.34	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.44	0.42	< 0.005	0.02	—	0.02	0.02	—	0.02	—	67.2	67.2	< 0.005	< 0.005	—	67.5
Dust From Material Movement	—	—	—	—	—	0.02	0.02	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.08	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.1	11.1	< 0.005	< 0.005	—	11.2
Dust From Material Movement	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.45	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	97.1	97.1	< 0.005	< 0.005	0.40	98.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.15	9.21	4.02	0.05	0.09	1.90	1.99	0.09	0.53	0.62	—	7,436	7,436	0.59	1.18	15.5	7,819
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.57	2.57	< 0.005	< 0.005	< 0.005	2.60
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.26	0.11	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.02	—	204	204	0.02	0.03	0.18	214
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.43	0.43	< 0.005	< 0.005	< 0.005	0.43
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	33.7	33.7	< 0.005	0.01	0.03	35.4

3.7. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.13	9.44	10.1	0.02	0.37	—	0.37	0.34	—	0.34	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.13	9.44	10.1	0.02	0.37	—	0.37	0.34	—	0.34	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.27	2.24	2.39	< 0.005	0.09	—	0.09	0.08	—	0.08	—	426	426	0.02	< 0.005	—	428
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.41	0.44	< 0.005	0.02	—	0.02	0.01	—	0.01	—	70.6	70.6	< 0.005	< 0.005	—	70.9
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.37	0.32	4.89	0.00	0.00	1.01	1.01	0.00	0.24	0.24	—	1,054	1,054	0.02	0.04	4.30	1,070
Vendor	0.02	0.58	0.30	< 0.005	0.01	0.13	0.14	< 0.005	0.04	0.04	—	507	507	0.03	0.07	1.36	530
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.37	0.36	4.29	0.00	0.00	1.01	1.01	0.00	0.24	0.24	—	1,003	1,003	0.02	0.04	0.11	1,016
Vendor	0.02	0.60	0.31	< 0.005	0.01	0.13	0.14	< 0.005	0.04	0.04	—	508	508	0.03	0.07	0.04	529
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.09	0.09	1.06	0.00	0.00	0.24	0.24	0.00	0.06	0.06	—	241	241	0.01	0.01	0.44	244
Vendor	< 0.005	0.14	0.07	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	120	120	0.01	0.02	0.14	125
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.19	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	39.9	39.9	< 0.005	< 0.005	0.07	40.4
Vendor	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	19.9	19.9	< 0.005	< 0.005	0.02	20.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Building Construction (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.13	9.44	10.1	0.02	0.37	—	0.37	0.34	—	0.34	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.13	9.44	10.1	0.02	0.37	—	0.37	0.34	—	0.34	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.27	2.24	2.39	< 0.005	0.09	—	0.09	0.08	—	0.08	—	426	426	0.02	< 0.005	—	428

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.41	0.44	< 0.005	0.02	—	0.02	0.01	—	0.01	—	70.6	70.6	< 0.005	< 0.005	—	70.9
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.37	0.32	4.89	0.00	0.00	1.01	1.01	0.00	0.24	0.24	—	1,054	1,054	0.02	0.04	4.30	1,070
Vendor	0.02	0.58	0.30	< 0.005	0.01	0.13	0.14	< 0.005	0.04	0.04	—	507	507	0.03	0.07	1.36	530
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.37	0.36	4.29	0.00	0.00	1.01	1.01	0.00	0.24	0.24	—	1,003	1,003	0.02	0.04	0.11	1,016
Vendor	0.02	0.60	0.31	< 0.005	0.01	0.13	0.14	< 0.005	0.04	0.04	—	508	508	0.03	0.07	0.04	529
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.09	1.06	0.00	0.00	0.24	0.24	0.00	0.06	0.06	—	241	241	0.01	0.01	0.44	244
Vendor	< 0.005	0.14	0.07	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	120	120	0.01	0.02	0.14	125
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.19	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	39.9	39.9	< 0.005	< 0.005	0.07	40.4
Vendor	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	19.9	19.9	< 0.005	< 0.005	0.02	20.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	8.95	10.0	0.02	0.33	—	0.33	0.30	—	0.30	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	8.95	10.0	0.02	0.33	—	0.33	0.30	—	0.30	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.46	3.85	4.32	0.01	0.14	—	0.14	0.13	—	0.13	—	775	775	0.03	0.01	—	778
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.70	0.79	< 0.005	0.03	—	0.03	0.02	—	0.02	—	128	128	0.01	< 0.005	—	129
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.36	0.29	4.55	0.00	0.00	1.01	1.01	0.00	0.24	0.24	—	1,032	1,032	0.02	0.04	3.89	1,048
Vendor	0.02	0.56	0.29	< 0.005	< 0.005	0.13	0.14	< 0.005	0.04	0.04	—	499	499	0.03	0.07	1.35	522
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.36	0.33	4.01	0.00	0.00	1.01	1.01	0.00	0.24	0.24	—	983	983	0.02	0.04	0.10	995
Vendor	0.02	0.58	0.30	< 0.005	< 0.005	0.13	0.14	< 0.005	0.04	0.04	—	500	500	0.03	0.07	0.04	521
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.14	1.80	0.00	0.00	0.43	0.43	0.00	0.10	0.10	—	429	429	0.01	0.02	0.72	435
Vendor	0.01	0.25	0.13	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	215	215	0.01	0.03	0.25	224
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.33	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	71.0	71.0	< 0.005	< 0.005	0.12	72.0
Vendor	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	35.6	35.6	< 0.005	< 0.005	0.04	37.2
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Building Construction (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.07	8.95	10.0	0.02	0.33	—	0.33	0.30	—	0.30	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	8.95	10.0	0.02	0.33	—	0.33	0.30	—	0.30	—	1,801	1,801	0.07	0.01	—	1,807
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.46	3.85	4.32	0.01	0.14	—	0.14	0.13	—	0.13	—	775	775	0.03	0.01	—	778
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.70	0.79	< 0.005	0.03	—	0.03	0.02	—	0.02	—	128	128	0.01	< 0.005	—	129
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.36	0.29	4.55	0.00	0.00	1.01	1.01	0.00	0.24	0.24	—	1,032	1,032	0.02	0.04	3.89	1,048
Vendor	0.02	0.56	0.29	< 0.005	< 0.005	0.13	0.14	< 0.005	0.04	0.04	—	499	499	0.03	0.07	1.35	522
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.36	0.33	4.01	0.00	0.00	1.01	1.01	0.00	0.24	0.24	—	983	983	0.02	0.04	0.10	995

Vendor	0.02	0.58	0.30	< 0.005	< 0.005	0.13	0.14	< 0.005	0.04	0.04	—	500	500	0.03	0.07	0.04	521
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.14	1.80	0.00	0.00	0.43	0.43	0.00	0.10	0.10	—	429	429	0.01	0.02	0.72	435
Vendor	0.01	0.25	0.13	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	215	215	0.01	0.03	0.25	224
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.33	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	71.0	71.0	< 0.005	< 0.005	0.12	72.0
Vendor	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	35.6	35.6	< 0.005	< 0.005	0.04	37.2
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.49	4.63	6.50	0.01	0.20	—	0.20	0.19	—	0.19	—	992	992	0.04	0.01	—	995
Paving	0.13	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.03	0.32	0.45	< 0.005	0.01	—	0.01	0.01	—	0.01	—	67.9	67.9	< 0.005	< 0.005	—	68.2
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.06	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.2	11.2	< 0.005	< 0.005	—	11.3
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.52	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	119	119	< 0.005	< 0.005	0.45	121
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.86	7.86	< 0.005	< 0.005	0.01	7.97
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.30	1.30	< 0.005	< 0.005	< 0.005	1.32
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Paving (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.49	4.63	6.50	0.01	0.20	—	0.20	0.19	—	0.19	—	992	992	0.04	0.01	—	995
Paving	0.13	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.32	0.45	< 0.005	0.01	—	0.01	0.01	—	0.01	—	67.9	67.9	< 0.005	< 0.005	—	68.2
Paving	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.06	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.2	11.2	< 0.005	< 0.005	—	11.3
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.04	0.03	0.52	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	119	119	< 0.005	< 0.005	0.45	121
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.86	7.86	< 0.005	< 0.005	0.01	7.97
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.30	1.30	< 0.005	< 0.005	< 0.005	1.32
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	25.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	25.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.06	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.15	9.15	< 0.005	< 0.005	—	9.18
Architectural Coatings	1.74	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.51	1.51	< 0.005	< 0.005	—	1.52
Architectural Coatings	0.32	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.91	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	206	206	< 0.005	0.01	0.78	210
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.07	0.80	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	197	197	< 0.005	0.01	0.02	199
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	13.6	13.6	< 0.005	< 0.005	0.02	13.8
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.26	2.26	< 0.005	< 0.005	< 0.005	2.29
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.14. Architectural Coating (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	24.9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	24.9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.06	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.15	9.15	< 0.005	< 0.005	—	9.18
Architectural Coatings	1.70	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.51	1.51	< 0.005	< 0.005	—	1.52
Architectural Coatings	0.31	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.91	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	206	206	< 0.005	0.01	0.78	210
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.07	0.80	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	197	197	< 0.005	0.01	0.02	199
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	13.6	13.6	< 0.005	< 0.005	0.02	13.8
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.26	2.26	< 0.005	< 0.005	< 0.005	2.29
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Retirement Community	2.54	1.64	18.4	0.05	0.03	4.26	4.29	0.03	1.08	1.11	—	4,625	4,625	0.23	0.19	16.0	4,702
Total	2.54	1.64	18.4	0.05	0.03	4.26	4.29	0.03	1.08	1.11	—	4,625	4,625	0.23	0.19	16.0	4,702
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Retirement Community	2.52	1.78	17.4	0.04	0.03	4.26	4.29	0.03	1.08	1.11	—	4,449	4,449	0.24	0.20	0.41	4,513
Total	2.52	1.78	17.4	0.04	0.03	4.26	4.29	0.03	1.08	1.11	—	4,449	4,449	0.24	0.20	0.41	4,513
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Retirement Community	0.46	0.33	3.24	0.01	0.01	0.77	0.77	< 0.005	0.20	0.20	—	744	744	0.04	0.03	1.14	756

Total	0.46	0.33	3.24	0.01	0.01	0.77	0.77	< 0.005	0.20	0.20	—	744	744	0.04	0.03	1.14	756

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Retirement Community	2.54	1.64	18.4	0.05	0.03	4.26	4.29	0.03	1.08	1.11	—	4,625	4,625	0.23	0.19	16.0	4,702
Total	2.54	1.64	18.4	0.05	0.03	4.26	4.29	0.03	1.08	1.11	—	4,625	4,625	0.23	0.19	16.0	4,702
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Retirement Community	2.52	1.78	17.4	0.04	0.03	4.26	4.29	0.03	1.08	1.11	—	4,449	4,449	0.24	0.20	0.41	4,513
Total	2.52	1.78	17.4	0.04	0.03	4.26	4.29	0.03	1.08	1.11	—	4,449	4,449	0.24	0.20	0.41	4,513

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Retirement Community	0.46	0.33	3.24	0.01	0.01	0.77	0.77	< 0.005	0.20	0.20	—	744	744	0.04	0.03	1.14	756
Total	0.46	0.33	3.24	0.01	0.01	0.77	0.77	< 0.005	0.20	0.20	—	744	744	0.04	0.03	1.14	756

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	228	228	0.01	< 0.005	—	229
Retirement Community	—	—	—	—	—	—	—	—	—	—	—	704	704	0.04	0.01	—	707
Total	—	—	—	—	—	—	—	—	—	—	—	932	932	0.06	0.01	—	936

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	228	228	0.01	< 0.005	—	229
Retirement Community	—	—	—	—	—	—	—	—	—	—	—	704	704	0.04	0.01	—	707
Total	—	—	—	—	—	—	—	—	—	—	—	932	932	0.06	0.01	—	936
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	37.7	37.7	< 0.005	< 0.005	—	37.8
Retirement Community	—	—	—	—	—	—	—	—	—	—	—	117	117	0.01	< 0.005	—	117
Total	—	—	—	—	—	—	—	—	—	—	—	154	154	0.01	< 0.005	—	155

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	228	228	0.01	< 0.005	—	229
Retirement Community	—	—	—	—	—	—	—	—	—	—	—	704	704	0.04	0.01	—	707
Total	—	—	—	—	—	—	—	—	—	—	—	932	932	0.06	0.01	—	936
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	228	228	0.01	< 0.005	—	229
Retirement Community	—	—	—	—	—	—	—	—	—	—	—	704	704	0.04	0.01	—	707
Total	—	—	—	—	—	—	—	—	—	—	—	932	932	0.06	0.01	—	936
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	37.7	37.7	< 0.005	< 0.005	—	37.8

Retirement	—	—	—	—	—	—	—	—	—	—	—	117	117	0.01	< 0.005	—	117
Total	—	—	—	—	—	—	—	—	—	—	—	154	154	0.01	< 0.005	—	155

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Retirement Community	0.03	0.52	0.22	< 0.005	0.04	—	0.04	0.04	—	0.04	—	658	658	0.06	< 0.005	—	660
Total	0.03	0.52	0.22	< 0.005	0.04	—	0.04	0.04	—	0.04	—	658	658	0.06	< 0.005	—	660
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Retirement Community	0.03	0.52	0.22	< 0.005	0.04	—	0.04	0.04	—	0.04	—	658	658	0.06	< 0.005	—	660
Total	0.03	0.52	0.22	< 0.005	0.04	—	0.04	0.04	—	0.04	—	658	658	0.06	< 0.005	—	660
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Retirement Community	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	109	109	0.01	< 0.005	—	109
Total	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	109	109	0.01	< 0.005	—	109

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Retirement Community	0.03	0.52	0.22	< 0.005	0.04	—	0.04	0.04	—	0.04	—	658	658	0.06	< 0.005	—	660
Total	0.03	0.52	0.22	< 0.005	0.04	—	0.04	0.04	—	0.04	—	658	658	0.06	< 0.005	—	660
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Retirement Community	0.03	0.52	0.22	< 0.005	0.04	—	0.04	0.04	—	0.04	—	658	658	0.06	< 0.005	—	660
Total	0.03	0.52	0.22	< 0.005	0.04	—	0.04	0.04	—	0.04	—	658	658	0.06	< 0.005	—	660
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Retirement Community	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	109	109	0.01	< 0.005	—	109
Total	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	109	109	0.01	< 0.005	—	109

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.10	1.78	0.76	0.01	0.14	—	0.14	0.14	—	0.14	0.00	2,255	2,255	0.04	< 0.005	—	2,257
Consumer Products	2.09	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.17	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.94	0.08	8.99	< 0.005	0.01	—	0.01	0.01	—	0.01	—	26.7	26.7	< 0.005	< 0.005	—	26.8
Total	3.30	1.86	9.74	0.01	0.15	—	0.15	0.15	—	0.15	0.00	2,282	2,282	0.04	< 0.005	—	2,284
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.10	1.78	0.76	0.01	0.14	—	0.14	0.14	—	0.14	0.00	2,255	2,255	0.04	< 0.005	—	2,257
Consumer Products	2.09	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.17	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	2.36	1.78	0.76	0.01	0.14	—	0.14	0.14	—	0.14	0.00	2,255	2,255	0.04	< 0.005	—	2,257
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	25.6	25.6	< 0.005	< 0.005	—	25.6

Consumer Products	0.38	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.12	0.01	1.12	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.03	3.03	< 0.005	< 0.005	—	3.04
Total	0.53	0.03	1.13	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	28.6	28.6	< 0.005	< 0.005	—	28.6

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.10	1.78	0.76	0.01	0.14	—	0.14	0.14	—	0.14	0.00	2,255	2,255	0.04	< 0.005	—	2,257
Consumer Products	1.93	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.17	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.94	0.08	8.99	< 0.005	0.01	—	0.01	0.01	—	0.01	—	26.7	26.7	< 0.005	< 0.005	—	26.8
Total	3.14	1.86	9.74	0.01	0.15	—	0.15	0.15	—	0.15	0.00	2,282	2,282	0.04	< 0.005	—	2,284
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.10	1.78	0.76	0.01	0.14	—	0.14	0.14	—	0.14	0.00	2,255	2,255	0.04	< 0.005	—	2,257

Consumer Products	1.93	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.17	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	2.21	1.78	0.76	0.01	0.14	—	0.14	0.14	—	0.14	0.00	2,255	2,255	0.04	< 0.005	—	2,257
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	25.6	25.6	< 0.005	< 0.005	—	25.6
Consumer Products	0.35	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.12	0.01	1.12	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.03	3.03	< 0.005	< 0.005	—	3.04
Total	0.50	0.03	1.13	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.00	28.6	28.6	< 0.005	< 0.005	—	28.6

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Retirement Community	—	—	—	—	—	—	—	—	—	—	9.06	47.4	56.5	0.93	0.02	—	86.5
Total	—	—	—	—	—	—	—	—	—	—	9.06	47.4	56.5	0.93	0.02	—	86.5
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Retirement Community	—	—	—	—	—	—	—	—	—	—	9.06	47.4	56.5	0.93	0.02	—	86.5
Total	—	—	—	—	—	—	—	—	—	—	9.06	47.4	56.5	0.93	0.02	—	86.5
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Retirement Community	—	—	—	—	—	—	—	—	—	—	1.50	7.85	9.35	0.15	< 0.005	—	14.3

Total	—	—	—	—	—	—	—	—	—	—	1.50	7.85	9.35	0.15	< 0.005	—	14.3

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Retirement Community	—	—	—	—	—	—	—	—	—	—	7.15	37.6	44.7	0.74	0.02	—	68.4
Total	—	—	—	—	—	—	—	—	—	—	7.15	37.6	44.7	0.74	0.02	—	68.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Retirement Community	—	—	—	—	—	—	—	—	—	—	7.15	37.6	44.7	0.74	0.02	—	68.4
Total	—	—	—	—	—	—	—	—	—	—	7.15	37.6	44.7	0.74	0.02	—	68.4

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Retirement Community	—	—	—	—	—	—	—	—	—	—	1.18	6.22	7.40	0.12	< 0.005	—	11.3
Total	—	—	—	—	—	—	—	—	—	—	1.18	6.22	7.40	0.12	< 0.005	—	11.3

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Retirement Community	—	—	—	—	—	—	—	—	—	—	80.7	0.00	80.7	8.07	0.00	—	282
Total	—	—	—	—	—	—	—	—	—	—	80.7	0.00	80.7	8.07	0.00	—	282

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Retirement Community	—	—	—	—	—	—	—	—	—	—	80.7	0.00	80.7	8.07	0.00	—	282
Total	—	—	—	—	—	—	—	—	—	—	80.7	0.00	80.7	8.07	0.00	—	282
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Retirement Community	—	—	—	—	—	—	—	—	—	—	13.4	0.00	13.4	1.34	0.00	—	46.7
Total	—	—	—	—	—	—	—	—	—	—	13.4	0.00	13.4	1.34	0.00	—	46.7

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Retirement Community	—	—	—	—	—	—	—	—	—	—	80.7	0.00	80.7	8.07	0.00	—	282
Total	—	—	—	—	—	—	—	—	—	—	80.7	0.00	80.7	8.07	0.00	—	282
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Retirement Community	—	—	—	—	—	—	—	—	—	—	80.7	0.00	80.7	8.07	0.00	—	282
Total	—	—	—	—	—	—	—	—	—	—	80.7	0.00	80.7	8.07	0.00	—	282
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Retirement	—	—	—	—	—	—	—	—	—	—	13.4	0.00	13.4	1.34	0.00	—	46.7
Total	—	—	—	—	—	—	—	—	—	—	13.4	0.00	13.4	1.34	0.00	—	46.7

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Retirement Community	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.24	1.24
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.24	1.24
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Retirement Community	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.24	1.24
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.24	1.24
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Retirement Community	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.20	0.20
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.20	0.20

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Retirement Community	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.24	1.24
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.24	1.24
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Retirement Community	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.24	1.24
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.24	1.24
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Retirement Community	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.20	0.20
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.20	0.20

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	7/1/2024	8/9/2024	5.00	30.0	—
Site Preparation	Site Preparation	8/12/2024	8/16/2024	5.00	5.00	—
Grading	Grading	8/17/2024	8/30/2024	5.00	10.0	—
Building Construction	Building Construction	9/2/2024	8/8/2025	5.00	245	—
Paving	Paving	8/11/2025	9/12/2025	5.00	25.0	—
Architectural Coating	Architectural Coating	9/15/2025	10/17/2025	5.00	25.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73

Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	7.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	6.00	367	0.29
Building Construction	Forklifts	Diesel	Average	1.00	6.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Cement and Mortar Mixers	Diesel	Average	1.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	6.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73

Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	7.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	6.00	367	0.29
Building Construction	Forklifts	Diesel	Average	1.00	6.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Cement and Mortar Mixers	Diesel	Average	1.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	6.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix

Demolition	—	—	—	—
Demolition	Worker	12.5	13.2	LDA,LDT1,LDT2
Demolition	Vendor	—	7.75	HHDT,MHDT
Demolition	Hauling	3.80	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	13.2	LDA,LDT1,LDT2
Site Preparation	Vendor	—	7.75	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	13.2	LDA,LDT1,LDT2
Grading	Vendor	—	7.75	HHDT,MHDT
Grading	Hauling	105	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	108	13.2	LDA,LDT1,LDT2
Building Construction	Vendor	20.4	7.75	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	12.5	13.2	LDA,LDT1,LDT2
Paving	Vendor	—	7.75	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	21.7	13.2	LDA,LDT1,LDT2

Architectural Coating	Vendor	—	7.75	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	12.5	13.2	LDA,LDT1,LDT2
Demolition	Vendor	—	7.75	HHDT,MHDT
Demolition	Hauling	3.80	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	13.2	LDA,LDT1,LDT2
Site Preparation	Vendor	—	7.75	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	10.0	13.2	LDA,LDT1,LDT2
Grading	Vendor	—	7.75	HHDT,MHDT
Grading	Hauling	105	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	108	13.2	LDA,LDT1,LDT2
Building Construction	Vendor	20.4	7.75	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—

Paving	Worker	12.5	13.2	LDA,LDT1,LDT2
Paving	Vendor	—	7.75	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	21.7	13.2	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	7.75	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	197,073	65,691	1,905	212	3,273

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	452	—
Site Preparation	—	—	4.69	0.00	—
Grading	—	8,378	8.00	0.00	—
Paving	0.00	0.00	0.00	0.00	1.25

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Other Asphalt Surfaces	0.28	100%
Enclosed Parking with Elevator	0.97	100%
Retirement Community	—	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	532	0.03	< 0.005
2025	0.00	532	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Retirement Community	850	850	850	310,250	6,026	6,026	6,026	2,199,583

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year

Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Retirement Community	850	850	850	310,250	6,026	6,026	6,026	2,199,583

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Retirement Community	—
Wood Fireplaces	0
Gas Fireplaces	107
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	13
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.1.2. Mitigated

Hearth Type	Unmitigated (number)
Retirement Community	—
Wood Fireplaces	0

Gas Fireplaces	107
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	13
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
197073	65,691	1,905	212	3,273

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Other Asphalt Surfaces	0.00	532	0.0330	0.0040	0.00
Enclosed Parking with Elevator	156,262	532	0.0330	0.0040	0.00
Retirement Community	483,216	532	0.0330	0.0040	2,054,515

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Other Asphalt Surfaces	0.00	532	0.0330	0.0040	0.00
Enclosed Parking with Elevator	156,262	532	0.0330	0.0040	0.00
Retirement Community	483,216	532	0.0330	0.0040	2,054,515

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Other Asphalt Surfaces	0.00	0.00
Enclosed Parking with Elevator	0.00	0.00
Retirement Community	4,728,232	68,130

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Other Asphalt Surfaces	0.00	0.00
Enclosed Parking with Elevator	0.00	0.00
Retirement Community	3,731,993	68,130

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Other Asphalt Surfaces	0.00	—
Enclosed Parking with Elevator	0.00	—
Retirement Community	150	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Other Asphalt Surfaces	0.00	—
Enclosed Parking with Elevator	0.00	—
Retirement Community	150	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Retirement Community	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Retirement Community	Household refrigerators and/or freezers	R-134a	1,430	0.22	0.60	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced

Retirement Community	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Retirement Community	Household refrigerators and/or freezers	R-134a	1,430	0.22	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	10.1	annual days of extreme heat
Extreme Precipitation	3.85	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A

Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract

Exposure Indicators	—
AQ-Ozone	47.0
AQ-PM	75.1
AQ-DPM	81.0
Drinking Water	58.3
Lead Risk Housing	74.3
Pesticides	0.00
Toxic Releases	88.0
Traffic	81.1
Effect Indicators	—
CleanUp Sites	22.6
Groundwater	16.8
Haz Waste Facilities/Generators	29.2
Impaired Water Bodies	0.00
Solid Waste	66.7
Sensitive Population	—
Asthma	52.4
Cardio-vascular	68.8
Low Birth Weights	81.5
Socioeconomic Factor Indicators	—
Education	66.5
Housing	32.7
Linguistic	88.3
Poverty	55.1
Unemployment	35.0

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	57.01270371
Employed	79.36609778
Median HI	45.22006929
Education	—
Bachelor's or higher	35.78852817
High school enrollment	100
Preschool enrollment	57.34633646
Transportation	—
Auto Access	38.0341332
Active commuting	34.13319646
Social	—
2-parent households	78.19838316
Voting	13.07583729
Neighborhood	—
Alcohol availability	39.17618375
Park access	81.35506224
Retail density	84.02412421
Supermarket access	57.87244963
Tree canopy	25.20210445
Housing	—
Homeownership	40.39522649
Housing habitability	48.47940459
Low-inc homeowner severe housing cost burden	42.89747209
Low-inc renter severe housing cost burden	78.4806878
Uncrowded housing	31.19466188

Health Outcomes	—
Insured adults	33.59425125
Arthritis	67.1
Asthma ER Admissions	48.6
High Blood Pressure	61.0
Cancer (excluding skin)	57.8
Asthma	69.3
Coronary Heart Disease	66.7
Chronic Obstructive Pulmonary Disease	59.8
Diagnosed Diabetes	47.0
Life Expectancy at Birth	86.2
Cognitively Disabled	32.0
Physically Disabled	45.1
Heart Attack ER Admissions	14.0
Mental Health Not Good	52.8
Chronic Kidney Disease	64.9
Obesity	84.3
Pedestrian Injuries	84.6
Physical Health Not Good	51.8
Stroke	58.2
Health Risk Behaviors	—
Binge Drinking	61.9
Current Smoker	50.3
No Leisure Time for Physical Activity	34.5
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0

Children	22.0
Elderly	46.6
English Speaking	19.7
Foreign-born	83.3
Outdoor Workers	69.2
Climate Change Adaptive Capacity	—
Impervious Surface Cover	35.3
Traffic Density	82.6
Traffic Access	23.0
Other Indices	—
Hardship	53.7
Other Decision Support	—
2016 Voting	43.3

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	75.0
Healthy Places Index Score for Project Location (b)	52.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Project specific
Construction: Demolition	Demolition of existing buildings
Operations: Hearths	No wood stoves or fireplaces
Operations: Vehicle Data	project specific
Construction: Dust From Material Movement	Project specific
Construction: Construction Phases	CalEEMod Defaults

Yorke
ENGINEERING, LLC
www.YorkeEngr.com

August 29, 2024

Ms. Huong Ly
Associate Planner
City of Garden Grove
Planning Services Division
Garden Grove City Hall – 1st Floor
11222 Acacia Parkway
Garden Grove, CA 92840
(714) 741-5312
Info@GGCity.org

Subject: Water Quality Study for a for a Mixed Use Development in Garden Grove, CA [APN: 090-153-19 and 090-153-20]

Dear Ms. Ly:

Yorke Engineering, LLC (Yorke) is pleased to provide this Water Quality Analysis Letter Report for a Mixed Use Development in Garden Grove, CA.

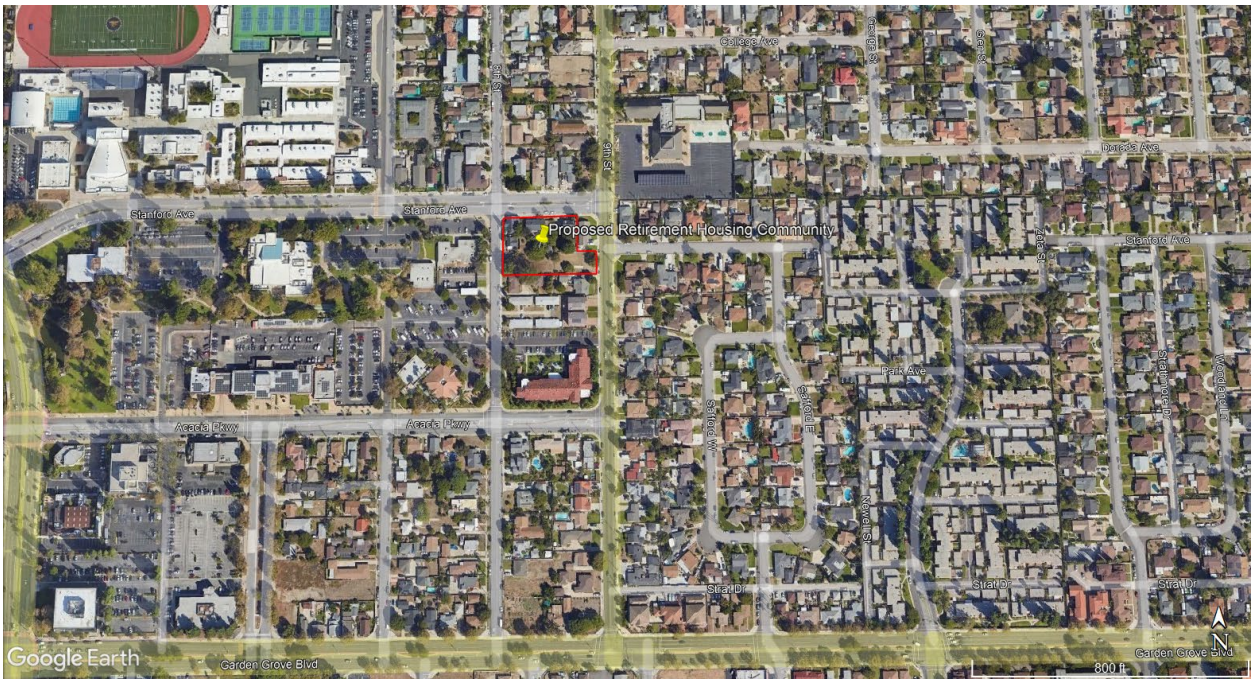
PROJECT DESCRIPTION

ThreeK Investments, LLC (ThreeK) is proposing to develop a mixed use project located at 11432-11462 Stanford Avenue in the City of Garden Grove, CA (City). The Project site comprises Orange County Assessor's Parcel Numbers (APNs) 090-153-19 and 090-153-20. The proposed Project will occupy a net land area of 41,006 square feet (0.94 acre) of flat, previously occupied, urban land comprising the two parcels, and demolition of several existing structures on the project site would be needed. Approximately 4,300 square feet of landscaping is included in the site design. Gross land area of the two parcels is 49,475 square feet (1.14 acres) combined.

The Project will include two buildings: one six-story above-grade 74-foot tall senior apartment and assisted living building, consisting of five stories of residential units, stacked on top of a two-level parking garage with one level below-grade; and one three-story at-grade 45-foot tall Residential Care Facility for the Elderly (RCFE) building. The senior apartment and assisted living building will include 80 one-bedroom units totaling 76,119 square feet (approximately 83,675 gross square feet), plus a parking garage consisting of approximately 42,331 gross square feet. Of the 80 apartment units, 76 will be market-rate units, while four will be designated as affordable units. The 46-room RCFE building will include 36 double-occupancy rooms, and 10 single-occupancy rooms, for a total of 82 beds in 21,801 square feet (approximately 23,633 gross square feet). Approximately 3,983 square feet of landscaping is included on the ground level and podium deck.

The senior apartment and assisted living building will include 80 enclosed parking spaces, while the RCFE building will include 26 parking spaces (15 enclosed and 11 open grade). The 106 parking spaces will comprise: 52 standard; five accessible [i.e., Americans with Disabilities (ADA) Act compliant]; five compact; four electric-vehicle-(EV)-ready; two EV-accessible, and 38 EV-capable spaces.

Figure 1: Project Vicinity



STATE CEQA GUIDELINES, APPENDIX G: HYDROLOGY AND WATER QUALITY

The CEQA Guidelines Appendix G states that a significant impact on hydrology and water quality may result if the project would:

a) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?*

b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

   i) *Result in substantial erosion or siltation on- or off-site;*

   ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;*

   iii) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or,*

   iv) *Impede or redirect flood flows?*

d) *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

e) Conflict with or obstruct implementation of a water quality control or sustainable groundwater management plan?

Urban runoff can contain a variety of potential pollutants, including litter, animal waste, sediment, pesticides, and motor oil, which may impact the quality of water bodies. Oil and grease contain several hydrocarbon compounds, some of which are toxic to aquatic organisms. Nutrients from fertilizers, including nitrogen and phosphorous, cause algae blooms and subsequent die-off, which depletes oxygen in the water and harms aquatic life. Bacteria from animal waste adversely impacts recreational waters and can cause beach closures.

The Clean Water Act, Section 402(p)(3), requires that municipal separate storm sewer systems (MS4s), such as the systems in Orange County, obtain National Pollution Discharge Elimination System (NPDES) permits to "effectively prohibit non-stormwater discharges into the storm sewers" and "require controls to reduce the discharge of pollutants to the maximum extent practicable...." The United States Environmental Protection Agency (U.S. EPA) has delegated this permitting authority to the State of California, which has authorized the State Water Resources Control Board (SWRCB) and its local regulatory agencies, the Regional Water Quality Control Boards (RWQCBs), to control non-point source discharges to California's waterways. The City of Garden Grove administers, implements, and enforces the requirements of the North Orange County Municipal Storm Water Permit, which is issued by the Santa Ana RWQCB and is updated every 5 years. The permit describes activities the City, its businesses, and its residents shall follow in an effort to reduce and prevent pollutants from entering the storm drain system and contaminating the environment.

The City storm drain system consists of over 1,000 catch basins and over 600 miles of curb and gutter, all leading to four municipal flood control channels (City of Garden Grove 2023a). The City has a Local Implementation Plan (LIP) that explains how City officials will implement procedures to ensure compliance with their NPDES permit, and it includes specifics governing water quality, construction activities, and residential living, among other activities. Additionally, the City, in conjunction with the County of Orange, the Orange County Flood Control District, and the other cities in Orange County (the Permittees), has developed an area-wide Drainage Area Management Plan (DAMP). The City's Municipal Storm Water Quality Ordinance (Title 6 Health and Sanitation, Chapter 6.40) includes provisions to comply with federal requirements for the control of urban pollutants in storm water runoff that enters the network of storm drains throughout Orange County. The ordinance requires significant reconstruction projects (defined as the addition or replacement of 5,000 or more square feet of impervious surface on an already developed site) to be undertaken in accordance with the DAMP.

The existing two lots are approximately 21% impervious (8,611 square feet) and comprised of three residences. The proposed building lot coverage would encompass 38,741 square feet of the 41,006-square-foot site (94% impervious) and include the proposed building footprints and additional paved access and parking. Impervious surfaces would increase by approximately 73% overall (+30,130 square feet). A Water Quality Management Plan (WQMP, KES 2023) has been prepared for the project in compliance with the DAMP that incorporates low-impact development and storm water treatment control Best Management Practices (BMPs), including capture and infiltration design features.

The following discussion contains an analysis of the project in relation to the CEQA Guidelines threshold criteria for hydrology and water quality.

Analysis of Hydrology and Water Quality Significance Criteria

Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

The proposed project would involve the demolition of three single-family residential buildings and construction of an 82-bed RCFE and an 80-unit senior apartment and assisted living building on a 41,006-square-foot (0.94-acre) lot. An approximately 24,000-square-foot area would be excavated for the construction of the one subterranean level of the garage. The final grade of the project would preserve historical drainage paths and flow to the public right of way. Prior to outfall, water quality flows will be directed into a biofiltration system.

Groundwater was encountered at relatively shallow depths of 38.2 and 39.5 feet below the ground surface (bgs) during the geotechnical subsurface investigation by Alta California Geotechnical, Inc. Based on State-provided information, the historic-high groundwater is approximately 10 to 20 feet bgs (ACGI, September 2022).

The proposed project would be subject to the existing water quality regulations and programs, as described in the discussion above.

Disturbing soil during grading and other earthmoving activities can result in erosion. Construction would include excavation for the subterranean garage over an approximately 24,000-square-foot area and final grading and compaction of the project site. The proposed project would implement required erosion control BMPs, ensuring that measures are implemented to prevent or minimize erosion. Common BMPs may include installation of sandbags and silt fencing around the perimeter of the project site. Due to the relatively shallow depths to groundwater, the applicant would comply with City requirements to discharge all water generated from the dewatering system (portable pumps) for subterranean construction to the sanitary sewer, obtain a special discharge permit as required by the Orange County Sanitation District, and comply with the associated sampling, testing, and discharge requirements.

The applicant would be required to conform to Garden Grove Municipal Code Section 6.40.050, Controls for Water Quality Management, including requirements for litter control, such that no waste material would be discharged upon public property, open area, or point of entry to the storm water drainage system. At the end of each day of construction activity, all construction debris and waste materials shall be collected and properly disposed of in trash or recycling bins. Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site.

The applicant would also be required to comply with all City source control and pollution prevention measures under the LIP. A WQMP has been prepared for the project, in compliance with the DAMP, that incorporates low-impact development and storm water treatment control BMPs, such as use of porous paving materials in combination with landscaping. The final grade of the project would preserve historical drainage paths and flow to the public right-of-way. Prior to outfall, water quality flows would be directed into a biofiltration system sized to capture all drainage volume above the predevelopment flows.

All trash container areas would be paved with an impervious surface, designed not to allow run-on from adjoining areas, and screened or walled to prevent off-site transport of trash.

A geotechnical study, prepared by a registered geotechnical engineer, identified low-permeability soils with a depth to groundwater of 38.2 to 39.5 feet bgs (Alta California Geotechnical Inc. 2022). The project excavation depth for the subterranean parking level is 13 feet, and development of the proposed project would therefore not result in a significant reduction in groundwater recharge or otherwise affect the underlying groundwater basin.

Additionally, the subgrade structures would be constructed with appropriate moisture barriers and drainage systems, which are based on the site conditions identified in the geotechnical study and in accordance with building codes and City ordinances.

The proposed project would adhere to the existing programs and regulations, and as such, would have a less than significant impact on water quality.

IMPACT: Less Than Significant (LTS)

b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The project would entail the construction of an 82-bed RCFE and an 80-unit, seven-story senior apartment and assisted living building. Water consumption during project operation would include plumbing for the 80 residential units and an 82-bed care facility, as well as irrigation for the perimeter landscaping. The project would be connected to water lines served by the City Public Works Department's Water Services Division.

The City's water supply comes from two sources: imported water from Metropolitan Water District of Southern California (Met), and local groundwater from the Orange County Groundwater Basin (OC Basin), which is managed by the Orange County Water District (OCWD). There is currently no recycled water use within the City's service area. As stated in the City's 2020 Urban Water Management Plan (UWMP), the City has projected water demand to increase 0.9% from 2025 through 2045 and has adequate water supply to accommodate future demand during normal, single dry, and multiple dry years through 2045 (Arcadis 2021).

Groundwater beneath the project site is part of the OC Basin, which is managed by OCWD and covers an area of approximately 350 square miles, bordered by the Coyote and Chino Hills to the north, the Santa Ana Mountains to the northeast, and the Pacific Ocean to the southwest. Three major aquifer systems have been subdivided by OCWD. Over 90% of groundwater production is from wells that are screened within the Principal Aquifer system, which occurs at depths between 200 and 1,300 feet bgs.

As indicated in the UWMP, the proposed project would not exceed the City's water supplies. The City has included projected growth in water demand projections and has demonstrated it can accommodate future demand. In addition to adequate supplies, the project would comply with applicable water conservation standards, including high-efficiency toilets, low-flow restroom faucets, high-efficiency dishwashers, demand-type (or tankless) water heating systems, low-flow showers, high-efficiency clothes washers,

drip irrigation (where appropriate), and weather-based irrigation controllers. Wastewater from the project site will discharge to the City's wastewater collection system, which sends wastewater to the Orange County Sanitation District (OC San) for treatment. OC San's Groundwater Replenishment System produces recycled water for indirect potable reuse through replenishment of the OC Basin.

The project site would be developed following City ordinance, such that only those portions that are required by municipal code, or by site plan, to be used directly for parking spaces, aisles, refuse storage areas, drives, or walkways will be paved. All other areas not needed for these uses would be landscaped. Patios may be paved. Landscaping and irrigation would follow City ordinances for water conservation practices. As part of the WQMP, the proposed project will feature low-impact design principles and implementation, including storm water infiltration alternatives, such as use of porous paving materials. Any change in infiltration would not be expected to have a significant impact on regional groundwater supplies or recharge based on the low infiltration rate of the underlying soils, and regional groundwater production is from wells screened at depths over 200 feet bgs. Therefore, the project would have a less than significant impact on regional groundwater supplies or recharge at production depths, although shallow local groundwater may be recharged by infiltration from the project site.

IMPACT: Less Than Significant (LTS)

c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

   i) *Result in substantial erosion or siltation on- or off-site;*

   ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;*

   iii) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or,*

   iv) *Impede or redirect flood flows?*

The proposed project would involve the demolition of three single-family residential buildings and construction of an 82-bed RCFE and an 80-unit senior apartment and assisted living building on a 41,006-square-foot (0.94-acre) lot. An approximately 24,000-square-foot area would be excavated for the construction of the one subterranean level of the garage. Following construction, approximately 94% of the proposed project would be paved or covered by a building. The final grade of the project would preserve historical drainage paths and flow to the public right-of-way. Prior to outfall, water quality flows would be directed into a biofiltration system sized to capture all drainage volume above the predevelopment flows.

Erosion or siltation impacts that might result from construction and grading activities would be prevented through erosion and sediment control BMPs, such as blankets, matting, wattles, and logs made from natural materials in conformance with the City's LIP, the DAMP, and any other requirements by the City Engineer. Grading plans would conform

to City ordinances and the California Building Code. Sediments from areas disturbed by construction would be retained on-site using an effective combination of erosion and sediment controls such as blankets, matting, wattles, and logs made from natural materials to the maximum extent practicable, and stockpiles of soil would be properly contained to minimize sediment transport from the site to streets, drainage facilities, or adjacent properties via runoff, vehicle tracking, or wind.

Once constructed, the proposed project would be graded to direct drainage away from the building and into an on-site area drain system that would include a vegetated biotreatment system, sized to capture all drainage volume above the predevelopment flows, thus not substantially impacting the downstream water bodies compared to existing conditions. Irrigation shall be performed in conformance with City ordinances and with water conservation practices. Therefore, implementation of the project would not substantially alter the existing drainage pattern of the site or area and would result in a less than significant impact.

IMPACT: Less Than Significant (LTS)

d) *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

The project site is located within Federal Emergency Management Agency (FEMA) Flood Insurance Map Zone "X," which is identified as "areas of 0.2 percent annual chance flood; areas of 1 percent annual chance flood with average depths of less than foot or with drainage areas less than 1 square mile; and areas protected by levees from 1 percent annual chance flood" (Department of Homeland Security 2023). As such, there is a low potential for the chance of flooding and, if it does occur, there would be low water depth levels or a relatively small area of flooding. The project site is approximately 93 feet in elevation and located approximately 1 mile northwest of the East Garden Grove Wintersburg Channel, which is a completely channelized drainage channel from its start in Garden Grove, 1.2 miles east southeast of the project site, to Huntington Harbor, approximately 8 miles southwest of the project site. The area between the Channel and the project site is completely urbanized.

The California Department of Conservation does not identify the project site as within a tsunami inundation area. The project site is not near any open reservoirs, lakes, or other large bodies of water that could cause a seiche. As such, the project would not pose a risk for releasing pollutants during a flood or inundation event. Therefore, the project would have no risk of pollutant release from a flood, tsunami, or seiche event, and the project would have no impact.

IMPACT: No Impact (NI)

e) *Conflict with or obstruct implementation of a water quality control or sustainable groundwater management plan?*

The WQCP for the Santa Ana River Basin (Basin Plan) is designed to preserve and enhance water quality in the region. The RWQCB implements the Basin Plan by issuing and enforcing waste discharge requirements, including individuals, communities, or businesses whose waste discharges may affect water quality. In addition, the Sustainable Groundwater Management Act (SGMA) requires governments and water agencies of high-

and medium-priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge.

This project would not increase water use beyond what is identified for supply in the City's most recent UWMP, which takes into account anticipated population growth for the City up until the year 2045. The anticipated population growth associated with the Project, about 200 seniors and elderly, is consistent with the growth projections of the UWMP. The proposed project would comply with the requirements of the NPDES Program, which is implemented by the City through its ordinances. The proposed project would not conflict with the guiding and implementing policies of the Basin Plan related to hydrology and water quality. Therefore, the proposed project would have a less than significant impact.

IMPACT: Less Than Significant (LTS)

CONCLUSION

Based on review of the project under the CEQA Guidelines Appendix G criteria for hydrology and water quality, the project would not create new or more significant impacts to hydrology and water quality.

As stated above, the project would be required to comply with the City's current NPDES permit and ordinances. The impacts related to water quality would be less than significant, as erosion or siltation impacts that might result from construction and grading activities would be prevented through erosion and sediment control BMPs in conformance with the LIP, the DAMP, and any other requirements by the City Engineer. Grading plans would conform to City ordinances and the California Building Code. The project would increase existing impervious surfaces by approximately 30,000 square feet; however, a storm water treatment system would be sized to capture all drainage volume above the predevelopment flows, thus not substantially impacting the downstream water bodies compared to existing conditions. A geotechnical study, prepared by a registered geotechnical engineer, identified low-permeability soils at the project site, and regional groundwater production is from wells screened at depths over 200 feet bgs. Ergo, the site does not contribute substantially to groundwater production (aquifer recharge) because of depth to the production aquifer, impervious surfaces, and low-permeability soils. As such, development of the proposed project would not have a significant impact on groundwater supplies or production aquifer recharge, although shallow local groundwater may be recharged by infiltration from the project site, due to the porous paving and landscaping that would be used.

Impervious surfaces would increase by approximately 73% overall. A WQMP has been prepared for the project, in compliance with the DAMP, that incorporates low-impact development and storm water treatment control BMPs, including capture and infiltration design features. As part of the WQMP, the proposed project will feature low-impact design principles and implementation, including storm water infiltration alternatives, such as use of porous paving materials. The final grade of the project would preserve historical drainage paths and flow to the public right-of-way. Prior to outfall, water quality flows would be directed into a biofiltration system sized to capture all drainage volume above the predevelopment flows.

In addition, plumbing would be installed in accordance with current building and plumbing codes that incorporate water conservation measures. Wastewater from the project site would discharge to the City's wastewater collection system, which sends wastewater to OC San for treatment. OC San's Groundwater Replenishment System produces recycled water for indirect potable reuse

through replenishment of the OC Basin. The project would not pose a risk for releasing pollutants during a flood or inundation event, as the project site is not located in a 100-year flood zone or tsunami or seiche zone.

CLOSING

Thank you very much for the opportunity to be of assistance. Should you have any questions, please contact me at (949) 899-2660 (mobile) or Rose Warren at (949) 426-3968 (mobile).

Sincerely,



Wendy Sanders
Senior Engineer
Yorke Engineering, LLC
WSanders@YorkeEngr.com

cc:

Ms. Kiki Tran
President
ThreeK Investments, LLC
9419 Geranium Circle
Fountain Valley, CA 92708
Work: (469) 446-3833
E-mail: Kieungam@Gmail.com

Ms. Hoa Nguyen
Member
ThreeK Investments, LLC
9419 Geranium Circle
Fountain Valley, CA 92708
Work: (469) 446-3833
E-mail: HuynhH_Nguyen@Yahoo.com

Mr. William D. Jager
The Jager Company, Ltd.
Real Estate Brokerage, Consulting & Development
872 Wendt Terrace
Laguna Beach, CA 92651-2209
Work: (949) 280-0758
E-mail: JagerCo@Gmail.com

Rose Warren, Yorke Engineering, LLC
Bradford Boyes, Yorke Engineering, LLC

REFERENCES

Alta California Geotechnical, Inc. Geotechnical Investigation, Multi-Story Senior Apartment Development, Stanford Avenue between 8th and 9th Streets, City of Garden Grove, Orange County, CA. September 12, 2022. Attachment F of Final Water Quality Management Plan (KES 2023).

Arcadis U.S., Inc. June 2021. Garden Grove 2020 Urban Water Management Plan.

California Department of Conservation. 2022. Orange County Tsunami Hazard Areas. Website (https://www.conservation.ca.gov/cgs/tsunami/maps/orange) accessed August 2024.

City of Garden Grove. 2023a. Storm Drain. Website (https://ggcity.org/environmental-compliance/storm-drain) accessed August 2024.

City of Garden Grove. 2023b. Garden Grove Municipal Code. Website (https://ecode360.com/GA4928) accessed August 2024.

Department of Homeland Security. 2023. FEMA Flood Map Service Center. Website (https://msc.fema.gov/portal/home) accessed August 2024.

KES Technologies, Inc. June 2023. Final Water Quality Management Plan, Mixed Use Senior Apartments, 11432-11462 Stanford Ave, Garden Grove, CA.

2 Executive Circle
Suite 250
Irvine, CA 92614
949.825.6175 T
949.825.5939 F
www.llgengineers.com

Pasadena
Irvine
San Diego

August 29, 2024

Ms. Huong Ly
City of Garden Grove – Planning Services Division
Garden Grove City Hall – 1st Floor
11222 Acacia Parkway
Garden Grove, CA 92840

LLG Reference: 2.23.4701.1

Subject: **Traffic Impact Assessment for the Mixed Use Senior Apartments and RCFE Building Project** Garden Grove, California

Dear Ms. Ly:

Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit this Traffic Impact Assessment for the proposed Mixed Use Senior Apartments and RCFE Building Project (herein referred to as "Project"), located at 11432-11462 Stanford Avenue in the City of Garden Grove, California. The Project site currently consists of five (5) single family homes, a few of which are currently occupied. However, none will be occupied when construction commences. ***Figure 1*** presents a Vicinity Map, which illustrates the general location of the project site and depicts the surrounding street system and ***Figure 2*** presents an existing site aerial. This letter report will outline the traffic generation forecast potential for the proposed Project and assess whether the proposed Project will create any potential traffic impacts on the surrounding transportation system, for non-CEQA purposes. The letter report also includes a Vehicle Miles Traveled (VMT) screening assessment based on the *City of Garden Grove Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*, dated May 2020, for CEQA purposes.

Figure 3 presents the proposed site plan for the proposed Project, prepared by BSB Design. As shown in *Figure 3,* the proposed Project will consist of a senior apartment and assisted living building with 80 one-bedroom units and a Residential Care Facility for the Elderly (RCFE) building with 82 beds. The project will provide a total of 106 parking spaces. Access to the project site will be provided via one unsignalized driveway located along 8th Street and via one unsignalized driveway located along 9th Street.

David S. Shender, PE
John A. Boarman, PE
Richard E. Barretto, PE
Keil D. Maberry, PE
KC Yellapu, PE
Dave Roseman, PE
Shankar Ramakrishnan, PE
An LG2WB Company Founded 1966

PROJECT TRAFFIC GENERATION FORECAST

Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Generation equations and/or rates used in the traffic forecasting procedure are found in the Eleventh Edition of *Trip Generation*, published by the Institute of Transportation Engineers (ITE) [Washington D.C., 2021].

Table 1, located at the rear of this letter report following the figures, summarizes the trip generation rates and associated forecast for the existing entitled land use and the proposed Project for a typical weekday. As shown in the upper portion of *Table 1*, the trip generation potential of the existing entitled land use was estimated based on ITE Land Use 210: Single Family Detached Housing trip rates. The trip generation potential of the proposed Project was estimated based on ITE Land Use 252: Senior Adult Housing – Multifamily trip rates and ITE Land Use 254: Assisted Living trip rates.

As shown in the middle portion of *Table 1,* the proposed Project is forecast to generate 472 daily trips, with 31 trips (14 inbound, 17 outbound) produced in the AM peak hour and 40 trips (19 inbound, 21 outbound) produced in the PM peak hour on a "typical" weekday. As further shown in the middle portion of *Table 1,* the existing entitled land use is forecast to generate 47 daily trips, with 4 trips (1 inbound, 3 outbound) produced in the AM peak hour and 5 trips (3 inbound, 2 outbound) produced in the PM peak hour on a "typical" weekday.

Please note that based on common traffic engineering practices, the traffic generated by the existing entitled land use may be considered to represent a "trip credit" for the project site, against which the impact for non-CEQA purposes of the proposed Project might be compared. As shown in the last row of *Table 1,* comparison of the trips generated by the existing entitled land use to the trips generated by the proposed Project shows that the proposed Project will generate 425 greater daily trips, 27 greater AM peak hour trips and 35 greater PM peak hour trips.

According to the *City of Garden Grove Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*, dated May 2020, a traffic impact analysis report is required based on the following criteria:

- A TIA which includes LOS analysis shall be required for a proposed project for non-CEQA purposes when either the AM or PM peak hour trip generation from the proposed development is expected to exceed 50 vehicle trips.

Based on the aforementioned City of Garden Grove criteria, the net trips associated with the proposed Project are below the thresholds requiring the preparation of a traffic impact analysis report for non-CEQA purposes. Therefore, we conclude that the proposed Project will not require the preparation of a traffic impact analysis report and that the additional trips associated with the proposed Project will not significantly impact the existing surrounding roadway network, for non-CEQA purposes.

CITY OF GARDEN GROVE GENERAL PLAN CONSISTENCY

The Project site is within the "The Civic Center Mixed Use (CC) designation (CC-3 zoning) and is intended to provide for a mix of civic, institutional, commercial, higher density residential, and open space uses. These uses should contribute to the sense that this area is the heart and soul of the community, as well as a public gathering place."[1] The Project is consistent with this land use category. The mixed-use Project consists of a senior apartment and assisted living development and an RCFE facility. The Project will contribute to the area, being an integral part of the community by facilitating an inclusive and multigenerational neighborhood and by locating housing for an important part of the community within walking distance of open spaces, as well as the City's H. Louise Lake Senior Center, and the main branch of the City's public library.

Land Use Policy LU-1.2 states: "Encourage modern residences in areas designated as Mixed Use. Mixed-use housing should minimize impacts on designated single-family neighborhoods." The Project's design minimizes impacts on single family neighborhoods by placing the taller multi-family component farther to the west closest to existing civic center uses, while keeping the shorter three-story RCFE building nearest the single-family use to the east, closer to 9th Street, creating an appropriate transition that minimizes impacts on single-family uses.

Land Use Policy LU-3.1 states: "Preserve existing and encourage new multi-family residential development in the Focus Areas, allowing mixed use in older or underutilized commercial centers. Such housing provides convenient access to jobs and activities and supplies a resident clientele to support commercial sales and services in mixed-use areas." The Project is located in the General Plan Focus Area E1 – Civic Center (Area 1) and proposes the type of mixed use planned for the area. New development in Focus Area E1 is intended to "consist of low-rise buildings from four to seven stories in height." The Project's design supports this policy and aligns with the community's desire to have "five-story residential buildings on the

[1] City of Garden Grove, General Plan, Land Use Element ("Land Use Element"), at 2-30.

perimeter" of the Civic Center Park. The Project's residents provide a "clientele to support commercial sales" in the area, a clientele for the Civic Center's public services, and ridership for Orange County Transportation Authority (OCTA) Line 56 route. Residents will be able to take advantage of the nearby senior center gathering place.

Therefore, the Project is consistent with the City of Garden Grove General Plan.

CITY OF GARDEN GROVE CIRCULATION ELEMENT CONSISTENCY

The Garden Grove General Plan 2030, Chapter 5: Circulation Element, identifies 9th Street from Orangewood Avenue (i.e. north of the Project site) to Garden Grove Boulevard (i.e. south of the Project site) as a secondary arterial. As described in the Circulation Element, secondary arterials provide more local access than the major arterials and primary arterials, while also providing a lesser level of non-local through traffic service. A secondary arterial serves as a collector distributing traffic between local streets, major and primary arterials in the City of Garden Grove and can accommodate up to 25,000 vehicles per day at level of service E. 8th Street is considered a local residential street within the City's Circulation Element. These streets serve adjacent residential land uses and typically have a volume of 2,500 vehicles per day.

As stated previously, the proposed Project is forecast to generate a net increase of 425 daily trips when compared to the existing entitled land use. Based on the roadway classifications and capacities contained within the City of Garden Grove Circulation Element, the roadways surrounding the project site will be able to accommodate the net daily and AM/PM peak hour trips associated with the proposed Project.

The proposed mixed use Project is also consistent with several Goals and Policies outlined in the Circulation Element, which are listed below:

- **Goal CIR-1:** A transportation system that maximizes freedom of movement and maintains a balance between mobility, safety, cost efficiency of maintenance, and the quality of the City's environment.
    - **Policy CIR-1.1:** Maintain a citywide circulation system that is balanced with the future land use development anticipated in the General Plan Land Use Element.
    - **Policy CIR-1.8:** Ensure that new development can be accommodated within the existing circulation system, or planned circulation

improvements, such that the standard of Level of Service (LOS) D is maintained.

- **Goal CIR-3:** Minimized intrusion of commuter traffic on local streets through residential neighborhoods.
  - **Policy CIR-3.5:** Require new developments to implement access and traffic management plans that will reduce the potential for neighborhood traffic intrusion through factors such as driveway location, turn restrictions, shuttle bus operations, and/or travel demand strategies.

- **Goal CIR-4:** A reduction in vehicle miles traveled in order to create a more efficient urban form.
  - **Policy CIR-4.1:** Strive to achieve a balance of land uses whereby residential, commercial, and public land uses are proportionally balanced.
  - **Policy CIR-4.2:** Strive to reduce the number of miles traveled by residents to their places of employment.
  - **Policy CIR-4.3:** Ensure the reduction in vehicle miles traveled through the approval of mixed use development proposals.
  - **CIR-IMP-4A:** Encourage the development of mixed use projects as a means of reducing peak commute period traffic.

- **Goal CIR-5:** Increased awareness and use of alternate forms of transportation generated in, and traveling through, the City of Garden Grove.
  - **Policy CIR-5.3:** Provide appropriate bicycle access throughout the City of Garden Grove.
  - **Policy CIR-5.4:** Provide appropriate pedestrian access throughout the City of Garden Grove.

- **Goal CIR-7:** Adequate access to appropriate parking areas within the City.
  - **Policy CIR-7.2:** Review development plans and encourage designs that consolidate access locations onto streets and provide adequate turn lanes into sites to minimize conflicts with through traffic on adjacent streets.

Therefore, the Project is consistent with the goals and policies outlined in the Circulation Element.

VEHICLE MILES TRAVELED (VMT) ASSESSMENT

On December 28, 2018, the California Natural Resources Agency adopted revised CEQA Guidelines. Among the changes to the guidelines was the removal of vehicle delay and LOS from consideration for transportation impacts under CEQA. With the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on vehicle miles traveled. The City of Garden Grove adopted new transportation impact criteria in May 2020 to be consistent with the CEQA revisions. These new guidelines are contained within the *City of Garden Grove Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*, dated May 2020 and provide screening criteria and methodology for VMT analysis.

Per the *City of Garden Grove Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*, dated May 2020, there are three types of screening that could screen projects from project-level VMT assessments. The three screening types are described below. The results of each screening type applied to the proposed Project is also discussed. It should be noted that the project only needs to satisfy one of the three screening types.

Step 1: Transit Priority Area (TPA) Screening

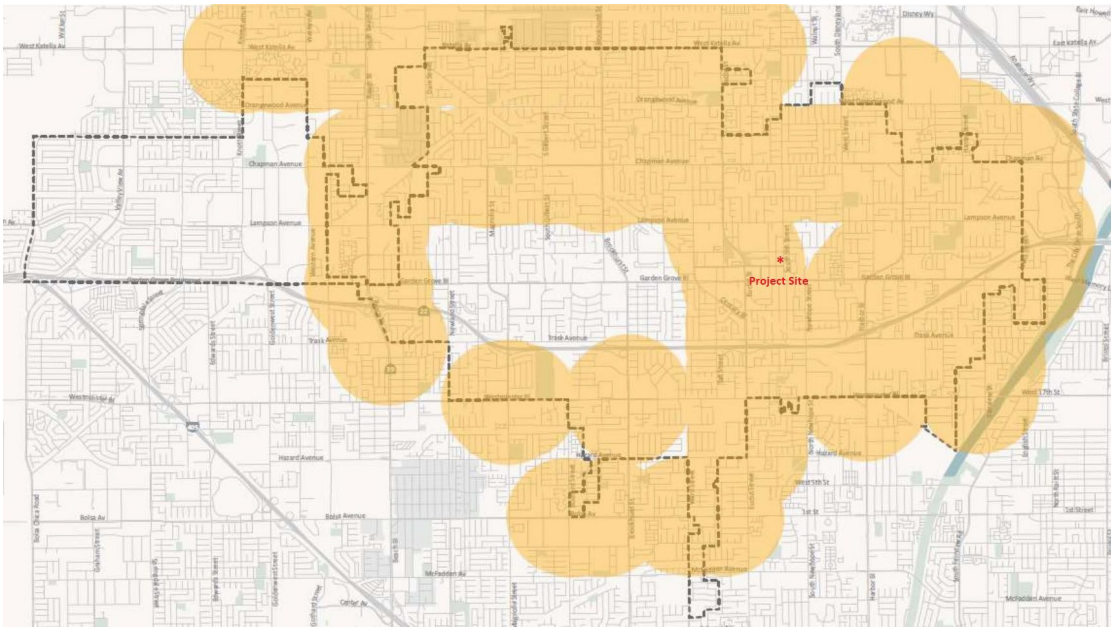
Projects located within a transit priority area (TPA) may be presumed to have a less than significant impact absent substantial evidence to the contrary. This presumption may ***NOT*** be appropriate if the project:

1. Has a Floor Area Ratio (FAR) of less than 0.75;
2. Includes more parking for use by residents, customers, or employees of the project than required by the City;
3. Is inconsistent with the applicable Sustainable Communities Strategy [as determined by the lead agency, with input from the Southern California Association of Governments (SCAG)]; or
4. Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

To identify if the project is in a TPA, the analyst shall refer to Appendix A-1 of the City guidelines, which provides a map of TPA's in the City of Garden Grove.

- *Based on review of Appendix A-1 – Transit Priority Areas (TPA's) in Garden Grove, the project site is located within a TPA. The proposed Project has a Floor Area Ratio (FAR) greater than 0.75 (i.e. 2.39) and will not provide more parking than City-code parking requirements. City-code requires 121 parking spaces and the proposed Project will provide 106 parking spaces. The Project is designated*

Civic Center Mixed Use and Zoned CC-3. The proposed Project is consistent with the Civic Center Mixed Use designation and is consistent with all appliable General Plan policies, as well as with applicable CC-3 zoning requirements and regulations and is therefore consistent with the Sustainable Communities Strategy. The proposed Project also does not replace existing affordable housing. Consequently, the proposed Project satisfies all four of the TPA criteria. As a result, based on the Step 1: Transit Priority Area (TPA) Screening criteria, this project could be screened from a VMT analysis, and could be presumed to have a less than significant impact on VMT per the City's guidelines.



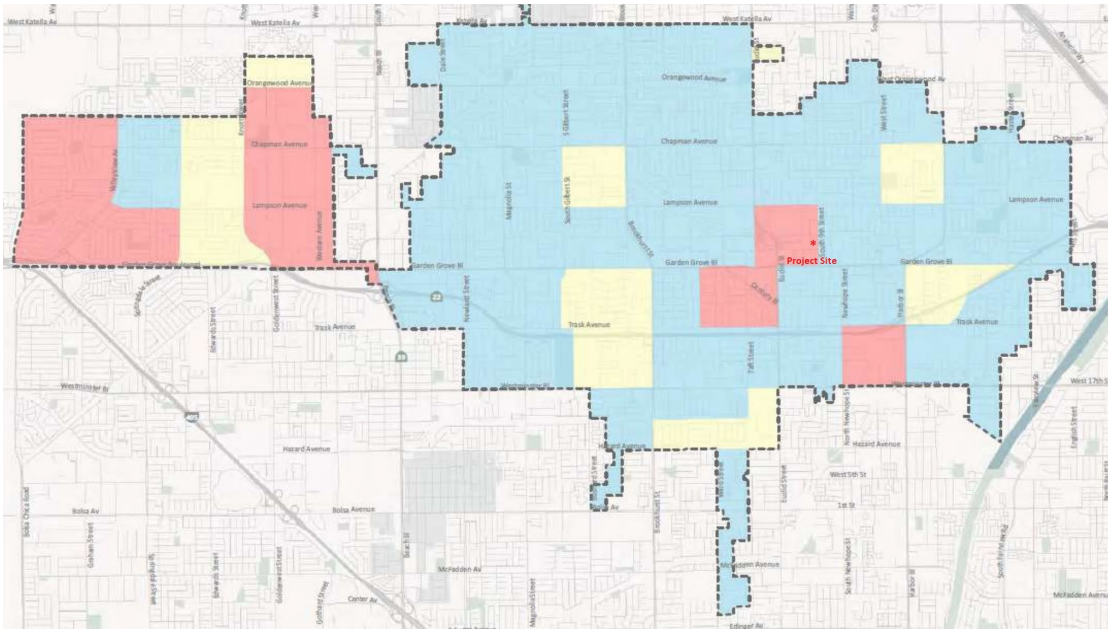
Screenshot #1. Garden Grove Transit Priority Areas (TPAs)

Deviation from the maximum density and zoning regulations authorized by the Density Bonus Law and GGMC Section 9.60.040 (Residential Density Bonus) does not make a Project inconsistent with applicable zoning. Density bonus law provides that "[t]he granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment . . ., zoning change, or other discretionary approval." (Government Code § 65915, subd. (f)(5).) As stated in *Wollmer v. City of Berkeley (Wollmer)* (2011) 193 Cal.App.4th 1329, 1349, "… waived zoning standards are not 'applicable' and that the requirements of Guidelines section 15332, subdivision (a) were met" so as to not preclude the use of a Categorical Exemption when density bonus is used to deviate from otherwise applicable standards and regulations.

Step 2: Low VMT Area Screening

Residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per resident, per worker, or per service population that is similar to the existing land uses in the low VMT area. This presumption may not be appropriate if the project land uses would alter the existing built environment in such a way as to increase the rate or length of vehicle trips. To identify if the project is in a low VMT-generating area, the analyst shall refer to Appendix B-2 of the City guidelines, which provides a map of low VMT-generating areas in Garden Grove as compared to the County. A low VMT-generating area produces VMT per service population that is 15% below the County average. Additionally, as noted above, the analyst must identify if the project is consistent with the existing land use within that TAZ and use professional judgment that there is nothing unique about the project that would otherwise be misrepresented utilizing the data from the travel demand model. It should be noted that the blue areas of the map represent < -15% below County Average, the yellow areas of the map represent 0 to -15% below County Average and the red areas of the map represent higher than County Average.

- *Based on review of Appendix B-2 – Daily VMT per Service Population Compared to County Average (2012), the project site is located within a Higher than County Average VMT Area (i.e. red area of the map). Therefore, Project Screening Step 2: Low VMT Area Screening is not satisfied.*



Screenshot #2. Garden Grove Low VMT Areas 15% Below Countywide Comparison

Step 3: Project Type Screening

Some project types have been identified as having the presumption of a less than significant impact. Local serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel. The following uses can be presumed to have a less than significant impact absent substantial evidence to the contrary as their uses are local serving in nature:

- Local-serving K-12 schools
- Local parks
- Day care centers
- Local-serving retail uses less than 50,000 square feet, including:
  - Gas Stations
  - Banks
  - Restaurants
  - Shopping Center
- Local-serving hotels (e.g. non-destination hotels)
- Student housing projects on or adjacent to a college campus
- Local-serving assembly uses (places of worship, community organizations)
- Community institutions (public libraries, fire stations, local government)
- Affordable, supportive, or transitional housing
- Assisted living facilities
- Senior housing (as defined by HUD)[2]
- Local-serving community colleges that are consistent with the assumptions noted in the RTP/SCS
- Projects generating less than 110 daily vehicle trips
  - This generally corresponds to the following "typical" development potentials:
    - 11 single family housing units
    - 16 multi-family, condominiums, or townhouse housing units
    - 10,000 sq. ft. of office
    - 15,000 sq. ft. of light industrial
    - 63,000 sq. ft. of warehousing
    - 79,000 sq. ft. of high cube transload and short-term storage warehouse

[2] As administered by the U.S. Department of Housing and Urban Development (HUD), Section 2 of the Housing for Older Persons Act of 1995 amends Section 807(b)(2)(C) of the Fair Housing Act by defining "housing for older persons" as that being intended and operated for occupancy by persons 55 years of age or older, where at least 80 percent of the units are occupied by at least one person who is 55 years of age or older. In addition, the housing facility or community is required to publish and adhere to policies and procedures that demonstrate the intent to provide such "housing for older persons" and comply with rules issued by the HUD Secretary for verification of occupancy.

- *As stated above, the proposed Project will consist of a senior apartment* and assisted living *building with 80 one-bedroom units and a RCFE building with 82 beds. Therefore, based on the Step 3: Project Type Screening criteria (i.e. senior housing and assisted living facility), this project could be screened from a VMT analysis, and could be presumed to have a less than significant impact on VMT per the City's guidelines.*

VMT Analysis Conclusion

Based on the City's guidelines, the proposed Project satisfies Step 1: Transit Priority Area (TPA) Screening and Step 3: Project Type Screening. Therefore, this project could be screened from a VMT analysis, and could be presumed to have a less than significant impact on VMT per the City's guidelines, for CEQA purposes.

CONCLUSION

- Comparison of the trips generated by the existing entitled land use to the trips generated by the proposed Project shows that the proposed Project will generate 425 greater daily trips, 27 greater AM peak hour trips and 35 greater PM peak hour trips. Based on the City of Garden Grove criteria, the net trips associated with the proposed Project are below the thresholds requiring the preparation of a traffic impact analysis report for non-CEQA purposes. Therefore, we conclude that the proposed Project will not require the preparation of a traffic impact analysis report and that the additional trips associated with the proposed Project will not significantly impact the existing surrounding roadway network, for non-CEQA purposes.

- Based on the City's guidelines, the proposed Project satisfies Step 1: Transit Priority Area (TPA) Screening and Step 3: Project Type Screening. Therefore, this project could be screened from a VMT analysis, and could be presumed to have a less than significant impact on VMT per the City's guidelines, for CEQA purposes.

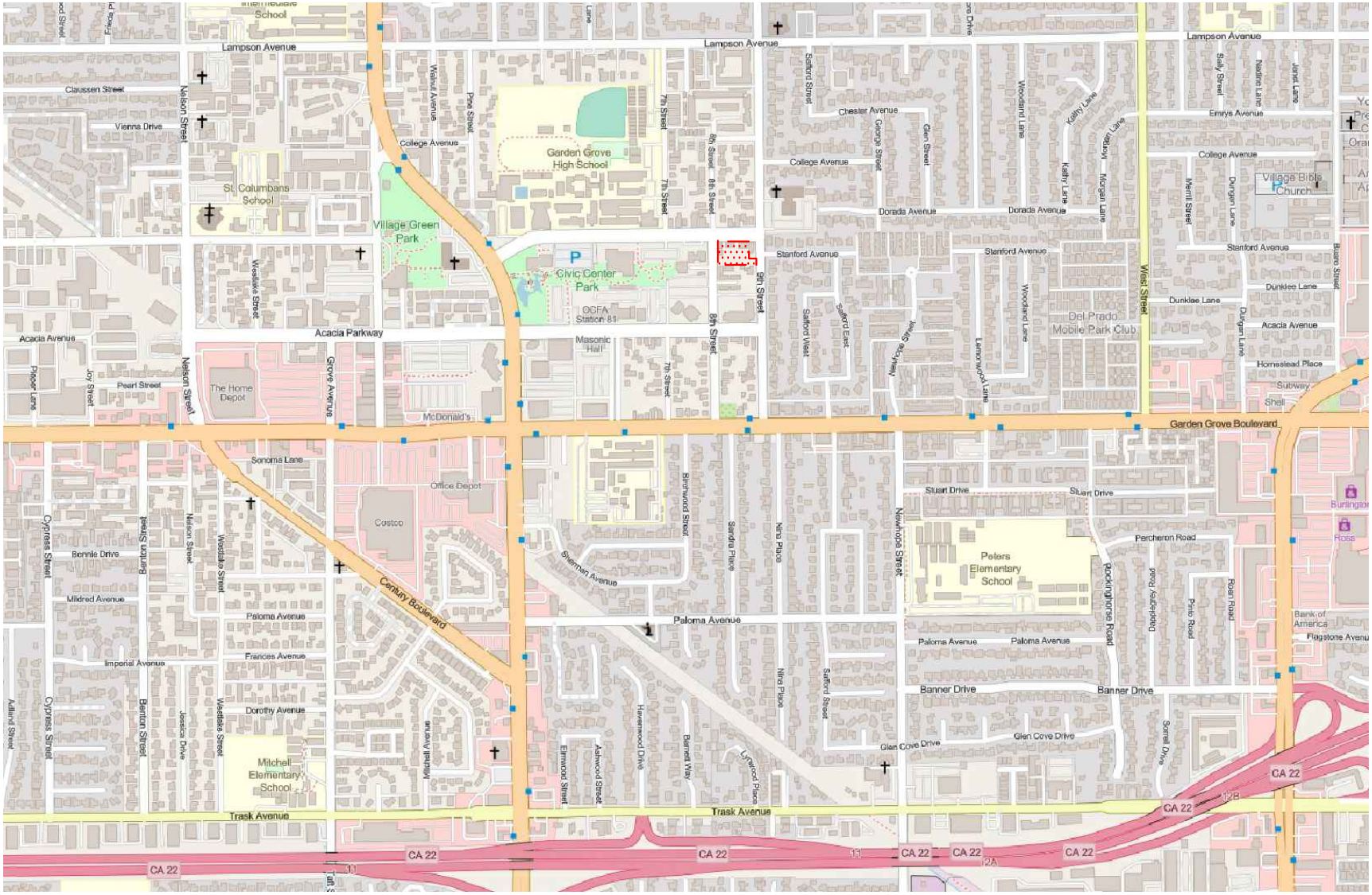
We appreciate the opportunity to provide this Traffic Impact Assessment letter. Should you have any questions, please call me at (949) 825-6175.

Very truly yours,
Linscott, Law & Greenspan, Engineers

Daniel A. Kloos, P.E.
Associate Principal

Attachment





n:\4700\2234701 – stanford avenue assisted living project, garden grove\dwg\4701 f-1.dwg LDP 07:05:46 05-10-2024 aguilar

SOURCE: GOOGLE

KEY

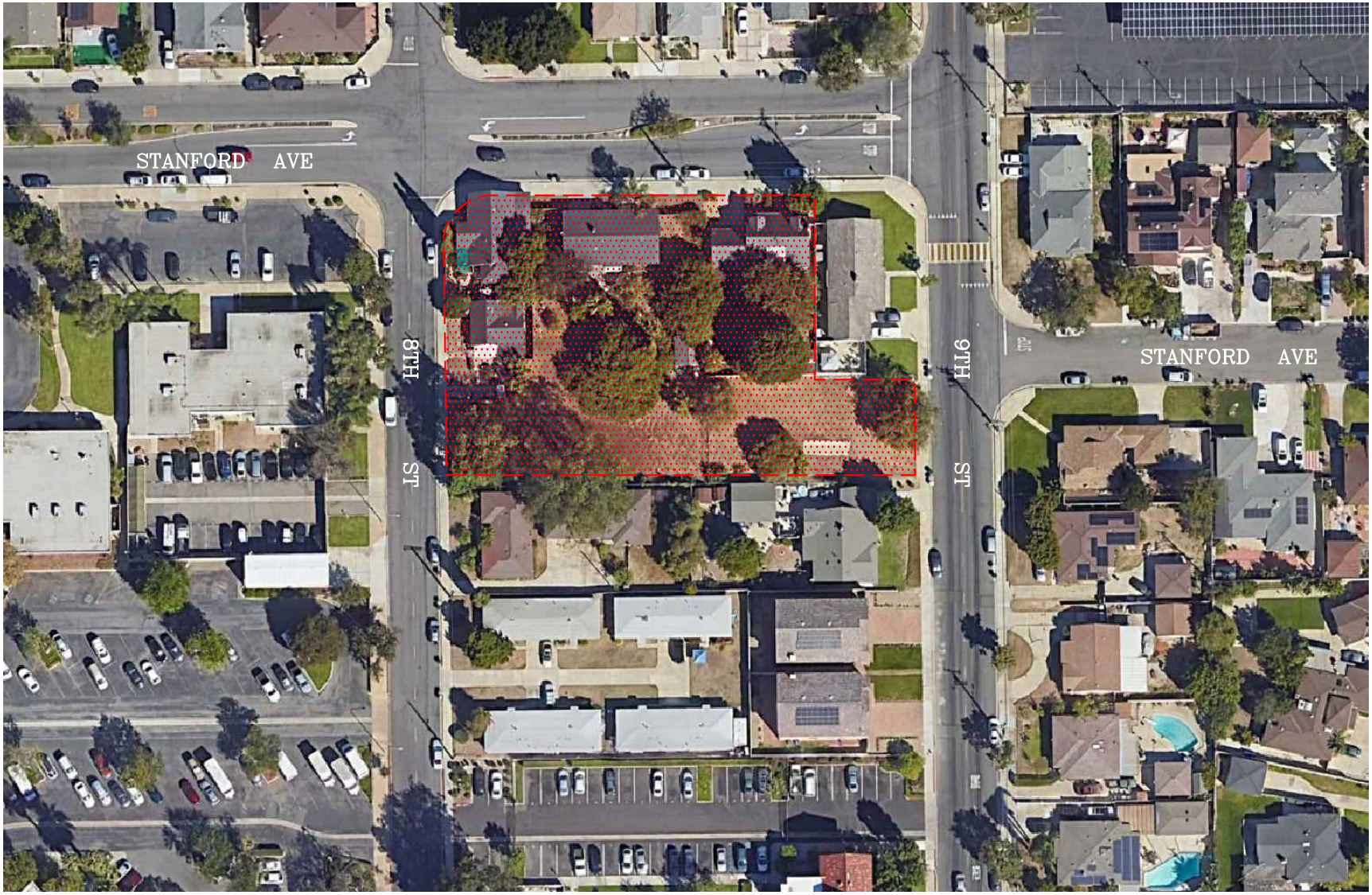
= PROJECT SITE

NO SCALE

FIGURE 1

VICINITY MAP

MIXED USE SENIOR APARTMENTS AND RCFE BUILDING PROJECT, GARDEN GROVE



n:\4700\2234701 – stanford avenue assisted living project, garden grove\dwg\4701 f-2.dwg LDP 07:07:50 05-10-2024 aguilar

SOURCE: GOOGLE

KEY

= PROJECT SITE

LLG

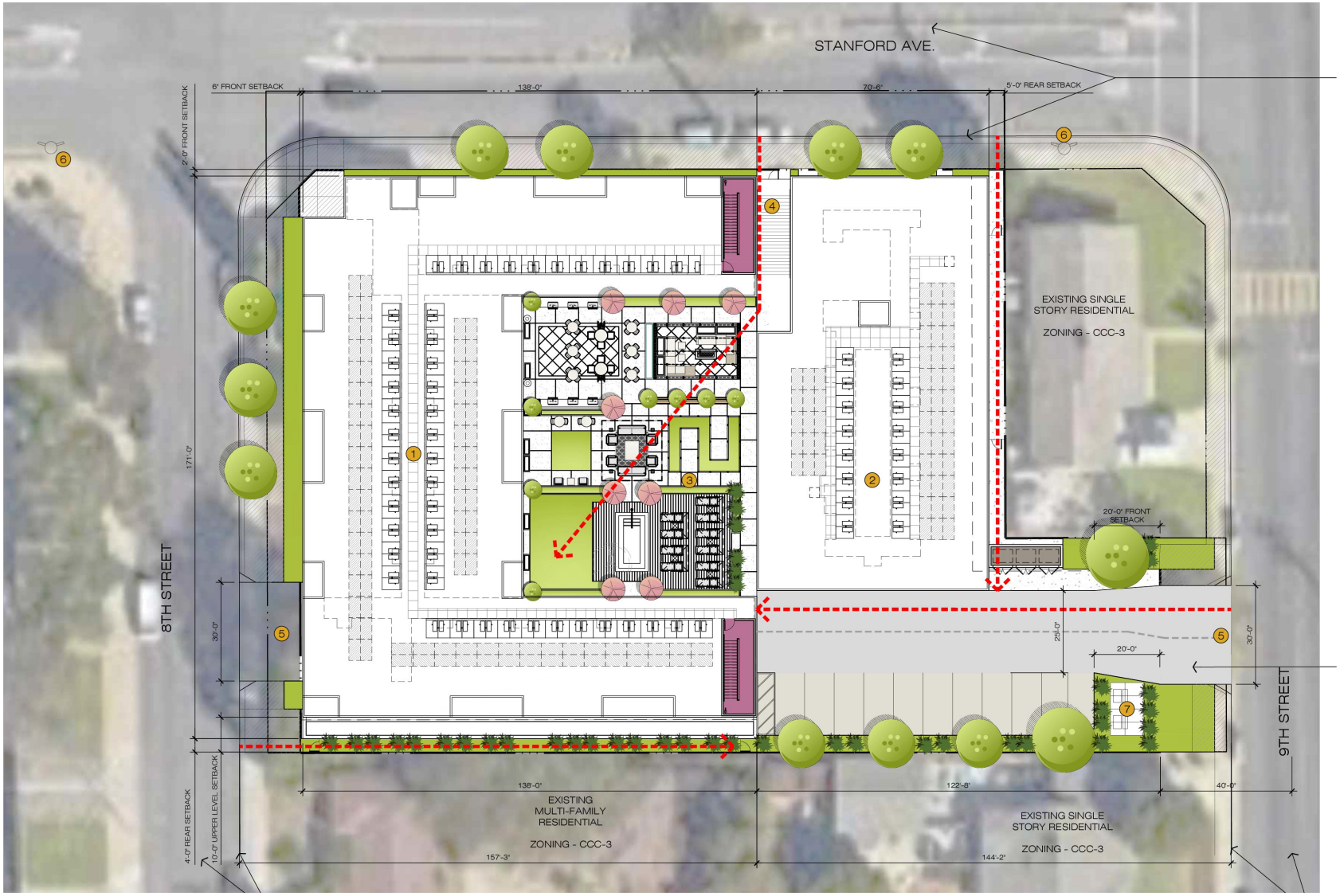
N

NO SCALE

FIGURE 2

EXISTING SITE AERIAL

MIXED USE SENIOR APARTMENTS AND RCFE BUILDING PROJECT, GARDEN GROVE



n:\4700\2234701 – stanford avenue assisted living project, garden grove\dwg\4701 f-3.dwg LDP 07:09:08 05-10-2024 aguilar

SOURCE: BSB DESIGN

LLG

N NO SCALE

FIGURE 3

PROPOSED SITE PLAN

MIXED USE SENIOR APARTMENTS AND RCFE BUILDING PROJECT, GARDEN GROVE

TABLE 1

PROJECT TRAFFIC GENERATION RATES AND FORECAST[3]

MIXED USE SENIOR APARTMENTS AND RCFE BUILDING PROJECT, GARDEN GROVE

ITE Land Use Code / Project Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Trip Generation Rates:							
▪ 210: Single Family Detached Housing (TE/DU)	9.43	26%	74%	0.70	63%	37%	0.94
▪ 252: Senior Adult Housing – Multifamily (TE/DU)	3.24	34%	66%	0.20	56%	44%	0.25
▪ 254: Assisted Living (TE/Bed)	2.60	60%	40%	0.18	39%	61%	0.24
Proposed Project Trip Generation Forecast:							
▪ Senior Apartments (80 DU)	259	5	11	16	11	9	20
▪ RCFE Building (82 Beds)	213	9	6	15	8	12	20
Total Proposed Project Trip Generation	***472***	***14***	***17***	***31***	***19***	***21***	***40***
Existing Entitled Land Use Trip Generation Forecast:							
▪ Single Family Homes (5 DU)	47	1	3	4	3	2	5
Net Project Trip Generation Forecast (Proposed Project vs. Existing Entitled Land Use)	**+425**	**+13**	**+14**	**+27**	**+16**	**+19**	**+35**

Notes:

- TE/DU = trip end per dwelling unit

[3] Source: *Trip Generation*, 11th Edition, Institute of Transportation Engineers (ITE), Washington, D.C. (2021).

Sapphos environmental inc.

August 23, 2024
Project No. 2230-005
Evaluation of Infill Categorical Exemption Historical Resource Exception for Four Residential Properties in Garden Grove, Orange County, CA

MEMORANDUM FOR THE RECORD
2.6 2230-005.M01

TO: City of Garden Grove, Planning Services Division
(Ms. Huong Ly, Associate Planner)
Garden Grove City Hall – 1 Floor
11222 Acacia Parkway
Garden Grove, CA 92840
Phone: (714) 741-5312
Email: info@ggcity.org

Yorke Engineering
(Mr. Bradford Boyes)

FROM: Sapphos Environmental, Inc.
(Dr. Kirby Pringle and Mr. Brent Johnson)

SUBJECT: Evaluation of Eligibility for Development of 11432, 11442, and 11462 Stanford Avenue, and 12752 8th Street, Garden Grove, Orange County, California for Use of California Environmental Quality Act Categorical Exemption 32

ATTACHMENT: A. Resumes of Key Personnel

Corporate Office
430 North Halstead Street
Pasadena, CA 91107
Tel 626.683.3547
Fax 626.628.1745

Bakersfield Office
200 New Stine Road, Suite #164
Bakersfield, CA 93309
Tel 661.412.7275

Billing Address
P.O. Box 655
Sierra Madre, CA 91025

Website
sapphosenvironmental.com

EXECUTIVE SUMMARY

This Memorandum for the Record (MFR) assesses the eligibility of the Mixed-Use Senior Apartments and Residential Care Facility, proposed by ThreeK Investments, LLC (ThreeK). ThreeK is proposing to develop a mixed-use project located at 11432-11462 Stanford Avenue in the City of Garden Grove, CA (City). The Project site comprises Orange County Assessor's Parcel Numbers (APNs) 090-153-19 and 090-153-20.

The proposed Project will occupy a net land area of 41,006 square feet (0.94 acre) of flat, previously occupied, urban land comprising the two parcels, with demolition of several existing structures on the project site needed. Approximately 4,300 square feet of landscaping is included in the site design. Gross land area of the two parcels is 49,475 square feet (1.14 acres) combined.

The Project will include two buildings: one 6-story, 74-foot-tall senior apartment building stacked on top of a Subterranean, at least one-floor parking garage, and one 3-story, 45-foot-tall Residential Care Facility for the Elderly (RCFE) building. The senior apartment building will include 80 one-bedroom units totaling 76,119 square feet (approximately 83,675 gross square feet) and a parking garage consisting of approximately 42,331 gross square feet. Of the 80 apartment units, 76 will be market-rate units and 4 will be designated affordable units. The 46-room RCFE building will include 36 double-occupancy rooms and 10 single-occupancy rooms for a total of 82 beds in 21,801 square feet (approximately 23,633 gross square feet).

The senior apartment building will include 80 enclosed parking spaces and the RCFE building will include 26 parking spaces (15 enclosed and 11 open grade). The 106 parking spaces will comprise 52 standard, 5 accessible [i.e., Americans with Disabilities (ADA) Act compliant], 5 compact, 4 electric vehicle (EV) ready, 2 EV accessible, and 38 EV capable.

This MFR provides an evaluation to determine if one or more of the four single-family residences located at 11432 and 11442 Stanford Avenue and 12752 8th Street (APN 090-153-20) and 11462 Stanford Avenue (APN 090-153-019), Garden Grove, Orange County, California, constitute a significant historical resource as defined in Section 15064.5(a) of the State of California Environmental Quality Act (CEQA) Guidelines. The findings of this evaluation would serve as the basis for making a determination for the eligibility of the proposed project for use of the § 15332 Categorical Exemption 32 for In-fill Development described in the State CEQA Guidelines. Specifically, this MFR evaluates the potential for the proposed project in relation to §15300.2(f), Exceptions of the State CEQA Guidelines, requiring that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The evaluation was undertaken by Sapphos Environmental, Inc. Architectural Historians Dr. Kirby Pringle and Mr. Brent Johnson, who both meet the Secretary of the Interior's *Professional Qualifications Standards* for History and Architectural History. The evaluation of the subject property was based on archival and records research; a review of City building permits, the Conservation Element (Chapter 10-3) of the City General Plan; consideration of review of publicly available data regarding the residences and the owners; outreach to the Garden Grove and Orange County Historical Societies; and an intensive survey of the subject properties.

The four single-family residences located at 11432, 11442, and 11462 Stanford Avenue and 12752 8th Street are not historically significant. All four buildings have been reevaluated in this study pursuant to the criterion for listing in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register). None of the residences is individually eligible for listing in the National Register and California Register. The proposed Mixed-Use Senior Apartments and Residential Care Facility would not result in a substantial adverse change to a historical resource, pursuant to Section 15064.5(b) of the CEQA guidelines which includes those resources eligible for listing in the National Register and California Register. Therefore, the proposed project does not violate the exceptions for use as a Class 32 In-Fill Categorical Exemption.

INTRODUCTION

This Memorandum for the Record (MFR) was prepared to determine if the buildings located at 12432, 12442, and 12462 Stanford Avenue, and 12752 8th Street, Garden Grove, Orange County (Figure 1, *Project Vicinity Map*), are historical resources pursuant to the California Environmental Quality Act (CEQA). The subject property is comprised of two parcels (Assessor's Parcel Numbers [APN] 090-153-019 and 090-153-020) which contains four single-family residences located at 11432, 11442, and 11462 Stanford Avenue, and 12752 8th Street (Figure 2, *Project Location Map*). APN 090-153-019 is 'L'-shaped in plan and has one of the four residences, 11462 Stanford Avenue, which was constructed in 1963. The second parcel (APN 090-153-020) is square in plan and contains the remaining three residences, 11442 Stanford Avenue, 11432 Stanford Avenue, and 12752 8th Street. The residence located at 12752 8th Street, constructed in 1949, is square in plan with the primary/west façade facing 8th Street. The residence at 11432 Stanford Avenue is located southeast of the intersection at Stanford Avenue and 8th Street, and the primary/west façade faces 8th Street. The residence located at 11442 Stanford Avenue is located east of the residence at 11432 Stanford Avenue and west of the residence at 11462 Stanford Avenue, and the primary/north façade faces onto Stanford Avenue. The residence at 11462 Stanford Avenue has the primary/north façade facing onto Stanford Avenue. The residence at 12752 8th Street is adjacent and to the south of 11432 Stanford Avenue, and the primary/west façade faces onto 8th Street.

The applicant, ThreeK Investments, LLC (ThreeK), proposes to demolish the four existing buildings and construct a Mixed-Use Senior Apartments and Residential Care Facility on the two parcels (APNs 090-153-019 and 090-153-020) where the four buildings are located. Section 15064.5(a) of the State CEQA Guidelines requires the treatment of all properties determined eligible for listing in the California Register of Historical Resources (California Register), inclusive of all properties listed or determined eligible for listing in the National Register of Historic Places (National Register), to be evaluated as an historical resource. In addition, all resources included in a local register of historical resources, as defined in §5020.1(k) of the Public Resources Code or identified as significant in an historical resources survey meeting the requirements of pursuant to § 5024.1(g) of the Public Resources Code shall be presumed to be historically significant. Due to the age of the buildings to be demolished, this study has been prepared to determine whether the exception set forth in Section 15300.2(f) of the CEQA Guidelines applies to the Project. This exception provides as follows:

> *Historical Resources. A categorical exemption shall not be used for a project located on a site which may cause a substantial adverse change in the significance of an historical resource.*

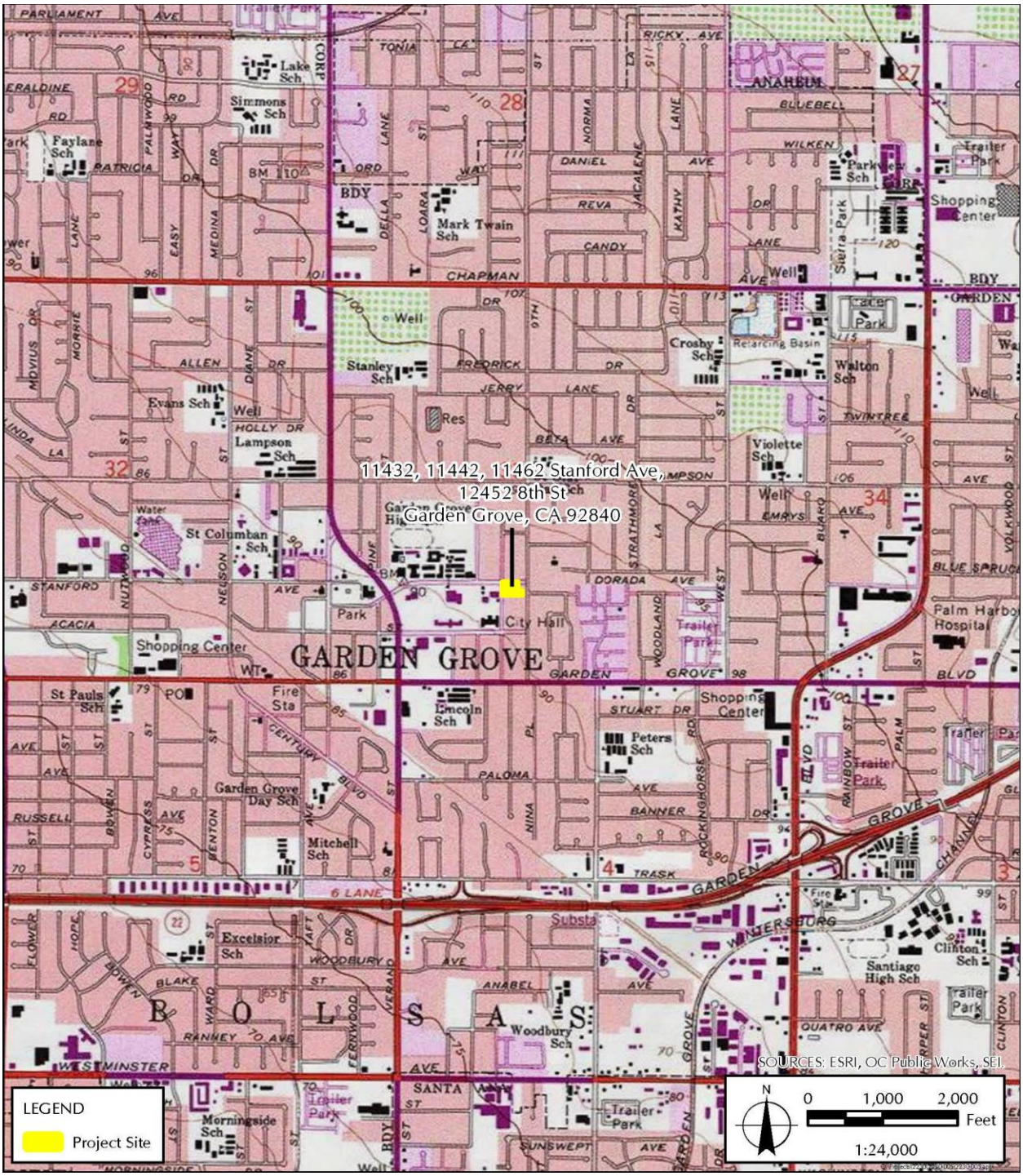


FIGURE 1. Project Vicinity Map
SOURCE: *U.S. Geological Survey*

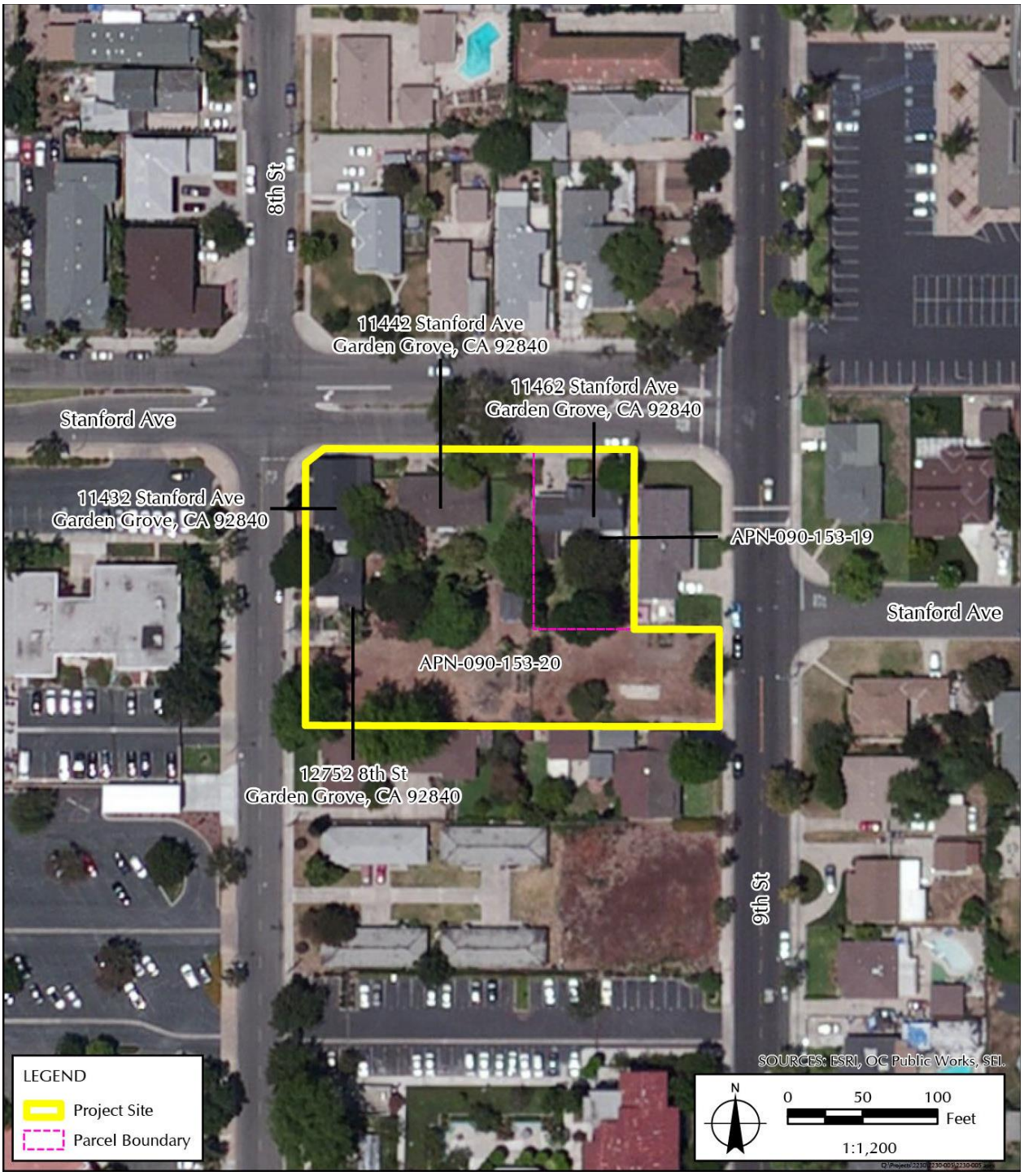


FIGURE 2. Project Location Map
SOURCE : *Sapphos Environmental, Inc., 2023*

This assessment of the buildings was undertaken in relation to the City of Garden Grove *Draft Focused General Plan Update, 2021-2029.* The analysis of the buildings was completed based on review of available relevant information in the State of California Office of Historic Preservation's Built Environment Resource Directory (BERD) to determine if previously identified historical resources are located within the project footprint and immediate vicinity. Research included a search for available building permits, Sanborn fire insurance maps, historic aerial photographs and topographic maps, and outreach to the Orange County and Garden Grove historical societies, and other publicly available sources of relevant information. A site visit was conducted to document the project site and its setting using digital photography.

REGULATORY SETTING

Federal

The National Historic Preservation Act of 1966, as amended, defines the criteria to be considered eligible for listing in the National Register:

> *The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of* location, design, setting, materials, workmanship, feeling*, and* association *and*
>
> *A. that are associated with events that have made a significant contribution to the broad patterns of our history; or*
> *B. that are associated with the lives of persons significant in our past; or*
> *C. that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
> *D. that have yielded, or may be likely to yield, information important in prehistory or history* (36 Code of Federal Regulations [CFR] Section part 63).

According to *National Register Bulletin No. 15*, "to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity." Integrity is defined in *National Register Bulletin No. 15* as "the ability of a property to convey its significance."[1] Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity*: location, design, setting, materials, workmanship, feeling*, and *association*.

[1] National Park Service, U.S. Department of the Interior. 2017. "National Register No. 15: How to Apply the National Register Criteria for Evaluation." Available at: https://www.nps.gov/nr/publications/bulletins/nrb15/

State of California

Section 5024.1(c), Title 14 California Code of Regulations, Section 4852 of the California Public Resources Code defines the criteria to be considered eligible for listing in the California Register:

> *A resource may be listed as an historical resource in the California Register if it meets any of the following* [National Register] *criteria:*
>
> 1. *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
> 2. *Is associated with the lives of persons important in our past;*
> 3. *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
> 4. *Has yielded, or may be likely to yield, information important in prehistory or history.*

Section 4852(c) of the California Code of Regulations[2] defines integrity as follows:

> *Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.*

The California Office of Historic Preservation provides the following guidance for completing historic resource surveys:

> *Historic resource surveys are performed to identify, record, and evaluate historic properties within a community, neighborhood, project area, or region. Surveys provide information needed to make informed planning decisions, prioritize preservation goals and objectives, develop and implement land use policies, perform environmental reviews pursuant to CEQA, develop adaptive reuse and heritage tourism initiatives, educate the public and increase the understanding of and appreciation for the built environment as a tangible reminder of the community's history. Surveys also assist in the identification of resources worthy of designation in a local register of historic resources, the California Register, or the National Register, as well as properties potentially eligible for federal tax benefits or other state and local preservation incentives.*
>
> *Surveys should be updated regularly to consider properties that may have achieved significance since the survey was originally conducted and to incorporate resources that were initially overlooked. Updating an existing survey offers an opportunity to identify and document physical changes that have occurred to a property and its surroundings since the last survey, and to identify sites where historic properties have since been moved or demolished. Finally, as architectural values were often the only criterion for*

[2] Office of Historic Preservation, California State Parks. 1999. California State Law and Historic Preservation, 4853 (c), p.66.

significance in older surveys and resources were frequently only evaluated for the National Register, a survey update should provide for reevaluating properties within broader historic contexts using local, California, and National Register criteria.

Local government surveys should consider the presence of potential historic districts which may be eligible for national, state, or local designation or may warrant special consideration in local planning such as the development of design guidelines, historical preservation overlay zones (HPOZs), conservation zones, or review by a historic preservation commission prior to granting permits for demolitions or other actions which could alter or destroy district contributors.[3]

City of Garden Grove

Chapter 10 Conservation Element of the City of Garden Grove General Plan

The Conservation Element of the City of Garden Grove General Plan provides a summary of Historical Resources and related Goals and Policies. Of the 11 General Plan Goals and Policies that address cultural and historical resources, 7 of the goals and policies are relevant to the consideration of proposed redevelopment of property that have structures and buildings that are more than 45 years old as discussed in the following policy considerations:

Goals and Policies

Goal CON-7 *Significant historical, architectural, archaeological, and cultural value resources shall be preserved and protected.*

Policy CON-7.1 *Preserve and protect Garden Grove's significant historical, archaeological and cultural value resources.*

Policy CON-7.2 *Preserve Garden Grove's significant historic resources to promote community identity, stability, and aesthetic character.*

Policy CON-7.3 *Encourage private and public preservation activities for the education and enjoyment of present and future generations.*

[3] Office of Historic Preservation, California State Parks. 2018. Historic Resource Surveys. Available at: http://ohp.parks.ca.gov/?page_id=23317

CON-IMP-7C *Develop a process for the preservation of historic buildings with clear data by property regarding its historic significance. Look for innovative ways to preserve these buildings by possibly creating an historic area in which to relocate the buildings.*

CON-IMP-7D *Review proposals for the development of properties abutting historic resources to ensure that land use or new construction does not detract from the architectural characteristics and environmental setting of the historic resource.*

CON-IMP-7F *Encourage new commercial development or renovations to existing commercial structures in historic areas to be compatible with existing historic architectural character.*

Ordinance 2929

§9.56.030 Qualifying Requirements.

The proposed development shall not be located within a historic district or on property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the California Public Resources Code, or within a site that is designated or listed as a city landmark or historic property pursuant to a city ordinance.

METHODS

To assess the potential significance of the subject property, a site visit was conducted on August 16, 2023, to document the exterior of the buildings using digital photography. Building permits from the City of Garden Grove were reviewed. Sanborn fire insurance maps and historic issues of the *Daily News* were also reviewed. The purpose of the research was to determine whether the subject property has been substantially altered, is associated with a significant event or person, or is the work of a master architect.

HISTORY

Setting

The Cultural Resources Section of the City of Garden Grove *Draft Focused General Plan Update, 2021-2029* provides the following Historic Setting:

> *Spanish soldiers commanded by Gaspar de Portola first encountered what is now Orange County as they made their way north across California in 1769. During their journey, the soldiers camped on a wide grassy plain east of present-day Garden Grove. They named the area the Santa Ana Valley and claimed the state of California as a possession of Spain. The Santa Ana Valley was divided into ranchos as some of the soldiers settled in the area.*
>
> *In 1822, Mexico gained independence from Spain, and California became a province of Mexico. It was the treaty of Guadalupe Hidalgo in 1848, at the end of the Mexican-American War, that made all of California a territory of the United States of America. In 1850, California became the 31st state in the union.*
>
> *A businessman named Abel Stearns bought large tracts of land in Southern California in 1868 and divided some of it into smaller lots to sell to settlers. In 1874, Alonzo Cook purchased 160 acres of land in the area for about $15 an acre. Recognized as Garden Grove's Founding Father, he later donated land north of Main Street and Garden Grove Boulevard for use as the site of the first schoolhouse and post office. Cook suggested the name "Garden Grove" for the school and surrounding village.*
>
> *By the time Orange County incorporated in 1889, the Garden Grove area had a population of about 200. It continued as a quiet farming community into the 20th Century, when in 1905, the Pacific Electric Railroad came through Garden Grove. The railroad brought tourists, visitors, and before long, more settlers. Soon after came the first telephone,* [*as well as*] *gas and electric services for the residents near Main Street. During the next 40 years, agriculture continued as the town's main economy.*
>
> *Although ideally located in the center of the county, Garden Grove's growth was slowed by two disasters during those years. The first was in 1916, when the center of town was flooded and came under about four feet of water after days of heavy rains. Then, in 1933, another disaster damaged the old town section of Garden Grove when an earthquake struck. Following each of these catastrophes, however, the residents joined in spirit and labor to repair the damage and continue the progress of Garden Grove.*
>
> *World War II had an important impact on city growth. Servicemen who had visited California during their training for war came back to settle and raise their families. Available land and low prices caused a sudden building boom, making Garden Grove the fastest growing city in the nation in the 1950s. As the area grew, its rural nature changed to a more modern society and the need for city government was evident.*

Residents formally decided to incorporate their town on June 18, 1956, to become the City of Garden Grove. At the time of the 1960 census, Garden Grove had a population of nearly 44,000. Today, the population is over 170,000. That makes Garden Grove the fifth largest city in Orange County and the 18th largest in the State.[4]

DESCRIPTION OF EVALUATED RESOURCE

11462 Stanford Avenue

The subject property, located at 11462 Stanford Avenue, in the City of Garden Grove, is rectangular in plan. There is a two-story single-family residence with an attached garage designed in the English Colonial Revival architectural style, with minor elements of Minimal Traditional-style nominal ornamentation (Figure 3, *Primary/North Façade, 11462 Stanford Avenue*). The residence is 'L'-shape in plan. The residence is surmounted with a gabled roof that is clad with square asphalt shingles. The roof extends beyond the limit of the residence on all four sides, finished with a fascia board. There are two gabled dormers that face the street. The primary/northern façade is offset, with entrance to the residence set forward several feet from the garage which is attached to the western side of the residence. The fenestration on the primary/north façade includes a four-over-two wood sash window on each of the two dormers. There is a four-over-four paned window centered under each of the dormers on the first floor. The primary entry is gained via a brick walkway and two brick stories to the primary entry, which is a double wooden door with three three-over-three glass panes in the upper half of the doors and flanked by ornamental louvered wood shutters.



FIGURE 3. Primary/North Façade, 11462 Stanford Avenue
SOURCE: *Sapphos Environmental, Inc., 2023*

[4] City of Garden Grove. 2021. "History." Accessed August 28, 2023. Available at: https://ggcity.org/history

The exterior walls are clad with overlapping wood clapboard. The wood cladding continues on portions of the eastern, southern, and western sides of the residence and the north, east, and south sides of the attached garage. Portions of the cladding on the first story, particularly on the south side of the residence, have been replaced with stucco. There is a wooden tip-up garage door on the primary façade. There is an additional dormer on the second-floor elevation on the south side of the residence. There is a secondary entrance at the rear of the building with a single wooden door with three-over-three glass panes on the upper half of the door.

There is a brick chimney attached to the east side of the building (Figure 4, *East Façade, 11462 Stanford Avenue*). There are two smaller, more recent sliding glass windows on the second story, on either side of the chimney.



FIGURE 4. East Façade, 11462 Stanford Avenue
SOURCE: *Sapphos Environmental, Inc., 2023*

There is substantial evidence of alteration of the rear/south façade of the structure, where the roof continues as a flatter shed roof at the first-floor elevation on the rear side of the residence; and there is a screened-in porch (annex) on the eastern side of the rear elevation, which does appear to be part of the original construction (Figure 5A, *South Façade with Screened-In Porch* [*east side*]). There is a second screened-in porch attached to the garage by a wooden breezeway on the western side of the rear elevation (Figure 5B, *South Façade with Screened-In Porch* [*west side*]). The researchers were unable to find permits for the attached breezeway or the screened-in porches on the rear elevation of the residence. There are two doors on the southern elevation of the building, one with a half-lite with three-over-three panes, and one common hollow-core door that does not appear to be original to the residence. The upper dormer on the second story of the south façade has a double sash one-over-one window. The visible window on the first floor is an aluminum trimmed sliding glass window that is incongruous with the other windows.



Figure 5A. South Façade with Screened-In Porch (east side)
SOURCE: *Sapphos Environmental, Inc., 2023*



FIGURE 5B. South Façade with Screened-In Porch (west side)
SOURCE: *Sapphos Environmental, Inc., 2023*

The west façade begins at the side of the garage and appears to be original to the structure (Figure 6A, *West Façade, 11462 Stanford Avenue* [*north portion, facing southeast*]). An overhead structure has been added and connects (Figure 6B, *West Façade, 11462 Stanford Avenue* [*central breezeway facing northeast*]) and continues to connect with a dilapidated wood sided shed (Figure 6C, *Western Façade, Shed* [*south side; facing southeast*]).



FIGURE 6A. West Façade, 11462 Stanford Avenue (north portion, facing southeast)
SOURCE: *Sapphos Environmental, Inc., 2023*



FIGURE 6B. West Façade, 11462 Stanford Avenue (central breezeway facing northeast)
SOURCE: *Sapphos Environmental, Inc., 2023*



FIGURE 6C. West Façade, Shed (south side; facing southeast)
SOURCE: *Sapphos Environmental, Inc., 2023*

11432 Stanford Avenue

The residence located at 11432 Stanford Avenue, constructed in 1913, is rectangular in plan with the primary west façade facing on to 8th Street. The residence at 11432 Stanford is a single-story dwelling with a simple gable roof clad in asphalt shingles (Figure 7, *Primary/West Façade, 11432 Stanford Avenue*; Figure 8, *North Façade, 11432 Stanford Avenue*; Figure 9, *East Façade, 11432 Stanford Avenue*; Figure 10, *South Façade, 11432 Stanford Avenue*). There is an exterior brick chimney with a cap that pierces the center of the roofline. Wood eaves and brackets are visible in most of the structure. The building is clad in horizontal wood clapboard. The true primary façade faces north (though the entryway is on Stanford on the west). The primary entry is gained via a series of three steps. The main entryway is a wood panel door covered by an aluminum screen door. The fenestration is double-hung wood sash windows throughout. There is a side entrance on the primary façade that is accessible via concrete steps up to a newer particle board door with an aluminum drop window. There was no access to the back entrance. There is a garage, storage room, or carriage house with an overhang roof that may have been added after the original construction. The only access to the back is through the side gate that connects 11432 and 11442 as a shared yard. The property has many healthy small plants in pots and small trees in the front/side yard. There are some overgrown bushes in the back (at the time of this survey). Currently, the property is occupied by a tenant. It does not appear that there have been any major, or possibly even minor, alterations to this property.

The second front (side yard) entrance on the western façade is located at the north end of the primary façade and is clad in clapboard. There are two small windows flanking the door; one wood sash double hung and the other a fixed window. Wooden steps lead up to the entry. The door appears to be a plywood hollow core door with a metal kickplate and an aluminum drop window. A large number of small potted plants decorate the yard.



FIGURE 7. Primary/West Façade, 11432 Stanford Avenue
SOURCE: *Sapphos Environmental, Inc., 2023*



FIGURE 8. North Façade, 11432 Stanford Avenue
SOURCE: *Sapphos Environmental, Inc., 2023*



FIGURE 9. East Façade, 11432 Stanford Avenue
SOURCE: *Sapphos Environmental, Inc., 2023*



FIGURE 10. South Façade, 11432 Stanford Avenue
SOURCE: *Sapphos Environmental, Inc., 2023*

Shed

There is a shed in the center of the parcel that was used communally by residents (Figure 11, *South Façade, Shed*). The structure is comprised of vertical batten board with a gable vent. An aluminum slide window is boarded up with plywood. Large trees surround the structure, and a chain link fence sits to its right.



FIGURE 11. South Façade, Shed
SOURCE: *Sapphos Environmental, Inc., 2023*

11442 Stanford Avenue

The residence at 11442 Stanford is a single-story dwelling with an attached garage (Figure 12, *Primary/North Façade, 11442 Stanford Avenue*; Figure 13, *South Façade*, *11442 Stanford Avenue*; Figure 14, *West Façade, 11442 Stanford Avenue*). The residence is surmounted with a low-pitched gable roof clad in asphalt shingles. The gable runs east-west projecting over the primary/northern façade of the property. There is a brick chimney with a cap that pierces the center of the roofline. Wood eaves and brackets are visible on the west and east façades of the structure. The building has a rough stuccoed exterior. The primary façade faces north on to Stanford Avenue. The primary entry is gained via a series of three concrete steps to a recessed entry way. The main entryway is a wood panel door covered by an aluminum screen door. The fenestration on the primary/north façade includes two side-by-side double hung wood sash windows east of the door, and a three-panel window a six-over-four central panel and two sidelights with two-over-four panes within the recessed entryway to the residence.

There is a roll-up aluminum garage door on the projecting western side of the primary façade with two small two-over-two fixed pane windows. There is an additional wood trimmed window on the projecting portion of the primary façade with a large center three-over-four double sashed window and a side window on either side with a one-over-one wood sash window. There is a side entrance on the primary façade that is accessible via concrete steps up to a newer particle board door with an aluminum drop window. There was no access to the back entrance. There is a garage, storage room, or carriage house with an overhang roof that may have been added after the original construction. The primary entrance is landscaped with shrubs and flowering plants on either side of the concrete walkway. There are some overgrown bushes in the back (at the time of this survey). Currently, the property is occupied by a tenant. It does not appear that there have been any major, or possibly even minor, alterations to this property.



FIGURE 12. Primary/North Façade, 11442 Stanford Avenue
SOURCE: *Sapphos Environmental, Inc., 2023*



FIGURE 13. South Façade, 11442 Stanford Avenue
SOURCE: *Sapphos Environmental, Inc., 2023*



FIGURE 14. West Façade, 11442 Stanford Avenue
SOURCE: *Sapphos Environmental, Inc., 2023*

12752 8th Street

The residence at 12752 8th Street is a single-story dwelling with an attached garage, constructed in 1949 (Figure 15, *Primary/West Façade, 12752 8th Street*; Figure 16, *North Façade, 12752 8th Street*; Figure 17, *East Façade, 12752 8th Street*; Figure 18, *South Façade, 12752 8th Street*). The building is surmounted by a complex gable roof clad in asphalt shingles. The primary gable runs north-south along the larger portion of the 'L'-shaped parcel, with a secondary gable running east-west and projecting only on the primary/western façade of the property. Wood eaves and brackets are visible on the west and east façades of the structure. The building is clad in horizontal wood clapboard. The primary façade faces west on to 8th Street. The primary entry is gained via a series of three concrete steps with a single metal handrail on the north side of the stairs. The main entryway is a wood panel door covered by an aluminum screen door. The fenestration on the primary/west façade includes a single double-hung wood sash window, trimmed in wood, north of the door on primary recessed portion of the façade. There is an additional gable over the projected portion of the façade that faces 8th Street. This portion of the façade also has visible wood eaves and brackets. The majority of the projected portion of the façade is obscured from view, from the public right-of-way, by wood fence constructed from dog-eared redwood 4-inch-wide vertical plans.

There is an additional wood trimmed window on the projecting portion of the primary façade with a large center three-over-four double sashed window and a side window on either side with a one-over-one wood sash window. There is a side entrance on the primary façade that is accessible via concrete steps up to a newer particle board door with an aluminum drop window. There was no access to the back entrance. There is a garage, storage room, or carriage house with an overhang roof that may have been added after the original construction. The primary entrance is landscaped with shrubs and flowering plants on either side of the concrete walkway. There are some overgrown bushes in the back (at the time of this survey). Currently, the property is occupied by a tenant. It does not appear that there have been any major, or possibly even minor, alterations to this property.

Wood clapboard exterior walls make up the east façade. There is a damaged window at the center of the façade, and three other windows on this façade are disused, covered, and painted.

There is an extended roof rafter above the corrugated metal porch overhang above the entry. There are four wood sash double-hung windows on the south façade which faces onto a side yard and brick entryway.

There are two doors—a wood screen door and a glass door—on the south façade with three larger double-hung wood sash windows at left and two larger double windows at right. The façade faces onto an old-growth tree and a bricked backyard with a few assorted pavers.



FIGURE 15. Primary/West Façade, 12752 8th Street
SOURCE: *Sapphos Environmental, Inc., 2023*



FIGURE 16. North Façade, 12752 8th Street
SOURCE: *Sapphos Environmental, Inc., 2023*



FIGURE 17. East Façade, 12752 8th Street
SOURCE: *Sapphos Environmental, Inc., 2023*



FIGURE 18. South Façade, 12752 8th Street
SOURCE: *Sapphos Environmental, Inc., 2023*

PROPERTY HISTORY

Subdivision

The four residences at the subject property are Lots 4, 5, and 6 of Tract 329 in Block 12 of the Garden Grove Home Tract, which was originally subdivided beginning in 1907 by Conrad M. Brockman, a developer from Los Angeles. Brockman's firm sold most of the lots, and Robert C. Umphress, the first recorded owner of the property, likely purchased his lots (Lots 4, 5, and 6 of Tract 329, in Block 12) from Brockman or a subsequent buyer. There is no mention of the tract in the Citywide Historic Context Statement, and there are no sources indicating that the tract had any special significance in the residential development of the City. There is no mention of the original subdivision of the Garden Grove Tract in historic issues of the *Daily News* or other local publications.

Sanborn fire insurance maps from 1929 (Figure 19A*, Sanborn Fire Insurance Map* [*1929*]) and 1932 (Figure 19B*, Sanborn Fire Insurance Map* [*1932*]) show the subject property including what is now the two parcels, APN 090-153-19 and 090-153-020. The Sanborn fire insurance maps indicate an inconsistency with the County Assessor's records. The residence at 12752 8th Street is recorded as having been constructed in 1949, but an image for a comparably shaped building is evident at the same location in the 1929 and 1932 Sanborn fire insurance maps. Similarly, a building at the current day location of 11432 Stanford Avenue identified as having been constructed in 1913 is also evident on the 1929 and 1932 Sanborn fire insurance maps. The residences at Stanford Avenue, identified by the County Assessor as having been constructed in 1930, are not depicted on the 1932 Sanborn fire insurance map. As expected, the residence at 11462 Stanford Avenue, reported as having been constructed in 1963, is not evident on the Sanborn fire insurance maps.



FIGURE 19A. Sanborn Fire Insurance Map (1929)
SOURCE: *ProQuest Digital Sanborn Maps*



FIGURE 19B. Sanborn Fire Insurance Map (1932)
SOURCE: *ProQuest Digital Sanborn Maps*

Construction History

11432 and 11442 Stanford Avenue; 12752 8th Street

There are no available permit records for the three residences located on what is now APN 090-153-20. Most likely, they were constructed by Umphress family members, primarily Robert Calvin Umphress. The parcel was likely developed by Robert C. Umphress pre–World War I, beginning before 1929. Umphress was a carpenter and probably worked as owner/builder. Federal census records reveal Umphress and his family living on the parcel before 1920, in either another structure, on what was once a larger parcel or possibly in another residence that was located on the same footprint as 11462 Stanford Avenue.

11462 Stanford Avenue

The available permit record for the residences located on what is now APN 090-153-019 is limited to the building permit to construct a new residence issued in 1962 and related plumbing and electrical permits. There are no available permits for the breezeway, the shed, or the screened porch. The original builder and architect for the property were unable to be verified since the original building permits are not available; later building permits from the Orange County Assessor (Assessor) reveal little information. The property at 11462 Stanford Avenue was likely developed by Robert C. Umphress after the Korean Conflict era, around 1962, a time when the City of Garden Grove was experiencing substantial expansion. Umphress, the first recorded owner of the property, was a carpenter and probably worked as owner/builder.

Ownership History

A history of ownership information was obtained from building permits (Table 1, *11432–11462 Stanford Avenue and 12752 8th Street Ownership History*).

TABLE 1
11432–11462 STANFORD AVENUE AND 12752 8th STREET
OWNERSHIP HISTORY

Years	Owner(s)
1913 – circa 1992	Robert C and Mary Umphress and family
Circa 1922–1935	Cecil Umphress [Preston] and husband Alva W. Preston
1935–1950	Marion Umphress and his family; and his widowed mother Mary, (until her death).
1949–1990	Robert H. Umphress and family
1981?–2009	D.J. and Cyndi Humphress
2009–2021	Joann Umphress
2021–Present	Three K Investments LLC

Robert Calvin “R.C.” Umphress, born in Indiana in 1862, had been an early resident of the rural area (well before Garden Grove incorporated in 1956) arriving around 1909. In his obituary, the *Santa Ana Register* called him “one of Garden Grove’s best known pioneer residents.” Originally residing in Westminster, he may have purchased the one-acre parcel with the subject property in Garden Grove sometime before 1917. His wife Mary Alice Ziegler Umphress, also born in Ohio, lived on the property until her death in 1949 at 80 years old. At least as early as 1910 Umphress worked as a carpenter and quite possibly built several of the early structures on this larger property in this rural unincorporated area. These earliest structures constructed even before the Garden Grove Home Tract was subdivided and later filed between 1920 and 1924 may explain why the dwelling was unpermitted and thus little documentation survives.

Historic newspapers and ancestry databases confirm that Robert C. and Mary Umphress’s children were Robert H., who died in 1917 at 23 years old (possibly in World War I), a daughter Cecil, and Marion Paul Umphress. The latter Marion, an automotive worker, moved to Anaheim and owned a mechanic shop in the late 1930s before moving back and opening another on Euclid in Garden Grove.

Umphress's daughter, Cecil Umphress lived at the subject property, 11462 Stanford Avenue, with her husband until her death in 1935 when "lots 4, 5, and 6" were transferred upon her death by her widower husband, Alva L. Preston, to her brother Marion Paul Umphress in 1935.

Based on a review of City directories and ancestry databases, the next recorded owner of the subject property (or possibly a building on the same parcel or even the same footprint) was Marion Umphress and wife, Birdie, in the late 1940s. Addresses on the property are difficult to discover as the family used a post office box (P.O. Box 151). Marion Umphress moved himself and his wife Birdie onto what may have been a temporary building, or his parents' old home, described with no address but simply "S.E. Corner of 8th and Stanford" in several documents including a 1940 army enlistment card. Aerial photos from 1947 show a structure on the southeast corner of the parcel, which was in an orchard on the western perimeter of vast agricultural lands.

Marion Umphress built a home on the parcel immediately after the death of his mother in 1948, with the date of construction of subject property one year later in 1949. Marion Umphress was a longtime resident of Garden Grove, having graduated from Garden Grove Union High School in 1926. He was the first full-time fire chief of the newly incorporated Garden Grove in 1956 and served until at least the late 1960s.

Records suggest that the next owner of the house at 11462 Stanford Avenue was Robert Lee Umphress, youngest son of Marion P. Umphress. Robert occupied the house around 1962 and lived at the residence with his daughter Cyndi at least until 1987. In 1952 Robert had resided at another house nearby, 11442 Stanford Avenue; and in 1990 Robert was listed as residing at a residence at 12781 9th Street, about 850 feet from the subject property on what may have been the perimeter of the original parcel (before subdivision). Robert Lee Umphress died in 2020 at 88 years old. His daughter, Cyndi, a professional singer who domiciled the subject property with her husband, sold the house shortly after and moved to Nashville.

FINDINGS

The Conservation Element of the Garden Grove General Plan promotes "consideration of the development of a[n] historic area, review all development proposals to ensure new construction is in keeping with the historic character of adjacent buildings, providing funding for public and private preservation, encouraging future development in historical areas to be designed in a compatible way."

According to the Building Environment Resource Directory (BERD), the subject property is located near several historic resources:

- Weisner House / 12912 8th Street (about 1,000 feet away; Status Code 7N)
- Ven Der Linde House / 12901 8th Street (about 1,000 feet away; Status Code 7N)
- 12901 8th Street (about 1,000 feet away; Status Code 7N)
- 12912 8th Street (about 1,000 feet away; Status Code 7N)
- 12911 7th Street (about 0.3 mile away; Status Code 7N)
- 11142 Acacia Parkway (about 0.5 mile away; Status Code 5S2)

Other historic properties that are within 1 mile of subject property:

- Reyburn House / 10832 Stanford Avenue (about 0.9 mile away; Status Code 3S)
- 10842 Stanford Avenue (Status Code 5S2)
- 10862 Stanford Avenue (Bungalow; Status Code 7N)
- 10882 Stanford Avenue (1887 Queen Anne Cottage; Status Code 6Y)
- 11271 Stanford Avenue / Garden Grove Union High School (Status Code 7N)
- 11431 Stanford Avenue (Bungalow; Status Code 5S2)
- 11142 Acacia Parkway (Spanish Bungalow; Status Code 5S2)
- Collins House / 10812 Stanford Avenue (Status Code 5S2)
- Smith House / 10882 Stanford Avenue (Status Code 6Y)
- 12911 7th Street (Craftsman Bungalow; Status Code 7N 4)

However, the development of the two parcels (APNs 090-153-019 and 090-153-020) does not reflect a specific important event in history and does not reflect a significant historic trend in development in the City of Garden Grove. The subject property is within the Garden Grove Home Tract, which was surveyed in 1909. Three of the properties, located at 11432 and 11442 Stanford Avenue and 12752 8th Street, predate the incorporation of the City of Garden Grove in 1956. There is no information found to assert that the development of the Garden Grove Home Tract was an essential consideration in the events that led to the incorporation of the City, which occurred nearly 50 years after the subdivision. Although a record of subdivision was not found, the development of the final residence at 11462 Stanford Avenue appears to have been a subdivision of the original property to accommodate the construction of a single-family home for one the Umphress family offspring. Therefore, it appears that the property is not closely associated with significant development patterns observed throughout the nation, state, and City. Thus, the subject properties are ineligible for listing in the National Register and California Register pursuant to Criterion A/1.

The City building record, historic news publications, archived issues of *The Southwest Builder and Contractor*, or other online sources do not identify an architect, designer, or builder associated with the property. Additionally, although research at the Garden Grove Fire Station Museum indicates that one of the owners, Marion Umphress, served as fire chief in the City of Garden Grove. He lived at the residence from 1935-1950. However, there are no records that show the fire chief to be a person of significance in the development of the City. Therefore, persons who made demonstrably significant contributions to the history of nation, state, or local community are not known to be associated with the subject properties. Thus, the subject properties are ineligible for listing in the National Register or California Register pursuant to Criterion B/2.The residential structure as originally constructed in 1913 at 11432 Stanford Avenue is a common and altered example of a Craftsman-style residence and does not possess

high artistic value or distinctive character-defining features. The building is modest in design and aesthetics and does not embody the distinctive characteristics of a type, period, or method of construction. Additionally, the building is not known to be the work of a master architect or craftsman. The residence at 11442 Standford Avenue, constructed in 1930, is a common and altered Minimal Traditional residence and does not possess high artistic value. Additionally, the building is not known to be the work of a master architect or craftsman. The residence located at 12752 8th Street, constructed in 1949, is a common and altered Minimal Traditional residence and does not possess high artistic value or distinctive character-defining features. The building is modest in design and aesthetics and does not embody the distinctive characteristics of a type, period, or method of construction. Additionally, the building is not known to be the work of a master architect or craftsman. The residence at 11462 Stanford Avenue was constructed in 1962 and is a common and altered example of an English Colonial Revival-style home with over 50 percent of the exterior south and west façades substantially altered. The building is modest in design and aesthetics and does not embody the distinctive characteristics of a type, period, or method of construction. Additionally, the building is not known to be the work of a master architect or craftsman. Therefore, the four single-family residences on the two subject properties (APNs 090-153-019 and 090-153-020) are ineligible for listing in the National Register or California Register pursuant to Criterion C/3.

The site was graded during construction of the building. Therefore, the site is not expected to yield important information pertaining to history. The subject properties therefore are ineligible for listing in the National Register or California Register pursuant to Criterion D/4.

Since the subject property is not significant under any of the above criteria, it is ineligible for listing in the National Register or the California Register pursuant to Section 106 of the National Historic Preservation Act or CEQA, respectively.

:

TABLE 2
COMPARATIVE CHART OF HISTORIC ELIGIBILITY CRITERIA

Criteria	National Register	Criteria	California Register
A	Associated with events that have made a significant contribution to the broad patterns of history.	1	Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
B	Associated with the lives of persons significant in our past.	2	Associated with the lives of persons important to local, California or national history.
C	Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.	3	Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.

Pursuant to Section 15064.5(b) a significant impact to an historical resource is defined as a project effect that may cause a substantial adverse change in the significance of an historical resource. The National Register and the California Register, were used to determine that the four buildings on the subject properties do not meet the criteria to be treated as historical resources.

The four residential structures on the subject properties do not meet the criteria to be treated as historical resources at the National, State, or local level, and as such there are no direct impacts on historical resources. The report also considered the potential for indirect impacts on the six residences in within approximately 1,000 feet of the subject property that have been identified as meeting local criteria to be treated as historical resources in the BERD. The potential for direct and indirect impact on historical resources in the vicinity was evaluated using the Secretary of the Interior's Standards for integrity: *location, design, setting, materials, workmanship, feeling*, and *association*. There are no direct impacts because each of historical resources in located approximately 1,000 feet (about 0.2 mile) or farther away from the Project site and therefore there are no changes to the *location, design, materials*, or *workmanship* of the historical resources. Similarly, given the separation of the six historical resources from the project site, and the fact that none of them are located on immediately adjacent parcels, there are no indirect (visual) effects related to *setting, feeling*, or *association*.

CONCLUSION

All four buildings have been reevaluated pursuant to the criterion for listing in the National Register and the California Register. None of the residences is individually eligible for listing in the National Register and California Register. Additionally, they are not eligible as contributors to a Historic District in the City of Garden Grove. The proposed Mixed-Use Senior Apartments and Residential Care Facility would not result in substantial adverse change to a historical resource, pursuant to Section 15064.5(b) of the State CEQA Guidelines, which includes those resources eligible for listing in the National Register, California Register, or for local consideration by the City of Garden Grove. Therefore, the proposed project does not violate the exceptions for use of a Class 32 In-Fill Categorical Exemption.

If there are any questions regarding the contents of this MFR, or additional information is required, please contact Mr. Brent Johnson at (626) 683-3547, extension 126 or email at bjohnson@sapphosenvironmental.com.

REFERENCES

City of Garden Grove. 25 January 1962. Heating Ventilation, Refrigeration, and Air Conditioning Permit No. 1541.

City of Garden Grove. 17 March 1962. Building Permit No. 18339.

City of Garden Grove. 16 May 1962. Electric Permit No. 17442.

City of Garden Grove. 6 June 1962. Plumbing Permit No. 26011.

City of Garden Grove. 19 July 1962. New Residence Permit No. 18339.

City of Garden Grove. 11 December 1962. Building Permit No. 058033A.

City of Garden Grove. 21 November 1963. Building Permit No. 25108.

City of Garden Grove. 10 March 1964. Plumbing Permit No. 33459.

City of Garden Grove. 4 December 1967. Plumbing Permit No. 025482A.

City of Garden Grove. 11 August 1972. Building Permit Plot Plan No. 058033A.

City of Garden Grove. 17 January 1979. Plumbing Permit No. 058033A.

City of Garden Grove. 15 February 1985. Electrical Permit No. 10462.

City of Garden Grove. 5 March 1987. Business Operation Tax Certificate No. 130248.

City of Garden Grove. 16 September 1987. Building Permit No. 153539A.

City of Garden Grove. 17 September 1987. Building Permit No. 1535521A.

City of Garden Grove. May 2008. Chapter 10, Conservation Element. In *Garden Grove General Plan*. Prepared by: RBF Consulting, Irvine, CA. Accessed August 2023. Available at: https://ggcity/org/internet/pdf/planning/chapter10_conservation.pdf

City of Garden Grove. N.d. Municipal site. Accessed August 2023. Available at: www.ggcity.org

Coastline Dispatch (San Juan Capistrano, CA). 6 October 1955. P.9.

Daily News (Garden Grove, CA). 11 March 1959. P.3.

Head, H.C. 1939. “The History of Garden Grove.” G*arden Grove News* (Garden Grove, CA).

McAlester, Virginia Savage. 2017. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding Americas Domestic Architecture.* New York, NY: Alfred Knopf.

NeighborWho, LLC. Accessed August 2023. “11452 Stanford Avenue, Garden Grove, Orange County, California.” Available at: neighborwho.com

Santa Ana Register (Santa Ana, CA). 16 July 1927. Obituary for Robert Umphress. P.5.

Western Directory for Santa Ana, Tustin, Garden Grove, El Toro, and Irvine. 1921. P.225.

ATTACHMENT A
RESUMES OF KEY PERSONNEL

Sapphos environmental inc.

Kirby Pringle, PhD

Architectural Historian

PhD, History, Loyola University Chicago, Chicago, Illinois, 2017

- Property research
- Community history
- Architectural history
- Los Angeles history
- Motion picture history

Years of Experience: 5

Relevant Experience

- *Author*
- *Collector*
- *Professor*

Kirby Pringle has more than five years of experience writing about architectural and local history. He has recently finished a book about working actors in the Golden Age of Hollywood for an academic publisher that includes actors' residence patterns and studio construction. His next project, for which he has nearly completed the research, is titled "Developing the West: Country Music and Western Film in the San Fernando Valley," and is essentially a real estate study of the postwar development of this once rural region of Los Angeles. He has taught American history at Bakersfield College (in the inmate scholars program), Los Angeles City College, and Cal Poly Pomona.

As a board member of the San Fernando Valley Historical Society, he has focused mainly on the Valley region of Los Angeles. His recent book *Waiting on Hollywood: The Tale of Italian Bit Player* focuses mainly on Hollywood. He is an avid collector of Los Angeles and motion picture history.

Kirby worked briefly with several cultural resource firms in duties that included field work and research. While an undergraduate student at UCLA in 2001, he did underwater archaeology with Texas A&M excavating a Civil War blockade runner in Galveston Bay.

He briefly worked in several construction trades including plastering and carpentry. His father, grandfather, and great-grandfather were all building contractors and developers. His grandfather Laurence Pringle (who built the house he grew up in) was a rough carpenter at Del E. Webb Construction Company during the 1930s and 1940s. His great-grandfather was a developer in El Paso and Phoenix, and his father was a contractor and building inspector in Los Angeles and Ventura counties.

Kirby Pringle is a member of the Urban History Association and the International Association of Media History.

Sapphos environmental inc.

Brent D. Johnson, MA

Cultural Resources Manager

Master of Arts, (History of Science), CSUF, Fullerton, CA, 1998
Bachelor of Arts, (European History and Science History), UCSD, La Jolla, CA 1991

- *Archaeology/Paleontology Monitoring*
- *Defense Environmental Restoration Program Field Surveys and Report Authoring*
- *NEPA Compliance*
- *CEQA Compliance*
- *Historic American Engineering Record Field Survey and Reporting*
- *Large Format Photography according to Library of Congress Standards*
- *Historic Resources Evaluation Reporting*
- *Certified Lead and Asbestos Inspector*
- *Advisory Council on Historic Preservation, Section 106 Essentials Certificate*

Years of Experience: 20+

Relevant Experience

- *Irvine Hoag Hospital, Excavation Monitoring for Archaeology/Paleontology Resources*
- *USACE Los Angeles District Sites: Van Nuys Army Airfield, Ontario Army Airfield, US Air Force Plant 16, US Air Force Plant 14, Marquardt Ramjet Facility*
- *Julian Hinds Substation HABS/HAER Historic Documentation*
- *Penmar Water District, Phase II Historic Building Inventory*
- *Roosevelt Elementary School CEQA IS/MND*

Mr. Brent Johnson is an Architectural Historian who meets the Secretary of the Interior's *Professional Qualifications Standards* for Architectural History and History and has completed the Advisory Council on Historic Preservation, Section 106 Essentials Training.

Mr. Johnson's primary geographic focus is Southern California; however, he has completed environmental and cultural projects in every state in the country, including Guam and Puerto Rico, and has extensive experience in completing assessments of buildings and structures for their eligibility for listing in the National Register of Historic Places, the California Register of Historic Places, and municipal ordinances for local historic preservation. In this endeavor he has completed over 1,00o evaluations of historic properties. Recent projects include the following:

- Area of Potential Effect for Archaeology and Built Environment Expansion Memo, Addendum No. 4 to the Archaeological Survey, and cultural resources input to the reexamination in support of the California High-speed Rail Locally Generated Alternative.
- Historic Property Survey Report, Historical Resources Evaluation Report, Department of Parks and Recreation Historic Evaluation, and Archaeology Survey Reports for the Alameda Road Widening project for Caltrans and the City of Los Angeles Bureau of Engineering.
- Nomination of the Bob Hope Patriotic Hall for Los Angeles County Landmark designation and listing in the National Register of Historic Places.
- Nomination for County Landmark designation for the Henry Dart Green residence in the community of Altadena, in the unincorporated territory of Los Angeles.
- Historic Context Statement and Communitywide historic resources inventory for the city of Manhattan Beach
- Historic Context Statement and Communitywide historic resources inventory for the community of Acton in the unincorporated territory of Los Angeles County

Mr. Johnson has completed the Riverside County Cultural Sensitivity Training Course; the Bureau of Land Management, Desert Tortoise, Worker Environmental Awareness Training; Bechtel Life Critical Work Requirements and Rules of Engagement Safety Training; CPR, First Aid & AED Certification; Radio Frequency Safety 101 Certification; Remote Pilot Certification (3980697); and NAUI Scuba Diver Certification Training.

Mr. Johnson was a volunteer in the San Bernardino County Museum, Archaeology Laboratory, working under the supervision of Curator of Anthropology, Adella Schroth; is a member of both the National Trust for Historic Preservation and the Pacific Coast Archaeology Society; and is the former publisher of *Preservation Chronicles* Newsletter.

ATTACHMENT 5

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

July 26, 2023

Denice Thomas, AICP
Community Development Director
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Dear Denice Thomas:

RE: 2904 Agoura Road – Letter of Technical Assistance

The California Department of Housing and Community Development (HCD) is aware that the City of Agoura Hills (City) is reviewing an application for a housing development project located at 29045 Agoura Road (Project). The Project proposal includes a mixed-use development with the construction of a four-story apartment building with approximately 6,257 square feet of commercial space, including an existing 4,257-square-foot, single-story commercial building to remain on-site. The Project would result in the creation of 278 multi-family residential units, including 28 units affordable to very low-income households and 10 units affordable to low-income households. The project includes a request to utilize the State Density Bonus Law (SBDL, Gov. Code § 65915) to achieve a density bonus.

HCD received a request for technical assistance from the Project applicant on May 5, 2023, regarding the interpretation of the SDBL in the context of the proposed Project. The applicant expressed concerns that the City is using net acreage rather than gross acreage to calculate the base density, and ultimately the density bonus. More specifically, the applicant is requesting to include in its SDBL gross acreage calculation the area of an existing improved City-maintained public street right-of-way adjacent to the Project. The City, however, does not want to include that right of way in the SDBL gross acreage calculation. The purpose of this letter is to provide technical assistance on this matter.

Gross Acreage for the Purposes of State Density Bonus Law

The question of which portions of private property are included in gross acreage was examined in HCD's December 2022 letter to the City of Watsonville.[1] The SDBL

[1] HCD's December 2022 letter to City of Watsonville addressing gross acreage is available at https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/HAU/watsonville-TA-121522.pdf

requires that base density be determined using the gross acreage and not net acreage. Government Code Section 65915, subdivision (f), states that a density bonus means, "a density increase over the otherwise maximum allowable *gross* residential density…" (emphasis added). As stated in the Watsonville letter, HCD confirms that all portions of the site that are undevelopable including, but not limited to, riparian areas, wetlands, steep slopes, and *easements* (including public rights of way) are included in gross acreage.

To expand and clarify HCD's previous interpretation of gross acreage, any portion of the property that is owned in fee and for which an easement was granted for a public street right-of-way, or any public right-of-way area, is like any other easement on the property (such as utility easements, conservation easements, etc.).[2] Therefore, an easement for a public street right-of-way is included in gross acreage for the purpose of calculating density for SDBL projects. Included in gross acreage are all existing easements, and all future easements or dedications that are typical conditions of approval for a project, such as but not limited to, driveways, drive aisles, private or public streets, and any public rights-of-way.

Importantly, Government Code Section 65915, subdivision (r), explicitly states that the SDBL shall be interpreted liberally in favor of producing the maximum number of total housing units. Therefore, the use of net acreage (or the exclusion of the public right-of-way easement, in this case) would result in fewer housing units and conflict with SDBL's express intent to produce the maximum number of housing units.

The City has asserted that the legal distinction between a public street right-of-way created via a dedication and the granting of an easement is arbitrary. This is false. A dedication typically results in the conveyance of the underlying fee interest in the land, whereas the granting of an easement does not. If the landowner utilized an easement, then that portion of the site must be included in the SDBL calculation. As to concerns that some property owners may be unfairly advantaged by having the good fortune of owning a fee interest in an adjacent street, there is no statutory issue. The ultimate result is the production of more affordable and market-rate housing – the stated intent of both the SDBL and the City's Housing Element.

HCD is aware that the City is improperly utilizing a county assessor's map to determine gross acreage for the proposed Project. Assessors' maps are not; however, accurate representations of actual property boundaries because they are used to determine usable, or taxable areas of a property. They; therefore, exclude areas that are owned in fee but dedicated in easement for a public street right-of-way because public streets are not subject to property tax. Accordingly, HCD advises the City to utilize land surveys prepared by licensed surveyors or engineers that identify the entirety of a property

[2] "A public right-of-way is a form of easement, in that it grants the use rights in a particular parcel of land to nonowners of that land." *Bello v. ABA Energy Corp.* (2004) 121 Cal.App.4th 301, 308 (citing Cal. Civ. Code, § 801, subd. (4).).

boundary (which includes all easements owned in fee) to calculate density for SDBL projects to ensure the maximum allowable gross density is achieved.[3]

Conclusion

HCD respects the challenges inherent in infill development and applauds the construction of a mixed-income development on a site identified in the City's 6th Cycle Housing Element. HCD advises that the contents of this letter not be used to delay or otherwise unnecessarily complicate a project moving forward through the entitlement process. Local agencies should be pragmatic in their considerations of SDBL applications that provide much needed affordable and market-rate housing throughout California.

HCD would also like to remind the City that HCD has enforcement authority of the SDBL, among other state housing laws. Accordingly, HCD may review local government actions and inactions to determine consistency with these laws. If HCD finds that a city's actions do not comply with state law, HCD may notify the California Office of the Attorney General that the local government is in violation of state law (Gov. Code, § 65585, subd. (j)). If you have any questions regarding the content of this letter or would like additional technical assistance, please contact Jessica Evans at jessica.evans@hcd.ca.gov.

Sincerely,



Shannan West
Housing Accountability Unit Chief

[3] In fact, SDBL is implemented most effectively when both an applicant and a local government can rely on the preparation of a professional land survey to determine the size of a site, based on the area owned in fee.

ATTACHMENT 6

RESOLUTION NO. 6098-24

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING INTERPRETATION OF USE NO. IOU-006-2024, TENTATIVE PARCEL MAP NO. PM-2023-156, SITE PLAN NO. SP-144-2024, AND CONDITIONAL USE PERMIT NO. CUP-267-2024, , FOR PROPERTIES LOCATED ON THE SOUTHEAST CORNER OF STANFORD AVENUE AND 8TH STREET, WEST OF 9TH STREET, AT 11432-11462 STANFORD AVENUE, ASSESSOR'S PARCEL NOS. 090-153-19 AND 090-153-20.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on October 3, 2024, hereby approves Interpretation of Use No. IOU-006-2024, Tentative Parcel Map No. PM-2023-156, Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024, for properties located on the southeast corner of Stanford Avenue and 8th Street, at 11432-11462 Stanford Avenue, Assessor's Parcel Nos. 090-153-19 and 090-153-20, subject to the conditions of approval attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED in the matter of Interpretation of Use No. IOU-006-2024, Tentative Parcel Map No. PM-2023-156, Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by the applicant, William Jager with authorization of the property owner, ThreeK Investments, LLC.

2. The applicant is requesting approval to develop a six-story mixed-use development on a 0.94-acre (net) lot consisting of a 78-unit senior apartment complex and an 82-bed Residential Care Facility for the Elderly (RCFE). The specific land use entitlement approvals requested include the following: (i) An Interpretation of Use to determine the compatibility between an RCFE use and the CC-3 (Civic Center Core) zone classification, and to allow the RCFE use subject to approval of a Conditional Use Permit; (ii) A Tentative Parcel Map to consolidate two (3) existing parcels and to create a one-lot subdivision for condominium purposes to divide the RCFE and apartment building; (iii) A Site Plan to allow construction of the six-story mixed-use development consisting of an 78-unit senior apartment building over a parking structure with one (1) subterranean level and one (1) above-ground level, and a 82-bed RCFE attached to the parking structure/apartment building, along with associated site improvements; and (iv) a Conditional Use Permit to allow and regulate the operation of the proposed RCFE on the subject site. The proposal includes four (4) affordable housing units for "very low-income" households. Inclusion of the four (4) "very-low-income" units qualifies the project for a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios pursuant to the State Density Bonus Law and Garden Grove Municipal Code (GGMC) Section 9.60.040.

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 15332 (In-Fill Development Projects) of the State CEQA Guidelines (14 Cal. Code Regs., Section 15332). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services. The project is therefore exempt from CEQA review.

4. The property has a General Plan Land Use designation of CC (Civic Center Mixed Use) and is zoned CC-3 (Civic Center Core). The site is currently developed with four single-family homes, which would be demolished to accommodate the proposed project.

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 October 3, 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 October 3, 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 9.32.030, 9.60.020, and 9.60.030 are as follows:

FACTS

The subject site is an L-shaped lot located at the southeast corner of Stanford Avenue and 8th Street with a portion of the lot extending to 9th Street. The site has a total gross lot area of 1.14 acres, and a net lot area of 0.94 acres. The site has a General Plan Land Use Designation of CC (Civic Center Mixed Use), and is zoned CC-3 (Civic Center Core). The site abuts CC-3 zoned properties to the northeast, south, and across 8th Street to the west; and CCSP-PR61 (Community Center Specific Plan - Peripheral Residential, Area 61) zoned properties across Stanford Avenue to the north. A portion of the lot that fronts 9th Street abuts R-1 (Single Family Residential) zoned properties across 9th Street to the east. Surrounding uses include single-family

dwellings to the east, south, and north; and commercial/office buildings across 8th Street to the west, which include a financial institution and Community Meeting Center, and Senior Center.

The General Plan identifies "Focus Areas" in the City, which are defined areas intended to accommodate growth for future development, and to attract developers to opportunities that would promote greater revitalization in the community. The subject site is located within General Plan Focus Area E1 - Civic Center. This area includes civic buildings (City Hall, Garden Grove Police Department headquarters, Orange County Fire Authority Station, Orange County Public Library, Community Meeting Center and Senior Center), educational institution buildings, and Garden Grove Historic Main Street. Other notable developments within the area include SteelCraft and Cottage Industries. The intent of Focus Area E1, and the Civic Center Mixed Use General Plan Land Use Designation, is to promote civic, commercial, open space, and residential uses, consisting of buildings ranging from four (4) to seven (7) stories in height, with residential densities of up to sixty (60) dwelling units per acre. According to the General Plan, Focus Area E1 (the Civic Center) is intended to be the "Heart of the City", a place where people can meet in public gathering spaces with pedestrian-friendly streets.

The subject site consists of two (2) adjoining parcels, under common ownership, which include Parcel 1 (APN: 090-153-19) located at 11462 Stanford Avenue, and Parcel 2 (APN: 090-153-20) located at 11432-11442 Stanford Avenue. Parcel 1 has a gross lot area of 9,118 square feet (0.21 acre), and a net lot area of 7,510 square feet (0.17 acre). Parcel 1 is an interior lot fronting Stanford Avenue, and is improved with a single-family dwelling that was constructed in 1913.

Parcel 2 has a gross lot area of 40,357 square feet (0.93 acre), and a net lot area of 33,496 square feet (0.77 acre). Parcel 2 is an L-shaped lot that has three (3) frontages on Stanford Avenue, 8th Street, and 9th Street. Parcel 2 is improved with three (3) detached residential dwellings that were also constructed in 1913.

The applicant is proposing to construct a mixed-use development intended to serve the senior population of the community. The project consists of a 78-unit senior apartment building over a parking structure with one (1) subterranean level and one (1) above-ground level, an 82-bed residential care facility for the elderly (RCFE), and associated site improvements. To accommodate the proposed development, all existing on-site improvements would be demolished.

The senior apartment building would include four (4) two-bedroom rental affordable housing units for "very-low-income" seniors. With the inclusion of affordable units, pursuant the DBL, the project qualifies for a density bonus, a reduced parking ratio, and one (1) incentive/concession, and thirteen (13) waivers/reductions of development standards set forth in the Garden Grove Municipal Code (GGMC).

An Affordable Housing Regulatory Agreement, consistent with the DBL and Section 9.60.050 of the GGMC, would be recorded to ensure affordability of the four "very low-income" units for the duration of fifty-five (55) years.

The General Plan Land Use designation of CC (Civic Center Mixed Use) is intended to provide for a mix of civic, institutional, commercial, higher density residential, and open space uses. These uses should contribute to the sense that this area is the heart and soul of the community, as well as a public gathering place. The CC Land Use designation is implemented, in part, by the CC-3 (Civic Center Core) zone, which allows residential/commercial mixed-use development with residential densities of up to 60 units per acre and a maximum FAR of up to 0.50 for non-residential uses. The CC-3 zone allows a variety of residential and neighborhood serving commercial uses. However, RCFE is not included as a permitted or conditionally permitted use in this zone. To allow the proposed RCFE as part of a mixed-up development project with affordable housing to be operated at the subject site, an Interpretation of Use is necessary to determine the compatibility between "Residential Care Facility for Elderly" (RCFE) and the CC-3 zone classification, and to allow RCFE, as part of a mixed-use development, subject to a Conditional Use Permit in the CC-3 zone. In conjunction with the IOU request, a Conditional Use Permit approval is also required to govern the operation of the new 82 bed RCFE at the subject location upon completion of the construction of the building.

Although the proposed senior housing apartment building and the RCFE building would be part of an integrated development, once construction is completed, the two uses may operate independently of each other and may potentially be owned by separate entities. Therefore, a Tentative Parcel Map is necessary to consolidate the two (2) existing parcels and to create a one-lot subdivision for condominium purposes to divide the RCFE and apartment building.

FINDINGS

INTERPRETATION OF USE

1. The proposed use is similar in scale and operational characteristics to other uses permitted in that zone.

   An RCFE is similar in scale and operational characteristics to a "Skilled Nursing Facility" or "Intermediate Care Facility", which are conditionally permitted in the CC-3 zone. They all provide 24-hour care and supervision to their prospective clientele, with slight differences. While Skilled Nursing Facilities and Intermediate Care Facilities are considered health care facilities that are extensions of hospitals required to have on-call medical staff (physicians, licensed practical nurses, and pharmacists) on-site, the proposed RCFE is not. According to the applicant, the level of services provided to RCFE residents would be based on the needs of each

individual. Although the RCFE may employ a few full-time registered nurses to oversee the overall operation, the RCFE would contract with physicians and nurse practitioners only for periodic on-site medical checkups as additional services. Because a "Skilled Nursing Facility" or "Intermediate Care Facility" is conditionally permitted in the CC-3 zone, subject to approval of a Conditional Use Permit, an "RCFE" will generally be compatible with the CC-3 zone, and with the proposed senior apartment complex on the same site.

2. The proposed use is consistent with the intent of the General Plan and the Zone District.

   The General Plan Land Use Designation for the site is Civic Center Mixed Use, which is intended to provide a mix of civic, institutional, commercial, higher density residential, and open space uses. The Civic Center Mixed Use land use designation is implemented, in part through the CC-3 zone, which encourages high-density residential developments as well as compatible uses that enliven the urban core and work together to create a walkable, vibrant district that encourages interaction and engagement in community activities. The proposed RCFE, along with the senior apartment development as a whole, would serve the aging population within Garden Grove and its surrounding communities. The two uses together would provide a variety of housing options and different level of services that would allow seniors in the community to maintain their quality of life, and independence. The proposed Interpretation of Use, to determine "Residential Care Facility for Elderly" within a mixed-use development as a compatible use in the CC-3 zone, is consistent with goals and policies of the General Plan, which include:

   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, and *Policy LU-4.1: Locate higher-density residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses*.

   The subject site is located in the area considered to be the "Heart of the City", a place where people gather in public places. The area includes civic buildings (City Hall, Garden Grove Police Department headquarters, Orange County Public Library, Community Meeting Center, and Senior Center), education institutions, the Historic Main Street, and other integrated developments such as SteelCraft and Cottage Industries. Allowing RCFE as part of a mixed-use development like the proposed project would increase the local population and add to the consumer base of the commercial services within the immediate neighborhood. In addition, the proposed mixed-use development takes advantage of the proximity to existing public facilities and amenities to serve the aging population in the City and surrounding area. Approval of the project would provide additional housing stock

specifically for our local seniors, while its proximity to public amenities and services such as the public park, City Hall, and Senior Center would enhance the seniors' well-being, quality of life, and could further combat social issues of loneliness and social isolation often experienced by elderlies.

Goal LU-4: Uses compatible with one another, *and Policy LU-2.4: Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.*

The General Plan identifies "Focus Areas" in the City, which are defined areas intended to accommodate growth for future development, and to attract developers to opportunities that would promote greater revitalization in the community. The subject site is located within General Plan Focus Area E1 - Civic Center (Area 1). This area includes civic buildings (City Hall, Garden Grove Police Department headquarters, Orange County Public Library, Community Meeting Center and Senior Center), education institutions, and Garden Grove Historic Main Street. Other notable developments within the area include SteelCraft and Cottage Industries. The intent of Focus Area E1, and the Civic Center Mixed Use General Plan Land Use Designation, is to promote civic, commercial, open space, and residential uses, consisting of buildings ranging from four (4) to seven (7) stories in height, with residential densities of up to sixty (60) dwelling units per acre. According to the General Plan, Focus Area E1 (the Civic Center) is intended to be the "Heart of the City", a place where people can meet in public gathering spaces with pedestrian-friendly streets. Therefore, allowing RCFE at the proposed location would be consistent with the immediate neighborhood.

Goal ED-2: Encourages establishment of new businesses, while supporting and assisting those already located within Garden Grove.

Approving the proposed project will allow the applicant to provide housing and services that support aging populations within Garden Grove's community and its vicinity.

3. The proposed use is compatible with other permitted uses.

The proposed RCFE is compatible with the proposed senior housing on the same site, and is also complementary to the surrounding existing uses. The subject site is located within General Plan Focus Area E1 – Civic Center (Area 1) that includes civic buildings (City Hall, Garden Grove Police Department headquarters, Orange County Public Library, Community Meeting Center, and Senior Center., the education institutions, and the Garden Grove Historic Main Street. Within walking distance of the project site are notable developments such as StreelCraft and Cottage Industries, both of which are integrated projects with a mix of uses (retail, restaurants and coffee shops). The construction of a dense development such as

the proposed project would increase the area's population, and add to the consumer base of the existing commercial uses within the immediate neighborhood. In addition, the project site is located in an urban setting that is enriched with public amenities and services. The abundance of amenities that the site and its surroundings have to offer would further enhance the quality of life for the future residents who would be living on-site, and potentially would further combat social issues of loneliness and social isolation often experienced by elderlies. Thus, the proposed RCFE is compatible with other permitted uses. To minimize any potential impacts to surrounding uses, RCFE will be permitted in the CC-3 zone only if it is part of a mixed-use development with affordable housing, and subject to Conditional Use Permit approval.

TENTATIVE PARCEL MAP

1. The proposed map is consistent with the General Plan.

   The General Plan Land Use Designation for the site is Civic Center Mixed Use, which is intended to provide a mix of civic, institutional, commercial, higher density residential, and open space uses. The Civic Center Mixed Use land use designation is implemented, in part through the CC-3 zone, which encourages high-density residential developments as well as compatible uses that enliven the urban core and work together to create a walkable, vibrant district that encourages interaction and engagement in community activities. The proposed RCFE, along with the senior apartment development as a whole, would serve the aging population within Garden Grove and its surrounding communities. The proposed parcel map for condominium purposes would establish the common boundary for the project while allowing the two buildings to operate independently once the construction is complete. The resulting lot size of the site would be 0.94 acre. The map is consistent with goals and policies of the General Plan, which include:

   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, and *Policy LU-4.1: Locate higher-density residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses*.

   The subject site is located in the area considered to be the "Heart of the City", a place where people gather in public places. The area includes civic buildings (City Hall, Garden Grove Police Department headquarters, Orange County Public Library, Community Meeting Center, and Senior Center), education institutions, the Historic Main Street, and other integrated developments such as SteelCraft and Cottage Industries. The construction of a dense housing project like the proposed development would increase the local population and add to the

consumer base of the commercial services within the immediate neighborhood. In addition, the proposed mixed use development takes advantage of the proximity to existing public facilities and amenities to serve the aging population in the City and surrounding area. Approval of the project would provide additional housing stock specifically for our local seniors, while its proximity to public amenities and services such as the public park, City Hall, and Senior Center would enhance the seniors' well-being, quality of life, and could further combat social issues of loneliness and social isolation often experienced by elderlies.

Goal LU-4: Uses compatible with one another, *and Policy LU-2.4: Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.*

The General Plan identifies "Focus Areas" in the City, which are defined areas intended to accommodate growth for future development, and to attract developers to opportunities that would promote greater revitalization in the community. The subject site is located within General Plan Focus Area E1 - Civic Center (Area 1). This area includes civic buildings (City Hall, Garden Grove Police Department headquarters, Orange County Public Library, Community Meeting Center and Senior Center), education institutions, and Garden Grove Historic Main Street. Other notable developments within the area include SteelCraft and Cottage Industries. The intent of Focus Area E1, and the Civic Center Mixed Use General Plan Land Use Designation, is to promote civic, commercial, open space, and residential uses, consisting of buildings ranging from four (4) to seven (7) stories in height, with residential densities of up to sixty (60) dwelling units per acre. According to the General Plan, Focus Area E1 (the Civic Center) is intended to be the "Heart of the City", a place where people can meet in public gathering spaces with pedestrian-friendly streets.

2. The design and improvement of the proposed subdivision is consistent with the General Plan.

   The proposed development includes construction of a six-story mixed-use development consisting of a 78-unit senior apartment building over a parking structure with one (1) subterranean level and one (1) above-ground level, an 82-bed RCFE attached to the parking structure/apartment building, and associated site improvements. The senior housing building includes four (4) two-bedroom affordable housing units for "very low-income" households.

   The subject site has a General Plan Land Use designation of CC (Civic Center Mixed Use). The CC Land Use Designation is intended to provide for a mix of civic, institutional, commercial, higher density residential, and open space uses. The CC Land Use Designation is implemented, in part, by the CC-3 zone, which encourages compatible uses that enliven the City's core and work

together to create a walkable, lively district that encourages interaction and engagement in community activities. Shared parking facilities, pedestrian orientation of buildings, high-quality architecture, pedestrian-scale landscaping, pathways, and signage reinforce the goal to create places where people, not cars, predominate.

Pursuant to the Density Bonus Law (DBL), the project is entitled to a residential density bonus of up to twenty percent (20%), reduced residential parking ratios, incentives or concessions, and waivers or reductions of development standards. With the exception of increased density, the reduced parking ratios and development standards required to be waived or modified pursuant to the DBL, the proposed project complies with all applicable objective development standards and provisions of the General Plan and GGMC. The proposed Project is also consistent with the goals and policies of the General Plan, including the following:

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, and *Policy LU-4.1: Locate higher-density residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses*.

The General Plan identifies "Focus Areas" in the City, which are defined areas intended to accommodate growth for future development, and to attract developers to opportunities that would promote greater revitalization in the community. The subject site is located within General Plan Focus Area E1 - Civic Center (Area 1). This area includes civic buildings (City Hall, Garden Grove Police Department headquarters, Orange County Public Library, Community Meeting Center and Senior Center), educational institutions, and Garden Grove Historic Main Street. Other notable developments within the area include SteelCraft and Cottage Industries. The intent of Focus Area E1, and the Civic Center Mixed Use General Plan Land Use Designation, is to promote civic, commercial, open space, and residential uses, consisting of buildings ranging from four (4) to seven (7) stories in height, with residential densities of up to sixty (60) dwelling units per acre. According to the General Plan, Focus Area E1 (the Civic Center) is intended to be the "Heart of the City", a place where people can meet in public gathering spaces with pedestrian-friendly streets. The proposed mixed-use development takes advantage of the proximity to existing public facilities and amenities connected by pedestrian paths. The entire project, including the senior housing and RCFE, would be serving the aging population in the City and surrounding area. Approval of the project would provide additional housing stock specifically for our local seniors, while its proximity to public amenities and services such as the public park, City Hall, and Senior Center would enhance the seniors' well-being, quality of

life, and could further combat social issues of loneliness and social isolation often experienced by elderlies.

Policy LU-1.2: Encourage modern residences in areas designated as Mixed Use, and *Policy H-3.1: Maintain land use policies and regulations that create capacity for development of a range of residential development types that can fulfill local housing needs, including accessory dwelling units, low-density single-family uses, moderate-density townhomes and middle housing, higher-density apartments and condominiums, senior housing, and mixed-use projects.*

The proposed mixed-use development is an integrated project that is designed to provide a variety of housing types and living assistance to local seniors. The senior apartment building includes seventy-four (74) units for "above moderate income" (market-rate) units, and four (4) affordable units for "very low-income" seniors. The RCFE is a type of housing arrangement to provide living assistance and supervision to seniors who may need assistance with activities of daily living, yet still want to maintain independence. The senior apartment building includes an abundance of active recreational areas including, but not limited to, BBQ area, spa area, yoga area, community garden, business center, clubhouse with a kitchen and a gym. The RFCE building includes activities rooms, and wellness and medical exam rooms on all levels. Both buildings are designed to deliver a high quality of life to the future residents. Conditions of Approval have been incorporated to help ensure the two buildings would be built with high standards and in accordance with the latest requirements of the CBC (California Building Standards Code).

Policy LU-2.2: Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life, and *Policy CD-7.1: Encourage future development and redevelopment projects to reinforce district scale, identity, and urban form*.

As proposed, the project would provide different types of housing for local senior including market-rate units, affordable units, and assisted living accommodations. With the exception of deviations permitted pursuant to the Density Bonus Law, the project meets Code requirements for new developments in the CC-3 zone. In addition, the proposed project would incorporate a new driveway, landscaping, and other site features that can help create a more attractive civic center. Conditions of Approval have been incorporated to help ensure proper maintenance of the property. With the incorporation of Conditions of Approval, the project could contribute to the stability of the adjacent residential neighborhood.

Goal LU-4: Uses compatible with one another, and *Policy LU-2.4: Assure that the type and intensity of land use are consistent with those of the immediate neighborhood*.

The General Plan identifies "Focus Areas" in the City, which are defined areas intended to accommodate growth for future development, and to attract developers to opportunities that would promote greater revitalization in the community. The subject site is located within General Plan Focus Area E1 - Civic Center (Area 1). This area includes civic buildings (City Hall, Garden Grove Police Department headquarters, Orange County Public Library, Community Meeting Center and Senior Center), education institutions, and Garden Grove Historic Main Street. Other notable developments within the area include SteelCraft and Cottage Industries. The intent of Focus Area E1, and the Civic Center Mixed Use General Plan Land Use Designation, is to promote civic, commercial, open space, and residential uses, consisting of buildings ranging from four (4) to seven (7) stories in height, with residential densities of up to sixty (60) dwelling units per acre. According to the General Plan, Focus Area E1 (the Civic Center) is intended to be the "Heart of the City", a place where people can meet in public gathering spaces with pedestrian-friendly streets. The proposed development, which includes a senior housing apartment and an RCFE, would be compatible with other existing uses in the CC-3 zone and would add to the consumer base for the commercial uses within the immediate neighborhood. Furthermore, the proposed project was reviewed and determined to be within the allowed density under the DBL, and in compliance with the CC-3 zone development standards of the GGMC, with the exception of the proposed incentives/concessions and waivers/reductions. Approving the proposed project would be consistent with the development pattern intended for this area.

Policy LU-3.1: Preserve existing and encourage new multifamily residential development in the Focus Areas, allowing mixed-use in older or underutilized commercial centers. Such housing provides convenient access to jobs and activities and supplies a resident clientele to support commercial sales and services in mixed-use areas.

The subject site located within the Focus Area E1, and is improved with a total of four units that were constructed in 1913. As part of the request, the four units would be demolished to accommodate the construction of a new mixed-use (residential and commercial) development. Approving the proposed project would allow the site to be improved with 78 senior housing units and an 82-bed RCFE. The project would revitalize the underutilized properties, and provide additional housing supply within the Civic Center area that consists of both commercial services and residential uses. Future residents of the project

would find themselves in close proximity to retails, food sources, open spaces as well as community services.

Policy LU-1.3: Support the production of housing Citywide that is affordable to lower- and moderate-income households consistent with the policies and targets set forth in the Housing Element, and *Policy LU-3.2: Support development of multifamily housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels,* and *Goal H-2: Housing supply to accommodate housing needs at all affordability levels*.

The proposed development includes 76 market-rate units, and four (4) affordable units for "very low-income" seniors. In addition, the RCFE is a type of housing arrangement to provide living assistance and supervision to seniors who may need assistance with activities of daily living, yet still want to maintain independence. The project would primarily serve the aging population of the community by providing different types of housing and services at different affordability levels.

Policy LU-3.3: Encourage developers to build housing projects at or maximum allowable densities, and *Policy H-2.3: Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing,* and *Policy LU-IMP-3E: Use programs and incentives outlined in the Housing Element to produce all types of desired multifamily housing*.

The proposed project includes four (4) affordable units for "very low-income" households. To facilitate the development, the applicant is proposing a twenty percent (20%) density bonus, reduced parking requirements, one (1) incentive/concession, and thirteen (13) waivers or reductions of development standards to deviate from the development standards for the CC-3 zone, pursuant to the Density Bonus Law (DBL). In addition to the incentives/concessions and waivers/reductions in development standards, the project is allowed a reduced parking ratio under the DBL. The applicant asserts that the proposed incentives and waivers are necessary to facilitate the construction of the project and to support the creation of more affordable housing units in the City. By incorporating incentives and waivers, and reduced parking into the design, the project would be able to provide a total of 78 senior housing units, which is nearly the maximum density allowed under the DBL for the proposed project. In addition, the number of units of this project would contribute to the City's effort in meeting its Regional Housing Needs Allocation (RHNA).

Goal ED-2: Encourages establishment of new businesses, while supporting and assisting those already located within Garden Grove.

Approving the proposed project will allow the applicant to provide housing and services that support aging populations within Garden Grove's community and its vicinity.

3. The site is physically suitable for the proposed type of development.

   The Municipal Code requires a minimum lot size of 15,000 square feet and a minimum lot width of seventy-five feet (75'-0") for new developments. After the lot consolidation, the total lot size will be 0.94 acre (net area) with a lot width of 162.16 feet. Both exceed the minimum lot size and lot width requirements of the Municipal Code. Thus, the site is physically suitable for the proposed type of development.

4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

   The subject site is located in a developed urban area, and the proposed improvements are not anticipated to impact any existing fish or wildlife habitat.

5. The requirements of the California Environmental Quality Act have been satisfied.

   The proposed development is exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Reg. § 15332).

6. The site is physically suitable for the proposed density of the development.

   For the residential component, the project would provide a total of seventy-eight (78) senior apartment units, which is nearly the maximum density allowed under the Density Bonus (DBL) Law. For the commercial component, the project would have an FAR (Floor Area Ratio) of 0.53. The proposed FAR would exceed the maximum FAR allowed by the Code, through the granting of a waiver, pursuant to the DBL. The six-story senior apartment building would have a building height of sixty-four feet and six inches (64'-6") to the top of the roof, and seventy-four feet (74'-0") to the topmost part of the roof parapet. The RCFE building would have a building height of forty feet (40'-0") to top of the roof, and 45'-0" to the topmost part of the roof parapet. The height of both buildings would be within the maximum building height allowed by the Code.

7. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The City's Public Works Department, Community Development Department, Police Department, and Orange County Fire Authority, have reviewed the proposed development, and have applied conditions of approval to minimize against any potential impacts. The conditions of approval for on- and off-site improvements will safeguard the public health. As long as the conditions of approval are adhered to for the life of the project, the design of the subdivision, and the proposed improvements, are not likely to cause serious public health problems.

8. The design of the subdivision and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the proposed subdivision; or, if such easements exist, that alternate easements for access or for use will be provided, and that these will be substantially equivalent to the ones previously acquired by the public.

   The design of the subdivision and the proposed improvements will not conflict with easements of record, or easements established by court judgment acquired by the public at large for access through or use of property within the proposed subdivision. The project has been designed to avoid development over existing easements.

9. The design and improvement of the proposed subdivision are suitable for the uses proposed, and the subdivision can be developed in compliance with the applicable zoning regulations.

   The subject site is zoned CC-3, which allows residential/commercial mixed-use developments. The property consists of two (2) adjoining parcels. Since the Building Code does not allow buildings to be constructed over property lines, the Tentative Parcel Map would consolidate the two (2) existing parcels and create a one-lot subdivision for condominium purposes to divide the RCFE and apartment building. After the lot consolidation, the subject property will have a total net lot size of 0.94 acre that will exceed the minimum lot size requirement of 0.34 acres. In addition, the proposed development is designed to meet all other zoning code requirements with the exceptions of granted waivers under the SDBL.

10. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision (Gov. Code Sec. 66473.1).

    To the extent feasible, the project has been designed in accordance with Government Code Section 66473.1, such as to allow for passive or natural heating opportunities in the subdivision design, to encourage the orientation of structures to take advantage of shade and prevailing breezes, to allow solar

access for passive heating and opportunities for placement of shade trees and other vegetation for cooling.

11. The design, density and configuration of the subdivision strikes a balance between the effect of the subdivision on the housing needs of the region and of public service needs of City residents and available fiscal and environmental resources.

    The proposal is to develop a residential/commercial mixed-use development that includes senior apartment housing and RCFE. The project site is a Housing Element site inventory site. Approving the construction of 78 senior units with four very low income units, the proposed project would contribute to the regions housing needs. In addition, the project would increase property tax revenue. Since the subdivision is to establish the site common boundary and to allow the two buildings to operate independently once the construction is complete, the project is not anticipated to place an extensive burden on public services.

12. That the character of the subdivision is compatible with the design of existing structures and that the lot sizes of the subdivision are substantially the same as the lot sizes within the general area.

    The property consists of two (2) adjoining parcels. Since the Building Code does not allow buildings to be constructed over property lines, the Tentative Parcel Map would consolidate the two (2) existing parcels and create a one-lot subdivision for condominium purposes to divide the RCFE and apartment building. After the lot consolidation, the subject property will have a total net lot size of 0.94 acre that will exceed the minimum lot size requirement of 0.34 acre (15,00 square feet). In addition, the proposed development is designed to meet all other zoning code requirements with exceptions of granted waivers under the SDBL.

13. The subject property is not located within a state responsibility area or a very high fire hazard severity zone, the proposed is served by local fire suppression services, and the proposed subdivision meets applicable design, location, and ingress-egress requirements.

    The proposal has been reviewed by the Orange County Fire Authority and meets all applicable design, location, and ingress-egress requirements. The subject property is not located within a state responsibility area or a very high fire hazard severity zone.

14. The discharge of waste from the proposed subdivision into the existing sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board. The conditions of approval for on- and off-site improvements will ensure permitted capacity of the public sewer

system is not exceeded.

The proposal has been reviewed by the City's Public Works, Water Services Division, to ensure compliance with applicable requirements by the California Regional Water Quality Control Board. Conditions of Approval have been included to ensure that the sewer system meets all requirements and that all on- and off-site improvements ensure the permitted capacity of the public sewer system is not exceeded.

SITE PLAN (HOUSING DEVELOPMENTS)

1. The proposed development project is consistent, in compliance, and in conformity with the applicable, objective standards, provisions, conditions or requirements of the General Plan, Title 9, and other applicable ordinances or policies of the City.

   The proposed mixed-use project includes construction of a six-story mixed-use development consisting of a 78-unit senior apartment building over a parking structure with one (1) subterranean level and one (1) above-ground level, an 82-bed RCFE attached to the parking structure/apartment building, and associated site improvements. The senior housing building includes four (4) two-bedroom affordable housing units for "very low-income" households.

   The subject site has a General Plan Land Use designation of CC (Civic Center Mixed Use), and is zoned CC-3 (Civic Center Core). The CC Land Use Designation is intended to provide for a mix of civic, institutional, commercial, higher density residential, and open space uses. The CC Land Use Designation is implemented, in part, by the CC-3 zone, which encourages compatible uses that enliven the City's core and work together to create a walkable, lively district that encourages interaction and engagement in community activities. Shared parking facilities, pedestrian orientation of buildings, high-quality architecture, pedestrian-scale landscaping, pathways, and signage reinforce the goal to create places where people, not cars, predominate.

   Multiple-family housing developments are permitted in the CC-3 zone. Concurrent with approval of the Site Plan No. 144-2024, the Planning Commission approved Interpretation of Use No. IOU-06-2024 determining that an RCFE is conditionally permitted in the CC-3 zone as part of a mixed-use development, and Conditional Use Permit No. CUP-267-2024 conditionally permitting the proposed RCFE.

   Pursuant to the Density Bonus Law (DBL), the project is entitled to a density bonus of twenty percent (20%), reduced residential parking ratios, incentives or concessions, and waivers or reductions of development standards. With the exception of increased density, the reduced parking ratios and development standards required to be waived or modified pursuant to the DBL, the proposed

project complies with all applicable objective development standards and provisions of the General Plan and GGMC. The project has also been reviewed by the Public Works Department, and either complies with, or has been conditioned to meet, all applicable Public Works design requirements. The proposed Project is also consistent with the goals and policies of the General Plan, including the following:

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, and *Policy LU-4.1: Locate higher-density residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses*.

The General Plan identifies "Focus Areas" in the City, which are defined areas intended to accommodate growth for future development, and to attract developers to opportunities that would promote greater revitalization in the community. The subject site is located within General Plan Focus Area E1 - Civic Center (Area 1). This area includes civic buildings (City Hall, Garden Grove Police Department headquarters, Orange County Public Library, Community Meeting Center and Senior Center), educational institutions, and Garden Grove Historic Main Street. Other notable developments within the area include SteelCraft and Cottage Industries. The intent of Focus Area E1, and the Civic Center Mixed Use General Plan Land Use Designation, is to promote civic, commercial, open space, and residential uses, consisting of buildings ranging from four (4) to seven (7) stories in height, with residential densities of up to sixty (60) dwelling units per acre. According to the General Plan, Focus Area E1 (the Civic Center) is intended to be the "Heart of the City", a place where people can meet in public gathering spaces with pedestrian-friendly streets. The proposed mixed-use development takes advantage of the proximity to existing public facilities and amenities connected by pedestrian paths. The entire project, including the senior housing and RCFE, would be serving the aging population in the City and surrounding area. Approval of the project would provide additional housing stock specifically for our local seniors, while its proximity to public amenities and services such as the public park, City Hall, and Senior Center would enhance the seniors' well-being, quality of life, and could further combat social issues of loneliness and social isolation often experienced by elderlies.

Policy LU-1.2: Encourage modern residences in areas designated as Mixed Use, and *Policy H-3.1: Maintain land use policies and regulations that create capacity for development of a range of residential development types that can fulfill local housing needs, including accessory dwelling units, low-density single-family uses, moderate-density townhomes and middle housing, higher-*

density apartments and condominiums, senior housing, and mixed-use projects.

The proposed mixed-use development is an integrated project that is designed to provide a variety of housing types and living assistance to local seniors. The senior apartment building includes seventy-four (74) units for "above moderate income" (market-rate) units, and four (4) affordable units for "very low-income" seniors. The RCFE is a type of housing arrangement to provide living assistance and supervision to seniors who may need assistance with activities of daily living, yet still want to maintain independence. The senior apartment building includes an abundance of active recreational areas including, but not limited to, BBQ area, spa area, yoga area, community garden, business center, clubhouse with a kitchen and a gym. The RFCE building includes activities rooms, and wellness and medical exam rooms on all levels. Both buildings are designed to deliver a high quality of life to the future residents. Conditions of Approval have been incorporated to help ensure the two buildings would be built with high standards and in accordance with the latest requirements of the CBC (California Building Standards Code).

Policy LU-2.2: Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life, and *Policy CD-7.1: Encourage future development and redevelopment projects to reinforce district scale, identity, and urban form*.

As proposed, the project would provide different types of housing for local senior including market-rate units, affordable units, and assisted living accommodations. With the exception of deviations permitted pursuant to the Density Bonus Law, the project meets Code requirements for new developments in the CC-3 zone. In addition, the proposed project would incorporate a new driveway, landscaping, and other site features that can help create a more attractive civic center. Conditions of Approval have been incorporated to help ensure proper maintenance of the property. With the incorporation of Conditions of Approval, the project could contribute to the stability of the adjacent residential neighborhood.

Goal LU-4: Uses compatible with one another, and *Policy LU-2.4: Assure that the type and intensity of land use are consistent with those of the immediate neighborhood*.

The General Plan identifies "Focus Areas" in the City, which are defined areas intended to accommodate growth for future development, and to attract developers to opportunities that would promote greater revitalization in the community. The subject site is located within General Plan Focus Area E1 - Civic Center (Area 1). This area includes civic buildings (City Hall, Garden

Grove Police Department headquarters, Orange County Public Library, Community Meeting Center and Senior Center), education institutions, and Garden Grove Historic Main Street. Other notable developments within the area include SteelCraft and Cottage Industries. The intent of Focus Area E1, and the Civic Center Mixed Use General Plan Land Use Designation, is to promote civic, commercial, open space, and residential uses, consisting of buildings ranging from four (4) to seven (7) stories in height, with residential densities of up to sixty (60) dwelling units per acre. According to the General Plan, Focus Area E1 (the Civic Center) is intended to be the "Heart of the City", a place where people can meet in public gathering spaces with pedestrian-friendly streets. The proposed development, which includes a senior housing apartment and an RCFE, would be compatible with other existing uses in the CC-3 zone and would add to the consumer base for the commercial uses within the immediate neighborhood. Furthermore, the proposed project was reviewed and determined to be within the allowed density under the DBL, and in compliance with the CC-3 zone development standards of the GGMC, with the exception of the proposed incentives/concessions and waivers/reductions. Approving the proposed project would be consistent with the development pattern intended for this area.

Policy LU-3.1: Preserve existing and encourage new multifamily residential development in the Focus Areas, allowing mixed-use in older or underutilized commercial centers. Such housing provides convenient access to jobs and activities and supplies a resident clientele to support commercial sales and services in mixed-use areas.

The subject site located within the Focus Area E1, and is improved with a total of four units that were constructed in 1913. As part of the request, the four units would be demolished to accommodate the construction of a new mixed-use (residential and commercial) development. Approving the proposed project would allow the site to be improved with 78 senior housing units and an 82-bed RCFE. The project would revitalize the underutilized properties, and provide additional housing supply within the Civic Center area that consists of both commercial services and residential uses. Future residents of the project would find themselves in close proximity to retails, food sources, open spaces as well as community services.

Policy LU-1.3: Support the production of housing Citywide that is affordable to lower- and moderate-income households consistent with the policies and targets set forth in the Housing Element, and *Policy LU-3.2: Support development of multifamily housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels,* and *Goal H-2: Housing supply to accommodate housing needs at all affordability levels*.

The proposed development includes 76 market-rate units, and four (4) affordable units for "very low-income" seniors. In addition, the RCFE is a type of housing arrangement to provide living assistance and supervision to seniors who may need assistance with activities of daily living, yet still want to maintain independence. The project would primarily serve the aging population of the community by providing different types of housing and services at different affordability levels.

Policy LU-3.3: Encourage developers to build housing projects at or maximum allowable densities, and *Policy H-2.3: Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing,* and *Policy LU-IMP-3E: Use programs and incentives outlined in the Housing Element to produce all types of desired multifamily housing*.

The proposed project includes four (4) affordable units for "very low-income" households. To facilitate the development, the applicant is proposing a thirteen percent (13%) density bonus, reduced parking requirements, one (1) incentive/concession, and thirteen (13) waivers or reductions of development standards to deviate from the development standards for the CC-3 zone, pursuant to the Density Bonus Law (DBL). In addition to the incentives/concessions and waivers/reductions in development standards, the project is allowed a reduced parking ratio under the DBL. The applicant asserts that the proposed incentives and waivers are necessary to facilitate the construction of the project and to support the creation of more affordable housing units in the City. By incorporating incentives and waivers, and reduced parking into the design, the project would be able to provide a total of 78 senior housing units, which is nearly the maximum density allowed under the DBL for the proposed project. In addition, the number of units of this project would contribute to the City's effort in meeting its Regional Housing Needs Allocation (RHNA).

Goal ED-2: Encourages establishment of new businesses, while supporting and assisting those already located within Garden Grove.

Approving the proposed project will allow the applicant to provide housing and services that support aging populations within Garden Grove's community and its vicinity.

2. The provisions of the California Environmental Quality Act have been complied with.

The proposed development is exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15332). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable general plan policies

as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services. Therefore, the provisions of the California Environmental Quality Act have been complied with.

3. The proposed development project will not have specific, adverse impacts, as defined in subdivision (j)(1)(A) of Government Code Section 65589.5, on public health and safety without any feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval of the proposed project.

   The proposed mixed-use development would not have specific, adverse impacts on the public health and safety. The proposed project is at a density allowed pursuant to the DBL, is compatible with surrounding uses, is similar in scale to the adjoining neighborhood, and is consistent with the land use type and intensity in the immediate neighborhood.

CONDITIONAL USE PERMIT

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

   The General Plan Land Use Designation for the site is Civic Center Mixed Use, which is intended to provide a mix of civic, institutional, commercial, higher density residential, and open space uses. The Civic Center Mixed Use land use designation is implemented, in part through the CC-3 zone, which encourages high-density residential developments as well as compatible uses that enliven the urban core and work together to create a walkable, vibrant district that encourages interaction and engagement in community activities. The proposed RCFE, along with the senior apartment development as a whole, would serve the aging population within Garden Grove and its surrounding communities. The two uses together would provide a variety of housing options and different level of services that would allow seniors in the community to maintain their quality of life, and independence. The proposed Interpretation of Use, to determine "Residential Care Facility for Elderly" within a housing development as a compatible use in the CC-3 zone, is consistent with goals and policies of the General Plan, which include:

   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, and *Policy LU-4.1: Locate higher-density*

residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses.

The subject site is located in the area considered to be the "Heart of the City", a place where people gather in public places. The area includes civic buildings (City Hall, Garden Grove Police Department headquarters, Orange County Public Library, Community Meeting Center, and Senior Center), education institutions, the Historic Main Street, and other integrated developments such as SteelCraft and Cottage Industries. Allowing the operation of the proposed RCFE would increase the local population and add to the consumer base of the commercial services within the immediate neighborhood. In addition, the proposed mixed-use development takes advantage of the proximity to existing public facilities and amenities to serve the aging population in the City and surrounding area. Approval of the project would provide additional housing stock specifically for our local seniors, while its proximity to public amenities and services such as the public park, City Hall, and Senior Center would enhance the seniors' well-being, quality of life, and could further combat social issues of loneliness and social isolation often experienced by elderlies.

Goal LU-4: Uses compatible with one another, *and Policy LU-2.4: Assure that the type and intensity of land use are consistent with those of the immediate neighborhood.*

The General Plan identifies “Focus Areas” in the City, which are defined areas intended to accommodate growth for future development, and to attract developers to opportunities that would promote greater revitalization in the community. The subject site is located within General Plan Focus Area E1 - Civic Center (Area 1). This area includes civic buildings (City Hall, Garden Grove Police Department headquarters, Orange County Public Library, Community Meeting Center and Senior Center), education institutions, and Garden Grove Historic Main Street. Other notable developments within the area include SteelCraft and Cottage Industries. The intent of Focus Area E1, and the Civic Center Mixed Use General Plan Land Use Designation, is to promote civic, commercial, open space, and residential uses, consisting of buildings ranging from four (4) to seven (7) stories in height, with residential densities of up to sixty (60) dwelling units per acre. According to the General Plan, Focus Area E1 (the Civic Center) is intended to be the “Heart of the City”, a place where people can meet in public gathering spaces with pedestrian-friendly streets. Approval of the project would provide additional services to our local seniors, while its proximity to public amenities and services such as the public park, City Hall, and Senior Center would enhance the seniors' well-being, quality of life, and could further combat social issues of loneliness and social isolation often experienced by elderlies.

Goal ED-2: Encourages establishment of new businesses, while supporting and assisting those already located within Garden Grove.

Approving the proposed project will allow the applicant to provide housing and services that support aging populations within Garden Grove's community and its vicinity.

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

   The proposed RCFE would be compatible with surrounding uses. Although the RCFE would be a 24-hour facility, visits by family and friends would be limited from 8:00 a.m. to 8:00 p.m., seven day a week, to ensure minimal impact on the health, peace, comfort, or welfare of the residents within the development as well as the surrounding residential uses. In addition, the conditions of approval require the proposed RCFE operation to be conducted within the wholly enclosed building and to comply with the City's noise ordinance. Therefore, the use is not anticipated to adversely affect to the health, peace, comfort, or welfare of persons residing or working in the surrounding area.

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 RCFE is designed to ensure that site can accommodate the proposed land use intensity. With the exception of waivers to deviate from certain development standards, the project meets applicable Code requirements. In addition, the proposed project would incorporate a new driveway, landscaping, and other site features that can help create a more attractive civic center. Provided the conditions of approval are adhered to for the life of the project, the use will be harmonious with the persons who work and live in the area.

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 adequately served by 8th Street and 9th Street with two (2) driveway approaches providing both ingress and egress. The site is also adequately served by the public service facilities required, such as: gas, electric, water, and sewer facilities. The site will be adequately served by all existing highways, streets, and other public and private service facilities.

NO NET LOSS (GOVERNMENT CODE SECTION 65863) FINDINGS

1. If approval of the proposed Project will result in development of the Site at a lower residential density, the reduction in residential density is consistent with the adopted General Plan, including the Housing Element.

   The project site is comprised of two (2) parcels with a combined gross acreage of approximately 1.13 acres. The site has a General Plan Land Use Designation of CC (Civic Center Mixed Use), and is zoned CC-3 (Civic Center Core). The project site consists of two (2) adjoining parcels that include parcels Nos. 090-153-19 and 090-153-20 for properties located at 11432-11462 Stanford Avenue. The APN 099-031-19 is not identified in the City's Housing Element sites inventory. However, the APN 090-153-20 is identified in the site inventory as having a realistic capacity to accommodate forty-seven (47) "lower-income" units. The proposed project consists of four (4) "very low-income" units and seventy-four (74) "above moderate-income" units.

   The General Plan Land Use Designation for the site is Civic Center Mixed Use, which is intended to provide a mix of civic, institutional, commercial, higher density residential, and open space uses. The Civic Center Mixed Use land use designation is implemented, in part through the CC-3 zone, which encourages high-density residential developments as well as compatible uses that enliven the urban core and work together to create a walkable, vibrant district that encourages interaction and engagement in community activities. The CC-3 zone allows a residential density up to 60 units per acre. Pursuant to DBL, the project will obtain a density bonus to exceed the maximum allowed density in the CC-3 zone, to sixty-nine (69) units per acre, or seventy-eight (78) units, but without exceeding the maximum allowable height by the Civic Center Mixed Use Land Use designation. Although the proposed project will provide fewer "lower-income" units than identified in the City's Housing Element Sites Inventory List, the proposed project will not result in a lower residential density than allowed by the adopted General Plan. Moreover, the proposed project is also consistent with several goals and policies of the General Plan Land Use and Housing Elements, as noted in the findings above.

2. The remaining sites identified in the housing element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584; or, if not, the City has, or will within 180 days, identify and make available additional adequate sites to accommodate the City's share of the regional housing need by income level.

   The City's 6th Cycle RHNA requires the City to plan for 19,168 housing units for all income levels. A component of preparing the City's Housing Element is the identification of vacant and underutilized sites suitable for residential development, and an evaluation of the housing development potential of these

sites in fulfilling the City's RHNA. The project site consists of two (2) adjoining parcels that include parcels Nos. 090-153-19 and 090-153-20 for properties located at 11432-11462 Stanford Avenue. The APN 099-031-19 is not identified in the City's Housing Element sites inventory. However, the APN 090-153-20 is identified in the site inventory as having a realistic capacity to accommodate forty-seven (47) "lower-income" units. The proposed project consists of four (4) "very low-income" units and seventy-six (76) "above moderate-income" units. The proposed project consists of four (4) "very low-income" units and seventy-four (74) "above moderate-income" units. Because the proposed project includes fewer lower-income units than shown in the Housing Element sites inventory, the City must determine whether the remaining Housing Element inventory sites have sufficient capacity to accommodate the City's remaining unmet RHNA by income level if the project is approved as proposed. Staff has evaluated the housing projects that have been permitted or approved during the current planning period, or which are otherwise not accounted for in the Housing Element site analysis, and has determined that the remaining sites identified in the sites inventory have sufficient capacity to accommodate the City's remaining unmet RHNA need for each income level.

At the time the Housing Element was prepared and adopted, the City's *unmet* RHNA was calculated to be 18,208 units, broken down as follows: 6,567 "low- and very low-income" units, 3,087 "moderate-income" units, and 8,554 "above moderate-income" units. The sites identified in the certified adopted Housing Element were determined adequate to accommodate a total of 19,239 units, including 442 more units than the City's unmet RHNA in the "low- and very low-income" categories, 207 more units than the City's unmet RHNA for the "moderate-income" category, and 382 more units than the City's unmet RHNA for the "above moderate-income" category. Overall, the sites inventory in the adopted Housing Element reflected a total capacity surplus of 1,031 units.

After accounting for permitted and entitled units since the beginning of the 6th RHNA cycle, October 15, 2021, and the seventy-eight (78) units in the proposed project, the City's total remaining unmet RHNA would be 16,682 units, broken down as follows:6,546 "low- and very low-income" units, 3,084 "moderate-income" units, and 7,057 "above-moderate income" units. The remaining capacity of the sites identified in the Housing Element would be 18,984 units, resulting in a total capacity surplus of 2,297 units. The remaining sites are also adequate to accommodate a surplus of "low- and very low income" units (427), "moderate-income" units (119), and "above moderate income" units (1,751). Due to this surplus, the overall residential capacity on sites identified in the Housing Element will still be sufficient to accommodate the City's total remaining unmet RHNA if the proposed project is approved.

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 Interpretation of Use, Tentative Parcel Map, Site Plan, and Conditional Use Permit possess characteristics that would justify the request in accordance with Municipal Code Section 9.32.030 (Land Use Actions), Section 9.40.060 (Tentative Maps – Findings Required), and Section 9.60.020 (Review of Housing Development Projects).

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 Interpretation of Use No. IOU-006-2024, Tentative Parcel Map No. PM-2023-156, Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024.

EXHIBIT "A"

Site Plan No. SP-144-2024

Interpretation of Use No. IOU-006-2024

Conditional Use Permit No. CUP-267-2024

Tentative Parcel Map No. PM-2023-156

11432-11462 Stanford Avenue

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required within thirty (30) days of the approval.

2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant and owners, ThreeK Investment, LLC., 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. Interpretation of Use No. IOU-006-2024, Tentative Parcel Map No. PM-2023-156, Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024 authorize the development of a mixed-use project that consists of an up to 78-unit senior apartment complex and an 82-bed Residential Care Facility for the Elderly (RCFE), along with associated site improvements, as depicted on the plans submitted by the applicant and made a part of the record of the October 3, 2024, Planning Commission proceedings, subject to these Conditions of Approval. Approval of this Site Plan shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations, and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.

4. The approved site plan and floor plan are an integral part of the decision approving this Site Plan, Interpretation of Use, Conditional Use Permit and Tentative Parcel Map. Minor modifications to the approved Site Plan, and/or these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the

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.

Engineering Division

Project Design

5. A geotechnical study prepared by a registered geotechnical engineer i must be submitted to the City, and approved by the City Engineer. 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 run-off, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels. The applicant shall implement the recommendations identified in the geotechnical study / report.

6. 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.

7. 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 (1'-6").

8. Grading 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 twenty-foot (20'-0") wide throat access to the site is required from the street for the multi residential 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, as well as the layout and movements within any parking structure, shall be demonstrated on the grading plan. Street improvement plans shall conform to all format and design requirements of the City Standard Drawings & Specifications. The approved Site Plan shall be included as part of the grading improvements plan package, and the grading improvements plan shall be consistent with all layouts, drawings and details depicted in the approved Site Plan.

9. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer. (See Traffic Engineering Policies and Procedures – TE-17)

10. 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.

11. 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.

12. The grading plan shall depict an accessibility route from the exterior of all buildings and structures to the public street for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition and section 1110A of the California Building Code.

13. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502 and State mandated commercial organic recycling law, including AB 1826, SB 1383 and its implementing regulations, and any other applicable State recycling laws related to refuse, recyclables, and/or organics, and shall be subject to the following, as applicable:

    a. Paved with an impervious surface, designed not to allow run-on mixing of drainage from adjoining areas, designed to divert drainage from adjoining roofs and pavements to be directed around the area for trash roll-out, and screened or walled to prevent off-site transport of trash by water or wind.

    b. Provide solid roof or awning to prevent direct precipitation into the enclosure.

    c. Connection of trash area drains to the municipal storm drain system is prohibited. Drainage from the enclosure may be directed to a conforming grease or contaminant interceptor.

    d. Potential conflicts with fire code access requirements and garbage pickup routing for access activities shall be considered in implementation of design and source control. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD 32 for additional information.

    e. The trash enclosure and containers shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures, and concrete aprons for roll-out areas.

    f. Pursuant to state mandated commercial organic recycling law, including AB 1826 and SB 1383 and its implementing regulations, the applicant is required to coordinate storage and removal of the organics waste with local recycling/trash company.

g. Pursuant to applicable state mandated laws, the applicant is required to contact and coordinate with the operations manager of the local recycling/trash company (Republic Services, 800-700-8610) to ensure the trash enclosure includes the appropriate size and number of containers for the disposal of items such as, but may not limited to, municipal solid waste (MSW), recyclables, and organic green waste.

h. Based on the amount of waste disposed, per week, the applicant shall coordinate with the local recycling/trash company to ensure the adequate frequency of trash pick-up is serviced to the site for municipal solid waste (MSW), recyclables, and organic green waste, including any other type of waste.

i. The applicant shall ensure large bulk items, intended for coordinated and scheduled pick-up by the local recycling/trash company, are not placed in areas that encroach into drive aisles, parking spaces, pedestrian pathways, or areas in the front of the property including areas public right-of-way (e.g., street, sidewalk), during and after construction. Any large bulk items shall be out of public vantage points.

j. The requirements for the trash enclosure and design criteria are bound and coordinated with the Water Quality Management Plan (WQMP), when required, as depicted on the project grading plan, which shall be incorporated into the WQMP by narrative description, exhibits and an Operation and Maintenance Plan (O&M).

k. Where separate trash enclosures are required for mixed-use occupancies, the enclosure sizing and access shall conform to the number of bins required by the hauler.

14. Any new or required block walls and/or retaining walls shall be shown on the grading plans, both in plan-view and cross-sections. Cross-sections shall show vertical and horizontal relations of improvements (existing and proposed) on both sides of property lines. Required wall heights shall be measured vertically from the highest adjacent finished grade. Block walls shall be designed in accordance to City of Garden Grove Standard B-504, B-505, B-506 & 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.

15. The applicant shall remove any existing substandard driveway approaches, curbs, sidewalks, ADA ramps, pavement sections, tree well and landscaping, and construct frontage improvements on 8th Street, 9th Street, and Stanford Avenue as identified below. All landscape, irrigation, sidewalk, and lighting improvements installed within the public rights-of-way shall require the approval of the City Engineer, Street Division, and Planning Division and shall be maintained by the applicant for the life of the project.

    a. Existing substandard driveways on 8th and 9th Street shall be removed and replaced with new curb, gutter, landscape, and sidewalk per City standards and specifications.

    b. The new driveway approaches to the site on 8th Street and 9th Street shall be constructed in accordance with Garden Grove Standard B-121.

    c. Existing substandard driveways on Stanford Avenue shall be removed and replaced with new curb, gutter, and sidewalk per City standards and specifications.

    d. The applicant shall install red curb near driveway approaches on 8th Street and 9th Street per approved site plan, under Site Plan No. SP-144-2024.

    e. The applicant shall remove the existing improvements fronting the project on Stanford Avenue and construct new eight-foot (8'-0") wide sidewalk panels in accordance with City of Garden Grove Standard B-105. The owner/contractor shall verify the placement limits of sidewalk concrete panels with public works inspector prior to start of construction.

    f. The applicant shall remove the existing improvements fronting the project on 8th Street and 9th Street and construct new six-foot (6'-0") wide sidewalk panels in accordance with City of Garden Grove Standard B-105. The owner/contractor shall verify the placement limits of sidewalk concrete panels with public works inspector prior to start of construction.

    g. The applicant shall construct curb and gutter when replacing any existing driveway approach along the property frontage on 8th Street, 9th Street and Stanford Avenue in accordance with City Standard Plan B-114.

    h. The applicant shall construct a new wheelchair ramp and landing per latest Caltrans Standard Plan A88A at the southeast corner of Stanford Avenue and 8th Street.

    i. The applicant shall construct new tree wells fronting the project on 8th Street and Stanford Avenue in accordance with Garden Grove Standard B-123 and B-127.

j. The applicant shall plant total of seven Desert Willow trees (36-inch box), per the approved preliminary landscape plans. The applicant shall coordinate with City's Public Works Department prior to order and placement of trees on 8th Street and Stanford Avenue.

k. 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.

l. 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.

m. Street signs shall be installed as required and approved by the City Traffic Engineer.

16. Any proposed new landscaping in public right-of-way shall be approved by Planning Services and maintained by the applicant for the life of the project.

17. Driveway widths shall be in accordance with City's Traffic Engineering Policy TE-8 (Driveway Opening Policy).

18. Sight Distance Standards shall be in accordance with City's Traffic Policy and Procedures TE-13. All structures and walls shall be designed to ensure proper vision clearance for cars entering or leaving the driveway and parking areas. No structure, wall or fence shall cause an exceedance of the applicable site distance standards set forth in City Traffic Engineering Policy TE-13.

19. The Site Plan shall comply with the completed Development Review and Comment Sheet prepared pursuant to the City's Traffic Engineering Policy TE-17 and provided to the applicant.

20. Private Property Tow Away Sign Design shall be in accordance with City's Traffic Engineering Policy TE-19.

21. No Parking Fire Lane Sign Design shall be in accordance with City's Traffic Engineering Policy TE-20.

22. Parking lot layout shall be in accordance with City Standard B-311 and B-312.

a. Except as authorized pursuant to the approved Site Plan pursuant to the State Density Bonus Law, off-street parking requirements for residential uses shall be in accordance with the parking provisions in Chapter 9.18 of the Garden Grove Municipal Code and the City of Garden Grove's Traffic PolicyTE-17 Development Review and Comments Sheet.

23. A minimum five-foot (5'-0") by five-foot (5'-0") wide maneuvering area shall be provided at the end of a dead-end parking aisle and shall consists of a ten-foot-by-nineteen-foot-wide turnaround space.

24. For any security gate that restricts vehicular access onto any multifamily residential development, the following requirements shall apply:

    a. All vehicular security gates shall be constructed of material that is not view-obscuring.

    b. All vehicular security gates shall be automatically operated by remote control devices. Furthermore, such vehicular gates shall not be permitted to swing in or out.

    c. A separate pedestrian walkway leading from the public sidewalk into a development shall be provided for any development with a security gate across a vehicular access driveway. Furthermore, any security gate that restricts pedestrian access to dwelling units of any multifamily residential development, an intercom or telephone system shall be provided at the gate for each dwelling unit with restricted access as a condition of approval of the security gate.

    d. Vehicular entry gates shall open a minimum of 20 feet to completely clear the minimum driveway width. Additional width may be required by the City for access or circulation purposes.

    e. A turnaround area outside of the gate shall be required for any development.

    f. A means of entry, to be approved by the City-franchised trash disposal service, shall be provided which automatically opens the vehicular gate(s) for trash pickup.

25. The applicant shall complete the following for the parcel map:

    a. Prior to recordation of a final parcel or tract map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.

    b. Prior to recordation of a final parcel or tract map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision

Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.

c. Prior to issuance of a grading permit, the applicant shall submit to the Planning Services Division an updated title report along with copies of the recorded instruments listed in the title report, reference maps used to prepare legal description and the plat for review and approval of the parcel map.

d. All subdivision mapping shall be concurrently reviewed by the City Engineering Division and the County of Orange Survey Department. The applicant shall forward all plan check comments received from the County of Orange Survey Department to the City of Garden Grove's Engineering Division upon receipt from the county.

e. Prior to approval of the Final Map by the City Engineer, copies of preliminary Condominium plans shall be made available for review with other required engineering submittals, such as grading, utilities, streets, drainage and related design documents.

Permit Issuance

26. The applicant shall be subject to Traffic Mitigation Fees, Citywide Park Fees Drainage Facilities Fees, Water Assessment Fees, General Plan and Cultural Art 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. Unless otherwise provided pursuant the Garden Grove Municipal Code or State law, the amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.

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

28. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.

29. The applicant shall identify a temporary parking site(s) for construction crew and construction trailers office staff prior to issuance of a grading permit. No construction parking is allowed on local streets. 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 plans.

30. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a worksite traffic control plan for all the proposed improvements within public right-of-way, and shall be subject to the review and approval of the City Traffic Engineer. 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 plans.

31. In accordance to City of Garden Grove Municipal Code (Chapter 9.48.030), the applicant is required to underground all existing and proposed on-site and off-site utility facilities on the property, and associated with property, which the developer is developing and/or redeveloping. All existing improvements and utilities shall be shown as part of the grading and street improvement submittal packages in the topography section and labeled as existing utility. In accordance to City of Garden Grove Municipal Code (9.48.050), the applicant may elect to pay the City an in-lieu fee to offset the developer's fair share of the costs of undergrounding the off-site utilities.

Project Construction/Operation

32. The applicant shall coordinate with City's Public Works Department (Engineering, Water Services and Streets Division) and setup appointments for pre-construction inspections for all the on-site and off-site improvements prior to commencement of grading operation and mobilization.

33. 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.

34. 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).

35. 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.

36. 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. Submit copies of the latest Condominium Plans for coordination of design elements for drainage, access and utilities relation to proposed air space layouts and locations.

    f. Execute and record against the subject property a covenant and agreement or similar document, or include a provision in the CC&Rs, in a form approved by the City Attorney, regarding funding and maintenance of the O&M Plan, consent to inspections, and indemnification. This covenant and agreement or CC&Rs shall be executed by the then current owner(s) of the subject property and shall be recorded against the property and run with the land. The provisions of the covenant and agreement or CC&Rs shall include, without limitation, the following:

        i. The covenant and agreement or CC&Rs shall require the property owner(s) and each successive owner of an interest in all or any part of the property to, throughout the period of their respective ownership, implement, and fund implementation of, the O&M Plan and to operate, inspect, maintain, repair, and replace the BMPs described in the O&M Plan.

        ii. The covenant and agreement or CC&Rs shall require the property owners to use and maintain the property in full compliance with the provisions of the O&M Plan and Chapter 6.40 of the Garden Grove Municipal Code (Stormwater Quality), as it may be amended from time to time, and shall provide for the owners' consent to inspection of the property by an inspector authorized by the City Manager, or his or her designee, for the purpose for verifying compliance with the provisions of the covenant and agreement or CC&Rs.

iii. The covenant and agreement or CC&Rs shall require the owners to indemnify, defend, and hold harmless the City, its elected officers, employees, agents, and contractors from and against any and all liability, expense, including costs and legal fees, and claims of damage of any nature whatsoever including, but not limited to, death, bodily injury, personal injury, or property damage arising from or connected with the City inspection of the Property except where such liability, expense, or claim for damage results from the sole negligence or willful misconduct of the City its elected officers, employees, agents, or contractors.

iv. The covenant and agreement or CC&Rs shall provide that the City may, but shall not be obligated to, enforce the covenant and agreement or CC&R provision by a proceeding at law or in equity against any person or persons violating or attempting to violate any condition, covenant, equitable servitude, or restriction provided for therein, either to restrain such violation or to recover damages.

g. Covenants, Conditions, and Restrictions (CC&R's) shall be submitted to the Engineering Division for concurrent review and coordination with the design plans for all improvements, including their maintenance, required easements, and processing of design changes proposed by owners and associations encumbered by the CC&R's.

Water Division

37. 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.

38. It is the responsibility of the developer to obtain fire flow information and design an appropriate fire system for the proposed development. A looped system may be required.

39. 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.

40. 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.

41. It shall be the responsibility of the applicant 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.

42. A composite utility site plan shall be included in the grading plan set, which shall be submitted to both the Engineering Division and Water Services Division for review and approval.

43. There shall be a minimum fifteen-foot (15'-0") clearance of building footings from water main. Clearances less than fifteen feet (15'-0") shall be reviewed and approved by Water Engineering.

44. New utilities shall have a minimum five-foot (5'-0") horizontal and a minimum one-foot (1'-0") vertical clearance from water main and appurtenances.

45. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.

46. 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.

47. No permanent structures, trees or deep-rooted plants shall be placed over sewer main or water main.

48. Location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).

49. All water generated from any dewatering system for subterranean construction shall be discharged to the sanitary sewer as required by the City of Garden Grove. The owner shall obtain a special discharge permit as required by the Orange County Sanitation District. Owner shall be responsible for sampling, testing, and discharge as required by the Orange County Sanitation District. Ground water pumped from under or around the underground parking structure shall be discharged to the sewer system. A separate "Industrial

Waste Discharge" permit is required from the Orange County Sanitation District prior to the City allowing any occupancy permits or finals.

Sewer Division

50. The project shall not connect to the existing six inch (0'-6") sewer main in Stanford Avenue, but may connect to the sewer main in 8th Street and 9th Street.

51. Commercial food use of any type shall require the installation of an approved grease interceptor prior to obtaining a business license. Plumbing plan for grease interceptor shall be routed to environmental services for review.

52. A properly sized grease interceptor shall be installed on the sewer lateral and maintained by the property owner. There shall be a separate sanitary waste line that will connect to the sewer lateral downstream of the grease interceptor. All other waste lines shall be drained through the grease interceptor. Grease interceptor shall be located outside of the building and accessible for routine maintenance. Owner shall maintain comprehensive grease interceptor maintenance records and shall make them available to the City of Garden Grove upon demand.

53. Food grinders (garbage disposal devices) are prohibited per Ordinance 6 of the Garden Grove Sanitary District Code of Regulations.

54. The applicant, or the contractor 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.

55. Contractor shall abandon any existing unused sewer lateral(s) at street right-of-way on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete. Only one sewer connection per lot is allowed.

56. All perpendicular crossings of the sewer, including laterals, shall maintain a vertical separation of min. 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.

57. If water main is exposed during installation of sewer lateral, a twenty-foot (20'-0") section of the water main shall be replaced with a twenty-foot (20'-0") PVC C-900 DR-14 Class 305 water pipe, size in kind and centered at the crossing.

Orange County Fire Authority

58. The applicant shall comply with all applicable Orange County Fire Authority (OCFA) requirements, including but not limited to OCFA Guideline B-01 (Fire Master Plans for Commercial and Residential Development) and the OCFA approved Fire Master Plan for the project.

Building and Safety Division

59. Shared drive aisle should provide an off-site path-of-travel per 11-B or 11-A.

60. Depending on whether it is public housing, publicly owned or privately funding public accommodation, the entire project shall be subject to Chapters 11-A and/or 11-B of the CBC (California Building Standards Code).

61. For multiple-story buildings with elevators, all floors served by elevators shall be considered ground floor. All rooms/spaces shall be on an accessible route.

62. Height, numbers of stories and construction type will apply and be subject to Chapters 5, 6 and 7 of the CBC for heights, areas and construction types.

63. Project will be subject to 310.3.1 CBC Group R2.1 requirements and 435 CBC.

64. Openings facing interior property lines must comply with 705.8 CBC.

65. Limits for SFM regulated occupancies in 506 CBC. Firewalls to compartmentalize fire area may be required if using Type III-A construction.

66. Exit enclosures must terminate to the exterior of the building in an exit discharge yard, court or public way. Some appear to exit into garage.

67. Parking level with accessible stalls must meet the eight-foot two-inch (8'-2") van clearance to lowest projections.

68. Bedroom escape provisions with openings to the exterior must be met unless complying with a 1031.2 exception, C.B.C.

Planning Services Division

69. 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 above-ground utility equipment (e.g. electrical, gas, telephone, cable TV) shall not be located within 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.

b. Street-facing perimeter block walls, whether new or existing, shall be decorative and utilize stucco finish, slump stone or split-face block, and shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.

c. 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.

d. 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.

70. 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 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 micro-spray system sprinkler heads for water conservation.

b. Forty percent (40%) of the trees on-site shall consist of minimum size 24-inch box, and the remaining sixty percent (60%) shall be of minimum size fifteen (15) gallons. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, Boston Ivy shall be used.

c. The applicant or the property owner shall be responsible for installing and maintaining the landscaping for the life of the project.

d. No trees shall be planted closer than five feet (5'-0") from any public right-of-way. Trees planted within ten feet (10'-0") 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. All trees planted on the subject property, whether for

screening the project from the neighboring lots or for aesthetic or selling/marketing purposes, shall have an irrigation system installed in order maintain the trees.

e. All trees shall be double-staked in accordance with City standards.

f. All landscape areas, including the areas located within the public rights of-way along Stanford Avenue, 8th Street and 9th Street that abut the subject property, are the responsibility of the applicant/property owner(s).

g. Fifty percent (50%) of all required shrubs shall be a minimum size of five (5) gallons at time of planting.

h. Live groundcover shall be planted and maintained where shrubbery is not sufficient to cover exposed soil. Mulch may be used in place of groundcover where groundcover will not grow or where groundcover will cause harm to other plants, but not more than thirty percent (30%) of the groundcover area shall have the mulch substitute.

i. Groundcover plants shall be planted at a density and spacing necessary for them to become well established and provide surface coverage within eighteen (18) months of planting.

j. 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 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.

k. 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.

l. All above-ground utilities (e.g. water backflow devices, electrical transformers, irrigation equipment) shall be shown on the landscaping plan in order to ensure landscape screening will be provided.

m. Applicant shall comply with the provisions of Assembly Bill 1572 (2023) and any related implementing regulations adopted by the City pertaining to the prohibition on use of potable water for irrigation of nonfunctional turf.

n. All recreation areas, landscaping along the interior project street and entryway, landscaped areas in all common areas, and any landscaping

within the public right-of-way shall be maintained by the applicant for the life of the project.

71. The applicant shall prepare Covenants, Conditions, and Restrictions or a similar document (CC&R's) for review and approval by the City Attorney's office and Community Development Department. The approved CC&Rs shall be approved by the City and recorded against the entire site prior to issuance of any building permits for vertical construction, and two copies (a hard copy and an electronic copy) of the recorded CC&R's shall be provided to the Planning Division. The CC&R's shall address and/or include, without limitation, the following stipulations and/or provisions in a form acceptable to the City:

    a. The property shall be used, developed and maintained in compliance with all provisions, approved plans, and conditions of approval of Interpretation of Use No. IOU-006-2024, Tentative Parcel Map No. PM-2023-156, Site Plan No. SP -144-2024, and Conditional Use Permit No. CUP-267-2024, as they may be amended from time to time (the "Land Use Entitlements"). The Land Use Entitlements shall be expressly incorporated into the CC&Rs.

    b. The CC&Rs shall be consistent with the condominium plan approved for the project, which shall be reviewed and approved by the City Engineer or his or her designee prior to recordation.

    c. The CC&Rs shall provide for necessary easements for utilities and access that are necessary to ensure operation of the project components in a manner consistent with the Land Use Entitlements.

    d. The CC&Rs shall include provisions acceptable to the City for maintenance, and funding of maintenance, of the buildings and other structures, parking structure and all open parking areas, drive aisles, open space areas, private storm drains and sewer systems, landscaping, and recreation areas and amenities within the interior of the development, and the landscape setback areas outside the development walls adjacent to Stanford Avenue, 8th Street and 9th Street, which are required to be maintained by the property owner(s) for the life of the project. Such maintenance, including the maintenance of all common areas, shall be the responsibility of the property owner(s).

        i. Improvements shall be maintained at all times: (i) in good condition and repair, ordinary wear and tear excepted; (ii) in a neat, clean and sanitary condition; (iii) in proper operating condition; (iv) consistent with commonly-accepted commercial standards; and (v) in accordance with the requirements of any applicable landscape, irrigation, and/or other plans or specifications approved by the City pursuant to the Land Use Entitlements. Landscape maintenance shall include, without

limitation, regular fertilization, mowing, irrigation, pruning, elimination of pests or diseases, and other customary prudent landscaping practices. The improvements shall be maintained in a first-class condition similar to the condition on the completion of the original construction and/or installation, reasonable wear and tear excepted, and in a manner and condition consistent with similarly situated high-quality mixed-use developments in Orange County, California.

ii. Unless maintained by a government entity or a public or private utility company, all utilities and sanitary sewer facilities shall be maintained to the same standard as required for other improvements and such utilities shall be worked on only by qualified contractors that are duly licensed by the State of California.

iii. Storm drainage systems shall be kept free and clear of litter, debris, obstruction, and stored materials at all times. No action shall be taken that would interfere with the operation of the storm drainage system in any manner, or modify any drainage or flow pattern, unless approved by the City.

e. The CC&Rs shall include provisions regulating parking on the site consistent with the Land Use Entitlements.

i. The development shall maintain at least eighty (80) parking spaces for the senior apartment building, within the secured parking areas of the parking structure, and at least twenty-six (26) parking spaces for the residential care facility for elderly (RCFE) building, at ground level, as shown on the plans approved as part of the Land Use Entitlements.

ii. No portion of the parking structure shall be converted to accessory dwelling units or to any other use.

iii. The eighty (80) parking spaces within the parking structure shall be secured behind a roll-up gate and made available to the occupants of the apartment units at all times.

iv. Residents of the senior apartment building shall be prohibited from parking or storing vehicles anywhere on the site except within the designated parking spaces in the parking structure, and the owner of the senior apartment building shall include and enforce provisions regarding this restriction in tenant leases.

v. At least twenty-six (26) parking spaces, as shown on the plans approved as part of the Land Use Entitlements, shall be available to staff and visitors of the RCFE at all times. To ensure adequate parking for staff and visitors of the RCFE remains available at all times, the owner and operator of the RCFE shall restrict the parking of vehicles by occupants/residents of the RCFE on the site and shall provide on-site transportation to the RCFE occupants/residents. The owner of the senior apartment building shall restrict the parking of vehicles by residents and guests of apartment building in the twenty-six (26) parking spaces reserved for the RCFE and shall include and enforce provisions regarding this restriction in tenant leases.

vi. The CC&Rs shall prohibit the storage of commercial vehicles on the property.

vii. There shall be no parking allowed along the shared drive aisle, except within the designated parking areas. All curbs not designated as parking areas shall be painted red. The applicant shall post "No Parking" signs along the drive aisle.

viii. The property owner(s) shall be responsible for effectively enforcing the parking restrictions in a timely manner.

f. All graffiti vandalism to any portion of the property shall be abated by the property owner(s). The CC&Rs shall include requirements that best management practices be implemented to prevent and abate graffiti vandalism on the site throughout the life of the project, including, but not limited to, provisions for 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.

g. The CC&R's shall include provisions providing the owners or tenants of each building a means of contacting persons responsible for site maintenance, repairs, trash pick-up, and other related matters for a development of this type. This shall also include scheduling of maintenance of the recreation areas, landscaped areas, parking areas, and other common areas open to residents or occupants of the buildings. This also includes ensuring tree overhangs do not block or hinder any vehicles such as street sweepers, trash trucks, fire trucks, etc., from maneuvering around the site.

h. The following provisions shall be included within the CC&R's (in substantially the same form as below or as otherwise approved by the City Attorney):

i. Compliance with Stormwater Quality Regulations. The Homeowner's Association shall implement, and fund implementation of, the Operation and Maintenance ("O&M") Plan for the Property, which was approved by the City as part of the Water Quality Management Plan ("WQMP") required for development of the Property, and shall operate and maintain the Best Management Practices ("BMPs") described in the O&M Plan for the Property, which includes:

1. Description of all post-construction BMPs (non-structural and structural),

2. Description of the Property owner's(s') responsibilities and required training of persons performing BMP implementation, operation and maintenance,

3. Implementation frequency and operating schedule,

4. Inspection/maintenance frequency and schedule,

5. Specific maintenance activities,

6. Required permits from resource agencies, if any,

7. Forms to be used in documenting implementation, operation and maintenance activities,

8. Recordkeeping requirements.

a. A copy of the approved O&M Plan is described in the current WQMP for the Project, as it may be amended from time to time according to its terms, which is on file with the City of Garden Grove Community Development Department, and is incorporated herein by this reference. The Committee shall maintain a copy of the current WQMP at a location on the Property.

b. The Property shall ensure that the Property is used and maintained in full compliance with the provisions of the O&M Plan and Chapter 6.40 (Stormwater Quality) of the Garden Grove Municipal Code, as it may be amended. The City shall have the right to inspect the Property for the purpose of verifying compliance with this provision. The City of Garden Grove shall be an intended third-party

beneficiary to this provision. The City shall have the right and authority, but not the obligation, to enforce this provision by any legal or equitable means, or by any method available to the Property owners as provided elsewhere in the Declaration, against the Declarant, Homeowner's Association, Owners, their successors and assigns, or other persons in possession of the Property. This provision shall not be amended or terminated without the written approval of the City of Garden Grove Community Development Department.-

ii. Enforcement: The City is hereby made a party to this Declaration solely for purposes of enforcing its provisions and the Land Use Entitlements. The City, its agents, departments and employees shall have the unrestricted right and authority, but not the obligation, to enforce the provisions of this Declaration and the Land Use Entitlements. In the enforcement of this Declaration, the City shall not be limited to the procedures or processes described in this Declaration and may use any remedy provided under law or equity, including the City's Municipal Code. The City, its agents, departments and employees may further refuse to issue any building, electrical or plumbing permit that may be in violation of this Declaration or the Land Use Entitlements. However, the City shall not be liable for failing or refusing to enforce the provisions of this Declaration or the Land Use Entitlements. The alternative dispute resolution provisions set forth in Section / Article [SECTION] of this Declaration shall not apply to or legally bind the City.

iii. Attorney Fees: The City shall be entitled to recover its attorney's fees incurred in connection with its actions to enforce the conditions of these Declarations for Site Plan No. SP-144-2024 and Tentative Parcel Map No. PM-2023-156 approvals, or to abate the violation thereof.

iv. Public Safety Access: The Police and Orange County Fire Authority personnel may enter upon any part of the common areas for the purpose of enforcing State and Local laws.

v. Modification/Termination: This Declaration shall not be terminated or substantially amended without the prior written approval of the City of Garden Grove Community Development Department.

72. Mailboxes shall be provided and installed by the applicant. The local postmaster shall approve the design and location.

73. All of the common recreational area, as identified on the approved site plan, shall be equipped with the list of amenities, as shown on the approved plan, subject to review by the Planning Services Division and Building and Safety

Division prior to issuance of building permits for compliance with applicable standards.

74. Lighting in the common recreational areas shall be provided at a maximum one-foot light candle during the hours of darkness and shall be restricted to low decorative type wall-mounted lights or ground lighting systems.

75. The applicant shall analyze the feasibility of installing vertical guardrail design in lieu of the horizontal design within the second-story balcony and, if determined feasible, shall do so.

76. Each unit shall be provided with washer and dryer hook-ups.

77. Each unit shall have phone jacks and cable-TV outlets in all rooms, except in the hallways and bathrooms.

78. Each apartment unit and/or room in the RCFE shall be provided with an air conditioning condensing unit and/or system so that there are no wall-mounted or window mounted units. If units are located on the roof, an architectural design of the roof areas shall be done to effectively screen such units from adjacent properties and the public right-of-way.

79. RCFE shall only be permitted in conjunction with the senior apartment building. In no event shall the certificate of occupancy for the RCFE be finalized prior to the issuance of the certification of occupancy for the senior apartment building.

80. On-site transportation, either provided by the RCFE's operator or by a third-party company, shall be available for the RCFE's residences at all time. Proof of on-site transportation shall be provided prior to issuance of the business license permit.

81. 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.

82. 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.

    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.

83. 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. Applicant and its contractor shall also comply with all applicable California Air Resources Board (CARB) regulations, including CARB's Regulation for In-Use Off-Road Diesel-Fueled Fleets.

84. 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.

85. The main drive aisle serves the entire project for vehicular circulation. The applicant shall utilize effective signage, and/or other acceptable means (i.e., a painted/marked red fire lanes).

86. The applicant shall require and ensure that residents, guests and visitors of the senior apartment building shall not park in the designated RCFE parking spaces.

87. There shall be no deliveries from or to the premises before 7:00 a.m. and after 10:00p.m., seven (7) days a week.

88. All new block walls, and/or retaining wall(s), including existing block walls to remain, if any, shall be shown on the grading plans. Block walls shall be developed to City Standards or designed by a Registered Engineer and shall be measured from on-site finished grade. The applicant shall provide the following:

    a. All block walls shall comply with the requirements of Section 9.12.040.010.U of the Municipal Code. Where allowed, no walls greater than thirty-six inches (3'-0") in height shall be constructed within the driveway vision clearance area of the project's entrance.

    b. Decorative masonry walls are required along the south, east, and west property lines and shall be constructed to a minimum height of six feet (6'-0"), as measured from highest point of finished grade. The block walls shall be decorative and utilize stucco finish, slump stone or split-face block, and

shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.

c. The applicant shall work with the existing property owners along the project perimeter in designing, constructing, and maintaining the required perimeter block walls. This requirement is to avoid having double walls and to minimize any impact that it might cause to the existing landscaping on the neighbor's side as much as possible. The perimeter block wall shall be constructed and situated entirely within the subject property. In the event that the applicant cannot obtain approval from the property owners, the applicant shall construct the new wall with a decorative cap to be placed between the new and existing walls. In the event the location of a new wall adjacent to an existing wall or fence has the potential to affect the landscape planter, then the applicant shall work with City Staff to address this situation. The Community Development Director shall be authorized to approve minor alterations the size and/or location of the landscape planter to accommodate the placement of such wall.

89. 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.

90. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, which require the protection of active nests of all bird species prior to the removal of any on-site landscaping, including the removal of existing trees.

91. The project shall provide a trash enclosure that serves the entire development. The trash bins shall be kept inside the trash room at all times, except during disposal and pick-up. The property owner(s) shall provide sufficient trash bins and pick-up to accommodate the site pursuant to Condition No. 13.

92. Prior to issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the name and address of the development, and the developer's name, address, and a twenty-four (24) hour emergency telephone number.

93. Litter shall be removed daily from the project site, including adjacent public sidewalk and all perking 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.

94. There shall be no parking allowed along any drive-aisle blocking vehicular access to the garage of each unit, except within the designated parking areas. The applicant shall post "No Parking" signs along the drive aisle.

95. At applicant's request, applicant has been granted Density Bonus allowances for an increase in density, reduced parking ratios, and the following one (1) concession/incentive and thirteen (13) waivers or reductions of applicable development standards:

An incentive/concession to use the Interpretation of Use process described in GGMC Section 9.32.030.D.7 to allow a Residential Care Facility for the Elderly (RCFE) use as part of a mixed-use development in the CC-3 zone, along with the senior residential apartments;

Waiver 1: A waiver of GGMC Section 9.18.090.030, Table 98.18-4 to permit a commercial FAR (Floor Area Ratio) of 0.53 in lieu of 0.50.

Waiver 2: A waiver of GGMC Section 9.18.090.030(A) to allow for a reduced setback along Stanford Avenue of two feet (2'-0") in lieu of a minimum of seven feet (7'-0").

Waiver 3: A waiver of GGMC Section 9.18.090.030(A) to allow for a reduced setback along 8th Street of six inches (0'-6") in lieu of a minimum of seven feet (7'-0").

Waiver 4: A waiver of GGMC Section 9.18.090.030(B) to allow the building to encroach into the 45 foot (45'-0") height limit area within 20 feet (20'-0") of the street facing property line along Stanford Avenue.

Waiver 5: A waiver of GGMC Section 9.18.090.030.B to allow the building to encroach into the 45 foot (45'-0") height limit area within 20 feet (20'-0") of the street facing property line along 8th Street;

Waiver 6: A waiver of GGMC Section 9.18.100.020.C to allow the project to deviate from the minimum 60% landscape requirements for required setbacks;

Waiver 7: A waiver of GGMC Section 9.18.100.020.E to deviate from the requirement for access to nonresidential uses to allow access to the RCFE to be taken from a street classification other than a primary, major or principal arterial;

Waiver 8: A waiver of GGMC Section 9.18.100.030.A to deviate from the pedestrian walkway site design standards to allow for the elimination for pedestrian walkways on 8th Street and Stanford Avenue;

Waiver 9: A waiver of GGMC Section 9.18.110.030.A to allow reduction of the minimum dwelling unit area requirement from 750 square feet for one-bedroom units to approximately 627 square feet;

Waiver 10: A waiver of GGMC Section 9.18.110.030.C to allow a reduction in the minimum building setback requirement to the southerly property line, applicable to residential portions of residential/commercial mixed use developments, from ten feet (10' 0") to four feet (4'-0"), to allow the residential building to encroach into the rear yard setback;

Waiver 11: A waiver of GGMC Section 9.18.110.030.D to allow a deviation from the maximum first floor elevation requirement, applicable to the first habitable floor of a residential-only building, to allow the first habitable floor of the apartment building to be located in excess of four feet (4'-0") above existing grade;

Waiver 12: A waiver of GGMC Section 9.18.110.030.F to allow a reduction in the minimum open space required for residential components of integrated residential/commercial mixed use developments from 300 square feet per dwelling unit to approximately 181.5 square feet per dwelling unit; and

Waiver 13: A waiver of GGMC Section 9.18.120.030.A to allow a reduction of the minimum ten percent (10%) site area landscaping requirement, from 4,101 square feet to approximately 2,918 square feet.

In addition, pursuant to paragraph (3) of subdivision (c) of Government Code Section 65915 and subdivision (b) of Government Code Section 66300.6, the applicant is required to replace four lower income "protected units" with an aggregate total of eight (8) bedrooms proposed to be demolished in conjunction with the project.

a. To comply with the provisions of Government Code Sections 65915 and 66300.6, the applicant has offered to, and shall, reserve at least four (4) two-bedroom apartment units in the project for occupancy by very low-income households for a period of 55 years, commencing with the issuance of the certificate of occupancy for the project.

b. The applicant shall comply with the requirement to rent the target units to "very low-income" households at an affordable rent as required by the Garden Grove Municipal Code and State Law.

c. Pursuant to State law, the Garden Grove Municipal Code, and the City's Density Bonus Agreement Guidelines, the record owner or owners of the subject property shall enter into an affordable

housing regulatory agreement with the City, which satisfies the criteria set forth in subdivision (c) of Government Code Section 65915 and Garden Grove Municipal Code Section 9.60.050.

d. Pursuant to GGMC Section 9.60.050.F.13, the regulatory agreement shall contain a provision requiring the owner to pay the City an annual administration fee to reimburse the City for the estimated reasonable costs incurred by the City in monitoring the owner's compliance with, and otherwise administering, the regulatory agreement, including, but not limited to, the City's review of annual compliance reports and conduct of inspections and/or audits. Unless the City's estimated reasonable annual administration costs are determined by the City Manager, in his or reasonable discretion, to be less, the amount of said administration fee shall be $75 per affordable unit per year for the initial year of the agreement, and increase at a rate of three percent (3%) per year for the term of the agreement.

e. The regulatory agreement shall be prepared by the City at the applicant/owner's expense, and the applicant and/or owner shall pay applicable fees pursuant to GGMC Section 9.60.050.G and reimburse the City for the actual fees and costs charged for the services of attorneys and/or other professional third-party consultants engaged by the City to provide consultation, advice, analysis, and/or review and/or preparation of documents in connection with preparation of the regulatory agreement, review of the initial marketing plan and management plan required as part of the regulatory agreement, review of annual compliance reports submitted by the owner pursuant to the regulatory agreement, and inspections and audits provided for in the regulatory agreement.

f. Prior to preparation of the regulatory agreement, applicant and/or property owner shall execute a reimbursement agreement with the City, in a form approved by the City Attorney, and provide a deposit in the amount of $5,000 to the City. The regulatory agreement shall be approved by the City and recorded prior to issuance of a building permit for any structure in the project.

g. The regulatory agreement shall remain a senior, non-subordinate covenant and as an encumbrance running with the land for the full term thereof. In no event shall the regulatory agreement be made junior or subordinate to any deed of trust or other documents providing financing for the construction or operation of the project, or any other lien or encumbrance whatsoever for the entire term of the required covenants. The applicant shall

submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-144-2024, and Tentative Parcel Map No. PM-2023-156 and his/her agreement with all conditions of the approval.

96. Final Tentative Parcel Map No. PM-2023-156 shall be approved by the City and recorded by the applicant prior to issuance of building permits for the proposed development.

97. 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 Interpretation of Use No. IOU-006-2024, Tentative Parcel Map No. PM-2023-156, Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024. 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.

98. In accordance with Garden Grove Municipal Code Sections 9.32.160 and 9.40.070.A, respectively, the rights granted pursuant to Interpretation of Use No. IOU-006-2024, Tentative Parcel Map No. PM-2023-156, Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024 shall be valid for a period of two (2) years from the effective date of this approval. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Interpretation of Use No. IOU-006-2024, Tentative Parcel Map No. PM-2023-156, Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024 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 Interpretation of Use No. IOU-006-2024, Tentative Parcel Map No. PM-2023-156, Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024 shall expire if the building permits for the project expire.

99. Prior to issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the

project. The sign shall include the name and address of the development, and the developer's name, address, and a 24-hour emergency telephone number.

100. The Conditions of Approval set forth herein include certain development impact fees and other exactions. Pursuant to Government Code §66020(d), these Conditions of Approval constitute written notice of the amount of such fees. The applicant is hereby notified that the 90-day protest period, commencing from the effective date of approval of Site Plan No. Interpretation of Use No. IOU-006-2024, Tentative Parcel Map No. PM-2023-156, Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024 has begun.