



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

AUGUST 21, 2014

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M. COUNCIL CHAMBER

ROLL CALL: CHAIR LAZENBY, VICE CHAIR MARGOLIN
COMMISSIONERS ALEJANDRO, BRIETIGAM, NGUYEN, SILVA, ZAMORA

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to all or a majority of the Planning Commissioners within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Council Chamber at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Planning Commission may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

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

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: July 17, 2014
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. SITE PLAN NO. SP-422-07TE7 (TIME EXTENSION NO. 7)
VARIANCE NO. V-157-07

APPLICANT: FIDELITY DEVELOPMENT COMPANY

LOCATION: SOUTH SIDE OF CENTRAL AVENUE, BETWEEN WILSON
STREET AND NEWLAND STREET AT 8372 CENTRAL
AVENUE

REQUEST: To approve a one-year time extension for the approved entitlement under Site Plan No. SP-422-07 and Variance No. V-157-07, for a small-lot, single-family residential subdivision. The site is in the Planned Unit Development No. PUD-117-07 zone. The City of Garden Grove recognizes a previously adopted Negative Declaration.

STAFF RECOMMENDATION: Approval of time extension.

C.2. AMENDMENT NO. A-005-2014

APPLICANT: CITY OF GARDEN GROVE

LOCATION: CITYWIDE

REQUEST: To amend Chapter 20 of Title 9 of the City of Garden Grove Municipal Code to establish standards and requirements pertaining to electronic changeable copy in signs, and to revise the existing monument sign regulations. This project is exempt pursuant to CEQA Sections - 15303 - Small New Accessory Facilities and 15311 - Minor Structures.

STAFF RECOMMENDATION: Recommend approval of Amendment No. A-005-2014 to City Council.

C.3. SITE PLAN NO. SP-010-2014

APPLICANT: EDWARD W. MORSE

LOCATION: NORTH SIDE OF GARDEN GROVE BOULEVARD BETWEEN HOOVER STREET AND VILLAGE CENTER DRIVE AT 7761 GARDEN GROVE BOULEVARD

REQUEST: To construct a two-story, 3,150 square foot addition to an existing 11,405 square foot medical clinic, Nhan Hoa Comprehensive Health Care Clinic, located on a 58,290 square foot lot. The site is in the C-2 (Community Commercial) zone. The project is exempt pursuant to CEQA Section 15301 - Existing Facilities.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-010-2014, subject to the recommended Conditions of Approval.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT

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

Regular Meeting Minutes
Thursday, July 17, 2014

CALL TO ORDER: 7:07 p.m.

ROLL CALL:

Chair Lazenby
Vice Chair Margolin
Commissioner Alejandro
Commissioner Brietigam
Commissioner Nguyen
Commissioner Silva
Commissioner Zamora

Absent: None.

PLEDGE OF ALLEGIANCE: Alejandro

ORAL COMMUNICATIONS – PUBLIC: Mr. Craig Durfey commented on the Cal Green Code, bike racks, and encouraged the City to be proactive with regard to alternative transportation.

JUNE 19, 2014 MINUTES:

Action: Received and filed.
Motion: Margolin Second: Zamora
Ayes: (7) Alejandro, Brietigam, Lazenby, Margolin, Nguyen, Silva, Zamora
Noes: (0) None
Abstain: (0) None
Absent: (0) None

Public Hearing Items D.1. and D.2. were taken out of order and heard prior to Continued Public Hearing Items C.1., C.2., and C.3.

PUBLIC HEARING – SITE PLAN NO. SP-008-2014, VARIANCE NO. V-006-2014. For property located at 12592 Lorna Street, south of Lampson Avenue, west of Lorna Street.

Applicant: Dylan Dang
Date: July 17, 2014

Request: Site Plan approval to construct seven (7), two-story apartment units

on a 19,500 square foot lot. Also, a Variance request to deviate from the required 10'-0" separation between the driveway and the unit, and the required 15'-0" separation between the open guest parking space and the unit. The site is in the R-3 (Multiple-Family Residential) zone. The project is exempt pursuant to CEQA Section 15332 - In-fill Development Projects.

Action: Public Hearing held. Speakers: Dylan Dang, Joe Dovich, Maureen Blackmun.

Action: Resolution No. 5819-14 adopted.

Motion: Brietigam Second: Silva

Ayes: (6) Alejandro, Brietigam, Lazenby, Margolin, Nguyen, Silva

Noes: (1) Zamora

Abstain: (0) None

Absent: (0) None

PUBLIC HEARING – AMENDMENT NO. A-010-2014. City of Garden Grove, Citywide.

Applicant: City of Garden Grove

Date: July 17, 2014

Request: To amend Title 9 of the City of Garden Grove Municipal Code to allow the option to delete the requirement for a residential manager's dwelling unit for mini-warehouse and storage facilities. This project is exempt pursuant to CEQA Section – 15061(b)(3).

Action: Public Hearing held. Speakers: None.

Action: Motion to bring back a Resolution of Denial.

Motion: Brietigam Second: Zamora

Ayes: (4) Brietigam, Lazenby, Margolin, Zamora

Noes: (3) Alejandro, Nguyen, Silva

Abstain: (0) None

Absent: (0) None

At 8:05 p.m., Commissioner Silva recused himself from matters C.1., C.2., and C.3. and left the room for the duration of the meeting due to having a conflict of interest on each matter.

The Chair called for a break. The meeting reconvened at 8:15 p.m.

CONTINUED PUBLIC HEARING – AMENDMENT NO. A-008-2014, CONDITIONAL USE PERMIT NO. CUP-012-2014. For property located at 12951 Main Street, on the west side of Main Street, third lot north of Garden Grove Boulevard.

Applicant: Kurtis Gibson
Date: July 17, 2014

Request: To amend the CC-2 (Civic Center – Main Street) zone to allow an art gallery/retail business to include a Tattoo Art Studio as a portion of the business, subject to a Conditional Use Permit (CUP). The art gallery/retail business shall inhabit the storefront and front portion of the tenant space. The Tattoo Art Studio shall be limited to one-third of the gross floor area. The site is in the CC-2 (Civic Center – Main Street) zone. The project is exempt pursuant to CEQA Section 15303 – New Construction or Conversion of Small Structures (from one use to another)

Action: Public Hearing held. Speakers: Stewart Bagg, Peter Katz, John Wildsmith, Keith Riley, Adrienne Holm, Mira Zimet, Kurtis Gibson. Submissions include an email letter of concern by Joanne Ladewig and a handwritten letter of support. One yellow sheet to revise Condition No. 12.

Action: Resolution Nos. 5821-14 (A) and 5824-14 (CUP) adopted.

Motion: Brietigam Second: Margolin

Ayes: (6) Alejandro, Brietigam, Lazenby, Margolin, Nguyen, Zamora

Noes: (0) None

Abstain: (0) None

Absent: (1) Silva

CONTINUED PUBLIC HEARING – AMENDMENT NO. A-009-2014, City of Garden Grove, Citywide.

Applicant: The City of Garden Grove
Date: July 17, 2014

Request: To amend Title 9 of the City of Garden Grove Municipal Code, Section 9.16.020.030 to permit "Parking Facilities" (for fee) in the M-P (Industrial Park) zone. The project is exempt pursuant to CEQA Section 15061(b)(3) as there is certainty there is no possibility the project may have a significant effect on the environment.

Action: Public Hearing held. Speakers: Terry Teeple, Marty Walker, Craig Durfey, Maureen Blackmun.

Action: Resolution No. 5826-14 adopted.

Motion: Zamora Second: Margolin

Ayes: (4) Alejandro, Margolin, Nguyen, Zamora
Noes: (1) Brietigam
Abstain: (1) Lazenby
Absent: (1) Silva

CONTINUED PUBLIC HEARING – CONDITIONAL USE PERMIT NO. CUP-339-11 REV. 2014. For property located at 12552 Western Avenue at the southwest corner of the intersection of Western Avenue and Lampson Avenue.

Applicant: The Map Sports Facility

Date: July 17, 2014

Request: To modify the approved plans and Conditions of Approval for an existing indoor sports facility, Map Sports Facility, approved under Conditional Use Permit No. CUP-339-11, to update the business operational conditions relating to, but not limited to, parking space requirements, building code compliance, and maximum building occupancy. The project is exempt pursuant to CEQA Section 15301 – Existing Facilities.

Action: Public Hearing held. Speakers: Terry Teeple, Marty Walker, Craig Durfey, Maureen Blackmun.

Action: Resolution No. 5812-14 adopted with an amendment to add a 16-slot bicycle rack.

Motion: Zamora Second: Margolin

Ayes: (4) Alejandro, Margolin, Nguyen, Zamora
Noes: (1) Brietigam
Abstain: (1) Lazenby
Absent: (1) Silva

MATTERS FROM COMMISSIONERS: Vice Chair Margolin asked for an update on the two boarded-up homes on the northwest corner of Newhope Street and Westminster Avenue, which had overgrown landscaping and rats. Staff responded that Building Abatement staff was addressing the matter.

Commissioner Zamora commented on several issues including traffic signals with long cycles at Garden Grove Boulevard and Casa Linda Lane; a signal that could not be seen; traffic congestion around the Costco shopping center on Taft Street; and overgrown landscaping on a sidewalk at the corner of Taft Street and Century Boulevard. Staff recommended she call Code Enforcement.

Commissioner Brietigam mentioned that a successful 13th Annual Push Cart Derby was held last week on Springdale Boulevard and thanked all who were involved, especially the Police, Fire, and Public Works Departments.

MATTERS FROM STAFF: Staff stated that the Thursday, August 7, 2014 Planning Commission meeting would be cancelled and gave a brief description of future agenda items for the August 21st meeting.

ADJOURNMENT: At 10:00 p.m. to the next Regular Meeting of the Garden Grove Planning Commission on Thursday, August 7, 2014, at 7:00 p.m. in the Garden Grove Council Chamber, 11300 Stanford Avenue, Garden Grove.

Motion: Brietigam Second: Alejandro

Ayes: (6) Alejandro, Brietigam, Lazenby, Margolin, Nguyen, Zamora

Noes: (0) None

Abstain: (0) None

Absent: (1) Silva

Judith Moore, Recording Secretary

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: South side of Central Avenue, between Wilson Street and Newland Street, at 8372 Central Avenue
HEARING DATE: August 21, 2014	GENERAL PLAN: Medium Density Residential
CASE NOS.: Site Plan No. SP-422-07TE7 and Variance No. V-157-07TE7	ZONE: Planned Unit Development PUD-117-07
APPLICANT: Fidelity Development Company	APN: 097-650-01
PROPERTY OWNER: Same	CEQA DETERMINATION: N/A

REQUEST:

The applicant is requesting approval of a one-year time extension for the approved entitlements under Site Plan No. SP-422-07 and Variance No. V-157-07 for a small lot single-family residential subdivision.

BACKGROUND:

On June 7, 2007, the Planning Commission approved Planned Unit Development No. PUD-117-07, Site Plan No. SP-422-07, Variance No. V-157-07, and Tentative Tract Map No. TT-17127 to rezone the property from R-3 (Multiple-Family Residential) to Planned Unit Development Residential (PUDR) for the development of a small-lot single-family residential subdivision on a regular shaped lot consisting of approximately 34,500 square feet, located on the south side of Central Avenue, between Wilson Street and Newland Street.

The project includes seven (7) detached, two-story, single-family homes with a Variance request to deviate from the minimum lot size for a residential Planned Unit Development and a Tentative Tract Map for the residential subdivision.

Between the years 2008 to 2012, the Planning Commission granted several one-year time extensions primarily based on the downturn of the real estate market, the sub-prime loan credit crunch made it more difficult for house buyers to obtain financing, the increase in foreclosures and bankruptcy filings, high unemployment, and the concern that if the homes remained vacant, the vacant homes would attract vandalism.

On July 18, 2013, the Planning Commission approved a sixth one-year extension of time due to needing more time to redesign the floor plans and meet the current Building Code requirements.

The Site Plan and Variance entitlements are valid for one-year and pursuant to Title 9 of the Municipal Code, are eligible to be extended, with each extension not to be more than one year at a time.

The Tentative Tract Map, pursuant to the State Subdivision Map Act, is valid for two-years and may be extended for up to three one-year time extensions. However, since the time that the subject Tract Map was approved, the past Governor approved Senate Bill SB-1185 on July 15, 2008, which gave all Tentative Tract Maps and Tentative Parcel Maps that were approved prior to July 15, 2008, an automatic one-year extension to finalize the map. The Governor then approved Assembly Bill AB-333 on July 15, 2009, which gave Tentative Tract and Parcel Maps an additional automatic two-year time extension. Then on July 15, 2011, the current Governor approved Assembly Bill AB-208 giving Tentative Maps another automatic two-year extension of time to finalize any Tentative Map that was still valid as of July 15, 2011 and would have otherwise expired before January 1, 2014. Finally, on July 11, 2013, the Governor signed another Assembly Bill (AB-116) that further extended the expiration date of all Tentative Maps that have not expired as of July 11, 2013 another two years. The Tentative Maps will still be eligible for the additional one-year extension of time that the Subdivision Map Act would normally allow. Therefore, Tentative Tract Map No. TT-17127 will expire in June of 2016. Additionally, the rezoning of the property to Planned Unit Development No. PUD-117-07 has been approved by the City Council, is in place, and does not have an expiration date if the project does not move forward.

TIME EXTENSION:

On June 2, 2014, the applicant submitted the attached letter requesting a seventh one-year extension of time for Site Plan No. SP-422-07 and Variance No. V-157-07. The applicants have indicated in the attached letter that they are continuing to move forward with the project and are working on the plans and are ready to pull demolition and grading permits to begin construction. Notices have been given to the tenant and it is anticipated that the tenants will vacate the premises by July 31, 2014, after which demolition of the on-site improvements will begin. Additionally, the applicant has indicated that at this point in time, their plan is to look for a construction loan, obtain construction bids from contractors and continue with the project.

Since the time of the last extension request, the CC&R's have been reviewed; Planning has approved the landscape plans and Planning set of structural plans; Fire has approved the Fire plans; Building has tentatively approved structural plans, but is waiting for payment of School District fees and approval of the grading permit; and the City's Sewer and Water Department has conditionally approved plans subject to a Reduced Pressure Principal Device (RPPD) device being installed on the landscape irrigation system. The City's Engineering Division has indicated that the applicant still needs to obtain approval of a Water Quality Management Plan (WQMP) and gain approval of the grading plan. The grading plans still have corrections to be addressed by the applicant. Finally, while the Tentative Tract Map is ready to be recorded, the recordation of the Tentative Tract Map will not occur until the grading plan is approved.

In regard to the Tentative Tract Map and the Governors' approval of a series of Bills for Tentative Map time extensions (SB-1185, AB-333, AB-208, and AB-116), the subject Tentative Tract Map has been automatically granted additional years to complete the final map. Therefore, approval of the time extension for the subject entitlements will keep the entitlement's expiration dates on track with the expiration date of the associated Tentative Tract Map, which expires in June of 2016, unless the applicant is granted an extension of time prior to that date.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Approve the request for a one-year time extension for Site Plan No. SP-422-07 and Variance No. V-157-07.



Karl Hill
Planning Services Manager



By: Lee Marino
Senior Planner

June 2, 2014

Lee Marino, Senior Planner
Community Development Department
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840

SUBJECT: One Year Extension of Approval with Special Circumstances

RE: 8372 Central Ave., Garden Grove
Site Plan #SP-422-07 & Variance #V-157-07 & Tract Map #17127

Dear Mr. Marino:

Since our last extension, we have continued to proceed with this project, however, at a pace that was slower than originally anticipated. We've been working on incorporating the new Green Building Standards, landscaping plans, CC&Rs, and multiple plan check revisions. However, this project is by no means stopped or stalled. We are now ready to pull demo and grading permits and begin construction.

There were some issues we were unaware of until our recent discussion. We believed the architectural and engineering plans, final tract map, and CC&Rs required approval and recording in order to begin demolition and grading when, in fact, we could have started earlier.

We are currently looking for demolition and grading bids. Notices to vacate have been given to the tenants. We anticipate the property to be vacated by July 31st and expect to begin demolition and grading soon after.

At this point in time, our plan is to look for a construction loan, obtain construction bids from contractors and continue with this project.

Things are speeding up, but we've simply run out of time. As such, we are requesting a one year extension for Site Plan #SP-422-07, Variance #V-157-07, and Tract Map #17127

Sincerely,



Allan Chen, Applicant
PO Box 7135
Capistrano Beach, CA 92624
(949) 248-0583

NC_Site Plan Ext 14.doc

SP-422-07TE7
 8372 Central Avenue
 CITY OF GARDEN GROVE, CA

Legend

Subject
 Base Layers
 Parcels
 Parcel Labels
 City Limits
 Garden Grove
 Other Cities

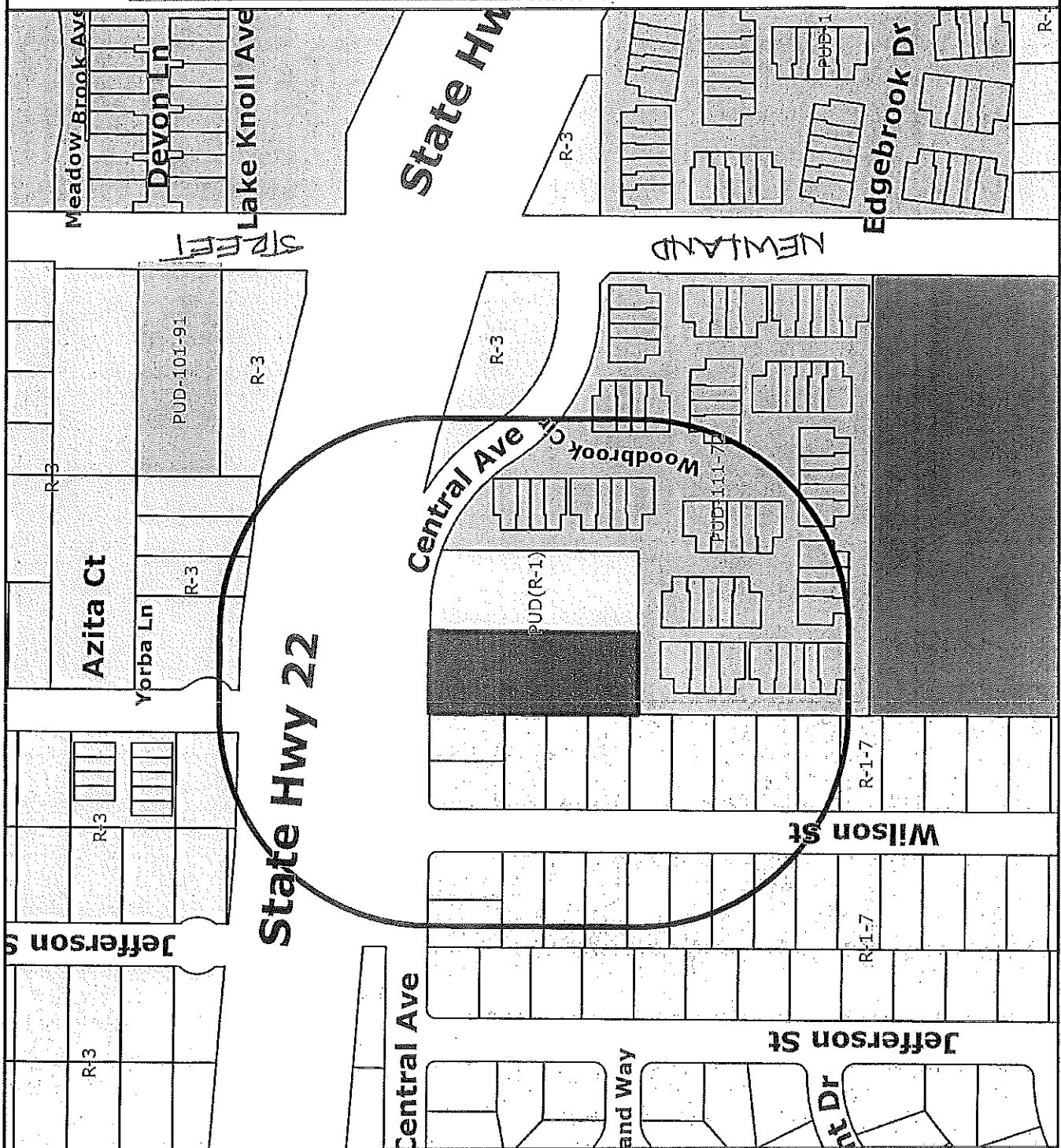
Map of Interest

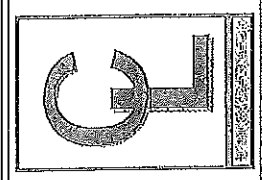
Zone

Zone Labels
 Zone
 OSPECC
 E-1
 C-1(T)
 C-2
 C-3
 OSPPDR
 OSPPDT
 OSPPDS
 OSPPDF
 OSPPDR
 OSPPDC
 OSPPDP
 OSPPPR



GARDEN GROVE

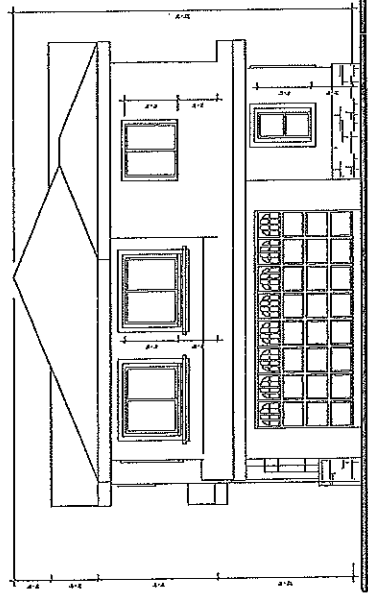
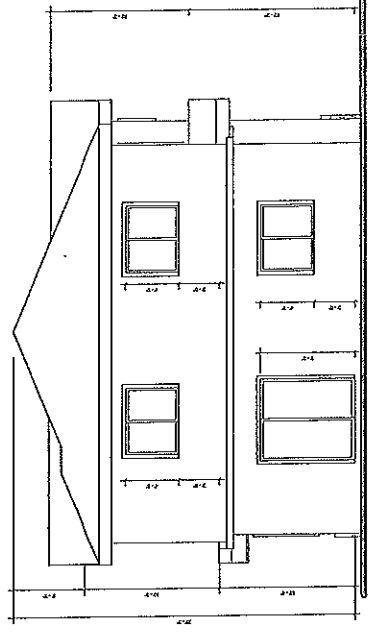
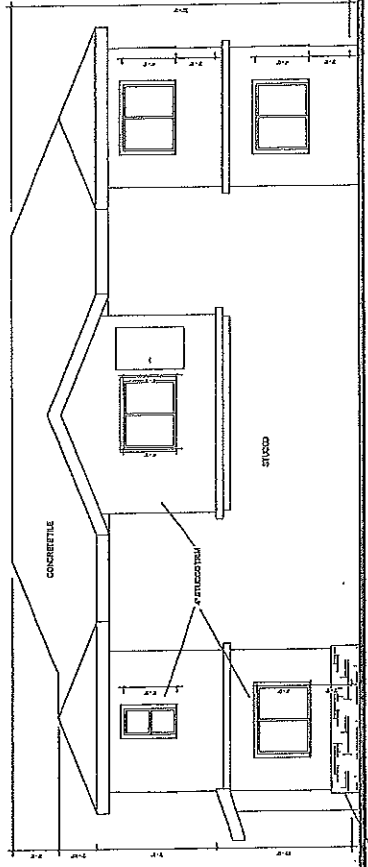
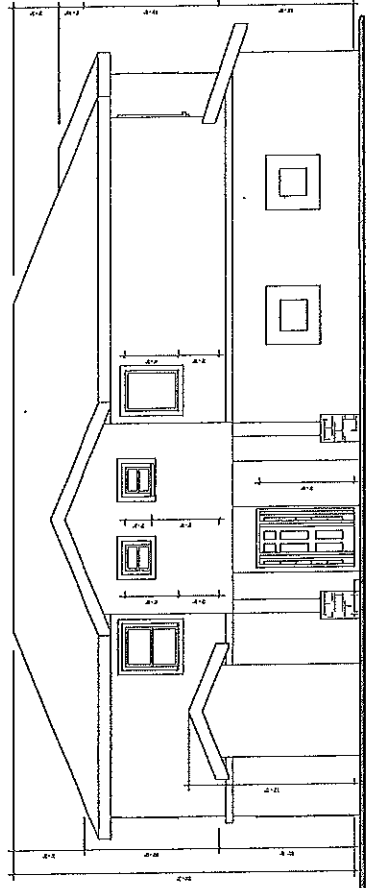




GIANNI CONTRACTING, LLC
 Address: 10100 Northway Blvd.
 Suite: 202
 Phone: (408) 246-8065

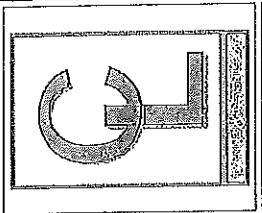
Project: 8572 Central Ave.
 Address: 8572 Central Ave.
 Phone: (415) 952-2722

8572 Central Ave. Garden Grove, CA		
ELEVATIONS		
Project Name	8572 CENTRAL	
Date	7/20/07	
Client	ARCUS-C	
Drawn By	JL	
SCALE: 1/8" = 1'-0"		



Notes:
 WALLS: STUCCO
 ROOF: CONCRETE TILE
 WINDOW TRIM: 4" TRIM ON ALL NORTH, SOUTH, AND WEST WINDOWS

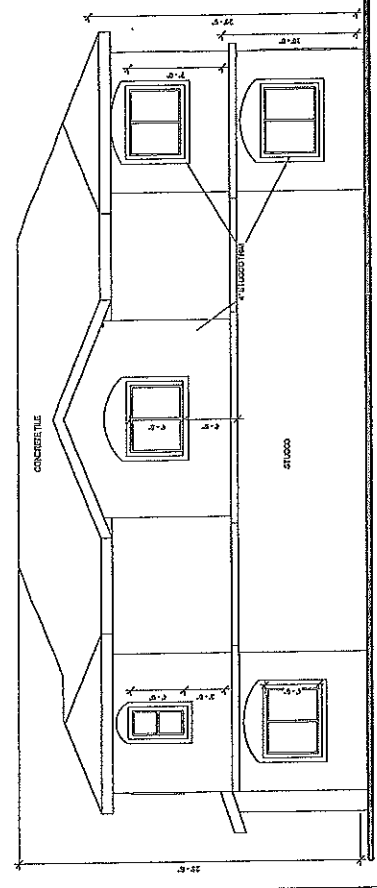
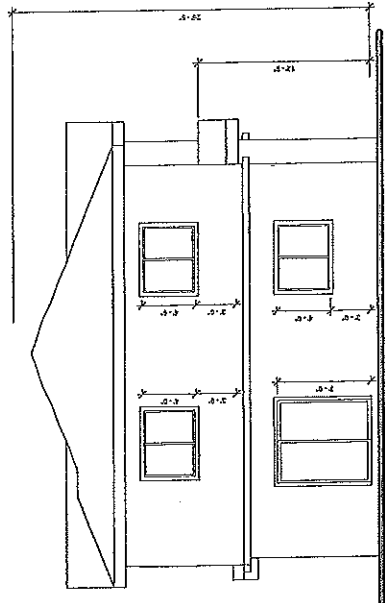
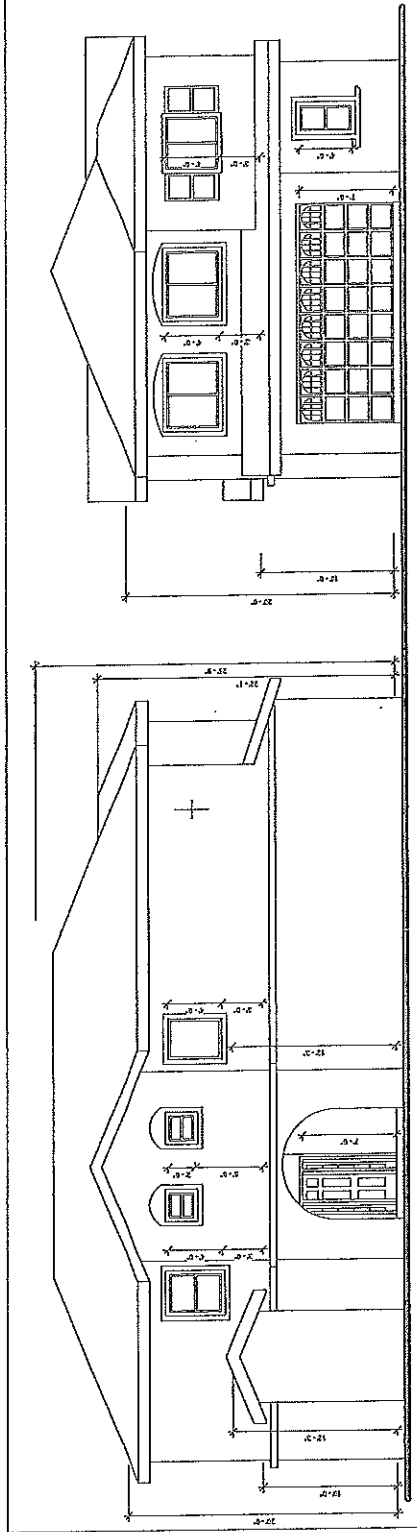
PL-1012 (1/24) 8/2019



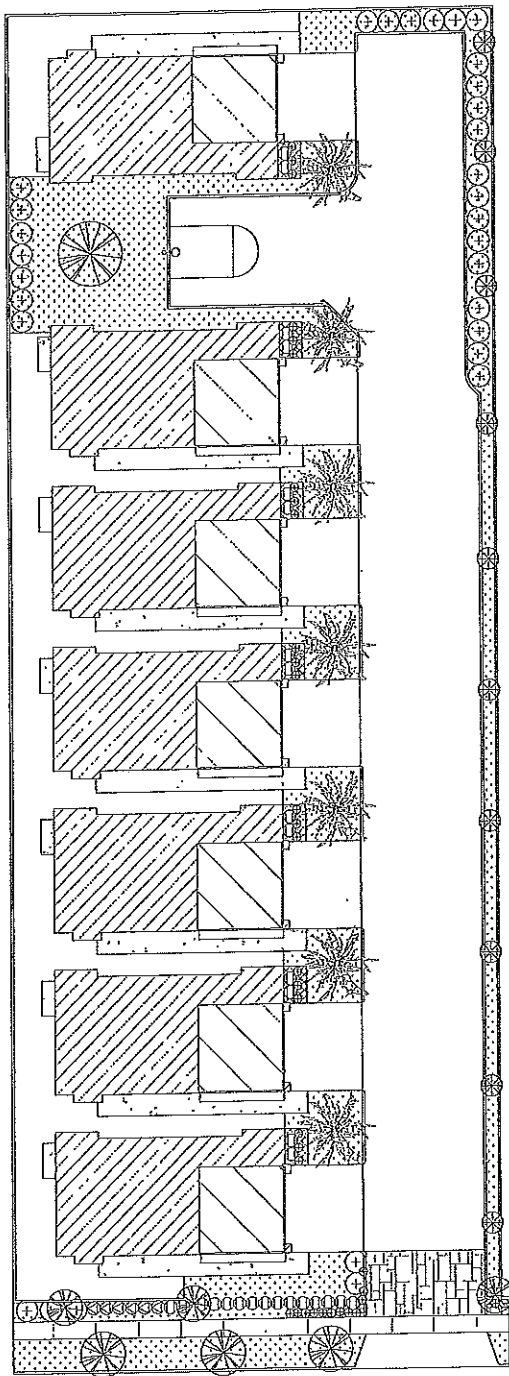
Design:
 8372 CENTRAL AVE.
 GARDEN GROVE, CA 92646
 TEL: (714) 943-0080
 www.gilchrist.com
 Date: 12/22/2023
 Drawing:
 ARCHITECTURAL UNIT
 ARCHITECT
 CONSTRUCTION
 PROJECT NO.: 23-05-001-001

NO.	REVISION	DATE	BY	
			DESIGNER	CHECKER

8372 Central Ave.
 Garden Grove, CA
ELEVATIONS
 Project No. 23-05-001-001
 Date: 12/22/2023
 Drawing: ARCHITECTURAL UNIT
 Designer: JG
 Check by: JG
 Title: A4
 Scale: 1/8" = 1'-0"



Notes:
 WALLS: STUCCO
 ROOF: CONCRETE S-TILE
 WINDOW TRIM: 4" TRIM ON ALL NORTH, SOUTH, AND WEST WINDOWS EXCLUDING THE WESTERLY WINDOW WITH WOODEN SHUTTERS



SYMBOL	DESCRIPTION	QUANTITY	DETAILED	MANUFACTURER
	Tree	3	15-20"	SWAN CITY
	Shrub	12	15-20"	McHARRIS
	Ground Cover	7	15-20"	McHARRIS
	Tree	7	15-20"	McHARRIS
	Shrub	21	15-20"	SWAN CITY
	Ground Cover	5	15-20"	SWAN CITY
	Tree	29	15-20"	SWAN CITY
	Shrub	27	15-20"	SWAN CITY
	Ground Cover			SWAN CITY
	Tree			SWAN CITY
	Shrub			SWAN CITY
	Ground Cover			SWAN CITY

1. **SYMBOL**
 TREE

 2. **SYMBOL**

 3. **SYMBOL**

 4. **SYMBOL**

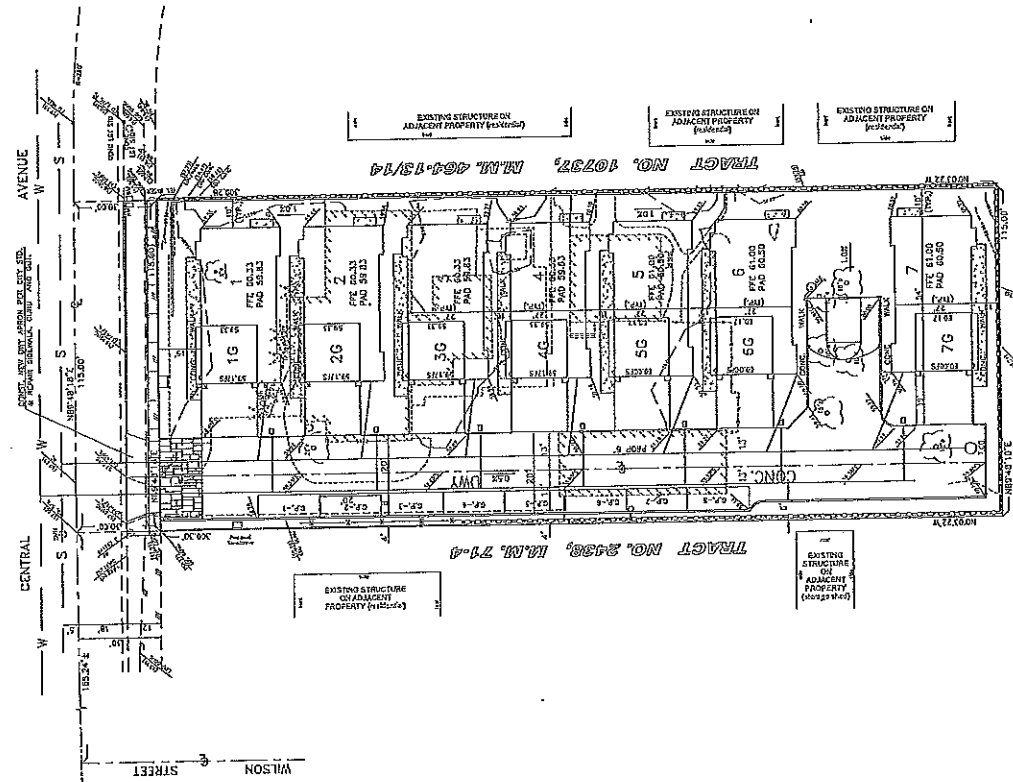
 5. **SYMBOL**

 6. **SYMBOL**

 7. **SYMBOL**

 8. **SYMBOL**

 9. **SYMBOL**



LEGAL DESCRIPTION:

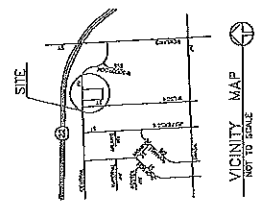
THE WEST 715.00 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, T15S R11W, IN THE RANCHO LOS BOLSAS, CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 13 OF MISC. MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THE NORTHERLY 30.00 FEET THEREOF.

BASIS OF BEARINGS:

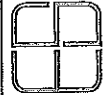
THE BEARING N89°48'18"E OF THE CENTERLINE OF CENTRAL AVENUE AS SHOWN ON TRACT NO. 10737, M.M. 40-13/14 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK: 1C-135-92

3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1C-135-92" IN THE SE COR IF A 4"X18" CONC. C.B. IN THE NE CORNER OF 1/3 S OF WESTMINSTER BLDG. AND BEACH BLDG., 100' E.Y. OF THE CENTERLINE OF BEACH BLVD. AND 38' N1/4 OF THE CENTERLINE OF WESTMINSTER AVE.
ELEV.= 44.301 (NAVD 88, 2005)



TRACT NO. 3107, M.M. 321/1-8
TRACT NO. 6023, M.M. 301/32-30



ENGLES SHEN & ASSOCIATES, INC.
CIVIL ENGINEERS & SURVEYORS
1111 CORPORATE CENTER DR., SUITE 302
DOWNEY, CALIF. 91748-4268 TEL: (714) 857-4268 FAX: (714) 755-0877

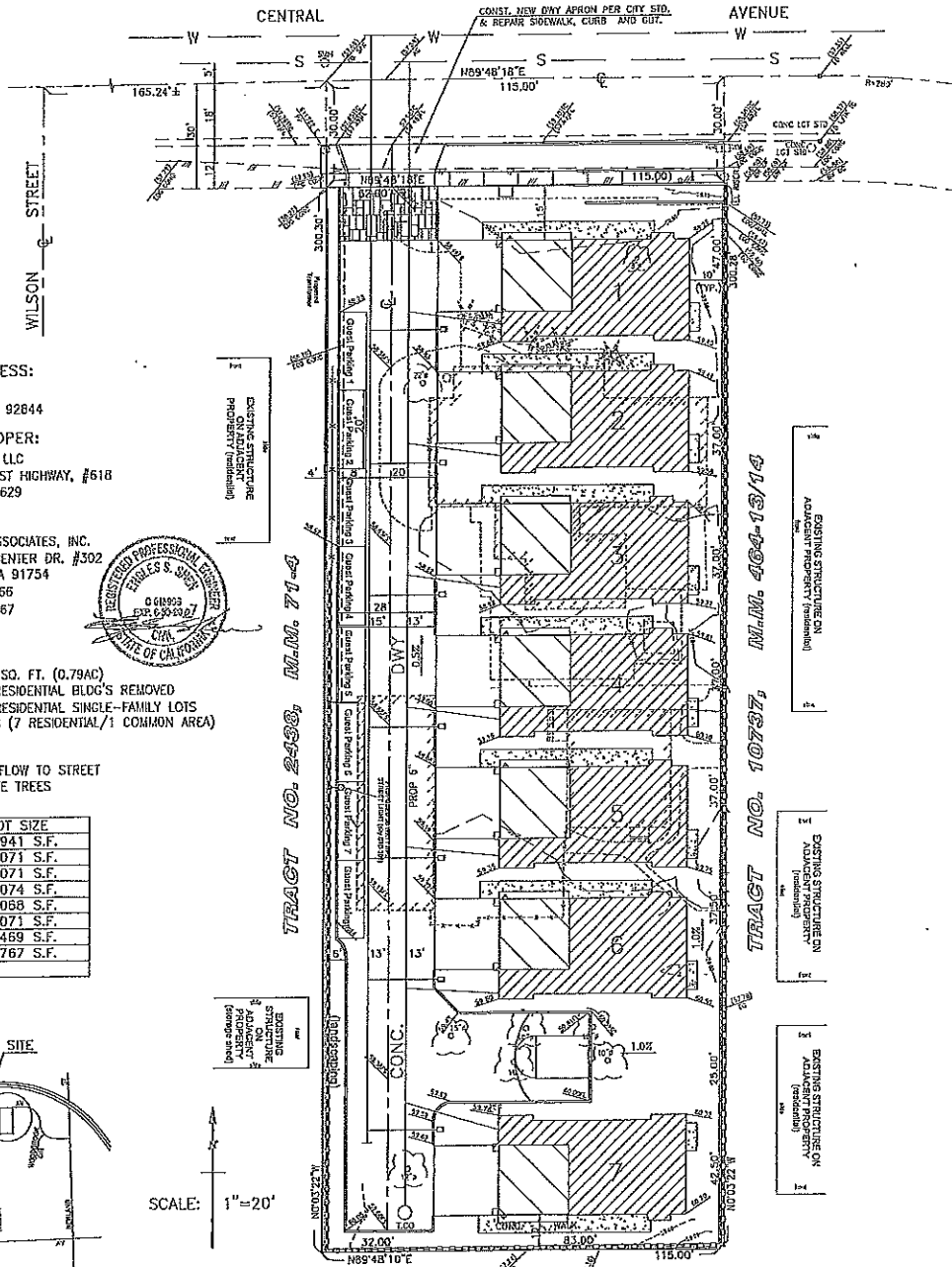
SCALE: 1"=20'	TRACT NO. 17127	DOWNH ETC.
DATE: 1-23-07	REVISION	
PRELIMINARY GRADING PLAN		
SHEET 1 OF 1		

ENGLES S. SHEN E.C.E. 10803 (EXP. 6/30/2007) DATE

TENTATIVE TRACT NO. 17127

IN THE CITY OF GARDEN GROVE
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF THE WEST 115.00 FEET OF THE NORTH HALF OF THE
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 1, T5S, R11W, IN THE RANCHO LAS BOLSAS, AS PER MAP RECORDED IN
BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.



PROJECT ADDRESS:
8372 CENTRAL AVE
GARDEN GROVE, CA 92844

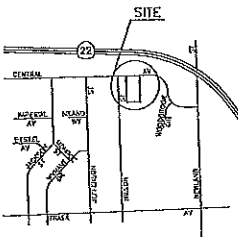
OWNER/DEVELOPER:
NEWLAND CENTRAL, LLC
34145 PACIFIC COAST HIGHWAY, #618
DANA POINT, CA 92629

PREPARED BY:
ENGLES SHEN & ASSOCIATES, INC.
1111 CORPORATE CENTER DR. #302
MONTEREY PARK, CA 91754
TEL: (323) 266-0866
FAX: (323) 266-0867



- NOTES:**
- ZONE: R3
 - LOT SIZE: 34,533 SQ. FT. (0.79AC)
 - EXIST. LAND USE: RESIDENTIAL BLDG'S REMOVED
 - PROP. LAND USE: RESIDENTIAL SINGLE-FAMILY LOTS
 - NO. OF LOTS: 8 (7 RESIDENTIAL/1 COMMON AREA)
 - SEWER: PUBLIC
 - WATER: PUBLIC
 - DRAINAGE: GRAVITY FLOW TO STREET
 - REMOVE ALL ON SITE TREES

LOT NO.	LOT SIZE
1	3,941 S.F.
2	3,071 S.F.
3	3,071 S.F.
4	3,074 S.F.
5	3,068 S.F.
6	3,071 S.F.
7	3,489 S.F.
8	11,767 S.F.



VICINITY MAP
NOT TO SCALE

SCALE: 1"=20'

TRACT NO. 8107, M.M. 321/1-8

TRACT NO. 8823, M.M. 351/32-36

MAY 21, 2007

4/22/07 2:05:27 PM

RESOLUTION NO. 5825-14

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING A ONE-YEAR TIME EXTENSION FOR SITE PLAN NO. SP-422-07 AND VARIANCE NO. V-157-07.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on August 21, 2014, does hereby approve a one-year time extension for the approved Site Plan No. SP-422-07 and Variance No. V-157-07 entitlements for land located on the south side of Central Avenue, between Wilson Street and Newland Street at 8372 Central Avenue, Parcel No. 097-650-01.

BE IT FURTHER RESOLVED in the matter of the time extension for Site Plan No. SP-422-07 and Variance No. V-157-07, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Fidelity Development Company.
2. The applicant requests a one-year time extension for the approved Site Plan No. SP-422-07 and Variance No. V-157-07 entitlements approving the construction of seven (7), detached, two-story single-family residential units.
3. A Negative Declaration was prepared and approved by the Garden Grove Planning Commission for the project that concluded that the proposed project will not have significant adverse effect on the environment; and was prepared and circulated in accordance with applicable law, including the California Environmental Quality Act (CEQA), Public Resources Code of Regulations section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq. and includes mitigation measures.
4. The property has a General Plan Land Use designation of Medium Density Residential and is currently zoned Planned Unit Development PUD-117-07. The 34,500 square foot site is currently developed with a five bedroom single-family home, a two-bedroom guesthouse, and a detached four-car garage.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on August 21, 2014, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of August 21, 2014; 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 9.32.030.9, are as follows:

FACTS:

The site is 34,500 square feet, and is improved with a five bedroom single-family home, a two-bedroom guesthouse, and a detached four-car garage, which are slated to be demolished in order to develop the site with seven (7) detached, two-story, single-family homes.

The site's General Plan Land Use designation of Medium Density Residential, which allows a density range of 24 dwelling units per acre, has not changed since entitlement approval.

The property's zoning is currently Planned Unit Development No. PUD-117-07, which limits the density to seven (7) dwelling units for the site and has remained the same since entitlement approval.

On June 7, 2007, the Planning Commission approved Planned Unit Development No. PUD-117-07, Site Plan No. SP-422-07, Variance No. V-157-07, and Tentative Tract Map No. TT-17127 to change the zoning of the subject site from R-3 (Multiple-Family Residential) zone to Planned Unit Development Residential zone and to allow the development of a small-lot, single-family residential subdivision in order to construct seven (7), detached, two-story single-family residential units with a Variance to deviate from the minimum lot size for a residential planned unit development; and a Tentative Tract Map for the residential subdivision.

Between the years 2008 to 2012, the Planning Commission granted several one-year time extensions primarily based on the downturn of the real estate market; the sub-prime loan credit crunch made it more difficult for house buyers to obtain financing; the increase in foreclosures and bankruptcy filings; high unemployment; and the concern that if the homes remained vacant, the vacant homes would attract vandalism.

On July 18, 2013, the Planning Commission approved a sixth one-year extension of time due to needing more time to redesign the floor plans and meet the current Building Code requirements.

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.

On June 2, 2014, the applicant submitted a letter requesting a seventh one-year extension of time for Site Plan No. SP-422-07 and Variance No. V-157-07. The applicants have indicated in the attached letter that they are continuing to move forward with the project and are working on the plans and are ready to pull demolition and grading permits to begin construction. Notices have been given to the tenant and it is anticipated that the tenants will vacate the premises by July 31, 2014, after which demolition of the on-site improvements will begin. Additionally, the applicant has indicated that at this point in time, their plan is to look for a construction loan, obtain construction bids from contractors and continue with the project.

Since the time of the last extension request, the CC&R's have been reviewed, Planning has approved the landscape plans and Planning set of structural plans, Fire has approved the Fire plans, Building has tentatively approved structural plans, but is waiting for payment of School District fees and approval of the grading permit, and the City's Sewer and Water Department has conditionally approved plans subject to a Reduced Pressure Principal Device (RPPD) device being installed on the landscape irrigation system. The City's Engineering Division has indicated that the applicant still needs to obtain approval of a Water Quality Management Plan (WQMP) and gain approval of the grading plan. The grading plans still have corrections to be addressed by the applicant. Finally, while the Tentative Tract Map is ready to be recorded, the recordation of the Tentative Tract Map will not occur until the grading plan is approved.

In regard to the Tentative Tract Map, and the Governors' approval of a series of Bills for Tentative Map time extensions (SB-1185, AB-333, AB-208, and AB-116), the subject Tentative Tract Map has been automatically granted additional years to complete the final map. Therefore, approval of the time extension for the subject entitlements will keep the entitlement's expiration dates on track with the expiration date of the associated Tentative Tract Map, which expires in June of 2016, unless the applicant is granted an extension of time prior to that date.

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 and Zoning designation have not been changed since the project's approval, and 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 Variance does possess characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.32.030.9 (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-422-07 and Variance No. V-157-07 shall remain in effect.

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.2.	SITE LOCATION: Citywide
HEARING DATE: August 21, 2014	GENERAL PLAN: N/A
CASE NO. Amendment No. A-005-2014	ZONE: N/A
APPLICANT City of Garden Grove	APN: N/A
OWNER: N/A	CEQA DETERMINATION: Exempt

REQUEST:

An Amendment to Chapter 20 of Title 9 of the City of Garden Grove Municipal Code to update and revise regulations pertaining to monument signs and to establish standards and requirements pertaining to monument signs containing electronic changeable copy for specified land uses.

BACKGROUND:

Over the years, the City has received numerous requests from churches and other similar assembly type uses that provide on-site programming and activities that change frequently for changeable copy signs, also known as electronic reader boards, as a means to easily advertise their services and programs, including service times, event information, and announcements to members and the general public. In the past, the City discouraged electronic reader boards due to possible impacts to the community, including impacts to residential uses, such as light and glare concerns. Due to this continued resurgence of requests for electronic reader boards, and with increased sophistication and advancement to electronic reader board technology, staff has reconsidered the request.

Currently, the City's zoning code does not permit electronic reader boards. However, the City has allowed electronic reader boards for several unique uses, including the auto dealers located along Trask Avenue and the former Crystal Cathedral, due to their special operating characteristics and Planned Unit Development (PUD) zone designation of the properties. Community message reader boards, that are operated exclusively by the City, have been approved along the SR 22-freeway, as well as in Civic Center Park, in order to advertise citywide events.

In evaluating the request, staff has determined that, due to the special operating characteristics of churches, schools, theatres, public facilities, private clubs and lodges, and service stations, an electronic reader board would serve a benefit for advertising their respective services and activities as well as potential community activities. In conjunction with the proposed amendments pertaining to electronic reader boards, staff has also determined that an update to the existing general monument sign standards is also necessary.

The proposed amendment will amend the existing monument sign requirements of the code that will allow for an increase to the height of new monument signs, as well as allow for larger sign display area, require architectural design elements, and specify monument sign placement. The proposed text amendment to Chapter 9.20 of the Municipal Code would update and revise regulations pertaining to monument signs generally, allow monument signs containing electronic changeable copy on sites legally established with certain specified uses, and establish specific standards and requirements pertaining to the construction, location, and operation of monument signs containing electronic changeable copy.

DISCUSSION:

As a means to provide equal size limitations and comparable architectural articulation amongst all new monument signs, whether electronic or not, it is necessary to amend the existing monument sign standards, and establish new regulations for electronic reader boards within a monument sign that will be limited to assembly type uses. The proposed amendment will address all new monument signs in all zones where currently permitted. However, an electronic reader board within a monument sign will only be available to the limited uses specified, i.e., service station (for pricing information only), churches and other religious institutions, public and non-profit educational institutions and schools, movie theaters, public buildings, public recreational facilities, and private clubs and lodges.

The proposed amendment will amend Sections 9.20.020 (Definitions), 9.20.040.A2 (Monument Sign), Section 9.20.050 (Signs: Design Elements), Section 9.20.060.A and C (Permitted Signs) of Title 9 of the Municipal Code. Also, the proposed amendment will establish new standards and requirements for electronic reader boards designed within a monument sign for assembly uses.

A. Amendment to Existing Monument Sign Standards

The proposed amendment will amend the existing development standards for monument signs in order to provide for greater signage and visibility. The current code limits the height of monument signs located within the front setback to a maximum height of four (4) feet, and a height of six (6) feet for monument signs located outside of the required setbacks. The proposed amendment will establish a standard height that will be limited to a maximum height of six (6) feet, as measured from the centerline of the sign. The proposed height will allow for increased street visibility and provide for a larger display area that can accommodate additional tenant signage, or an electronic reader board for certain uses.

In order to encourage monument signs to be architecturally attractive, the proposed amendment will require architectural enhancements to all new monument signs. These enhancements include, but are not limited to, a base and architecture cap that can be used to identify the center, and columns to frame the sign face. Within the proposed six (6) foot height limitation, the monument sign is required to

include a minimum base of one-foot, as measured from the centerline of the sign, to keep the display area above the ground.

The proposed amendment will limit the display area of new monument signs to thirty-two (32) square feet. The display area will be two-face, allowing signage on both sides of the sign. The current code limits the size of the monument sign display area to twenty (20) square feet. The increased sign area will allow for additional tenant signage as well as accommodate an electronic reader board for assembly uses. Diagram 1 illustrates an example of a monument sign design to comply with the proposed sign regulations, including height, width, and maximum display area.

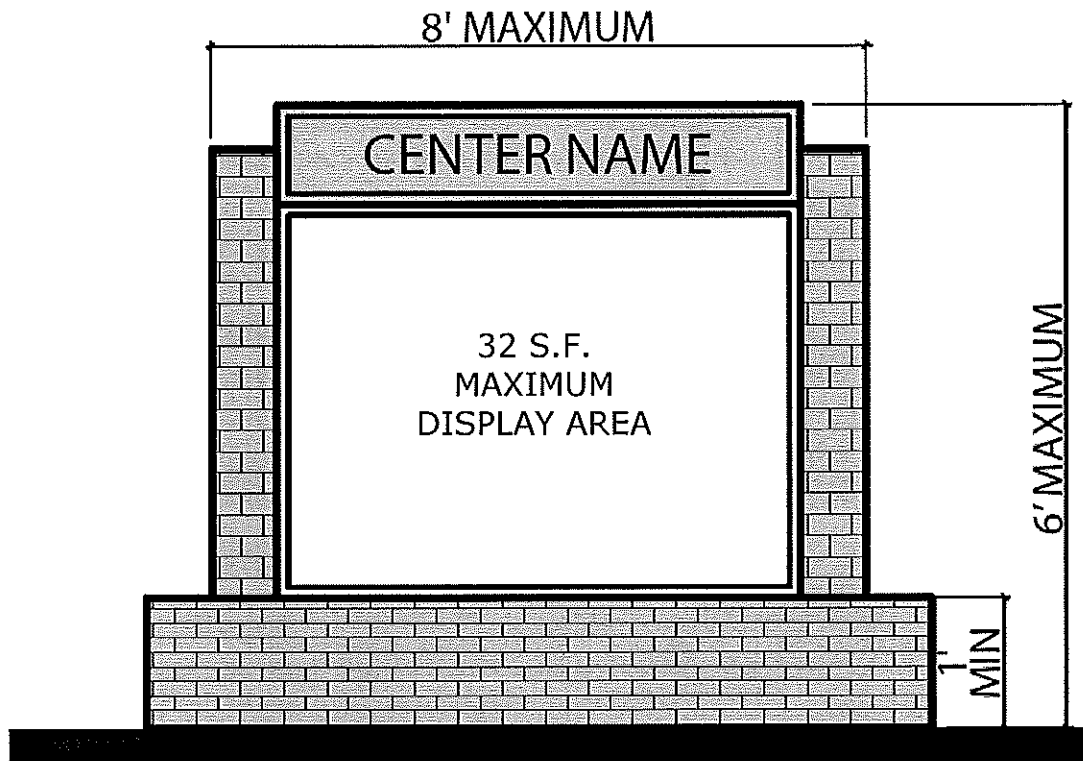


Diagram 1

Illustration of possible monument sign design that complies with maximum dimensions.

The proposed amendment will include new provisions that will regulate the placement, including setbacks and separation distances, of new monument signs. The proposed code amendment will require new monument signs to maintain a minimum setback of three (3) feet from any street property line. In addition, monument signs will be required to be placed along the property's street frontage, maintain a distance of twenty-five (25) feet from any interior property lines, and

maintain a distance of one-hundred (100) feet from other monument signs located within the same development. Also, due to the increased height, monument signs will be required to observe vision clearance requirements from driveways and from street corners. Diagram 2 below illustrates the vision clearance requirements from a driveway and street corner.

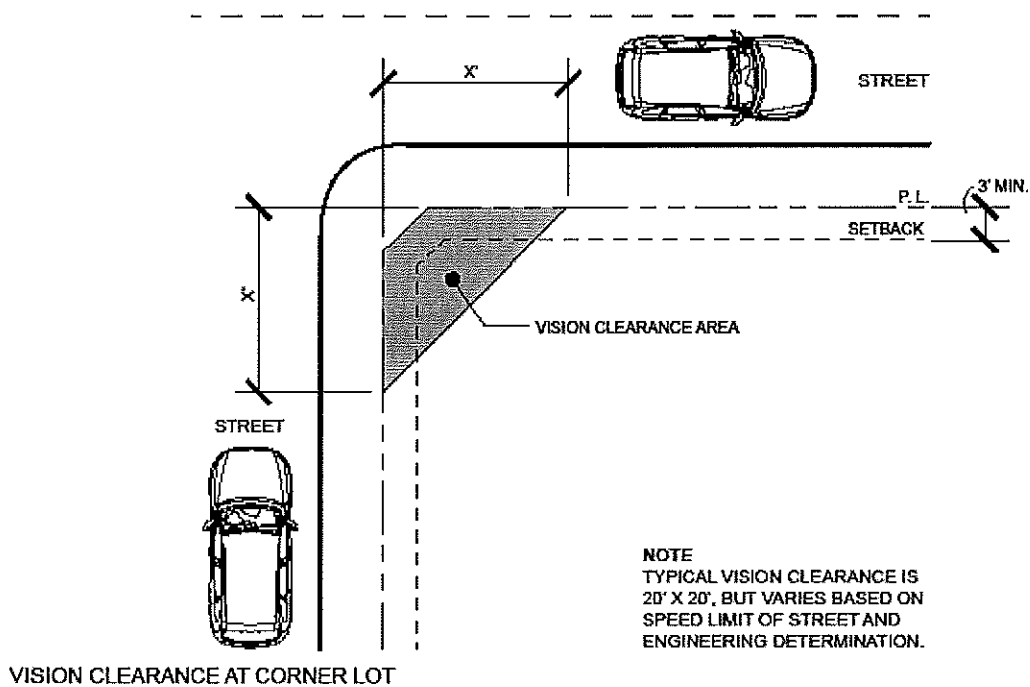
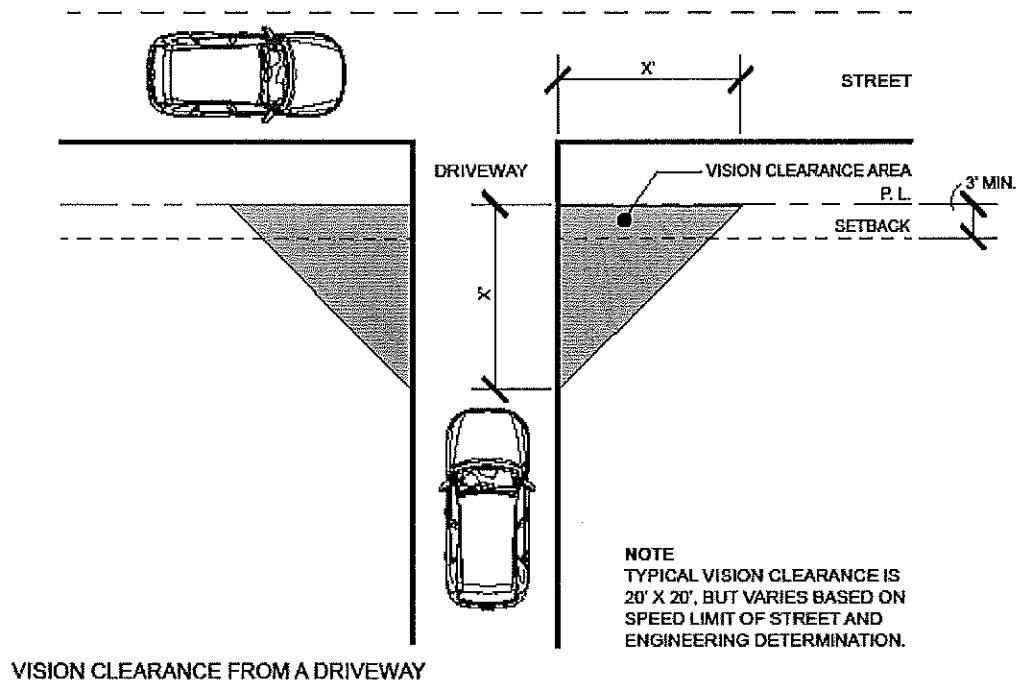


Diagram 2

Illustration of vision clearance requirements for from streets and driveways.

The current code allows monument signs in all zones, with the exception of the R-1 (Single-Family Residential), R-2 (Limited Multiple Residential), and O-S (Open Space) zones. Since most churches are located in residential zones (see Exhibit A), the proposed amendment will allow monument signs in the R-1 and R-2 zones, identified as "monument standard", and will only be allowed for religious type uses and other assembly type uses. The code currently allows monument signs in the R-3 (Multiple Family Residential) zone.

The table below illustrates the changes to Section 9.20.060.A. of the Municipal Code allowing monument signs in the R-1 and R-2 zones, as well as deleting the H-R column from the table since the H-R (Main Street Retail Overlay) zone no longer exists due to the adoption of the CC (Civic Center) mixed use zone. The changes to table 9.20.060.A are shown below (deletions shown in ~~strikethrough~~, additions shown in double-underline):

SIGN TYPES	R-1	R-2	R-3	O-P	C-1	C-2	C-3	CC	GGMU -1,2,3	AR	NMU	M-1	M-P	H-R	O-S
Directional	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Marquee/Canopy	--	--	--	--	P	P	P	P	P	P	P	--	--	--	--
Nameplate	P	P	P	P	--	--	--	P	P	P	P	--	--	--	--
Pole	--	--	--	P	P	P	P	--	--	--	--	--	--	--	--
Pylon	--	--	--	P	P	P	P	--	P	P	P	--	--	--	--
Political	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--
Wall	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--
Monument-Standard	<u>P**</u>	<u>P**</u>	P	P	P	P	P	P	P	P	P	P	P	--	--
Monument-Tall	--	--	--	--	--	--	--	<u>P*</u>	P	--	P	--	--	--	--
Temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--
Community Message Center	--	--	--	P	P	P	P	P	--	--	P	P	P	P	P
Window	--	--	--	--	P	P	P	P	P	P	P	--	--	P	--
Sales/Lease/Rental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--
Temporary Real Estate	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--
Temporary Construction	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--
Projecting/Blade	--	--	--	--	--	--	--	P	P	P	P	--	--	P	--
Corporate Flag	--	--	--	P	P	P	P	P	P	P	P	P	P	--	--
Under Canopy/Walkway	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--
Directory	--	P	P	P	P	P	P	P	P	P	P	P	P	P	P

* Only permitted in the CC-3 zone.

** ***Only permitted for the uses listed in section 9.20.050.J.***

B. Electronic Reader Board Signs

The proposed amendment will establish a new section in the code, Section 9.20.050, which will provide specific requirements for electronic reader boards.

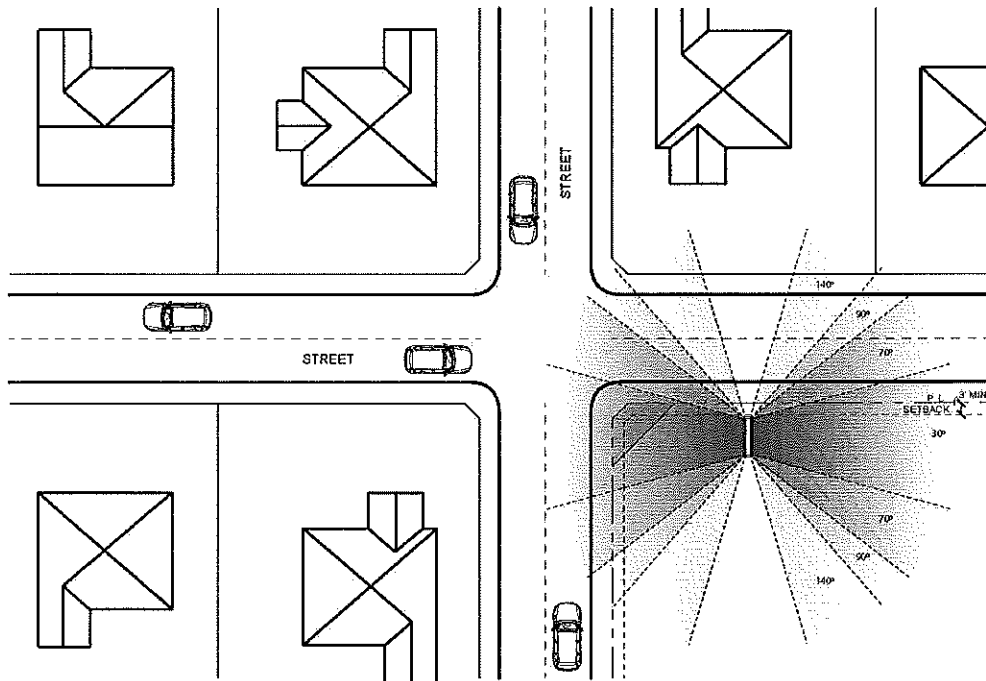
For zones where monument signs are permitted, only the following uses will be allowed to incorporate electronic reader boards: service stations (only pricing information will be allowed to be displayed with changeable copy), churches and other religious centers, public and non-profit educational institutions and schools, movie theaters (movie theaters are not permitted in the residential zones), public buildings, public recreational facilities, and private clubs and lodges. Electronic reader boards will be required to comply with the monument sign requirements, as proposed by this amendment, including maximum height, maximum display area, and the incorporation of architectural elements.

The proposed amendment will establish specific hours of operation when the electronic reader boards can operate in order to minimize impacts to adjacent uses, specifically residential uses. The code will restrict the operating times of electronic reader boards from 7:00 a.m. to 10:00 p.m., and will require the sign to remain dark and unlit between the hours of 10:00 p.m. to 7:00 a.m. The code will also require the signs to be dimmed, both automatically and manually, during the evening hours between sunset to 10:00 p.m.

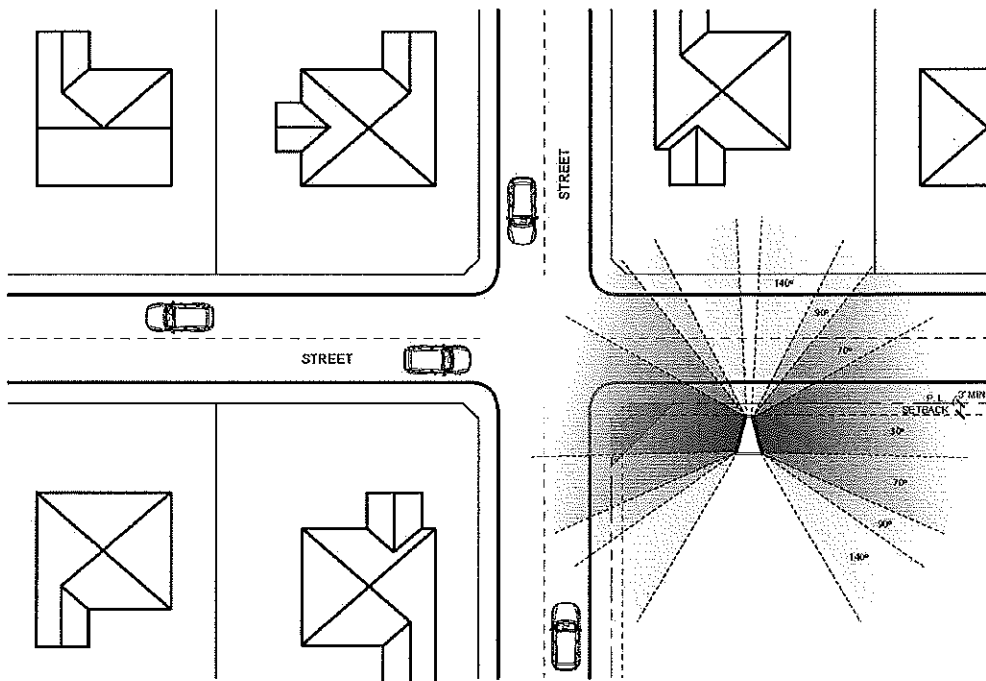
Although not part of the amendment, it is recommended that the effect of viewing angles on the reader board's brightness be considered as they work opposite of each other, but directly affect the surrounding environment. A reader board with a lower viewing angle has a higher brightness. However, expanding the viewing angle spreads the brightness across a wider viewing range, thus decreases the overall brightness, and vice versa, as shown in Diagram 3. Designing "V" shaped monument signs, as shown in Diagram 3, is another way to control the viewing angles and should be explored on a case-by-case basis.

The amendment will also prohibit the display of bright, flashing, strobe type effects or graphics, and the content will not be allowed to change faster than once every twenty seconds and will only be allowed to display static letters, symbols and/or numbers of a single color against a black or unlit background. These restrictions will help to minimize light and glare impacts to adjacent residential uses.

The proposed code will also establish a distance requirement of 80 feet from the electronic reader board to any adjacent residential use property line. This distance requirement will help minimize any light and glare impacts to adjacent residential uses. Also, the proposed amendment will require electronic reader boards to maintain a distance of 150 feet from other electronic reader boards in the vicinity, and that only properties with a minimum lot frontage of 160 feet will be allowed to have an electronic reader board.



MONUMENT SIGN PERPENDICULAR TO STREET



V SHAPED MONUMENT SIGN PERPENDICULAR TO STREET

Diagram 3

Illustration of viewing angles and display brightness.

The proposed amendment is internally consistent with the goals, policies, and elements of the General Plan. The revisions to the monument sign code and the proposed electronic changeable copy regulations will ensure compatibility of signage and land uses, and will support the purposes and intent of the sign code.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- Adopt the attached Resolution recommending approval of Amendment No. A-005-2014 to the City Council.

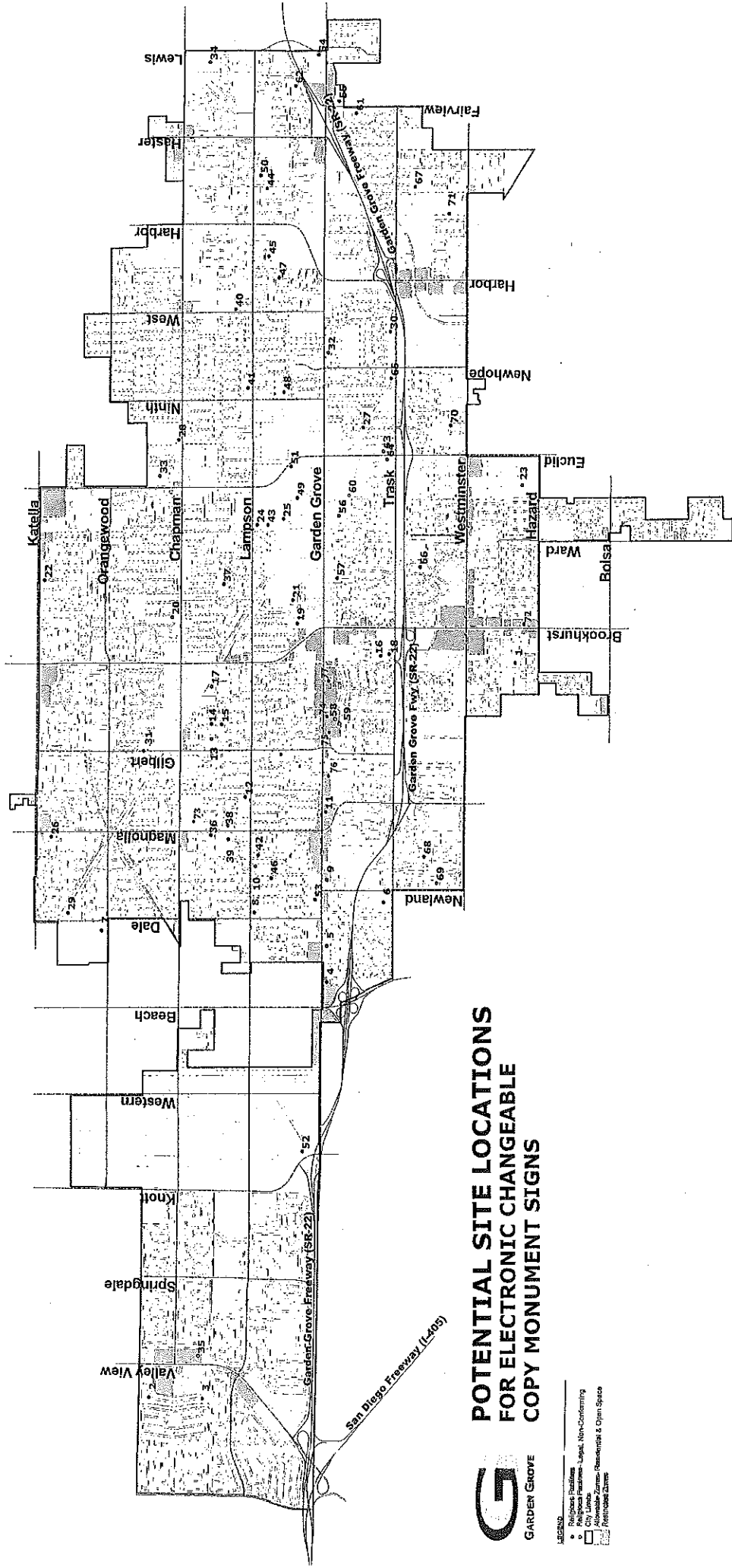


KARL HILL
Planning Services Manager



By: Mary Medrano
Planning Technician

EXHIBIT A



**POTENTIAL SITE LOCATIONS
FOR ELECTRONIC CHANGEABLE
COPY MONUMENT SIGNS**



- LEGEND**
- Religious Facilities
 - Religious Facilities - Light, Non-Conforming
 - All-Weather Signs, Roundabouts & Open Space
 - Religious Sites

N

0 0.5 1 Miles

CITY OF GARDEN GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING SERVICES DIVISION
GIS SYSTEM
REF. REL. FACILITIES.APR
OCTOBER 2006

RESOLUTION NO. 5810-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THAT THE CITY COUNCIL APPROVE AMENDMENT NO. A-005-2014, AN AMENDMENT TO CHAPTER 20 OF TITLE 9 OF THE GARDEN GROVE MUNICIPAL CODE TO ESTABLISH STANDARDS AND REQUIREMENTS PERTAINING TO ELECTRONIC CHANGEABLE COPY IN SIGNS AND TO REVISE MONUMENT SIGN REGULATIONS.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on August 21, 2014, hereby recommends approval of Amendment No. A-005-2014.

BE IT FURTHER RESOLVED in the matter of Amendment No. A-005-2014 the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by the City of Garden Grove.
2. The City of Garden Grove proposes to amend Chapter 20 of Title 9 of the Garden Grove Municipal Code to establish standards and requirements pertaining to electronic changeable copy in signs, and to revise the existing monument sign regulations.
3. The Planning Commission recommends the City Council find that the proposed Code Amendment is not subject to the California Environmental Quality Act ("CEQA"; Cal. Pub. Resources Code Section 21000 et seq.) pursuant to Section 15303 (small accessory facilities) and 15311 (minor structures) of the State CEQA Guidelines (Cal. Code of Regs., Title 14, Section 15000 et seq.).
4. Report submitted by City Staff was reviewed.
5. Pursuant to a legal notice, a public hearing was held on August 21, 2014, and all interested persons were given an opportunity to be heard.
6. The Planning Commission gave due and careful consideration to the matter at its meeting on August 21, 2014, and

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

FACTS:

Over the years, the City has received numerous requests from churches and other similar assembly type uses that provide on-site programming and activities that change frequently for changeable copy signs, also known as electronic reader

boards, as a means to easily advertise their services and programs, including service times, event information, and announcements to members and the general public.

Due to these requests, the City has proposed a text amendment to Chapter 20 of Title 9 of the Municipal Code, which would update and revise regulations pertaining to monument signs generally, allow monument signs containing electronic changeable copy on sites legally established with certain specified uses, and establish specific standards and requirements pertaining to the construction, location, and operation of monument signs containing electronic changeable copy.

Specifically, the proposed text amendment would make the following changes to the existing provisions of Chapter 9.20:

- Update the Use Tables in Chapter 9.20 to remove reference to the H-R Zone (which no longer exists and has been replaced by the Civic Center Mixed Use Zone).
- Increase the permitted maximum height of standard monument signs from 4 feet to 6 feet.
- Establish and expressly set forth the following maximum height, length, and display surface area standards for both "standard" and "tall" monument signs:
 - Standard Monument Signs:
 - Height: 6 feet
 - Length: 8 feet
 - Area of Display Surface: 32 sq. ft.
 - Tall Monument Signs:
 - Height: 12 feet
 - Length: 6 feet
 - Area of Display Surface: 54 sq. ft.
- Specify that all caps, columns, bases, and other structural elements and/or design features of a monument sign are to be included in the maximum height and length calculations.
- Expressly require all monument signs to have a minimum 1 foot base and other structural elements as needed to make the sign architecturally compatible with the site (such as columns and/or a cap).
- Add language clarifying the allowable locations of monument signs on a lot / site and specifying that monuments signs should not be located in a manner that obscures corner vision clearance from any driveway.
- Allow monuments signs located on sites (in any zone) legally established with the following types of land uses to have electronic changeable copy:

- Service stations (electronic copy limited to portion of sign conveying pricing information)
 - Churches and other religious centers
 - Public and non-profit educational institutions and schools
 - Movie theatres
 - Public buildings
 - Public recreational facilities
 - Private clubs and lodges
- Establish development and operational standards for monument signs with electronic changeable copy, including the following:
 - Limit operation of sign to the hours of 7:00 a.m. to 10:00 p.m.
 - Require sign to contain both an automatic dimmer and a manual (backup) dimmer for reducing the intensity of light output in the evening hours.
 - Set objective and measurable maximum light output intensity level for such signs.
 - Prohibit changes in light intensity (other than between daylight and evening hours).
 - Limit electronic copy to static letters, symbols, and/or numbers (no graphics or moving or flashing effects).
 - Limit electronic copy to a single color against a black (or unlit) background.
 - Limit the rate of change of electronic copy to a minimum of once every 20 seconds.
 - Require a minimum lot frontage of 160 feet.
 - Establish distance limit of at least 150 feet from another monument sign containing electronic changeable copy.
 - Establish distance limit of at least 80 feet from the property line of any residential property.

Currently, signs with electronic changeable copy are not generally permitted in the City of Garden Grove. However, the City has allowed electronic reader boards for several unique uses, including the auto dealers located along Trask Avenue and the former Crystal Cathedral, due to their special operating characteristics and Planned Unit Development (PUD) zone designation of the properties. Community message reader boards, that are operated exclusively by the City, have been approved along the SR 22-freeway, as well as in Civic Center Park, in order to advertise citywide events.

Service stations are required by State law to provide gasoline pricing information that may change daily, Churches and other religious centers, public and non-profit educational institutions and schools, movie theaters, public buildings, public recreational facilities, and private clubs and lodges provide programming and activities that change more often than most other uses of property.

FINDINGS AND REASONS:

1. The proposed Code Amendment is internally consistent with the goals, policies, and elements of the General Plan.

The proposed Amendment includes amendments to Chapter 20 of Title 9 of the Municipal Code to update and revise regulations pertaining to monument signs, and to expressly permit monument signs with electronic changeable copy as an incidental use to certain legally established land uses, subject to the reasonable standards and requirements concerning their construction, location, and operation. The General Plan does not contain specific policies pertaining to monument signs and/or electronic changeable copy in signs. However, General Plan Policy LU-6.6 directs the City to ensure appropriate and compatible signage is provided within commercial centers. Furthermore, Section 9.20.010.A provides that the purpose and intent of the sign code is to "provide minimum, reasonable sign control by recognizing that the attractiveness of the community is an important factor to protect property values, to provide equal access to channels of commercial communications, and to protect the general welfare of the citizens of the city. The revisions to the monument sign regulations and proposed electronic changeable copy restrictions will ensure compatibility of signage and land uses, and will support the purpose and intent of the sign code.

2. The proposed Code Amendment will promote the public health, safety and welfare.

The amendments to the regulations pertaining to monument signs simplify, clarify, and make more uniform the standards for design, size, and placement of monument signs. The standards and requirements established for signs with electronic changeable copy ensure that the signs do not create nuisances to the public and adjacent properties. Allowing signs with changeable copy for only service station, institutional, and assembly-type uses is reasonable because gas stations are required by State law to provide gasoline pricing information that may change daily, and institutional and assembly-type uses provide programming and activities that change more often than most other uses of property.

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 reasons set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. Amendment No. A-005-2014 possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.32.030.D.1 (Code Amendment).
2. The Planning Commission recommends that the City Council approve Amendment No. A-005-2014 and adopt the draft Ordinance attached hereto as Exhibit "A".

EXHIBIT "A"

ORDINANCE NO. ___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING AMENDMENT NO. A-005-2014 AMENDING CHAPTER 20 OF TITLE 9 TO ESTABLISH STANDARDS AND REQUIREMENTS PERTAINING TO ELECTRONIC CHANGEABLE COPY IN SIGNS AND REVISING MONUMENT SIGN REGULATIONS.

City Attorney Summary

This Ordinance approves a text amendment to Chapter 20 of Title 9 of the Garden Grove Municipal Code to update and revise regulations pertaining to monument signs and to establish standards and requirements pertaining to monument signs containing electronic changeable copy for specified land uses.

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE FINDS AND DETERMINES AS FOLLOWS:

WHEREAS, the subject case, initiated by the City of Garden Grove, proposes to amend Chapter 20 of Title 9 of the Garden Grove Municipal Code to establish standards and requirements pertaining to electronic changeable copy in signs, and to revise the existing monument sign regulations; and

WHEREAS, following a public hearing held on August 21, 2014, the Planning Commission adopted Resolution No. 5810-14 recommending approval of Amendment No. A-005-2014; and

WHEREAS, pursuant to a legal notice, a Public Hearing regarding the proposed adoption of this Ordinance was held by the City Council on _____, 2014, and all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council gave due and careful consideration to the matter;

WHEREAS, the City Council hereby makes the following findings regarding Amendment No. A-005-2014:

A. The proposed Code Amendment is internally consistent with the goals, policies, and elements of the General Plan. The proposed Amendment includes amendments to Chapter 20 of Title 9 of the Garden Grove Municipal Code to update and revise regulations pertaining to monument signs, and to expressly permit monument signs with electronic changeable copy as an incidental use to certain legally established land uses, subject to the reasonable standards and requirements concerning their construction, location, and operation. The General Plan does not contain specific policies pertaining to monument signs and/or electronic changeable copy in signs. However, General Plan Policy LU-6.6 directs the City to ensure appropriate and compatible signage is provided within commercial centers. Furthermore, Section 9.20.010.A provides that the purpose and intent of the sign

code is to "provide minimum, reasonable sign control by recognizing that the attractiveness of the community is an important factor to protect property values, to provide equal access to channels of commercial communications, and to protect the general welfare of the citizens of the city. The revisions to the monument sign regulations and proposed electronic changeable copy restrictions will ensure compatibility of signage and land uses, and will support the purpose and intent of the sign code.

B. The proposed Code Amendment will promote the public health, safety and welfare. The amendments to the regulations pertaining to monument signs simplify, clarify, and make more uniform the standards for design, size, and placement of monument signs. The standards and requirements established for signs with electronic changeable copy ensure that the signs do not create nuisances to the public and adjacent properties.

C. Allowing signs with changeable copy for only service stations, churches and other religious centers, public and non-profit educational institutions and schools, movie theaters, public buildings, public recreational facilities, and private clubs and lodges is reasonable because service stations are required by State law to provide gasoline pricing information that may change daily, and churches and other religious centers, public and non-profit educational institutions and schools, movie theaters, public buildings, public recreational facilities, and private clubs and lodges provide programming and activities that change more often than most other uses of property.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1: The above recitals are true and correct.

SECTION 2: The City Council finds that the proposed Code Amendment is not subject to the California Environmental Quality Act ("CEQA"; Cal. Pub. Resources Code Section 21000 et seq.) pursuant to Sections 15303 (small new accessory facilities) and 15311 (minor structures) of the State CEQA Guidelines (Cal. Code of Regs., Title 14, Section 15000 et seq.).

SECTION 3: Amendment No. A-005-2014 is hereby approved pursuant to the findings set forth herein and the facts and reasons stated in Planning Commission Resolution No. 5810-14, a copy of which is on file in the Office of the City Clerk, and which is incorporated herein by reference with the same force and effect as if set forth in full.

SECTION 4: The definition of "Monument Sign – Standard" in Subdivision C (Definitions) of Section 9.20.020 of Chapter 20 of Title 9 of the Garden Grove Municipal Code is hereby amended as follows (deletions shown in ~~strikethrough~~, additions shown in ***bold-italics***):

"Monument Sign – Standard" means a free-standing sign permanently attached directly to a planter or pedestal base and which does not exceed a height of ~~four~~ **six** feet.

SECTION 5: Subdivision A.2 (Monument Sign) of Section 9.20.040 of Chapter 20 of Title 9 of the Garden Grove Municipal Code is hereby amended as follows (deletions shown in ~~strikethrough~~, additions shown in ***bold-italics***):

2. Monument Sign. ~~Maximum height for Monument signs shall be measured from the established grade and meet the following standards,~~ ***except as it may otherwise be provided for in Section 9.20.060:***
 - a. ***Maximum height and length (inclusive of all structural elements) and maximum display surface area for monument signs shall be as follows:***
 1. ***Standard Monument Signs:*** Maximum height shall be ~~four~~ ***six*** feet, as measured from established ~~on-site~~ grade levels ***grade at the centerline of the sign***; maximum length shall be eight feet if ~~located within the required setback area;~~ ***maximum area of display surface shall be thirty-two (32) square feet;***
 2. ***Tall Monument Signs:*** ***Maximum height shall be twelve feet, as measured from grade at centerline of sign; maximum length shall be six feet; maximum area of display surface shall be fifty-four (54) square feet;***
 - b. ~~Maximum height shall be six feet, as measured from established on-site grade; maximum length shall be eight feet if located outside the required setback;~~ ***Each monument sign shall include a base at least one foot in height, as well as other structural elements and design features necessary to make the sign architecturally compatible with the site and/or area on which it is located, such as columns and/or a cap to enhance and frame the display surface. The base, cap, columns, and other structural elements or design features of a sign shall be included in the maximum height and length calculations;***
 - c. ***Unless located on a corner lot development, monument signs shall be located along the street frontage, provided they are placed in compliance with all other development standards in this chapter and do not obscure corner vision clearance from any driveway.*** No monument sign shall be located within twenty-five feet of an

adjacent property line, nor less than one hundred feet from another monument sign on the same lot or development site;

- d.** Monument signs for corner lot development shall be located a minimum of twenty-five feet from an adjacent property line and one hundred feet from another monument sign, measured parallel to the subject property lines. ***Monument signs on corner lot development may be placed at the corner, provided they are placed in compliance with all other development standards in this chapter and do not obscure corner vision clearance from any driveway;***
- e.** ***Monument signs may be placed parallel or perpendicular to the street right of way, set back a minimum of three feet from the ultimate right of way;***
- f.** ***Monument signs may be double-sided.***

SECTION 6: Section 9.20.050 (Signs: Design Elements) of Chapter 20 of Title 9 of the Garden Grove Municipal Code is hereby amended as follows (deletions shown in ~~strikethrough~~, additions shown in ***bold-italics***):

- A. Single Channel Letters. The use of single channel letters is encouraged.
- B. Sign Boxes/Cans. The use of sign boxes or cans will be permitted if recessed or architecturally integrated so as to be flush with the building facade.
- C. The incorporation of the sign face within the architecture or a structure is encouraged.
- D. Illumination. Signs may be illuminated through either indirect or internal illumination. Bare bulb illumination is expressly prohibited.
- E. Architecture. Signs shall be architecturally a part of the design of the building, and should not be an independent feature in conflict with the integrity of building design.
- F. Consistency. Signs located adjacent to one another, or within the same development, should be consistent or compatible in terms of color, material and design.
- G. Reader boards are specifically prohibited on monument or pylon signs. Center identification and up to three tenants may be permitted on pole or pylon signs. Site address(es) shall be included on all monument and pylon signs.
- H. Sign Colors. Sign programs should include a single uniform background color and no more than three colors for sign letters.

- I. Standard Sign Letters. Sign programs should have identifiable, uniform lettering size and style for each tenant type (e.g., major, in-line, etc.)

- J. ***Electronic Changeable Copy. Notwithstanding subdivision G above, monument signs with electronic changeable copy are allowed on sites legally established with the following uses: service stations, churches and other religious centers, public and non-profit educational institutions and schools, movie theaters, public buildings, public recreational facilities, and private clubs and lodges. In addition to the general conditions and design standards and elements for signage required under this chapter, signs with electronic changeable copy shall comply with the following requirements. Modifications of existing signs to replace its copy with an electronic changeable copy shall require a new permit per Section 9.20.030.G.***
 1. ***For service stations, only those portions of the display surface containing pricing information pursuant to Section 9.20.070 of this chapter may utilize electronic changeable copy.***

 2. ***Electronic changeable copy on a sign shall be operated only between the hours of 7:00 a.m. to 10:00 p.m. The sign shall remain dark and unlit between the hours of 10:00 p.m. and 7:00 a.m.***

 3. ***A sign with electronic changeable copy shall incorporate both an automatic light sensitive dimmer and a manual dimmer for reducing the intensity of light output in the evening hours (sunset to 10:00 p.m.)***

 4. ***The maximum intensity of the light output produced by a sign with electronic changeable copy shall be established in relation to the immediate ambient lighting (darker areas require less intense light levels in the evening hours) and the intensity of light output shall be automatically or manually dimmed in the evening hours (sunset to 10:00 p.m.) so as to minimize impacts to adjacent uses. Under no circumstances may the maximum measurable light output of the electronic changeable copy exceed 0.3 foot-candles above ambient light levels in the evening, to be measured as follows. First, at least 30 minutes past sunset, with the electronic display turned on, a light level reading in foot-candles will be taken with a light meter aimed directly at***

the electronic display from 100 feet. Second, with the electronic display turned off, showing all black copy or blocked, the light meter will be used at the same location to measure the area ambient light level in foot-candles. The difference between the two readings shall not exceed 0.3 foot-candles.

5. *Any lot containing a sign with electronic changeable copy shall have a minimum lot frontage of 160 feet.*
6. *A sign with an electronic changeable copy shall be located at least 150 feet from another sign with electronic changeable copy, as measured from the base of each such sign.*
7. *A sign with an electronic changeable copy shall be located at least 80 feet from the property line of any residential property.*
8. *The electronic changeable copy shall consist only of static letters, symbols and/or numbers (no bright, flashing, moving, strobe type effects or graphics) of a single color against a black (or unlit) background, and shall change no faster than once every 20 seconds.*
9. *Light intensity changes of the electronic changeable copy (other than between daylight and evening hours) are not permitted.*

SECTION 7: Subdivision A of Section 9.20.060 (Permitted Signs) of Chapter 20 of Title 9 of the Garden Grove Municipal Code is hereby amended to remove the "H-R" column of the table, revise the "monument sign-standard" row of the table to permit monument signs in the R-1 and R-2 zones subject to restrictions, and add a footnote, as follows (deletions shown in ~~strikethrough~~, additions shown in **bold-italics**):

A. The following table lists those sign types permitted in the respective zoning classifications and subject to the regulations of the division.

SIGN TYPES	R-1	R-2	R-3	O-P	C-1	C-2	C-3	CC	GGMU -1,2,3	AR	NMU	M-1	M-P	H-R	O-S
Directional	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Marquee/Canopy	--	--	--	--	P	P	P	P	P	P	P	--	--	--	--
Nameplate	P	P	P	P	--	--	--	P	P	P	P	--	--	--	--
Pole	--	--	--	P	P	P	P	--	--	--	--	--	--	--	--

SIGN TYPES	R-1	R-2	R-3	O-P	C-1	C-2	C-3	CC	GGMU -1,2,3	AR	NMU	M-1	M-P	H-R	O-S
Pylon	--	--	--	P	P	P	P	--	P	P	P	--	--	--	--
Political	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--
Wall	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--
Monument-Standard	P**	P**	P	P	P	P	P	P	P	P	P	P	P	--	--
Monument-Tall	--	--	--	--	--	--	--	P*	P	--	P	--	--	--	--
Temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--
Community Message Center	--	--	--	P	P	P	P	P	--	--	P	P	P	P	P
Window	--	--	--	--	P	P	P	P	P	P	P	--	--	P	--
Sales/Lease/Rental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--
Temporary Real Estate	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--
Temporary Construction	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--
Projecting/Blade	--	--	--	--	--	--	--	P	P	P	P	--	--	P	--
Corporate Flag	--	--	--	P	P	P	P	P	P	P	P	P	P	--	--
Under Canopy/Walkway	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--
Directory	--	P	P	P	P	P	P	P	P	P	P	P	P	P	P

* Only permitted in the CC-3 zone.

** **Only permitted for the uses listed in section 9.20.050.J.**

SECTION 8: Subdivision C of Section 9.20.060 (Permitted Signs) of Chapter 20 of Title 9 of the Garden Grove Municipal Code is hereby amended to revise the criteria for monument signs in the R2-R3 and O-P land use designations and to remove the "H-R" row of the table, as follows (deletions shown in ~~strikethrough~~, additions shown in **bold-italics**):

C. The following **table sets forth additional criteria and limitations applicable to certain types of signs permitted in specified zoning districts** shall be permitted subject to the following criteria.

Zone	Type	Criteria
R-1	Nameplate	1 sign, 1 sq. ft.
	Sale/lease	1 sign, 6 sq. ft.
R-2, R-3	Nameplate	1 sign per unit not exceeding 2 sq. ft.
	Sale/lease	0--4 units: 12 sq. ft., 5--15 units: 16 sq. ft., 16+ units 20 sq. ft.
	Monument	20 sq. ft. display surface , not greater than 5 feet in height; 32 sq. ft. display surface, not greater than 6 feet in height, for the uses listed in section 9.20.050.J only.
O-P	Nameplate	1 square foot per business.

Zone	Type	Criteria
	Directory	1 square foot per business.
	Sales/lease/rental	2 signs not to exceed an aggregate display of 20 square feet.
	Wall Signs	40 square feet, identifying the building, site or project, per 10,000 square feet of building area, not to exceed 200 square feet.
	Monument	1 or 2 story building 1 sign identifying the project, building, or site not to exceed a sign face of 40 square feet and a maximum height of five feet; or
		1 sign identifying the project, building or site and up to 3 individual tenants with a sign face not to exceed 40 square feet with a maximum height of five feet. Each tenant may be permitted a maximum display area of eight (8) square feet on the monument sign with a minimum letter height of 8 inches and a maximum of 10 inches. The portion of the monument sign identifying the site shall be a minimum of 16 square feet.
C-1, C-2, C-3	Sales/lease/rental	2 signs not to exceed 20 sq. ft.
	Group A	
	One-Story Building	2 sq. ft. per 1 lineal foot of building frontage or 1.5 sq. ft. per 1 lineal foot of lot frontage.
	Two-Story Building	(1) Same as above if no second story signs are permitted in the sign program.
		(2) In order to specifically encourage the limitation of second story signs the following incentive may be used:
		1 monument center identification sign or major tenant sign or combination thereof is permitted for each street frontage and calculated on a 1 sq. ft. per 1 lineal foot of building frontage not to exceed 100 sq. ft. for a two story building or 200 sq. ft. for a three story building.
		(3) If two or three story signs are permitted, 1 sq. ft. per 1 lineal foot of storefront per floor would be allowed.

Zone	Type	Criteria
M-1	Rental, Lease	2 signs not to exceed 20 sq. ft.
	Group A	2 sq. ft. per 1 lineal foot of building frontage or 1 sq. ft. per 1 lineal foot of lot frontage.
M-P	Rental, Lease	2 signs not to exceed 20 sq. ft.
	Group A	Building site area
		less than 20,000 sq. ft. 50 sq. ft.
		20,000 to 29,999 75 sq. ft.
		30,000 to 1 acre 100 sq. ft.
	greater than 1 acre 125 sq. ft. PLUS 10 sq. ft. additional acre	
H-R	Group A	3 sq. ft. per lineal foot of building frontage not to exceed 300 sq. ft.
	Rental, Lease	2 signs not to exceed 20 sq. ft.
O-S		All signs shall be subject to criteria established for the proposed use in accordance with any discretionary permit controlling such use.

SECTION 9: If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

SECTION 10: The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same, or the summary thereof, to be published and posted pursuant to the provisions of law and this Ordinance shall take effect thirty (30) days after adoption.

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.3.	SITE LOCATION: North side of Garden Grove Boulevard, between Hoover Street and Village Center Drive at 7761 Garden Grove Boulevard
HEARING DATE: August 21, 2014	GENERAL PLAN: Light Commercial
CASE NOS.: Site Plan No. SP-010-2014	ZONE: C-2 (Community Commercial)
APPLICANT: Edward W. Morse	APN: 131-682-61
PROPERTY OWNER: Nhan Hoa Comprehensive Health Care Clinic, Inc.	CEQA DETERMINATION: Exempt

REQUEST:

A request for Site Plan approval to construct a two (2) story, 3,150 square foot, addition to an existing 11,405 square foot medical clinic, Nhan Hoa Comprehensive Health Care Clinic, located on a 58,290 square foot lot.

PROJECT STATISTICS:

	Provided	Code Requirement
Lot Size	58,290 S.F.	15,000 S.F.
Building Area		
Existing Building	11,405 S.F.	N/A
Proposed Addition	<u>3,150 S.F.</u>	
Total Building Area	14,555 S.F.	
Building Height	23'-8"	35'-0"
Building Setbacks		
North (rear)	80'-0"	10'-0"
South (front)	26'-3"	15'-0"
East (interior side)	53'-0"	0'-0"
West (interior side)	75'-0"	0'-0"
Parking¹		
Standard	63	
Compact	17	86
Handicap	<u>06</u>	
Total	86	
Landscaping²	6,318 S.F. (20%)	3,148 S.F. (10%)

1. Parking for a medical use is calculated at 1 space per 170 square feet of Gross Floor Building Area.
2. The Municipal Code requires 10% of the total parking area to be landscaped, excluding the required setbacks.

BACKGROUND:

The property is a 58,290 square foot lot located on the north side of Garden Grove Boulevard, between Hoover Street and Village Center Drive. The property has a General Plan Land Use Designation of Light Commercial and is zoned C-2 (Community Commercial). The property is located in a commercial area and abuts a residential condominium development of single-family homes located in the City of Stanton to the north, a two-story office building to the east, a multi-tenant shopping center to the west, and industrial warehouses located in the City of Westminster across Garden Grove Boulevard to the south.

The property is currently improved with an 11,405 square foot medical clinic called Nhan Noa Comprehensive Health Care Clinic. The health care clinic has been operating at this location since 1993, and offers a range of medical services to the community, including general medicine, women's health, pediatrics, dental, and vision care.

The applicant proposes to construct a 3,150 square foot, two-story addition to the existing medical clinic in order to expand the clinic's services. Title 9 of the Municipal Code requires Site Plan approval in order to allow the proposed addition.

DISCUSSION:

SITE PLAN:

Site Design, Circulation & Floor Plan:

The site is accessed from two (2) existing drive approaches located on Garden Grove Boulevard. The existing one-story medical building is located at the center of the lot with the existing drive aisle and parking area located along the north (rear), east and west (interior side) sides of the property. The subject property has a shared driveway access with the adjacent property to the east, but there is no shared parking between the two properties.

The existing medical clinic is 11,405 square feet in size. The new addition is proposed at the rear of the building, and will consist of a two-story, 3,150 square foot, addition. The new first floor will be 1,915 square feet in size, and consists of a reception and waiting area, three (3) exam rooms, a treatment room, a doctor's office, a storage room, and restrooms. The second floor will be 1,235 square feet in size, and consist of administrative office space that includes a conference room, a library, an office, a storage room, and a restroom. Access to the waiting area for the new addition will be from a separate entrance located on the west side of the building. However, the existing clinic and the new addition will also be accessed through connecting interior corridors. An uncovered mechanical area will be located on the second floor that will be screened with a low wall.

The existing pediatric care services will be relocated to the new first floor addition, and additional interior renovations to the existing medical clinic will be preformed to expand the general health services, pharmacy, and the dental area of the clinic.

The medical clinic currently operates from 9:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 1:00 p.m., Saturdays. The applicant originally indicated that the new addition would accommodate an after-hour urgent care clinic. At the time of the initial review, staff had concerns about possible noise and lighting that might impact the adjacent residential uses to the north due to the later hours. The applicant has indicated that the after-hour urgent care is no longer proposed, however, staff has included a conditional of approval stipulating that if after-hours services are proposed that the applicant is required to address noise and lighting impacts to minimize impacts to the adjacent residences.

The project site will provide a total of 86 parking spaces to accommodate the proposed addition that will consist of 63 standard parking spaces, 17 compact spaces, and 6 handicap parking spaces. The site currently has 76 parking spaces, and the applicant proposes to add seven (7) new parking spaces, in addition to re-stripping the existing parking spaces in order to provide compact parking spaces.

The proposed addition has been designed to be architecturally compatible with the design of the existing building. The addition will consist of an almond color stucco finish with a white accenting stucco band along the upper portion of the wall that is similar to the existing building, with a brown accenting strip. High windows are proposed along the north elevation to preserve the privacy of the adjacent residential properties.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 5827-14 approving Site Plan No. SP-010-2014, subject to the recommended Conditions of Approval.



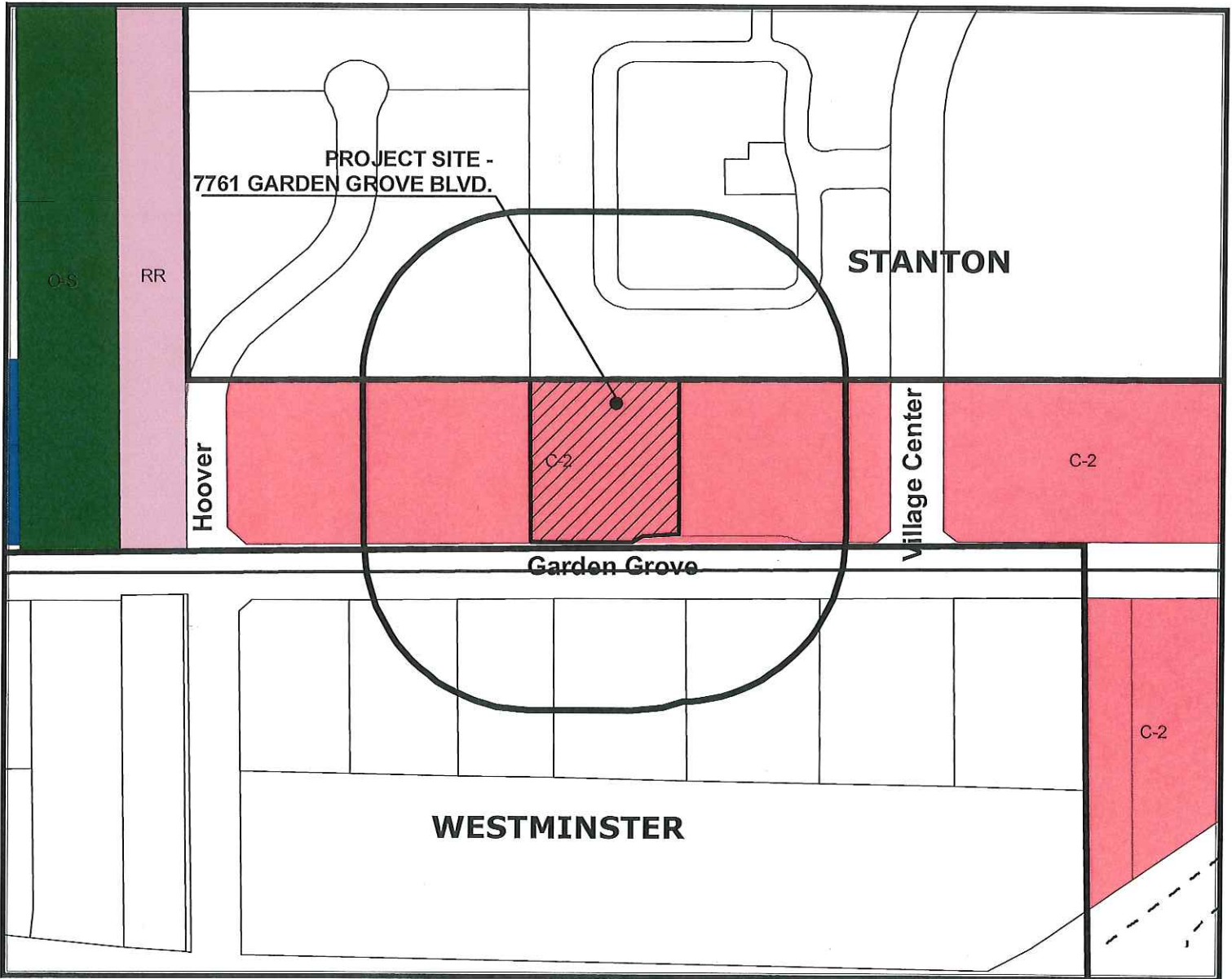
Karl Hill
Planning Services Manager



By: Maria Parra
Urban Planner

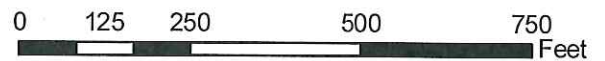


SITE PLAN NO. SP-010-2014



LEGEND

-  PROJECT SITE - 7761 GARDEN GROVE BOULEVARD
-  300 FEET RADIUS



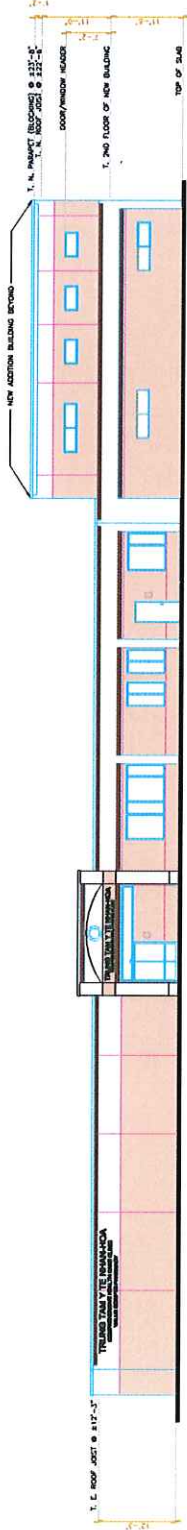
NOTES

1. GENERAL PLAN: LIGHT COMMERCIAL
2. ZONE: C-2 (COMMUNITY COMMERCIAL)

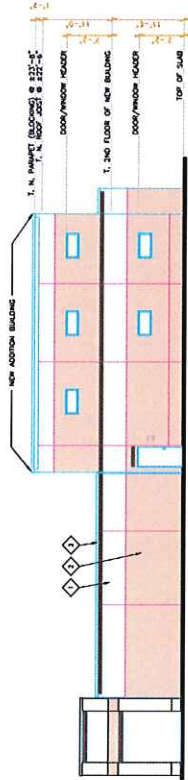
CITY OF GARDEN GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
GIS SYSTEM
AUGUST 2014

Nhan Hoa Medical Clinic New Building Addition Elevations

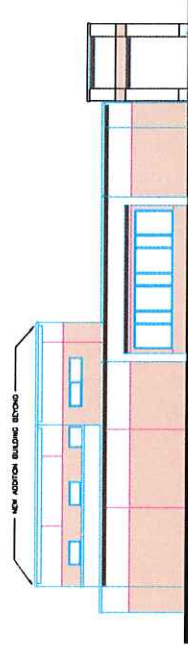
61 Garden Grove Blvd. Garden Grove, Ca 92641



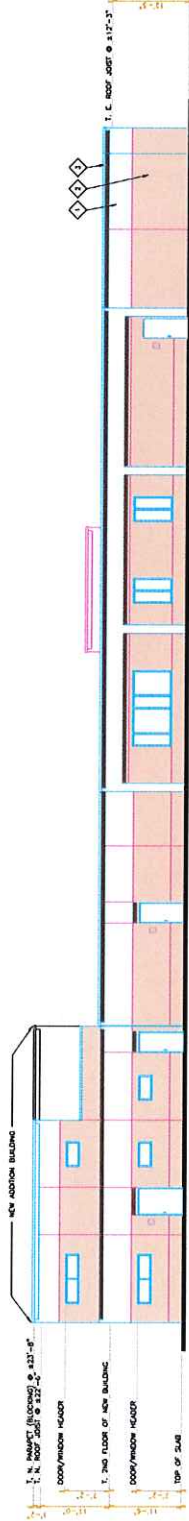
① EAST ELEVATION / EXISTING & NEW PROPOSED BUILDING ADDITION
1/8" = 1'-0"



③ NORTH ELEVATION / EXISTING & NEW PROPOSED BLDG. ADDITION
1/8" = 1'-0"



② SOUTH ELEVATION / EXISTING & NEW PROPOSED BLDG. ADDITION
1/8" = 1'-0"



④ WEST ELEVATION / EXISTING & NEW PROPOSED BUILDING ADDITION
1/8" = 1'-0"



WEST VIEW - SITE OF ADDITION



NORTH VIEW - SITE OF ADDITION (NORTH WEST CORNER)



WEST VIEW



EAST VIEW

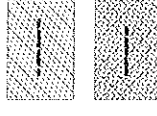
- COLOR SCHEM E:** (INTERIOR COLOR)
1. WALLS - (EXISTING) WALLS COLOR: (EXISTING) COLOR
 2. FLOORS - (EXISTING) FLOOR COLOR: (EXISTING) COLOR
 3. CEILING - (EXISTING) CEILING COLOR: (EXISTING) COLOR

MORSE - BOUDREAU ARCHITECTS
 1931A Newport Boulevard
 Costa Mesa, CA 92627
 Tel. 949.515.4870 Fax 949.515.4875

SITE PLAN NOTES

1. THE EXISTING LAND SHOWN MUST REMAIN UNCHANGED UNLESS OTHERWISE NOTED ON THIS PLAN. ANY CHANGES TO THE EXISTING LAND MUST BE APPROVED BY THE CITY ENGINEER.

LEGEND

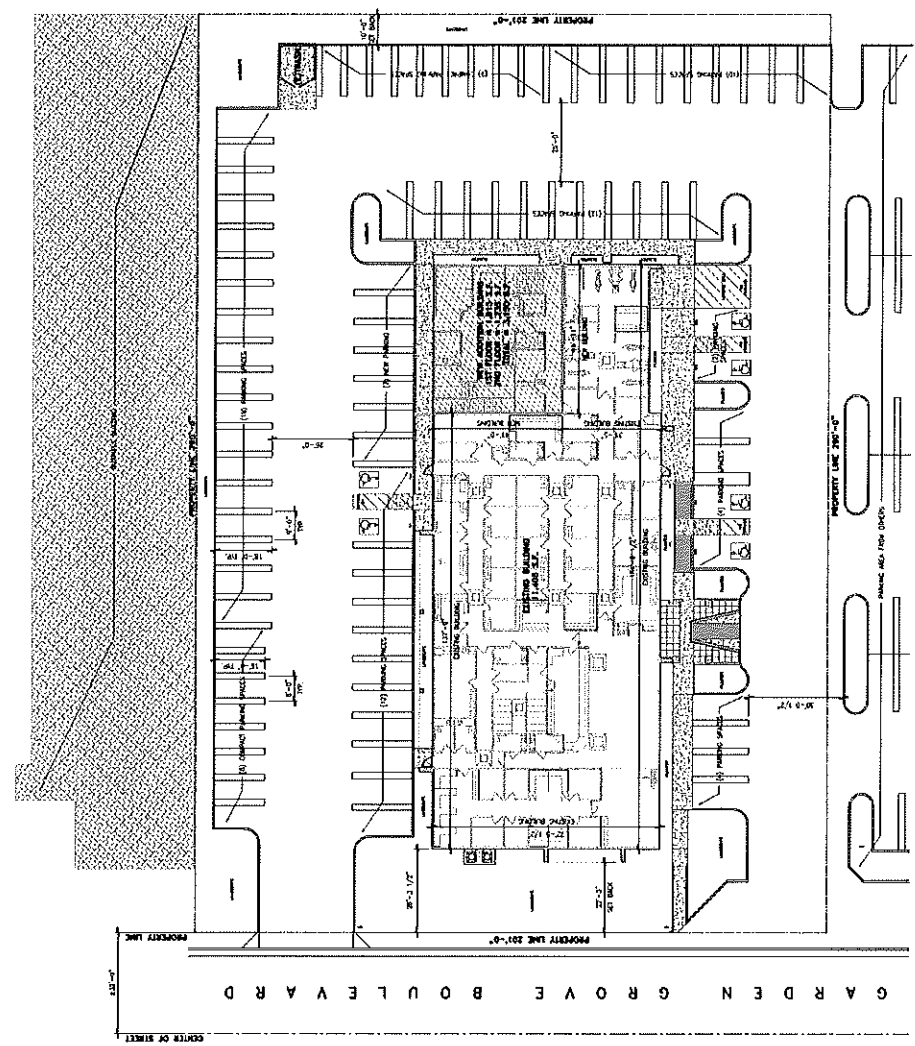


PARKING AREA CALCULATION

AREA TYPE	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA	PERCENTAGE OF TOTAL AREA	PERCENTAGE OF TOTAL AREA	TOTAL PERCENTAGE
EXISTING ASPHALT DRIVEWAYS	170 SF	-	-	-	-
EXISTING PAVED AREAS	170 SF	-	-	-	-
NEW PAVED AREAS	170 SF	100%	100%	100%	100%
TOTAL	340 SF	100%	100%	100%	100%

SITE PLAN TABULATIONS

- A. NET USE OF PAVED: - 340 SF
- B. TOTAL SQUARE FEET OF PAVED AREA, INCLUDING EXISTING AND NEW DRIVEWAYS, SIDEWALKS, PATIO, STAIRS AND TERRACES: - 340 SF
- C. TOTAL AREA OF LANDSCAPED WITH TREES AND SHRUBS: - 200 SF
- D. TOTAL LANDSCAPED WITH TREES AND SHRUBS AS A PERCENT OF THE PAVED: - 58.8%
- E. TOTAL LANDSCAPED WITH TREES AND SHRUBS AS A PERCENT OF THE TOTAL: - 58.8%
- F. TOTAL NUMBER OF TREES AND SHRUBS TO BE PLANTED: - 10 TREES, 20 SHRUBS
- G. TOTAL NUMBER OF TREES AND SHRUBS TO BE MAINTAINED: - 10 TREES, 20 SHRUBS
- H. TOTAL SQUARE FEET OF LANDSCAPED AREA: - 200 SF



① SITE PLAN
1/8" = 1'-0"

12/18/2017

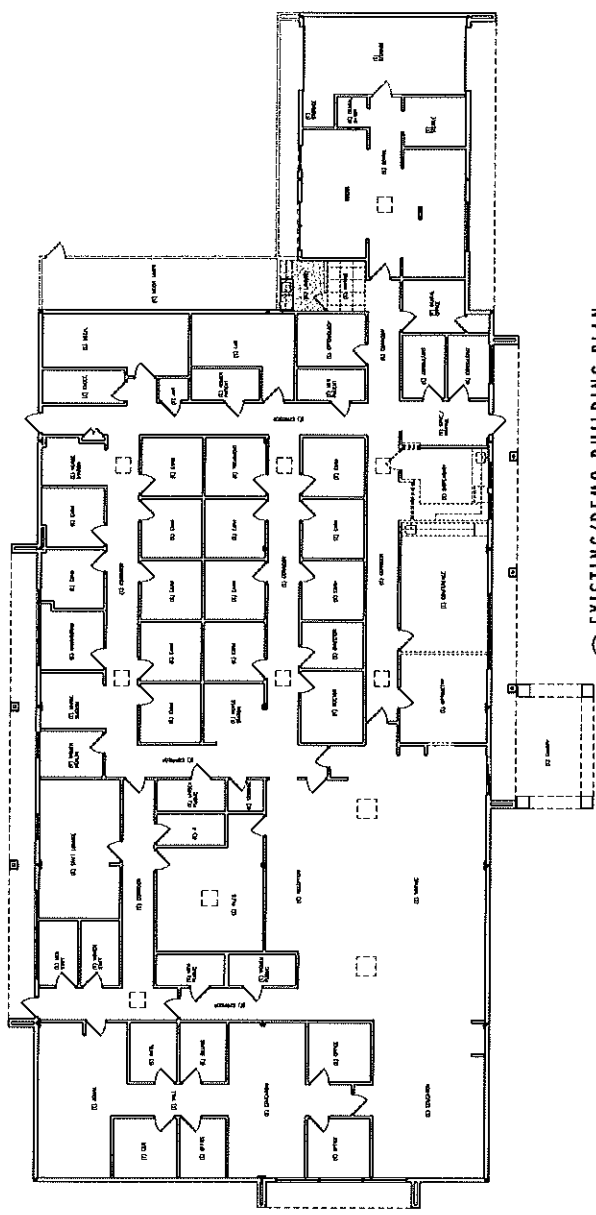
Agency Approval:

DATE:	03/15/2017
JOB NO.:	14-005-1
DESCRIPTION:	DATE

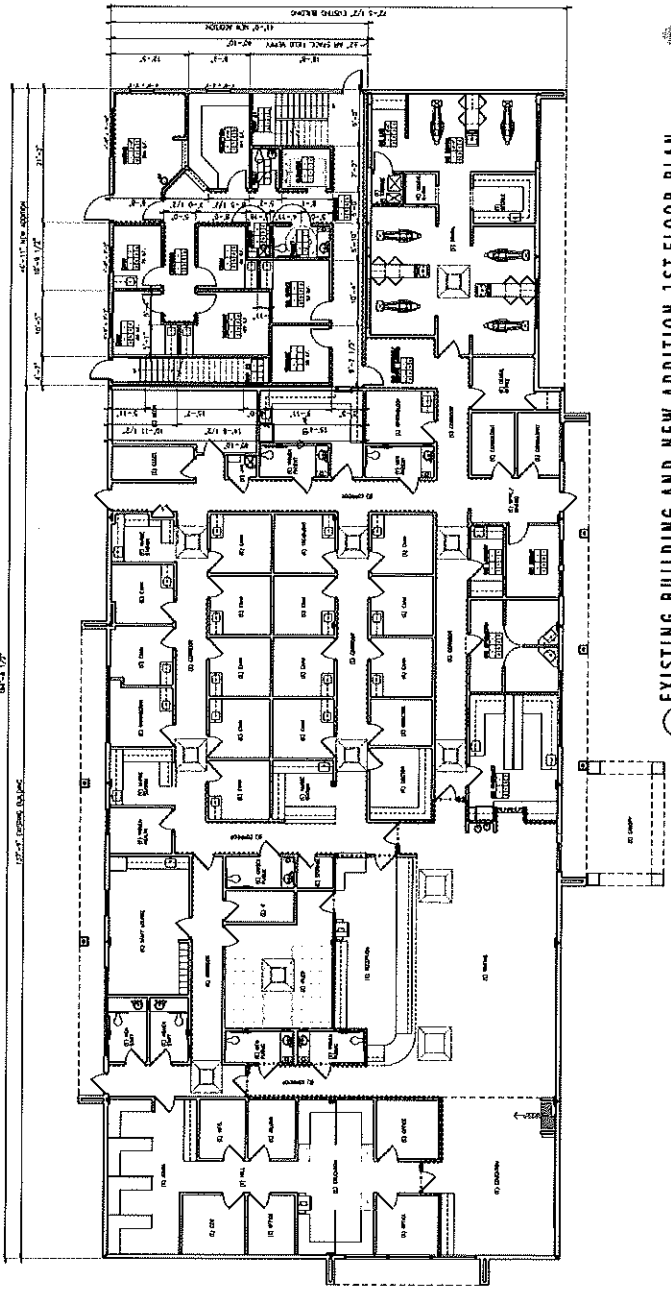
EXISTING/DEMO
 EXISTING/NEW
 1ST FLOOR PLAN

WALL LEGEND
 --- NEW WALL
 --- EXISTING WALL
 --- EXISTING/DEMO WALL

FIRST FLOOR AREA = 1,915 S.F.



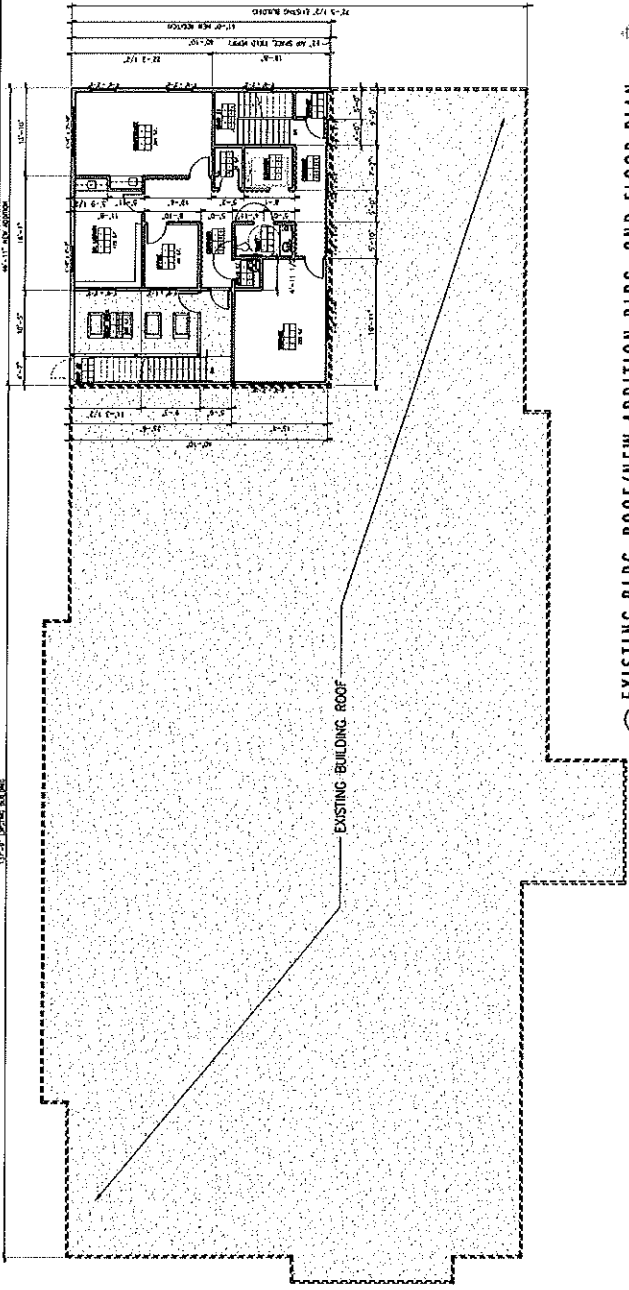
① EXISTING/DEMO BUILDING PLAN
 1/8" = 1'-0"



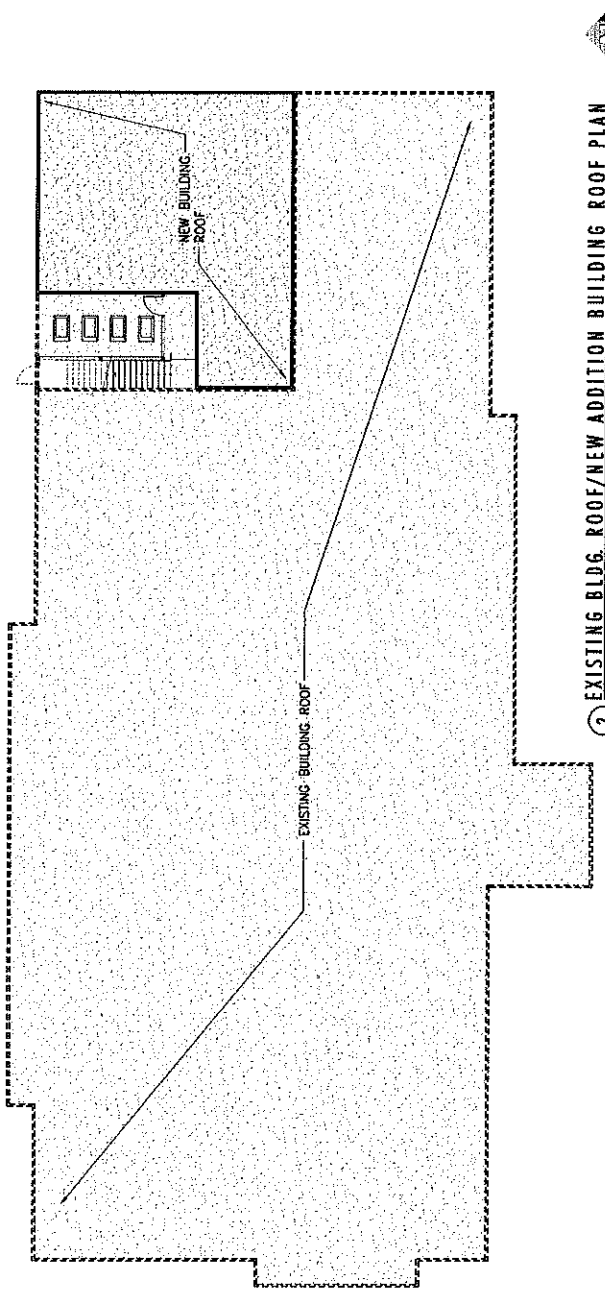
② EXISTING BUILDING AND NEW ADDITION 1ST FLOOR PLAN
 1/8" = 1'-0"

NO WALL
NO WALL

SECOND FLOOR AREA = 1,235 S.F.



1 EXISTING BLDG. ROOF/NEW ADDITION BLDG. 2ND FLOOR PLAN
1/8" = 1'-0"



2 EXISTING BLDG. ROOF/NEW ADDITION BUILDING ROOF PLAN
1/8" = 1'-0"

EXTERIOR ELEVATION NOTES

1. ALL EXTERIOR SURFACES SHALL BE FINISHED WITH THE FOLLOWING MATERIALS:
2. EXTERIOR WALLS - CONCRETE WITH STUCCO FINISH
3. EXTERIOR ROOF - ASPHALT/FLUTE SHINGLES
4. EXTERIOR FLOORING - POLISHED CONCRETE
5. EXTERIOR DOORS - ALUMINUM WITH GLASS INSERTS
6. EXTERIOR WINDOWS - ALUMINUM WITH GLASS INSERTS
7. EXTERIOR LIGHTING - RECESSED CAN LIGHTS
8. EXTERIOR SIGNAGE - ALUMINUM LETTERS
9. EXTERIOR PAINT - EXTERIOR GRAHNS
10. EXTERIOR TRIM - ALUMINUM
11. EXTERIOR ROOFING - ASPHALT/FLUTE SHINGLES
12. EXTERIOR FLOORING - POLISHED CONCRETE
13. EXTERIOR DOORS - ALUMINUM WITH GLASS INSERTS
14. EXTERIOR WINDOWS - ALUMINUM WITH GLASS INSERTS
15. EXTERIOR LIGHTING - RECESSED CAN LIGHTS
16. EXTERIOR SIGNAGE - ALUMINUM LETTERS
17. EXTERIOR PAINT - EXTERIOR GRAHNS
18. EXTERIOR TRIM - ALUMINUM

COLOR SCHEME: INTERIOR FINISHES

1. DOWN - WHITE
2. DOWN - WHITE
3. DOWN - WHITE
4. DOWN - WHITE
5. DOWN - WHITE
6. DOWN - WHITE
7. DOWN - WHITE
8. DOWN - WHITE
9. DOWN - WHITE
10. DOWN - WHITE
11. DOWN - WHITE
12. DOWN - WHITE
13. DOWN - WHITE
14. DOWN - WHITE
15. DOWN - WHITE
16. DOWN - WHITE
17. DOWN - WHITE
18. DOWN - WHITE

1 EAST ELEVATION / EXISTING & NEW PROPOSED BUILDING ADDITION
 1/8" = 1'-0"

3 NORTH ELEVATION / EXISTING & NEW PROPOSED BLDG. ADDITION
 1/8" = 1'-0"

2 SOUTH ELEVATION / EXISTING & NEW PROPOSED BLDG. ADDITION
 1/8" = 1'-0"

4 WEST ELEVATION / EXISTING & NEW PROPOSED BUILDING ADDITION
 1/8" = 1'-0"

RESOLUTION NO. 5827-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-010-2014 FOR PROPERTY LOCATED AT 7761 GARDEN GROVE BOULEVARD, ASSESSOR'S PARCEL NO. 131-682-61.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on August 21, 2014, does hereby approve Site Plan No. SP-010-2014 for land located on the north side of Garden Grove Boulevard, between Hoover Street and Village Center Drive, at 7761 Garden Grove Boulevard, Assessor's Parcel No. 131-682-61.

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-010-2014, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Edward W. Morse for Nhan Hoa Comprehensive Health Care Clinic, Inc.
2. The applicant requests Site Plan approval to construct a two (2) story, 3,150 square foot, addition to an existing 11,405 square foot medical clinic, Nhan Hoa Comprehensive Health Care Clinic, located on a 58,290 square foot lot.
3. The City of Garden Grove has determined that this project is exempt pursuant to Article 19, Section 15301, Existing Facilities, of the California Environmental Quality Act.
4. The property has a General Plan Land Use designation of Light Commercial and is zoned C-2 (Community Commercial). The site is 58,290 square foot in size, and is improved with a 11,405 square foot medical clinic.
5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on August 21, 2014, and all interested persons were given an opportunity to be heard.
8. The Planning Commission gave due and careful consideration to the matter during its meeting of August 21, 2014, and considered all oral and written testimony presented regarding the project.

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

FACTS:

The property is a 58,290 square foot lot located on the north side of Garden Grove Boulevard, between Hoover Street and Village Center Drive. The property has a General Plan Land Use Designation of Light Commercial and is zoned C-2 (Community Commercial). The property is located in a commercial area, and abuts a residential condominium development located in the City of Stanton to the north, a two-story office building to the east, a multi-tenant shopping center to the west, and industrial uses located in the City of Westminster across Garden Grove Boulevard to the south.

The applicant proposes to construct a two-story, 3,140 square foot, addition to an existing, 11,405 square foot medical clinic in order to expand the clinic's existing services.

The project has been designed to comply with the development standards of the C-2 zone, and complies with the required setbacks, parking, and landscaping. The project will provide a total of 86 parking spaces, which complies with the parking code requirement for medical offices.

FINDINGS AND REASONS:Site Plan:

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

The project has a General Plan land use designation of Light Commercial, and is zoned C-2 (Community Commercial). The General Plan Land Use Designation of Light Commercial is intended to allow for a range of commercial activities that serve local residential neighborhoods and the larger community, and that are compatible with the surrounding area and abutting residential uses.

Nhan Hoa Comprehensive Health Care Clinic, Inc. has been operating at this location since 1993, and is located in an area improved with commercial and residential uses. The proposed addition complies with the development standards of the C-2 zone, including setbacks, landscaping, and parking. No changes to the existing site circulation will occur, and the property will continue to have access from two (2) existing drive approaches located along Garden Grove Boulevard. Additional parking spaces will be provided in order to accommodate the proposed addition, which includes re-striping the existing parking spaces to allow for new compact parking spaces, as well as constructing seven (7) new standard parking spaces. The proposed addition will allow for the existing medical clinic to expand its services in order to serve the growing needs of the community it serves.

2. The project will 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 property will be accessed from two (2) existing drive approaches located along Garden Grove Boulevard. No changes to the existing on-site circulation will occur in order to accommodate the proposed addition. A total of 86 parking spaces will be provided in order to accommodate the proposed addition that complies with the parking requirement for a medical use pursuant to the parking requirements of Title 9 of the Municipal Code. The required path-of-travel to the new addition will be provided that complies with the Building Code requirements.

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

The streets, utilities, and drainage channels are existing and adequate to accommodate the development.

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

The Public Works Department has reviewed the plans, and has determined that the project will not adversely impact their ability to perform their required function.

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

The project is located in an area that is improved with commercial and residential uses. The proposed project is consistent with the C-2 (Community Commercial) zoning designation. The medical clinic has been operating at this location since 1993. The proposed addition will allow for an expansion to the medical clinic services. The proposed addition has been designed to match the architectural style of the existing building, and will incorporate the same exterior finishes, color, roof design, and detailing. The design of the proposed development will ensure a reasonable degree of compatibility with the existing building and site design.

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

The property provides 20% on-site landscaping, excluding the required setbacks, which complies with the requirements of Title 9 of the Municipal

Code. The property provides 6,318 square feet of landscaping within the site and parking area. All landscaping is required to be properly maintained and irrigated. Through the conditions of approval for the project, the necessary conditions will be incorporated for the continued protection and maintenance of all landscaped areas.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN THE STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan possess characteristics that would justify the request in accordance with Municipal Code Section No. 9.32.030.3 (Site Plan).
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-010-2014.

EXHIBIT "A"

Site Plan No. SP-010-2014

7761 Garden Grove Boulevard

CONDITIONS OF APPROVAL

General Conditions

1. Each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Discretionary Permit Approval and Agreement with Conditions of Approval," as prepared by the City Attorney's Office, within 30 days of approval. This Site Plan runs with the land and shall be binding upon the property owner, his/her/its heirs, assigns, and successors in interest.
2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to the project applicant, the owner(s) and tenant(s) of the property, and each of their respective successors and assigns, including all subsequent purchasers and/or tenants. The applicant and subsequent owner/operators of such business shall adhere to the Conditions of Approval for the life of the project, regardless of property ownership. Any changes of the conditions of approval require approval by the Planning Commission, except as otherwise provided herein.
3. 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. Modifications which do not change the intent of the project may be approved by the Community Development Director.
4. If major modifications are proposed to the approved floor plan, Site Plan, or Conditions of Approval that would result in the intensification of the project or create impacts that have not been previously addressed, the proper entitlements shall be obtained reflecting such changes.
5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Building Services

6. The project shall comply with the California Building Standard Code.
7. All restrooms shall comply with all accessibility requirements per Chapter 11B of the California Building Code (2013 Edition).

Fire Department

8. The building shall be fire sprinklered.

Public Works Department

9. The applicant is required to remove and replace any off-site concrete curbs, sidewalk, and wheelchair ramps that do not comply with City Standards.

Community Development Department

10. The applicant shall submit detailed plans, showing the proposed location of new and existing utilities and mechanical equipment, to the Community Development Department for review and approval prior to submitting plans into the Building Division Plan Check process. The project shall also be subject to the following:
- a. All on-site and off-site utilities pertaining to the improvements proposed under this Site Plan, shall be installed or relocated underground.
 - b. All above-ground utility equipment (e.g., electrical, gas, telephone, cable TV, water meters, electrical transformer) shall not be located in the street setback, within the common areas, or any parking areas, and shall be screened to the satisfaction of the Community Development Director.
 - c. No roof-mounted mechanical equipment including, but not limited to dish antennas, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department prior to the issuance of building permits. Said screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.
 - d. All ground or wall-mounted mechanical equipment shall be screened from view from any place on or off the site.
 - e. No exterior piping, plumbing, or mechanical ductwork shall be permitted on any exterior facade and/or be visible from any public right-of-way or adjoining property.
11. Permissible hours and days of construction and grading shall be as follows and shall conform to Chapter 8.47 of the City of Garden Grove Municipal Code:

- a. Monday through Saturday - not before 7 a.m. and not after 8 p.m. (of the same day).
 - b. Sunday and Federal Holidays may work the same hours but subject to noise restrictions as stipulated in Chapter 8.47 of the Municipal Code.
12. The applicant is responsible for the installation and permanent maintenance of all landscaping on the property. Said responsibility shall extend to the parkway landscaping, sidewalk, curb, and pavement of the site. All planting areas are to be kept free of weeds, debris, and graffiti.
13. The applicant shall comply with the adopted City Noise Ordinance.
14. As a part of the finalized working drawings for Planning Division, Engineering Division and Building Plan Check, the developer shall submit a detailed and dimensioned plot plan, floor plans, exterior elevations, and landscape plans that reflect the above conditions of approval. The plans shall indicate landscape materials, wall materials, and building materials proposed for the project.
15. 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.
16. No exterior piping, plumbing, roof top access ladders, or mechanical ductwork shall be permitted on any exterior facade and/or be visible from any public right-of-way or adjoining property.
17. 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 ground lighting system. Lighting in the common and parking areas shall be directed, positioned or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences. Parking area lighting shall be provided during the hours of darkness the establishment is open at a minimum of two-foot candles of light, and one-foot candle of light during all other hours of darkness.
18. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust), which includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, the use of methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible, the use of solar or low-emission water heaters, and the use of low-sodium parking lot lights, to ensure compliance with Title 24.

19. 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 CEQA.
20. 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.
21. Graffiti shall be removed from the premises, and all parking lots under the control of the licensee and/or the property owner, within 120 hours upon notification/application.
22. If the medical clinic proposes to operate with an after-hour urgent care clinic, the operator shall submit a business plan to the Planning Services Division for review and approval detailing how noise and lighting will be addressed to minimize impacts to the adjacent residential uses.
23. All property maintenance deficiencies subject to sections 9.16.180, 9.16.240(I), and Article VI of Chapter 9.24 of the Municipal Code shall be corrected by the property owner to the satisfaction of the Neighborhood Improvement Manager.
24. Signs shall comply with the City of Garden Grove sign requirements. Installation of new signs shall require approval by the Community Development Department, Planning Services Division prior to issuance of a building permit.
25. The existing parking spaces shall be re-stripped as per the approved site plan, and any portion of the parking lot's surface that has deteriorated shall be re-paved.
26. The proposed addition shall incorporate the same exterior color finishes as the existing building that also includes a similar accenting brown trim band along the upper portion of the wall.
27. Any satellite dish antennas installed on the premises shall be screened, subject to approval by the Community Development Department, Planning Division. No advertising material shall be placed thereon.
28. The applicant/property owner shall submit signed letters acknowledging receipt of the decision approving Site Plan No. SP-010-2014 and his/her agreement with all conditions of approval.
29. Site Plan No. SP-010-2014 shall be valid for one (1) year from the effective date of this approval.

30. 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-010-2014. 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.