



A G E N D A

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

JUNE 20, 2019

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

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

ROLL CALL: CHAIR LEHMAN, VICE CHAIR KANZLER
COMMISSIONERS LE, NGUYEN, PEREZ, RAMIREZ, SOEFFNER

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 Community Meeting Center 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: June 6, 2019
- C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)
 - C.1. PLANNED UNIT DEVELOPMENT NO. PUD-104-81/86/90 (REV. 2019)

APPLICANT: BON HOANG
LOCATION: WEST SIDE OF EUCLID STREET, NORTH OF HAZARD AVENUE AT 14241-14291 EUCLID STREET

REQUEST: The Planning Commission will consider recommending that the City Council approve a text amendment to Planned Unit Development No. PUD-104-81/86/90 to

reduce the 20-foot parking landscape setback requirement along Euclid Street to facilitate an expansion of the existing parking lot and the future rehabilitation of the Euclid Retail Shopping Center.

STAFF RECOMMENDATION: Recommend approval of Planned Unit Development No. PUD-104-81/86/90 (REV. 2019) to City Council. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) – Review for Exemption – of the State CEQA Guidelines.

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT

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

Meeting Minutes
Thursday, June 6, 2019

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

Chair Lehman
Vice Chair Kanzler
Commissioner Le
Commissioner Nguyen
Commissioner Perez
Commissioner Ramirez
Commissioner Soeffner

Absent: Kanzler, Le

Vice Chair Kanzler joined the meeting at 7:07 p.m.

PLEDGE OF ALLEGIANCE: Led by Commissioner Ramirez.

ORAL COMMUNICATIONS – PUBLIC: None.

May 2, 2019 MINUTES:

Action: Received and filed.

Motion: Soeffner Second: Perez

Ayes: (5) Lehman, Nguyen, Perez, Ramirez, Soeffner

Noes: (0) None

Absent: (2) Kanzler, Le

MATTERS FROM COMMISSIONERS: None.

MATTERS FROM STAFF:

SAFE ROUTES TO SCHOOL (SRTS): As a result of an early Re:Imagine initiative by the community to advocate for student safety, a Safe Routes to School grant was applied for and awarded to the City of Garden Grove under SCAG's Sustainability Program. The Phase I Plan, conducted by KOA Corporation, focused on six (6) elementary schools selected using 'needs-based criterion'.

Mr. Frank Barrera gave a brief overview of the plan which included:

- A Project Timeline to complete the plan by March 2019
- Project support from City, County, GGUSD, schools, and the Community
- Project Objectives to include improving safety for walking and biking to and from school, improving public health by providing and encouraging active transportation options, and improving sidewalks, crosswalks, streets, and access for all pedestrians
- A Planning Process:
 - Community Engagement - Walk audits, parent surveys, teacher tallies, flyers, and a pop-up event called Cook & Jordan Safer Day Event
 - Planning – Study area analysis, review of relevant plans, collision analysis, project prioritization, report writing
 - Engineering – Field work, engineering assessment, concept design, cost estimates
- Implementable Plans included school crosswalks, red curbs (no parking), restricted parking areas, ADA curb ramps, traffic signs, school signage, school pavement markings, bulb-outs, and curb extensions
- Funding Opportunities:
 - Safety – Highway Safety Improvement Program, State Highway Operation & Protection Program, Office of Traffic Safety Grants, Systemic Safety Analysis Report
 - Health – Mobile Source Air Pollution Reduction Review Committee Funds
 - Planning – Sustainable Planning Grant, Urban Greening Grant, Community-based Transportation Planning Grant, Recreational Trails Program
 - Environment & Infrastructure – Surface Transportation Block Grant Program, Transportation Investment Generating Economic Recovery

Mr. Barrera added that the City would use the Plan as a guiding document, or tool, to explore potential improvements when additional funding opportunities arose.

DOWNTOWN PARKING MANAGEMENT STRATEGIC PLAN (DPMSP): As a result of an early Re:Imagine initiative in which the community expressed a desire for downtown/Civic Center parking to accommodate future development and entertainment, City Council requested a Downtown Parking Management Strategic Plan. A contract was awarded to Fehr and Peers, a Transportation Planning and Engineering firm. The City would use the 'point-in-time' Plan as a "tool box" or guiding document in preparation of future build-out and impacts that may arise.

Mr. Spencer Reed gave a brief overview of the Plan:

- Purpose – Identification of parking management strategies that could be implemented as needed for the future success of Downtown Garden Grove
- 2017 Data Collection – Counted parking supply and demand of publicly-owned and privately-owned lots and street parking
- Parking Survey Results – Online Survey Statistics of questions, responses, and comments from City's website shared to City Staff and Advisory Committee

- Parking Demand Model – Existing parking demand and land use data, ULI (Urban Land Institute) parking ratios, monthly factors, and time of day factors, planned and possible projects identified, determine future parking demand
- Disruptive Trends – Changes to transportation such as Transportation Network Companies (TNCs) known as Uber and Lyft, micro-mobility, and autonomous vehicles
- Parking Strategies – Static signage, increased use of shared parking, accommodating TNCs, implementing urban design and traffic calming, and adding off-street parking
- Recommendations – As development occurs and technology changes in Downtown Garden Grove, parking management strategies identified should be reviewed and implemented as needed under the following scenarios:
 - Regular parking demand review
 - New development parking management strategies
 - Requested parking management strategies
 - Parking management strategies for future changes

Lastly, Mr. Reed noted that the Plan was not rigid, that downtown peak parking occurred Tuesdays and Fridays at 10:00 a.m., with the west parking lot behind Main Street full during the Car Show. The peak areas for parking on Tuesdays and Fridays were the Civic Center lot, the Library and Community Center lot, the Police and Fire lots, and the lot behind City Hall. The study boundary area included Grove Avenue and Main Street to the west, Euclid Street and Stanford Avenue to the north, 9th Street to the east, and Garden Grove Boulevard to the south.

Staff then gave a brief description of the agenda item for the June 20th meeting and stated the July 4th meeting would be cancelled due to the Independence Day holiday. Also, Staff mentioned there would be a meeting on July 18th.

ADJOURNMENT: At 7:48 p.m. to the next Meeting of the Garden Grove Planning Commission on Thursday, June 20, 2019, at 7:00 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove.

Motion:	Ramirez	Second:	Kanzler
Ayes:	(6)	Kanzler, Lehman, Nguyen, Perez, Ramirez, Soeffner	
Noes:	(0)	None	
Absent:	(1)	Le	

Judith Moore
Recording Secretary

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1.	SITE LOCATION: West side of Euclid Street, between Emperor Quang Trung and Forbes Avenue, at 14231-14291 Euclid Street
HEARING DATE: June 20, 2019	GENERAL PLAN: Industrial/Commercial Mixed Use
CASE NO.: Planned Unit Development No. PUD-104-81/86/90 (REV. 2019)	ZONE: Planned Unit Development No. PUD-104-81/86 Rev. 90
APPLICANT: Bon Hoang for Westfield Construction and Development	APN NO.: 099-183-03
PROPERTY OWNER: Phung Mai Nguyen	CEQA DETERMINATION: Exempt

REQUEST:

The applicant is requesting approval of a text amendment to the development guidelines of PUD-104-81/86 REV. 90 to reduce the required minimum parking landscape setback in order to facilitate the redevelopment and rehabilitation of a 4.396-acre site comprised of one parcel, and currently improved with the 47,922 square foot shopping center known as the Euclid Retail Center. The existing commercial buildings will not be altered as a result of the proposed project. The Planning Commission will consider the following: (i) a recommendation that the City Council determine that the Project is categorically exempt from the California Environmental Quality Act (CEQA); and (ii) a recommendation that the City Council approve a text amendment to Planned Unit Development No. PUD-104-81/86 REV. 90 to reduce the 20-foot parking landscape setback requirement along Euclid Street to facilitate the expansion of the existing parking lot, and future rehabilitation of the Euclid Retail Center.

BACKGROUND:

The subject property is located on the west side of Euclid Street, between Emperor Quang Trung and Forbes Avenue. The property has a General Plan Land Use designation of Industrial/Commercial Mixed Use, and is currently zoned Planned Unit Development (PUD) No. PUD-104-81/86 REV. 90. The original PUD-104-81 was adopted in 1981 to rezone a 54-acre property for industrial and commercial use, as well as provide performance standards and permitted uses for the new PUD zone. The commercial portion of the PUD is located along Euclid Street, and includes a total of four (4) properties. Subsequent amendments to the PUD occurred in 1986 to alter the permitted commercial uses, parking, sign, and landscape requirements, and in 1990 to amend the

permitted uses in the commercial portion of the development to allow for bona fide eating establishments with entertainment with a Conditional Use Permit.

The property owner of the Euclid Retail Center, 14231-14291 Euclid Street, requests an amendment to the minimum parking landscape setback requirement applicable to its property, in order to redevelop and rehabilitate the shopping center. The proposed amendment to the PUD will only apply to the Euclid Retail Center, which is identified as Area III B in the PUD development standards. The shopping center is 4.3-acres and is developed with a total of 4 (four) multiple-tenant commercial buildings totaling 47,922 square feet of floor area across the one property. The property owner intends to build a new two-story office and commercial building on a vacant building pad at the southern end of the site in order to revitalize the commercial center. In order to add the new two-story commercial building, the property owner proposes to reconfigure and expand the parking area in order to accommodate more parking spaces on-site that are above what is required by the PUD, which will necessitate the reduction to the parking landscape setback along Euclid Street through the proposed PUD amendment.

DISCUSSION:

PLANNED UNIT DEVELOPMENT

The property is currently zoned Planned Unit Development (PUD) No. PUD-104-81/86 REV. 90. A Planned Unit Development is a precise plan that provides the means for the regulation of buildings, structures, and uses of land to facilitate the implementation of the General Plan. The regulations of the PUD are intended to provide for a diversity of uses, relationships, and open spaces in an innovative land plan and design, while ensuring compliance with the provisions of the Municipal Code.

The applicant proposes an amendment to the PUD that will amend the required twenty (20) foot parking landscape area along Euclid Street to seven (7) feet. This will only apply to the Euclid Retail Center. This reduction to the landscape setback will facilitate an expansion of the parking area that will allow for the construction of a new commercial building, and the rehabilitation of the overall site. As proposed by the applicant, the parking landscape setback will be 9'-1 ¾" along the southern half of the site along Euclid Street, and 7'-0" along the northern half of the site.

Through the proposed PUD amendment, the commercial center will be able to increase the number of on-site parking spaces from the current 251 spaces to 316 spaces. The property will experience a reduction to the amount of landscaping on property, however, the landscaping within the parking area will increase, and the existing landscaping will be rehabilitated as a result of the proposed project to redevelop the site. The parking area landscaping for the site will increase from 7,816 square feet (4.0% of the site) to 8,283 square feet (4.3% of the site), and the overall landscaping of the site will be 31,157 square feet (16% of the site). Sufficient landscaping area will

remain along Euclid Street to accommodate appropriate landscaping that will continue to enhance the visual character of the shopping center.

The proposed amendment will also assist with the revitalization and redevelopment of the Euclid Retail Center. This is consistent with the goals and policies of the General Plan that encourages the revitalization of aging, underused or deteriorated commercial centers; that encourages a mix of retail shops and services to better meet the needs of the area's present and potential clientele; that encourages the City to work with property owners to revitalize deteriorated centers; and that encourages enhanced parking area landscaping, and improved lighting.

In addition, the proposed amendment will be consistent with the intent of the Planned Unit Development, as the reduced landscaping and additional parking will ensure that the quality of the proposed project is greater than what could be achieved through a traditional commercial zoning classification.

PROPOSED REDEVELOPMENT OF THE EUCLID RETAIL CENTER:

The proposed redevelopment of the commercial center is regulated by the standards and requirements of PUD-104-81/86 REV. 90. The PUD allows for new construction and rehabilitation of the site without a land use entitlement, provided the project complies with the development guidelines of the PUD. Upon approval of the PUD amendment to reduce the parking landscape setback along Euclid Street, the project proposed by the property owner will be consistent with the PUD. A summary of the proposed site improvements to the Euclid Retail Center is provided below for informational purposes.

The property owner proposes to redevelop the Euclid Retail Center by: constructing a two-story 7,250 square foot commercial retail and office building on a vacant building pad at the southern end of the site; reconfiguring the parking area, and adding 65 new parking spaces; and rehabilitating the landscaping. The applicant proposes retail and office uses within the new building, which are compatible with the commercial uses allowed in the PUD.

Site Design, Circulation and Parking

The proposed project includes reconfiguring the on-site circulation, drive aisles, and parking, to accommodate the proposed development. The site is currently accessed via three (3) driveway approaches: on the north from Forbes Avenue, on the east from Euclid Street, and on the south from Emperor Quang Trung. None of the driveways will be altered as a part of this proposal.

The site will continue to maintain the vehicular access across the commercial center, via internal two-way drive aisles. The internal vehicular circulation will be changed as a result of the reconfigured parking layout. All on-site drive aisles have been designed to

provide an effective circulation pattern, have been reviewed by the City's Engineering staff, and will accommodate two-way vehicular traffic, as well as trash truck and emergency vehicle access.

The project has been designed to comply with the parking requirements based on the PUD development guidelines standards of one (1) parking space per 250 square feet of commercial retail and office use. Currently, a total of 221 parking spaces are required for the project based on this standard, and the site provides 251. The proposed parking for the project will be provided in the form of 316 parking stalls, a 95 space (30%) increase over what is required, and a 65 space (20%) increase over what is currently provided. The PUD development guideline requirements for parking are less than what is normally required elsewhere in the City. Given Euclid Retail Center's current visitation patterns, the applicant and owner have recognized a need for more parking.

The distribution of the 316 parking stalls include 188 standard parking spaces, 119 compact parking spaces, and 9 handicap parking spaces. The 119 compact parking spaces constitute 37% of all parking onsite, which complies with the PUD maximum of 40% compact spaces. In addition, one parking space will serve as an electric vehicle charging station, and the site will provide bicycle parking.

Building Design:

The proposed commercial retail and office building will consist of two (2) stories of 3,505 square feet each, and a utility area of 240 square feet, for a total of 7,250 square feet, at a height of 33'-10" to the top of the roof. Both stories will consist of three (3) units of 1,075 square feet each, for a total of six (6) units and 7,010 square feet of commercial floor area. The proposal includes retail uses on the first floor, and office uses on the second, complying with the permitted uses of the PUD.

Landscaping:

The project will provide new landscaping along Euclid Street and within the parking area. The proposed overall landscaping of the site is 31,157 square feet (16% of the site). With the seven (7) foot setback along Euclid Street, the site still provides adequate landscaping to enhance the visual character of the shopping center. The applicant is required to provide a landscape and irrigation plan to the City that complies with the landscaping and water efficiency requirements of Title 9 of the Municipal Code. Planning staff will review the type and location of all proposed plant materials.

CEQA:

Staff has determined that the proposed project is exempt from environmental review under the California Environmental Quality Act ("CEQA"), pursuant to Section 15305 (Minor Alterations in Land Use Limitations) and Section 15303 (New Construction or

Conversion of Small Structures) of the State CEQA Guidelines. The Class 5 exemption (Section 15305) applies to minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. Here, the proposed PUD amendment only changes the parking landscape setback requirement applicable to one parcel. The Class 3 exemption (Section 15303) applies to the construction of new small facilities or structures, including up to four (4) commercial buildings not exceeding 10,000 square feet in floor area, on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Here, the applicant intends to construct one (1) new 7,250 square foot building and related parking facilities within an existing developed shopping center. For these reasons, Staff recommends that the proposed project be found to be exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

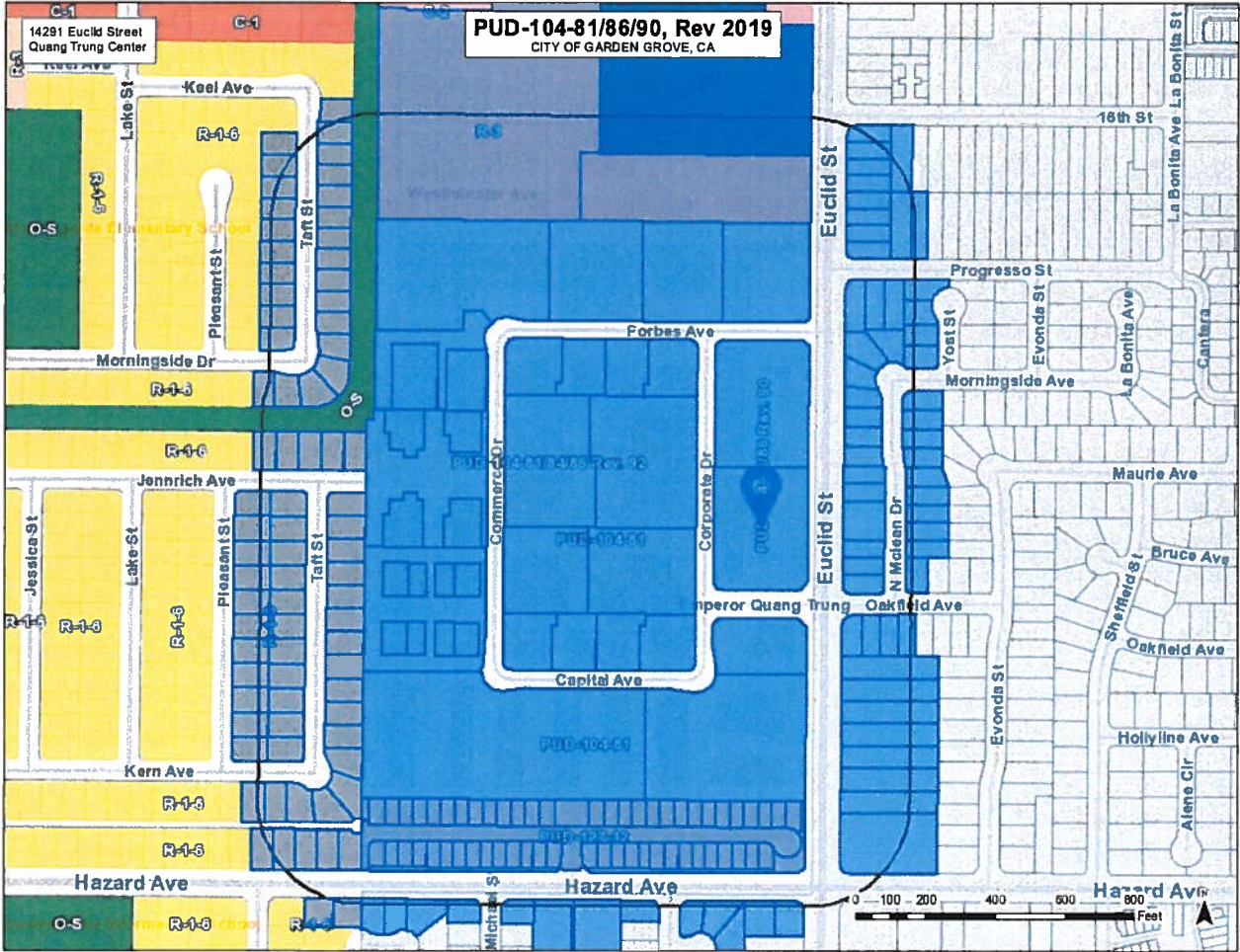
1. Adopt Resolution No. 5956-19 recommending that the City Council determine that the Project is exempt from CEQA; and
2. Adopt an Ordinance approving Planned Unit Development No. PUD-104-81/86/90 (REV. 2019).



Lee Marino
Planning Services Manager



By: Priit Kaskla
Assistant Planner





EMPEROR QUANG TRUNG SHOPPING CENTER
14231 - 14291 EUCLID ST.
Garden Grove, California
NEW TWO-STORY BUILDING B



PROJECT
EMPEROR QUANG TRUNG SHOPPING CENTER
NEW TWO-STORY BUILDING B
14231-14291 EUCLID ST
GARDEN GROVE, CA 92843

DATE: 06/11/19
PROJECT NO.: 12018
PRINT DATE: 04/29/19
SHEET NAME: COVER SHEET

SCALE: AS SHOWN
A0-1

SYMBOLS

GRAPHIC MATERIAL LEGEND

PROJECT INFORMATION

PROJECT TEAMS

PROJECT DATA

1- ADMINISTRATION

2- OCCUPANCY

3- GENERAL BUILDING HEIGHTS AND AREA

4- TYPE OF CONSTRUCTION

BUILDING DEPARTMENT NOTES:

FIRE DEPARTMENT NOTES:

PUBLICWORKS DEPARTMENT NOTES:

GENERAL NOTES

BUILDING INFORMATION

EMPEROR QUANG TRUNG CENTER
14231-14291 EUCLID STREET
GARDEN GROVE, CA 92843

SHEET INDEX

NO.	DESCRIPTION	DATE	BY	CHKD.
1	COVER SHEET	06/11/19	W.W.W.	W.W.W.
2	GENERAL NOTES	06/11/19	W.W.W.	W.W.W.
3	ADMINISTRATION	06/11/19	W.W.W.	W.W.W.
4	OCCUPANCY	06/11/19	W.W.W.	W.W.W.
5	GENERAL BUILDING HEIGHTS AND AREA	06/11/19	W.W.W.	W.W.W.
6	TYPE OF CONSTRUCTION	06/11/19	W.W.W.	W.W.W.
7	BUILDING DEPARTMENT NOTES	06/11/19	W.W.W.	W.W.W.
8	FIRE DEPARTMENT NOTES	06/11/19	W.W.W.	W.W.W.
9	PUBLICWORKS DEPARTMENT NOTES	06/11/19	W.W.W.	W.W.W.
10	GENERAL NOTES	06/11/19	W.W.W.	W.W.W.
11	BUILDING INFORMATION	06/11/19	W.W.W.	W.W.W.
12	VICINITY MAP	06/11/19	W.W.W.	W.W.W.

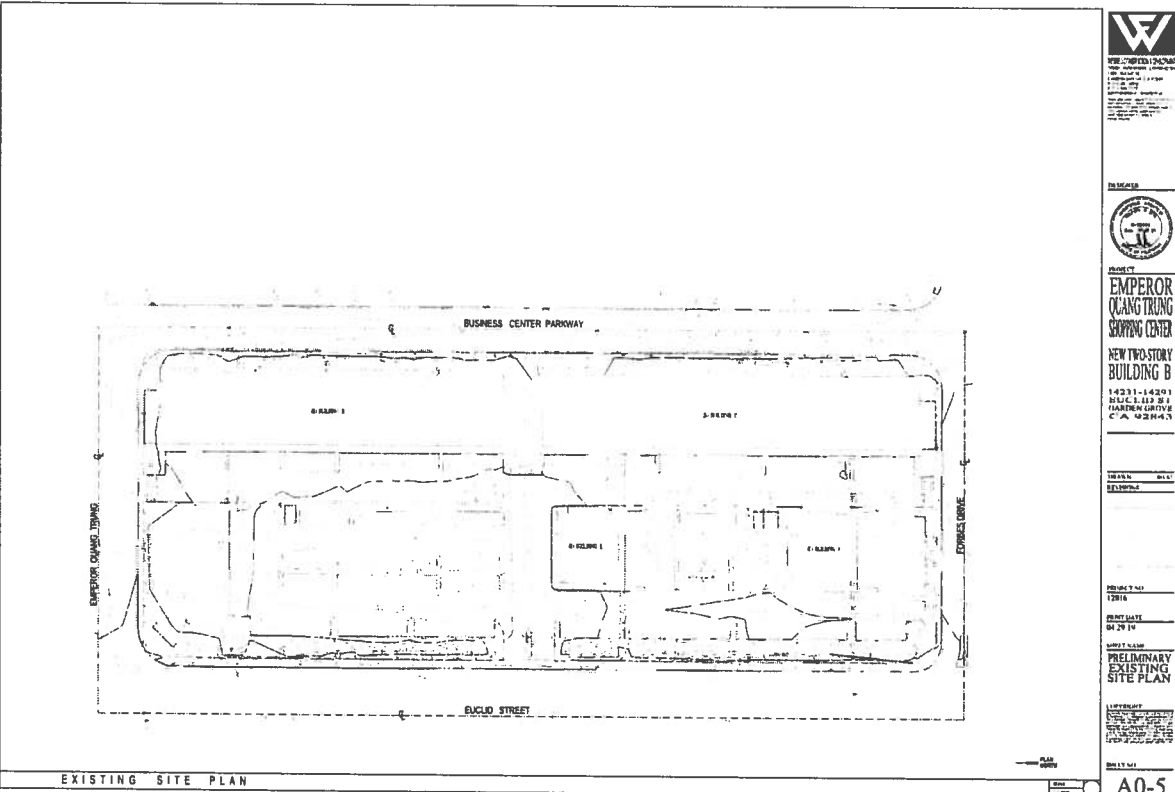
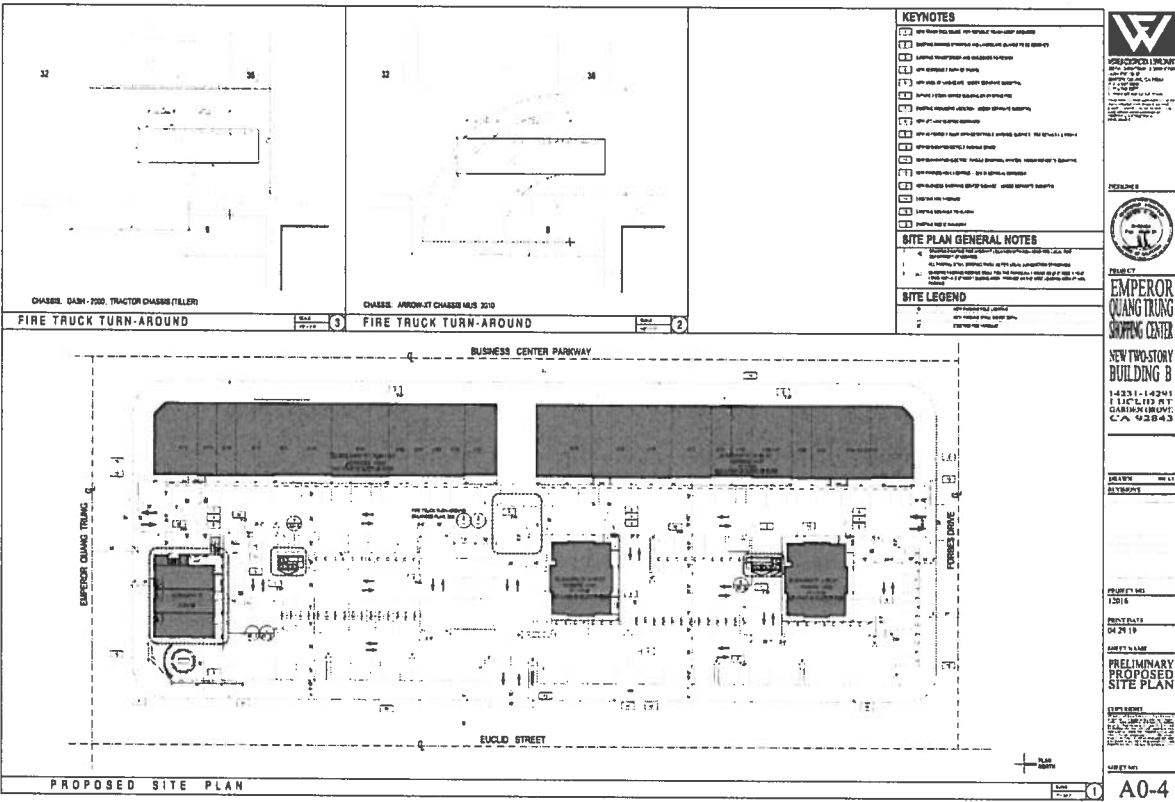
VICINITY MAP



PROJECT
EMPEROR QUANG TRUNG SHOPPING CENTER
NEW TWO-STORY BUILDING B
14231-14291 EUCLID ST
GARDEN GROVE, CA 92843

DATE: 06/11/19
PROJECT NO.: 12018
SHEET NAME: PROJECT INFORMATION SHEET INDEX

SCALE: AS SHOWN
A0-2



PROJECT
EMPEROR QUANG TRUNG SHOPPING CENTER
NEW TWO-STORY BUILDING B
14231-14241
EUCLO STREET
FARMERS MARKET
CA 92643

DATE
04/29/19

PROJECT NO.
12016

PRINT DATE
04/29/19

SHEET NAME
PRELIMINARY PROPOSED SITE PLAN

SCALE
AS SHOWN

SHEET NO.
A0-4



PROJECT
EMPEROR QUANG TRUNG SHOPPING CENTER
NEW TWO-STORY BUILDING B
14231-14241
EUCLO STREET
FARMERS MARKET
CA 92643

DATE
04/29/19

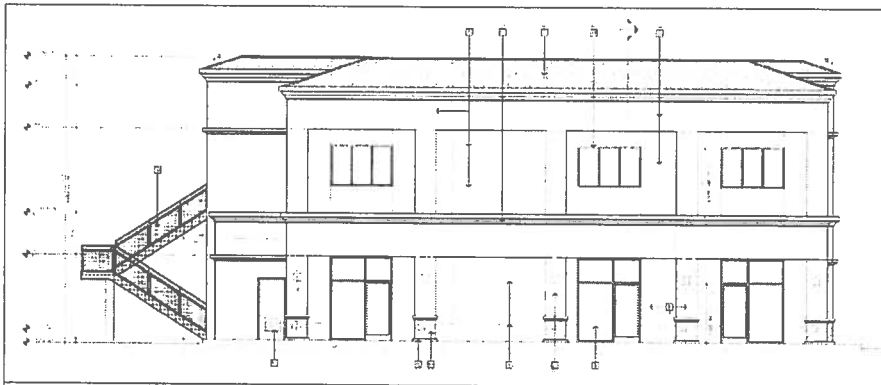
PROJECT NO.
12016

PRINT DATE
04/29/19

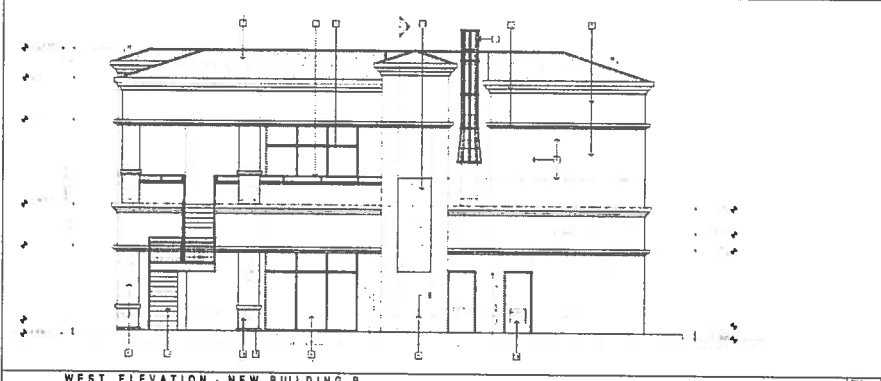
SHEET NAME
PRELIMINARY EXISTING SITE PLAN

SCALE
AS SHOWN

SHEET NO.
A0-5



SOUTH ELEVATION - NEW BUILDING B



WEST ELEVATION - NEW BUILDING B

GENERAL NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
4. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
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KEYNOTES

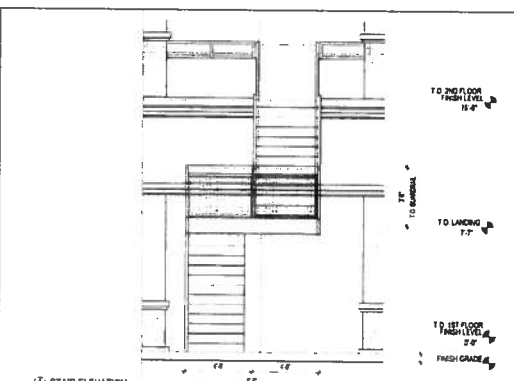
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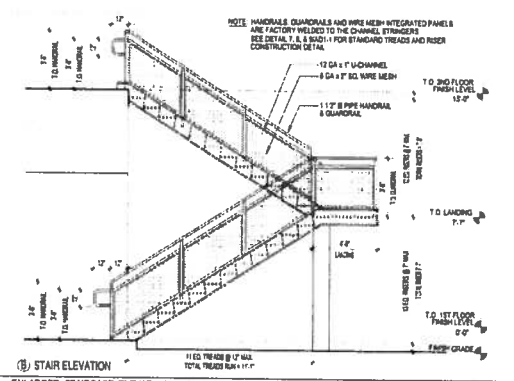
PROJECT:
EMPEROR QUANG TRUNG SHOPPING CENTER
NEW TWO-STORY BUILDING B
14231 - 14201
SILVERDALE RD
GARDEN GROVE, CA 92643

DATE: 08/19
PROJECT NO: 12916
PRINT DATE: 08/29/19
SHEET NAME: ELEVATIONS

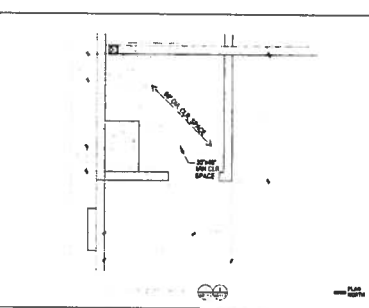
SCALE: AS SHOWN
A2-2



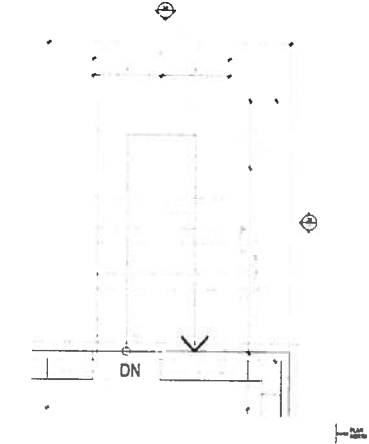
(A) STAIR ELEVATION



(B) STAIR ELEVATION
ENLARGED STAIRCASE ELEVATION - NEW BUILDING B



ENLARGED RESTROOM FLOOR PLAN - NEW BUILDING B



ENLARGED STAIRCASE FLOOR PLAN - NEW BUILDING B



PROJECT:
EMPEROR QUANG TRUNG SHOPPING CENTER
NEW TWO-STORY BUILDING B
14231 - 14201
SILVERDALE RD
GARDEN GROVE, CA 92643

DATE: 08/19
PROJECT NO: 12916
PRINT DATE: 08/29/19
SHEET NAME: ENLARGED FLOOR PLANS

SCALE: AS SHOWN
A4-1

RESOLUTION NO. 5956-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THE CITY COUNCIL APPROVE PLANNED UNIT DEVELOPMENT NO. PUD-104-81/86/90 (REV. 2019), A TEXT AMENDMENT TO THE GENERAL USE AND DEVELOPMENT STANDARDS FOR PLANNED UNIT DEVELOPMENT NO. PUD-104-81/86 REV. 90, TO REDUCE THE REQUIRED MINIMUM PARKING SETBACK AREA ALONG EUCLID STREET FOR AREA III B, CONSISTING OF THE PROPERTY LOCATED ON THE WEST SIDE OF EUCLID STREET, BETWEEN EMPEROR QUANG TRUNG AND FORBES AVENUE, AT 14231 TO 14291 EUCLID STREET, ASSESSOR'S PARCEL NO. 099-183-03.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on June 20, 2019, does hereby recommend approval of Planned Unit Development No. PUD-104-81/86/90 (REV. 2019), to amend the General Use and Development Standards for PUD-104-81/86 REV. 90 (Planned Unit Development) zone to reduce the required minimum parking setback from Euclid Street from twenty (20) feet to seven (7) feet within Area III B of the PUD, to facilitate the redevelopment of the property located at 14231-14291 Euclid Street.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council determine that the proposed Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 et seq.), pursuant to Section 15305 (Minor Alterations in Land Use Limitations) and Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines (14 Cal. Code Regs., Sections 15061).

BE IT FURTHER RESOLVED in the matter of Planned Unit Development No. PUD-104-81/86/90 (REV. 2019), the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Bon Hoang for Westfield Construction and Development, with the authorization of Phung Mai Nguyen, owner of the commercial lot located at 14231-14291 Euclid Street, containing the existing Euclid Retail Center.
2. The applicant is requesting approval of an amendment to the General Use and Development Standards for Planned Unit Development No. PUD-104-81/86 REV. 90, to reduce the required minimum parking area landscape setback along Euclid Street from twenty (20) feet to seven (7) feet in order to allow for the redevelopment of the Euclid Retail Center.
3. The property has a General Plan Land Use designation of Industrial/Commercial Mixed Use and is zoned Planned Unit Development No. PUD-104-81/86 REV. 90. The subject site is comprised of one (1) parcel,

with a total land area of 4.396-acres that is improved with an existing commercial retail shopping center, Euclid Retail Center, of 47,922 square feet. The applicant proposes to reduce the required parking setback along Euclid Street to facilitate the future expansion of the parking area, and future commercial redevelopment of the site.

4. The proposed Project is categorically exempt from CEQA pursuant to Section 15305 (Minor Alterations in Land Use Limitations) and Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines.
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 June 20, 2019, 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 June 20, 2019, 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 9.16.030.20, are as follows:

FACTS:

The subject property is located on the west side of Euclid Street, between Emperor Quang Trung (formerly Business Center Parkway) and Forbes Avenue. The property has a General Plan Land Use designation of Industrial/Commercial Mixed Use, and is zoned Planned Unit Development (PUD) No. PUD-104-81/86 REV. 90. PUD-104-81 was adopted in 1981 to allow the construction of an industrial park and a commercial retail center. Subsequent revisions to the original PUD have modified the development guidelines and permitted uses.

The Euclid Retail Center is located within the commercial portion of PUD-104-81/86 REV. 90 and comprises the portion of the PUD designated as Area III B. The shopping center is 4.3-acres and is improved with four (4) buildings, with a total building area of 47,922 square feet. The commercial center allows for a mix of commercial retail, personal services, restaurant, and professional office uses.

The proposed redevelopment of the commercial center is regulated by the standards and requirements of PUD-104-81/86 REV. 90. The PUD allows for new

construction and rehabilitation of the site without a land use entitlement, provided the project complies with the development guidelines of the PUD. Upon approval of the PUD amendment to reduce the parking landscape setback along Euclid Street, the project proposed by the property owner will be consistent with the PUD.

The property owner proposes to redevelop the Euclid Retail Center by: constructing a two-story 7,250 square foot commercial retail and office building on a vacant building pad at the southern end of the site; reconfiguring the parking area, and adding 65 new parking spaces; and rehabilitating the landscaping. The applicant proposes retail and office uses within the new building, which are compatible with the commercial uses allowed in the PUD.

FINDINGS AND REASONS:

Planned Unit Development:

- 1. The proposed development guideline revisions are compatible with the character of existing development in the vicinity and will be well integrated into its setting.

The proposed PUD amendment will reduce the parking setback area along Euclid Street from twenty (20) foot to seven (7) feet for the Euclid Retail Center. The proposed amendment will facilitate the redevelopment of the Euclid Retail Center by allowing the expansion and rehabilitation of existing parking and landscape areas. In doing so, it will also accommodate the construction of a new commercial building that will be compatible with the existing development, as well as compatible with surrounding commercial developments. Although the parking setback will be reduced along Euclid Street, sufficient landscape area will remain within the seven (7) feet that will allow for appropriate landscaping to be installed to continue to maintain the visual character of the property.

- 2. The plan will produce a stable and desirable environment and will not cause undue traffic congestion on surrounding streets or access streets.

The proposed PUD amendment will reduce the parking setback along Euclid Street to facilitate the redevelopment and revitalization of the Euclid Retail Center. The proposed amendment will allow the property owner to reconfigure and expand the parking area to accommodate additional parking spaces to support the current uses and to accommodate a new commercial building. The shopping center is designed with, and will continue to maintain, adequate vehicular circulation and access that will support the future redevelopment of the shopping center that is consistent with the standards established by PUD-104-81/86 REV. 90.

3. Provision is made for both public and private open spaces.

The PUD was established with specific development standards, as well as landscaping and parking requirements. The proposed amendment will reduce the parking setback area along Euclid Street from twenty (20) feet to seven (7) feet to facilitate the redevelopment of the Euclid Retail Center. While landscaping will be reduced along Euclid Street, the landscape setback will continue to remain sufficient in size to accommodate appropriate landscaping. In addition, the future redevelopment plan for the center includes rehabilitating of existing landscaping and providing new landscaping within the parking area that is consistent with the PUD. Any proposed project on the site is required to comply with the guidelines of the PUD to ensure that both public and private open spaces are preserved.

4. Provision is made for the protection and maintenance of private areas reserved for common use.

PUD-104-81/86 REV. 90 incorporates development standards and guidelines that ensure the protection and maintenance of landscaped setbacks and open spaces. The proposed amendment to the PUD will not impact any provisions for the protection and maintenance of private reserved for common use as any proposed development will comply with the development standards of the PUD.

5. The quality of the project, achieved through the proposed Planned Unit Development zoning, is greater than could be achieved through traditional zoning.

The proposed amendment will reduce the parking setback from twenty (20) feet to seven (7) feet for the Euclid Retail Center, to allow for the redevelopment and revitalization of the shopping center, which includes reconfiguring and expanding the parking area, rehabilitating and creating new landscaped areas, and constructing a new commercial building. The proposed amendment will encourage the property owner to design a new parking lot layout and internal circulation pattern that is more efficient than the existing parking lot layout. The new parking spaces that will be created with the reduction of the parking setback will allow for new parking spaces to be created to serve the existing businesses as well as the new uses. The landscaping area along Euclid Street will continue to be maintained with appropriate landscape material that will enhance the visual character of the property.

6. The amendment to the PUD is internally consistent with the goals, objectives, and elements of the General Plan.

The proposed amendment to PUD-104-81/86 REV. 90 is internally consistent with the goals, policies and elements of the General Plan. The amendment is requested in order to facilitate rehabilitation of the Euclid Retail Center. Goal LU-6.1 of the General Plan encourages the revitalization of aging, underused or deteriorated commercial centers; Policy LU-6.2 encourages a mix of retail shops and services to better meet the needs of the area's present and potential clientele; Policy LU-6.4 encourages the City to work with property owners to revitalize deteriorated centers; and LU-IMP-6C encourages enhanced parking area landscaping, and improved lighting. The proposed amendment will assist the Euclid Retail Center meeting these goals, objectives, and elements by allowing for the: expansion, repaving, and restriping the parking area in order to accommodate additional parking spaces, new landscaping, and a new commercial building.

7. The amendment to the PUD will promote the public interest, health, and welfare.

The amendment will promote the public interest, health, and welfare. The reduction in the required landscape area is requested to facilitate future rehabilitation of the Euclid Retail Center. Any proposed development on the property must comply with the PUD development guidelines. In addition, the amendment will still provide a sufficient landscaping area along Euclid Street to accommodate appropriate landscaping that will continue to enhance the visual character of the shopping center.

INCORPORATION OF FACTS AND REASONS SET FORTH IN STAFF REPORT

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

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. Planned Unit Development No. PUD-104-81/86/90 (REV. 2019) possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.16.030.020.F. (Planned Unit Development) and 9.32.030.D (Land Use Action Procedures).
2. The Planning Commission recommends that the City Council approve Planned Unit Development No. PUD-104-81/86/90 (REV. 2019) and adopt the draft Ordinance attached hereto as Exhibit "A".

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING PLANNED UNIT DEVELOPMENT NO. PUD-104-81/86/90 (REV. 2019) AMENDING THE GENERAL USE AND DEVELOPMENT STANDARDS FOR PLANNED UNIT DEVELOPMENT NO. PUD-104-81/86 REV. 90 TO REDUCE THE REQUIRED MINIMUM PARKING AREA LANDSCAPE SETBACK FOR AREA III B.

City Attorney Summary

This Ordinance approves a text amendment to the General Use and Development Standards for Planned Unit Development No. PUD-104-81/86 REV. 90 to reduce the minimum required parking area landscape setback from Euclid Street from twenty (20) feet to seven (7) feet within Area III B of the PUD, consisting of the property located on the west side of Euclid Street, between Emperor Quang Trung and Forbes Avenue, at 14231 to 14291 Euclid Street, Assessor's Parcel No. 099-183-03.

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

WHEREAS, on April 19, 1982, the Garden Grove City Council adopted Resolution No. 6217-82, approving Planned Unit Development No. PUD-104-81, and rezoning an approximately 54-acre parcel located at the southwest corner of Forbes Avenue and Euclid Street to PUD-104-81, subject to all of the conditions and provisions as set forth in Planning Commission Resolution No. 3226; and

WHEREAS, subsequent revisions to the development guidelines of Planned Unit Development No. PUD-104-81 were made in 1984, 1986, and 1990; and

WHEREAS, pursuant to Planning Commission Resolution No. 4127, the current zoning designation, PUD-104-81/86 REV. 90 was adopted; and

WHEREAS, Area III B of the PUD consists of the approximately 4.396-acre parcel located between Emperor Quang Trung (formerly Business Center Parkway) and Forbes Avenue, at 14231 to 14291 Euclid Street, which is currently developed with a 47,922 square feet commercial retail center with 251 parking stalls, commonly referred to as the Euclid Retail Center; and

WHEREAS, the minimum required landscape setback of the parking area from Euclid Street within Area III is currently twenty (20) feet; and

WHEREAS, Bon Hoang for Westfield Construction and Development, on behalf of Phung Mai Nguyen, owner of the property containing the Euclid Retail Center, has requested approval of a text amendment to the General Use and Development Standards of Planned Unit Development No. PUD-104-81/86 (REV. 90) to reduce the required minimum landscape setback applicable to the property from twenty (20) feet to seven (7) feet, to facilitate the future redevelopment of the Euclid Retail Center by: constructing a two-story 7,250 square foot commercial retail and

office building; reconfiguring the parking area and adding 65 new parking spaces; and rehabilitating the landscaping; and

WHEREAS, the uses, activities, and improvements contemplated by the proposed PUD amendment and redevelopment project are collectively referred to as the "Project"; and

WHEREAS, following a public hearing held on June 20, 2019, the Planning Commission adopted Resolution No. 5956-19 recommending City Council approval of Planned Unit Development No. PUD-104-81/86/90 (REV. 2019);

WHEREAS, pursuant to a legal notice, a Public Hearing was held by the City Council on July 23, 2019, and all interested persons were given an opportunity to be heard; and

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

WHEREAS, the City Council hereby determines that the proposed Project is categorically exempt from the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et. seq.) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) and Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines (14 Cal. Code Regs., Sections 15305 and 15303); and

WHEREAS, the City Council hereby incorporates by reference the findings and reasons set forth in Planning Commission Resolution Nos. 5956-19, and makes the following findings regarding Planned Unit Development No. PUD-104-81/86/90 (REV. 2019):

A. The parking area landscape setback along Euclid Street proposed pursuant to the PUD amendment is compatible with the character of existing development in the vicinity, and will be well integrated into its setting.

B. The amended plan will produce a stable and desirable environment, and will not cause undue traffic congestion on surrounding streets.

C. Provision is made for both public and private open spaces.

D. Provision is made for the protection and maintenance of private areas reserved for common use.

E. The quality of the Project achieved through the proposed amendment to the existing planned unit development zoning is greater than could be achieved through traditional zoning.

F. The amendment to the PUD is internally consistent with the goals, objectives, and elements of the General Plan.

G. The amendment to the PUD will promote the public interest, health, and welfare.

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: Planned Unit Development No. PUD-104-81/86/90 (REV. 2019) is hereby approved pursuant to the findings set forth herein and the facts and reasons stated in Planning Commission Resolution No. 5956-19, 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 3: Subparagraph (a) of Paragraph 1 (Setbacks from Streets), of Subsection C (Setbacks), of Section II (General Use and Development Standards), applicable to Planned Unit Development PUD-104-81/86 REV. 90, as set forth in the attachment to Planning Commission Resolution No. 4127, adopted November 8, 1990, is hereby amended to read as follows (additions shown in ***bold/italics***; deletions shown in ~~strikethrough~~):

"C. Setbacks

All setbacks will be measured from the property line. For the purpose of these supplemental regulations, a street side property line is that line created by the ultimate right-of-way of the frontage street.

1) Setbacks from Streets

The following setbacks shall be maintained from designated streets.

- a. Euclid and Hazard
- Buildings shall be set back a minimum of forty (40) feet.
 - Parking shall be set back a minimum of twenty (20) feet, ***except in in Area III B.***
 - Parking shall be set back a minimum of seven (7) feet ~~for the property located at 14291-14321 Euclid Street~~ ***in Area III B, located between Emperor Quang Trung (formerly Business Center Parkway) and Forbes Avenue.***

SECTION 4: Severability. 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 5: 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.