

RESOLUTION NO. 5881-17

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING APPROVAL OF DEVELOPMENT AGREEMENT NO. DA-005-2017 FOR A MIXED-USE DEVELOPMENT ON THREE CONTIGUOUS PROPERTIES LOCATED ON THE SOUTH SIDE OF GARDEN GROVE BOULEVARD, EAST OF EUCLID STREET, AT 11222 GARDEN GROVE BOULEVARD.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session, assembled on February 16, 2017, does hereby recommend City Council approval of Development Agreement No. DA-005-2017, for a 16-unit, work-live and residential, mixed-use development (the "Project") on land consisting of three contiguous properties, on the south side of Garden Grove Boulevard, east of Euclid Street, at 11222 Garden Grove Boulevard, Assessor's Parcel Nos. 100-013-09, 100-013-10, 100-013-13 (collectively, the "Property").

BE IT FURTHER RESOLVED in the matter of Development Agreement No. DA-005-2017, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Far West Industries and Scott Lissoy, Trustee of the Lissoy Trust (the "Applicant").
2. The Applicant has requested approval of a Site Plan to construct a 16-unit mixed-use development that includes two (2) work-live and 14 residential units on a vacant 28,232 square foot site, a Conditional Use Permit for two (2) work-live units with a tandem format parking, and a Tentative Tract Map to consolidate the site into a single parcel with condominiums. A Development Agreement incorporating these proposed land use entitlements is also proposed.
3. Pursuant to the California Environmental Quality Act (CEQA), the City of Garden Grove has determined that the proposed project is categorically exempt from the CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Sec. 15332). The proposed project consists of an in-fill development on a site of less than five acres, substantially surrounded by urban uses and which can be adequately served by all required utilities, and the project is consistent with the applicable General Plan land use designation, all applicable General Plan policies, and the applicable zoning designation and regulations. The project site has no value as habitat for endangered, rare, or threatened species. Further, approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
4. The Property has a General Plan Land Use designation of Civic Center Mixed Use, and is currently zoned CC-3 (Civic Center Core). The subject site is currently vacant.

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 February 16, 2017, and all interested persons were given an opportunity to be heard.
8. Concurrently with adoption of this Resolution, on February 16, 2017, the Planning Commission adopted Resolution No. 5880-17 approving Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Tract Map No. TT-17928, subject to specified Conditions of Approval, and approval of Development Agreement No. DA-005-2017 by the Garden Grove City Council. The facts and findings set forth in Planning Commission Resolution No. 5880-17 are hereby incorporated into this Resolution by reference.
9. The Planning Commission gave due and careful consideration to the matter during its meeting on February 16, 2017 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 Section 9.32.030, are as follows:

FACTS:

The property is approximately 28,232 square feet and is currently vacant. The previous use on the site was a restaurant with parking lot.

The property has a General Plan Land Use designation of Civic Center Mixed Use and is zoned CC-3 (Civic Center Core).

The applicant proposes to construct a 16-unit mixed-use condominium development that includes two (2) work-live units and 14 residential units on the property pursuant to Site Plan No. SP-034-2017, Conditional Use Permit No. CUP-097-2017, and Tentative Trust Map No. TT-17928. The maximum building height will be three (3) stories with an overall height not to exceed 37'-0" and the 16 units will range in size from 1,453 square feet to 2,327 square feet for the residences and 3,398 square feet for the work-live units. Pursuant to the proposed Development Agreement with the City, the applicant will be guaranteed four years to construct the Project in accordance with Site Plan No. SP-034-2017, CUP-097-2017, and Tentative Tract Map No. TT-17928 and the City will receive a development agreement payment in an amount not to exceed \$30,656.00 to reimburse the City for the cost of certain City services required by the Project that are not otherwise being reimbursed to the City.

/s/ JUDITH MOORE
SECRETARY

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

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is March 9, 2017.