

EXHIBIT "B"

STANDARDS OF DEVELOPMENT FOR PLANNED UNIT DEVELOPMENT NO. PUD-010-2019

ATTACHMENT TO PLANNING COMMISSION RESOLUTION NO. 5945-19

SECTION I. APPLICABILITY

The provisions contained in this Planned Unit Development (PUD) supplemental text shall apply, as specified, to the multiple-family residential uses permitted under PUD-010-2019, and pursuant to the implementation provisions for PUD-010-2019 as found under Planning Commission Resolution No. 5946-19 for Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019. Deviations from the Development Standards contained herein shall be approved by the Garden Grove Planning Commission. Except as otherwise stated in this text, the requirements of the City of Garden Grove Municipal Code development standards for the R-3 (Multiple-Family Residential) zone and applicable zoning ordinances shall apply.

SECTION II. GENERAL DEVELOPMENT STANDARDS

A. Purpose and Intent

Planned Unit Development No. PUD-010-2019 is comprised of a 31-unit multiple-family residential townhome project on a single-lot located at 9861 11th Street (Assessor's Parcel No. 098-120-18). The implementation provisions for PUD-010-2019 are found under Planning Commission Resolution No. 5946-19 for Site Plan No. SP-063-2019, Variance No. V-022-2019 and Tentative Tract Map No. TT-18169-2019. The project consists of 31 two- and three-story townhomes with attached enclosed two-car garages. The units are dispersed amongst three (3) main structures: Nine attached (9) units in a structure along the easterly property line; ten (10) attached units in a structure located towards the rear (northwest corner) of the property; and twelve (12) attached units in a structure located towards the front of the property. The attached two-car garages for each unit are accessible from the private driveways, which circulate throughout the development. A total of 30 open guest parking stalls are conveniently located throughout the development. The remaining 62 parking spaces are comprised of 31 enclosed, attached two-car garages for the 31 townhomes. All buildings shall be of high architectural quality, both individually as well as in the context of the total complex. The shape, scale, exterior design, and exterior finish of each building shall be consistent.

B. Permitted Uses

All uses permitted in the R-3 (Multiple-Family Residential) zone, pursuant to the Garden Grove Municipal Code and subject to applicable general limitations on uses, special operating conditions and development standards, and parking requirements, and also subject to any additional limitations as stated in the Covenants, Conditions, and Restrictions ("CC&R's") for the residential development.

C. Setbacks

1. Front (Street Side – Northerly Property Line) Setback

Buildings/structures shall provide a minimum setback of 20 feet.

Private open (recreation) patios shall provide a minimum setback of 12 feet and shall not cover more than 50% of its respective front setback area, which is defined as the width of the dwelling unit's front entry elevation. Private open (recreation) patios shall not contain any buildings/structures (including patio covers) or storage, and shall be uncovered and open to the sky.

2. Side Yard (Westerly and Easterly Property Lines)

Buildings/structures shall provide a minimum setback of 12.5 feet.

3. Rear Yard (Northerly Property Line)

Buildings/structures shall provide a minimum setback of 15 feet.

D. Separation of Main Buildings

Separation requirements shall apply to habitable portions only. Garages, projections, balconies, and other non-habitable areas, are not included in these separation requirements.

3-story to 3-story structures (front-to-front orientation) shall maintain a minimum separation of 40 feet.

3-story to 3-story structures (rear-to-rear orientation) shall maintain a minimum separation of 28 feet.

E. Separation of Parking Areas and Vehicular Accessways

Minimum distance between open, guest parking areas and habitable portions of residential units is 5 feet.

Minimum distance between vehicular accessways and habitable portions of residential units is 5 feet.

F. Bathrooms

Maximum Number of Bathrooms Per Number of Bedrooms.

Dwelling units shall provide no more bathrooms than as specified below:

Number of Sleeping Rooms:	1	2	3	4
Number of Bathrooms:	1	2	3	4

A dwelling unit may contain one (1) additional powder room (1/2 bathroom), one (1) above the maximum number of bathrooms permitted based on the total number of bedrooms in the unit (as specified in the table above), provided the design of the floor plan warrants the need for an additional powder room, and subject to review and approval by the Community and Economic Development Department, Planning Division.

At least 50% of the bathrooms provided within a residential unit shall be accessed solely from a public area such as a hallway, living room, family room, or a laundry room, and not directly from a sleeping room.