

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1	SITE LOCATION: The site is located on the south side of Garden Grove Boulevard, east of Euclid Street, at 11222 Garden Grove Boulevard.
HEARING DATE: February 16, 2017	GENERAL PLAN: Civic Center Mixed Use
CASE NOS.: Site Plan No. SP-034-2017, CUP-097-2017, Tentative Tract Map No. TT-17928 and Development Agreement No. DA-005-2017	EXISTING ZONE: CC-3 (Civic Center Core)
APPLICANT: Far West Industries – Jorge Alvarez	APN: 100-013-09, 100-013-10, and 100-013-13
PROPERTY OWNER: Scott A. Lissoy, Trustee of the Lissoy Trust	CEQA DETERMINATION: Exempt, Section 15332 – In-Fill Development Projects

REQUEST:

A request for approval of a Site Plan to construct 16-units, two (2) work-live and 14 residential, on a vacant 28,232 square foot lot, a Conditional Use Permit for two (2) work-live units with tandem format parking, and a Tentative Tract Map to consolidate the site into a single parcel with condominiums. A Development Agreement is also included.

PROJECT STATISTICS:

	Provided	Code Requirement	Meets Code
Total Lot Size	28,232 S.F.	15,000 S.F.	Yes
Density	24 units per acre/ 16 units	42 units per acre	Yes
Work/Live	2 units		
Residential	14 units		
Total Parking	44	44	Yes
Work/Live	6	3 spaces for 2 units = 6	
Residences	38	2.25 spaces for (2) 1-bedroom units = 4.5 2.75 spaces for (12) 2-bedroom units = 33	
Recreation Area Total	5,155 S.F.	4,800 S.F. 300 S.F. per unit 16 x 300 = 4,800 S.F.	Yes
Common Area	2,929 S.F.		
Private Balcony	2,226 S.F.		
Building Setbacks			Yes
Front	0'-0"	0'-0"	
Rear	10'-0"	10'-0" to habitable space*	
sides	10'-0"	10'-0" to habitable space*	

*Does not include garage.

BACKGROUND:

The site at 11222 Garden Grove Boulevard has been vacant for many years. Longtime employees at City Hall remember a restaurant on the site and building permit records show construction of a 2,680 square foot restaurant in 1960. Other building permit records show correspondence between Building Department staff and the contractor that discuss "the coffee shop and dining room" on the site. The owner mentioned that there was a Coffee Shop on the site, built in 1955, and remembers the original name as Craig's Family Restaurant. These building records may be with the County as they pre-date the incorporation of the City of Garden Grove in 1956.

The site is three contiguous parcels on the south side of Garden Grove Boulevard, and is the second frontage east of Euclid Street. The location sits between an office building owned by Informative Research at the southwest corner of Euclid Street and Garden Grove Boulevard and the Lincoln Educational Training Center, owned by the Garden Grove School District, to the east.

The property was included in the 2012 rezoning of properties to Mixed Use and is zoned CC-3, Civic Center Core. The CC-3 zone intends to preserve the character of the Downtown by maintaining storefronts along the street with zero front setback. The storefronts are required to have large window areas along the street and tall ceiling heights. These spaces are intended to support a business use and are therefore required to be a useable size with a minimum of 40 feet in depth for 60% of the building width. The proposed commercial space extends across 100% of the building width.

DISCUSSION:

Far West Industries is proposing to construct a 16-unit project that meets the requirements of the CC-3 zone. The project includes both new commercial space in work-live units along Garden Grove Boulevard and new residential units and adds to the compact development pattern of the Downtown by providing residences within walking distance to Main Street businesses and theaters, the new Cottage Industry development, and area parks.

A request for a Tentative Tract Map will consolidate the three parcels, which have existed since the restaurant and parking lot were on the site. The Tentative Tract Map will consolidate the parcels into a single property with 16 condominium units.

The development is designed with buildings on both sides of a central drive aisle. The work-live units have commercial spaces along the sidewalk on Garden Grove Boulevard and attached residential units on top. As required by the Zoning Code, the commercial façade has 18-foot high ground floor spaces with large storefront windows.

Residential units flank the drive aisle with four (4) on each side behind the work-live units. There are two buildings at the back of the lot that each contain three (3) units.

The rear units have the only single bedroom units with one per building. All other residential units are two-bedroom.

Pedestrian entryways along each side lead to the front doors of residential units. These walkways and landscape areas along the property lines count as passive recreation areas and include benches for sitting. Accessible units are entered from open space areas in the middle of the property and have a path of travel out to the sidewalk by way of the side yard pathways. Four of the rear units are accessed from the open space areas, while one unit per building is accessed from the parking area. The rear units have the amenity of very large deck areas. The residential units along the drive aisle have balconies on the second floor that are accessed from the living rooms. The project provides more open space than required and these areas are a mix of an active recreation area, passive walkway areas, and individual decks and balconies.

Work-live units are permitted in the CC-3 zone with a Conditional Use Permit. The two (2) work-live units in the development provide the required pedestrian-oriented storefronts along Garden Grove Boulevard and allow a business operator to live above. By allowing work-live units and the tandem format for their parking spaces, the development is consistent with Policy LU-1.6 for the General Plan's Land Use Element, "to encourage workplace development in close proximity to residences in areas designated as Mixed Use". Uses in the work-live units are restricted; auto repair uses, the storage of flammable liquids or hazardous materials beyond that normally associated with a residential use, heavy industrial uses, entertainment uses, and full service restaurants shall be prohibited.

Parking meets the mixed-use requirements with two-enclosed garage spaces for each unit along with open visitor spaces. The work-live units are required to have three (3) parking spaces and through a conditional use permit can use a tandem format. The applicant is requesting a conditional use permit to have each work-live unit with two tandem spaces and an open parking space. The tandem spaces are in enclosed garages attached to the work-live units and have double doors to allow access and deliveries into the commercial space. The design of the project places four of the open visitor parking spaces, including one handicapped space, next to the commercial storefronts. Mixed-use parking standards allow for the sharing of some spaces as a daytime commercial user is typically gone by the time a residential guest needs the space at night.

The project is designed to be an attractive, modern development. The elevations incorporate different materials in a mix of colors that highlight various shapes on the buildings. The commercial elevations along Garden Grove Boulevard are designed with large storefront windows that provide views into the businesses and interesting signage. The development will be a positive addition to the Downtown Civic Center area and further the intent of "encouraging civic, educational, commercial, high-density residential, and compatible uses that enliven the City's core and work together to create a walkable, lively district that encourages interaction and engagement in community activities" (Section 9.18.010.20 Mixed Use Zones Establishment and Intent, Title 9).

DEVELOPMENT AGREEMENT:

The applicant will enter into a Development Agreement with the City. The applicant will be guaranteed four years to construct the project, and the City will receive development agreement payments from the developer in an amount not to exceed \$30,656. Development Agreement payments are designed to reduce the economic costs of new projects to the public and mitigate development-related impacts on the community. The Planning Commission recommendation on the Development Agreement will be forwarded to the City Council for final action.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

1. Adopt Resolution No. 5881-17 recommending that the City Council approve Development Agreement No. DA-005-2017; and
2. Adopt Resolution No. 5880-17 approving Site Plan No. SP-034-2017, CUP-097-2017, and Tentative Tract Map No. TT-17928, subject to the recommended Conditions of Approval and City Council approval of Development Agreement No. DA-005-2017.

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