

RESOLUTION NO. 5938-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE RECOMMENDING THAT THE CITY COUNCIL APPROVE PLANNED UNIT DEVELOPMENT NO. PUD-103-76 (REV. 2018), AMENDING PLANNED UNIT DEVELOPMENT NO. PUD-103-76 TO ALLOW PROFESSIONAL OFFICE USES WITHIN THE "INDUSTRY" SUB-DISTRICT (AREA 4).

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on November 1, 2018, does hereby recommend approval of Planned Unit Development No. PUD-103-76 (REV. 2018), to amend the PUD-103-76 (Planned Unit Development) zone to allow professional office uses within the "Industry" sub-district (Area 4) for properties located north of Chapman Avenue, south of the Stanton Storm Channel, between Western Avenue and Monarch Street with Assessor's Parcel Numbers 131-021-26, 27, 28, 33, 35, 36, 37, 38, 39, 44, 47 & 49; 131-331-36 & 40; 131-651-03, 04, 06, 08, 18, 19, 20, 21, 22, 25, 26, 27, 28, 32, 36, 37 & 38; and 936-751-31 thru 52.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council find that the proposed amendment is not subject to the California Environmental Quality Act ("CEQA"; Cal. Pub. Resources Code Section 21000 et seq.) pursuant to Section 15061(b)(3) of the State CEQA Guidelines (Cal. Code of Regs., Title 14, Section 15000 et seq.) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

BE IT FURTHER RESOLVED in the matter of Planned Unit Development No. PUD-103-76 (REV. 2018), the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The case was initiated by Tony Wang for Southland Industries, the owner of the property located at 7390 Lincoln Way, which is currently developed with a 37,879 square foot, two-story building.
2. The applicant is requesting approval of an amendment to the permitted uses of the "Industry" sub-district (Area 4) of Planned Unit Development No. PUD-103-76 to allow professional office uses.
3. The subject site has a General Plan Land Use Designation of Industrial and is zoned PUD-103-76 (Planned Unit Development).
4. The City of Garden Grove has determined that the proposed Amendment is exempt from the California Environmental Quality Act ("CEQA") pursuant to California Code of Regulations, Title 14, Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

5. Existing land use, zoning, and General Plan designation of the areas included in this Amendment and in their vicinity have been reviewed.
6. Report submitted by City staff was reviewed.
7. Pursuant to a legal notice, a public hearing was held on November 1, 2018, 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 November 1, 2018; 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, are as follows:

FACTS:

Planned Unit Development No. PUD-103-76 was approved in 1976 to allow the development of industrial-commercial, multi-tenant industrial, and general light industrial. The PUD was designed with a mix of sub-districts to accommodate four (4) land uses: "Industrial Commercial" (Area 1), "Multi-tenant Industry" (Area 2), "Special Industry" (Area 3), and "Industry" (Area 4) (See Figure 2). The PUD is intended to allow for industrial uses in all four (4) sub-districts, such as research and development, manufacturing, and warehouse and distribution. The "Industrial Commercial" (Area 1) also allows for commercial uses, including business and professional offices, and commercial activities to support the industrial park, such as beauty shops, branch banks, health clubs, and professional offices.

The applicant, Southland Industries, owns a 104,096 square foot property located within Area 4 of PUD-103-76 at 7390 Lincoln Way, that is improved with a 37,879 square foot, two-story building. Southland Industries, a construction engineering company, was approved to occupy the building in 2011 as a construction industry use, which is a permitted use in Area 4 of the PUD. The overall configuration of the existing property and building was designed to accommodate a professional office use. The building was parked at an office professional rate of 1 space per 250 square feet of gross floor building area, which requires the property to provide a minimum of 152 parking spaces. The property currently provides a total of 153 parking spaces, which exceeds the parking ratio for a professional office use by one (1) parking space.

In 2011, building permits were issued for a tenant improvement that allowed the building to be remodeled with open and individual offices on both floors, as well as conference rooms, data rooms, employee break rooms, and restrooms for Southland Industries.

Southland Industries recently relocated their operation to 12131 Western Avenue to consolidate their operation, and now the applicant proposes to sell the property as a professional office building. According to the applicant, the property is currently in escrow with a mortgage company, which is considered a professional office use. Area 4 of the PUD does not allow businesses that are entirely professional office. In order to allow a professional office to operate in Area 4 of the PUD, an amendment to the PUD is required.

Staff has reviewed the request, and finds that there are existing properties in Area 4 of the PUD where the buildings are designed to accommodate professional offices, and if allowed, the use would be compatible with the intent of the PUD. The amendment to the PUD would be limited to Area 4, and no change will occur to the permitted uses of Area 1, 2 and 3.

FINDINGS AND REASONS:

1. The location, design and proposed uses are compatible with the character of existing development in the vicinity and will be well integrated into its setting.

The PUD was approved with four (4) sub-districts that allowed a mix of industrial and commercial uses. The sub-districts include: "Industrial Commercial" (Area 1), "Multi-tenant Industry" (Area 2), "Special Industry" (Area 3), and "Industry" (Area 4). The PUD is intended to allow for industrial uses in all four (4) sub-districts, such as research and development, manufacturing, and warehouse and distribution. The "Industrial Commercial" sub-district (Area 1) allows for industrial and commercial uses, such as beauty shops, branch banks, health clubs, and professional offices. Amending the allowed uses in Area 4 of the PUD to allow professional office uses is a compatible use in a PUD that has allowed a mix of commercial and industrial sub-districts.

In addition, there is a growing demand for professional offices to occupy buildings in industrial zones due to the larger building footprint. There are several properties located in Area 4 of the PUD that are developed with buildings that can accommodate professional offices, including providing ample parking to accommodate a professional office use.

Adding professional office uses within existing buildings of Area 4 of the PUD will not have a significant impact on the character of the existing PUD development. In addition, Areas 1-3 of the PUD will not be affected by the proposed amended permitted uses.

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

The PUD was designed with adequate vehicular circulation and access that can accommodate professional office uses to support a change in trend where office buildings are growing in demand to establish in industrial areas. Existing street vehicular circulation will not change or be impacted by adding professional offices to the permitted uses within Area 4 of the PUD. In addition, approval of a professional office use will be subject to meeting the parking requirement of the PUD for professional offices at one (1) parking space per 250 square feet of gross floor area. Each professional office request must demonstrate that sufficient parking is provided on-site to accommodate professional office uses and to minimize undue traffic congestion on surrounding streets or access streets.

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

The PUD was established in 1976 with specific development standards, as well as landscaping, parking, and signage requirements. No changes to the landscaping requirements will be affected by this amendment. Therefore, the proposed amendment to the PUD will not impact any open space provisions.

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

The PUD was established in 1976 with specific development standards, as well as landscaping, parking, and signage requirements. The PUD did not include development standards for private areas reserved for common use. Therefore, the proposed amendment to the PUD will not impact any provisions for the protection and maintenance of private areas reserved for common use.

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

The PUD was designed with four (4) sub-districts to allow a mix of industrial and commercial uses. The proposed amendment will allow professional office uses in Area 4 of the PUD. The development will continue to maintain the PUD zoning designation and will keep the development standards as approved when the PUD was established. Amending the permitted uses to allow professional offices in Area 4 of the PUD will not have an impact on the development standards or the quality of the PUD zoning.

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

The amendment to PUD-103-76 is internally consistent with the goals, policies, and elements of the General Plan, which encourages compatibility between

land uses. The Irvine Industrial Complex was developed to allow a mix of commercial and industrial through four (4) sub-districts: "Industrial Commercial" (Area 1), "Multi-tenant Industry" (Area 2), "Special Industry" (Area 3), and "Industry" (Area 4). The PUD is intended to allow for industrial uses in all four (4) sub-districts, such as research and development, manufacturing, and warehouse and distribution. The "Industrial Commercial" sub-district (Area 1) allows for industrial and commercial uses, such as beauty shops, branch banks, health clubs, and professional offices. Professional office uses would be a compatible use in Area 4 of the PUD-103-76 zone as there are existing properties in the area where the building design and the parking can accommodate professional office uses. All new professional offices must comply with the requirements of the PUD, including parking, and the building code requirements.

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

The Amendment will promote the public interest, health, safety, and welfare. Adding professional office uses to Area 4 of Planned Unit Development No. PUD-103-76 will not disrupt the operation of the surrounding industrial type uses. The PUD was designed with adequate vehicular circulation and access that can accommodate professional office uses. In addition, all requests for professional office uses will be reviewed to ensure that each request complies with all appropriate regulations of the PUD, such as parking, and building code requirements, such as change of occupancy.

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. Planned Unit Development No. PUD-103-76 (REV. 2018) possesses characteristics that would indicate justification of the request in accordance with Municipal Code Section 9.16.030.020.F (Planned Unit Development).
2. The Planning Commission recommends that the City Council approve Planned Unit Development No. PUD-103-76 (Rev. 2018) and adopt the draft Ordinance attached hereto as Exhibit "A".

Adopted this 1st day of November 2018

ATTEST:

/s/ LALA TRUONG
VICE CHAIR

/s/ JUDITH MOORE
RECORDING SECRETARY

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

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on November 1, 2018, by the following vote:

AYES: COMMISSIONERS: (6) KANZLER, LAZENBY, LEHMAN, NGUYEN, SALAZAR, TRUONG
NOES: COMMISSIONERS: (0) NONE
ABSENT: COMMISSIONERS: (1) BRIETIGAM

/s/ JUDITH MOORE
RECORDING SECRETARY

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

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is November 22, 2018.